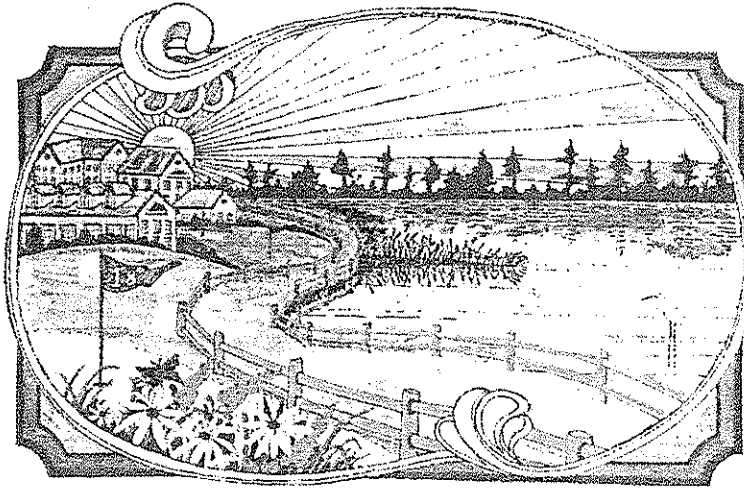


**Township of Galloway
Atlantic County, New Jersey**



Master Plan

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Adopted March 1, 2001

The original signed and sealed plan is on file with the Municipal Clerk of Galloway Township

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MASTER PLAN
TOWNSHIP OF GALLOWAY
ATLANTIC COUNTY, NEW JERSEY

I. INTRODUCTION

A. What is a Master Plan?

A municipality prepares a Master Plan to establish a long-range vision. The Master Plan provides direction and guidance for the growth, preservation, and land use decisions. A good comprehensive plan recognizes the needs of the municipality; the municipality's relationship to neighboring communities, the County, State and other regional agencies; and existing constraints and opportunities such as circulation patterns, environmental conditions, and development patterns; and includes projections and anticipated development trends. The overriding purpose of the Master Plan should be to create safe and decent communities.

The master plan can consist of many elements. The minimum elements required by law are a statement of goals, objectives, and assumptions and land use. The housing element is required if a community wishes to enact valid zoning. Other optional elements that can be included in a master plan are - circulation, utility service, community facilities, recreation, conservation, economic, historic preservation, recycling, and appendices or reports. This document sets forth findings of fact, goals and objectives, assumptions and projections of Master Plan for the land use, utilities, recreation, and conservation elements.

Every municipality within the State of New Jersey is required to adopt a Master Plan in accordance with New Jersey Statutes Annotated (N.J.S.A.) 40:55D-28. After the master plan is adopted, it is required to be updated every six (6) years. The Planning Board adopts a master plan. Once the master plan is adopted, implementation of the plan is achieved through three (3) interrelated actions: legislative, capital improvement planning, and continuing planning.

There are two (2) legislative acts that guide development and maintenance of private property in a municipality - the Zoning Ordinance and Land Management Ordinance. Other ordinances, such as housing, building and health codes provide regulation standards that implement the plan on a day-to-day basis. The Township Committee adopts these ordinances.

Zoning controls the use of private lands. The Township is divided into zoning districts and land uses are permitted or prohibited with appropriate controls. The placement, spacing, size of buildings, densities, etc. are typically contained in a zoning ordinance.

The Land Management Ordinance (Ordinance) typically contains standards that regulate the division of land. Standards for individual lots such as minimum lot size, setbacks, access requirements, and any requirements for public utilities are contained in the Ordinance. Design or review standards are also often contained in an Ordinance. Design standards can include site design, lighting, landscaping, parking requirements, signage requirements and environmental impacts. Controls for other quasi-public, state or federal agencies may be incorporated as part of a local Ordinance to eliminate inconsistencies and reduce confusion for landowners.

Based on the recommendations contained in this Master Plan, the Township will modify existing or enact new Ordinances to effect these changes. Once the changes to the Ordinance are completed, the Township will achieve consistency between their Master Plan and Ordinance.

Galloway Township adopted their first Master Plan in 1978. The most recent Master Plan was prepared and adopted in 1992. This Master Plan is the Township's response to changes that have occurred since the 1992 Master Plan.

B. Regulatory Changes Since the Preparation of the Last Master Plan

A number of significant regulatory changes have occurred since the last Master Plan was adopted in 1992. The impacts of many of these changes are just now becoming apparent within the Township. A brief description of these changes is listed below.

1. Reexamination of State Development and Redevelopment Plan (State Plan)

On January 2, 1986, the New Jersey Legislature enacted the New Jersey State Planning Act (Act). As part of this Act, the New Jersey State Planning Commission (State Planning Commission) was created and directed to prepare and adopt a statewide plan for growth and redevelopment in New Jersey. The premise of the State Plan is to develop a plan for New Jersey that reflects agreement between all levels of government - municipalities, counties and the State and provides a blueprint for "smart growth" throughout the State.

In 1992 the Commission released the State Development and Redevelopment Plan (State Plan). Incorporated into the State Plan was a Resource Planning and Management Structure. This structure identified five (5) basic "planning areas" based on physical size, population densities, availability of infrastructure, and pattern of existing land uses. These planning areas are mapped on the Resource Planning and Management Map (RPMM).

As required by law, all governmental agencies are required to reexamine their planning documents every six (6) years. In 1997 the State Planning Commission began a reexamination of the State Plan. On March 31, 1999 the State Planning Commission approved the New Jersey State Development and Redevelopment Plan: Interim Plan (Interim Plan). It is anticipated that a new State Plan will be approved in early 2001.

This reexamination of the State plan has provided municipalities, county agencies, and citizens with the opportunity to provide comments on the previously adopted State Plan and make suggestions and recommendations. Municipal and county agencies are also offered an additional chance to request changes in policy and / or request modifications to the RPMM.

Galloway Township actively participated in the reexamination process of the State Plan. A municipal report was prepared and included in Atlantic County's Cross Acceptance Report to the State Planning Commission. Galloway Township's report contained a response as to how the Township meets the "key concepts" embodied in the State Plan; a summary of planning efforts that promote the State Plan - redevelopment plans, petitions for a "Center Designation,"

or multi-jurisdictional plans; a list of findings on, recommendations for, or objections to the State Plan; and any proposed planning area changes. Galloway Township also participated in negotiating recommendations or proposed changes through the County and directly with the Office of State Planning.

Significant issues included the preparation of a Centers Designation Petition for Wrangleboro Estates and Smithville – as planned unit developments, identifying the Community Village Commercial zone as a "node" of non-residential development, and requesting twelve (12) Planning Area changes.

2. Implementation of State Plan by State Agencies

When the State Plan was adopted in 1997 it was to serve as an advisory document providing recommendations that would result in "smart growth" or a pattern of "preferred growth throughout the State." In her 1998 State of the Union address, Governor Whitman clearly stated that one of her goals is that all State agencies are to use the State Plan as a basis for their policy and decision making process. Decisions regarding funding, priority of improvements / maintenance, and implementation of new projections or extensions of existing systems should now be required to be based on the principals and concepts contained in the State Plan.

The State agencies that have integrated the State Plan into their policies and decision making processes include the Department of Transportation (NJDOT), Department of Community Affairs (NJDCA), Department of Environmental Protection (NJDEP), and Council on Affordable Housing (COAH). All of these agencies impact Galloway Township.

3. Amendments to Coastal Area Facilities Review Act (CAFRA)

The Coastal Area Facilities Review Act (CAFRA - N.J.S.A. 13:19-1 et seq.) was formally adopted in 1973 by the New Jersey Department of Environmental Protection (NJDEP). These regulations were adopted as a way to control the adverse impacts of major industrial sites and public works facilities on water quality and the estuarine habitat.

In 1993 these regulations were amended and expanded to include development in regulated coastal areas. As part of these amendments, NJDEP was directed to consult with the State Planning Commission in adopting rules and regulations that would implement the new provisions of the law to improve coordination with the State Plan.

On June 24, 2000 the CAFRA regulations were due to expire. On August 2, 1999 NJDEP issued a proposal for rule changes. These proposed rules were formally adopted on February 7, 2000. One of the significant changes was the proposed use of the Resource Planning Management Map (RPM) adopted as part of the State Plan, as the basis for planning decisions. The amount of impervious coverage permitted on individual building lots would be based on the Planning Area designation on the RPM. Designated Centers (Regional Centers, Towns, Villages, etc) would be permitted to develop at up to ninety percent (90%) impervious

coverage. Areas in the Rural or Environmentally Sensitive Planning Areas would be permitted to develop at no more than three percent (3%) coverage.

The portion of Galloway Township that is located in the CAFRA jurisdiction currently has no officially designated "Centers" under the State Plan. The CAFRA portions of the Township are designated as Metropolitan (PA1), Suburban (PA2), Fringe (PA3), Rural (PA4), and Environmentally Sensitive (PA5) planning areas. The maximum coverage permitted is listed in Table 1 below.

Table 1
Impervious Coverage Limitations in CAFRA Portion of Township
Galloway Township, Atlantic County, New Jersey

Planning Area	Impervious Coverage Permitted
Metropolitan (PA1)	80%
Suburban (PA2)	30% / 5%*
Fringe (PA3)	5%
Rural (PA4)	3%
Environmentally Sensitive (PA5)	3%

* Coverage limitation of thirty percent (30%) is proposed for areas appropriate for new development due to existing transportation and sewer infrastructure. Coverage limitation of five percent (5%) is proposed for areas not identified as acceptable for construction of sanitary sewers.

These figures represent an increase in coverage from fifty percent (50%) to eighty percent (80%) in PA1 and an increase from one percent (1%) to three percent (3%) in PA4 and PA5.

NJDEP has also adopted five (5) coastal centers. These centers include - Smithville, Connovertown, Oceanville, Wrangleboro Estates, and the Galloway Town Center.

4. Adoption of Residential Site Improvement Standards

The New Jersey Legislature approved the Uniform Site Improvement Standards Act in 1993. The act was designed to standardize regulations for streets, off-street parking, water supply, sewers, and storm water management for residential development throughout the State. As part of this act a Site Improvements Advisory Board was created to established proposed standards.

On January 6, 1997, the New Jersey Department of Community Affairs published N.J.A.C. 5:21-1 *et seq* - the Residential Site Improvement Standards (RSIS). The RSIS became effective on June 3, 1997. These standards are to be used for reviewing any residential proposals for construction, alterations, additions, repairs, demolition, maintenance, and use of residential sites or residential portions of mixed-use developments. All applications for Subdivisions, Site Plan approval, and Use Variances are subject to the standards contained in the RSIS.

The effect of the RSIS is that the specific provisions of municipal regulations contained in local ordinances that are not in compliance with the RSIS are void and cannot be enforced. Many

municipalities have expended a great deal of human and financial resources to revise their regulatory documents to ensure compliance with the RSIS.

5. Amendments to Pinelands Comprehensive Management Plan

In 1979, the Pinelands Protection Act (N.J.S.A. 13:18A-23) was adopted by the New Jersey Legislature to preserve, protect and enhance the overall ecological values of the Pinelands including its large forested areas, its essential character, and its potential to recover from disturbance. Approximately one million acres of land is located in the Pinelands National Reserve.

The Pinelands Comprehensive Management Plan was adopted in 1980. This plan identified areas of the Pinelands National Reserve where growth should be encouraged (Regional Growth Areas) and other areas that were environmentally sensitive and should be protected from the effects of intensive development (Preservation Areas)

On December 9, 1999 the Pinelands Commission proposed amendments to the Pinelands Comprehensive Management. There were three (3) basic concepts contained in the proposed amendments. First, the Pinelands Development Credit (PDC) required as part of a waiver of strict compliance from the Pinelands Commission would be reduced. Second, the Executive Director of the Pinelands Commission would be granted the authority to determine if a use variance that was granted by the local municipality was appropriate. As part of this amendment, the number of PDCs required for developments requiring a use variance would be reduced. The Pinelands Commission also wanted to have the ability to deny use variances on projects that eliminated two percent (2%) of the base residential units in the Regional Growth Area of townships. Finally, criteria for the development of assisted living facilities and continuing care retirement communities was proposed.

After much public debate and many meetings among the regional growth communities in Atlantic County, the Pinelands Commission approved these amendments on June 9, 2000. In Galloway Township, the maximum number of base residential units in the Regional Growth Area of the Township that could be eliminated before a use variance would be denied would be ninety-two (92) dwelling units.

6. Anticipated Study by Pinelands Commission on Impacts of "Fiscal Stress" on Growth Communities

On May 31, 2000 the Pinelands Commission announced at the Pinelands Municipal Council meeting that their agency anticipated undertaking a study on the impacts of growth or "fiscal stress" on Regional Growth Areas within the Pinelands. It is anticipated that this study will begin by mid 2001.

This study will analyze the problems that Regional Growth Communities have sustained as a result of accepting a predetermined amount of regional growth. Factors such as impacts on municipal services, community facilities, and infrastructure for these communities will be

examined. Egg Harbor Township, Hamilton Township and Galloway Township are the three (3) Growth Communities in Atlantic County and will be the focus for the study in this county.

7. Formation of Special Committee to Provide a Forum for Other Regional Growth Communities in Atlantic County

As a direct result of the proposed amendments to the Pinelands Comprehensive Management Plan that were adopted on June 9, 2000, the three (3) Regional Growth Communities in Atlantic County - Egg Harbor Township, Galloway Township and Hamilton Township - have formed the Atlantic County Regional Growth Committee, a special committee that will meet and discuss growth related issues for these communities.

8. Dedicated Source of Funding for Open Space and Land for Recreation

In November 1998 the residents of New Jersey overwhelmingly approved a dedicated open space tax to provide a trust fund for the purposes of open space preservation. This program is aimed at preserving an additional one million acres of open space, farmland, and recreation lands throughout New Jersey by the year 2010.

The dedicated source of funding will help government at all levels plan for appropriate expenditures and prioritize projects over an extended period of time. Given the intense development pressure in this region, a stable source of funding will ensure that adequate open space throughout the Township, County, and State are preserved.

9. Anticipated "Next Wave" of Development in Atlantic City

Atlantic City is currently home to thirteen (13) hotel / casinos. It is anticipated that at least three (3) new hotel / casinos will be constructed in Atlantic City within the next five (5) years. It is projected that these new hotel / casinos alone will expand the number of full and part time jobs in this region by nearly thirty percent (30%).

Due to the physical proximity and access of Galloway Township to Atlantic City this will most likely result in a further demand for new housing within the municipality.

II. GOALS & OBJECTIVES

A. Introduction

The New Jersey Municipal Land Use Law requires that all municipal Master Plans contain a statement of the goals, objectives, principles, assumptions, policies and standards upon which the comprehensive Master Plan is to be based. The individual Master Plan elements provide the means of implementing the established goals. These goals guide the development of the Township in terms of physical development as well as preservation, open space and protection of the environment.

The goals and objectives section represents an evaluation and refinement of the goals of past Master Plans and new goals and objectives suggested in response to current concerns. Local goals and objectives have been established through discussions at Planning Board meetings, past studies prepared for the Township, meetings with concerned individuals and groups active in the Township, and research and analysis of the planning issues unique to Galloway Township. The Master Plan goals are general and are intended to provide an overall framework for development and preservation, while the objectives provide a more specific means of realizing the stated goals.

B. Goals

The primary goals for Galloway Township and this Master Plan Update are to continue development patterns that reduce trip generation, create livable communities and to enhance the overall quality of life for the residents of Galloway Township. This Master Plan also endeavors to correct the lack of necessary commercial facilities by creating commercial nodes to serve the residents of existing neighborhoods.

C. Objectives

These objectives provide specific means to ensure that future development will be compatible with the Township's planning goals. As is often the case with Master Plans, some objectives may not be consistent with other objectives. The Master Plan has attempted to balance the conflicting objectives where possible, but in some instances, this is not possible. The reconciliation requires discussions on the part of the elected and appointed officials as to which objectives receive priority.

1. Land Use

The Land Use Plan discusses seven (7) general categories of land use designations. These general land use designations include conservation / preservation, agriculture, residential, mixed-use (residential and commercial), commercial, industrial, and governmental. Each of these general land use designations has different objectives that are listed below.

Conservation / Preservation – Conservation / preservation areas include the Conservation, Preservation, and Forest Area zonings districts.

- A. Target and identify environmentally sensitive areas.
- B. Promote the preservation of valuable or environmentally sensitive areas wherever possible.
- C. Protect groundwater and surface water quality.
- D. Preserve groundwater supply by implementing water quality management techniques.
- E. Minimize the impacts by limiting the types and intensity of development.

Agriculture -

- A. Preserve farmland and maintain agricultural uses as viable industries.
- B. Protect scenic vistas and preserve natural resources.
- C. Minimize visual and environmental impacts of new development.
- D. Promote buffers between existing and proposed residential development to reduce potential conflicts between the two (2) uses.
- E. Increase aware of the Preservation of Development Rights (PDR) and Transfer of Development Rights (TDR) programs and funding available to residents.

Residential -

- A. Promote residential infill and new development in appropriate locations and at appropriate densities.
- B. Promote off-street parking and design standards that eliminate parking between the front of the house and the street.

Mixed-Use -

- A. Promote infill and redevelopment in appropriate locations and at appropriate densities.
- B. Ensure compatibility wherever possible between existing and proposed land uses.
- C. Promote design standards that require adequate on-site off-street parking wherever feasible to reduce vehicular conflicts with residential uses.
- D. Promote the conversion of residential properties along major transportation corridors to professional offices to provide adequate office space within the Township and reduce the need for excess traffic on streets that serve residential neighborhoods.
- E. Promote the use of buffers between existing residential and proposed commercial uses to protect residents from impacts of light and noise.
- F. In the designated villages and towns, encourage development patterns that reflect the characteristics and development patterns of the surrounding village.

Commercial -

- A. Establish a strong non-residential ratable tax base without negatively impacting the quality of life for residents.
- B. Encourage the development or relocation of small or incubator businesses that will enhance the diversity of products or markets offered to the residents of the Township and region.
- C. Capitalize on proximity to or location of major transportation corridors such as the White Horse Pike, U.S. Route 9, and the Garden State Parkway.
- D. Encourage the consolidation of smaller lots to encourage adequate minimum lot sizes for new development wherever possible.

Industrial -

- A. Establish zoning categories and intensities which reflect the availability of infrastructure and recognizes different environmental conditions.
- B. Encourage site design standards that will minimize impacts on properties in surrounding zoning districts.
- C. Create performance standards that will help to mitigate potential conflicts for proposed development.
- D. Promote non-residential development in appropriate locations.

Governmental -

- A. Accommodate existing facilities and allow for appropriate planned expansions.
- B. Encourage improvements to major transportation corridors within the Township and region that will promote safe access to existing facilities.

2. Community Design

- A. Develop design standards to ensure good visual quality and design for all land uses.
- B. Ensure that new development is visually compatible with the physical character of the Township, especially in the identified villages, centers, and Town Center.
- C. Improve the visual and physical appearance of nonresidential areas while protecting residential neighborhoods from encroachment by incompatible uses.
- D. Establish design standards that preserve the rural corridors and streetscapes in the villages, enhance non-residential development that is served by or directly accessible to primary transportation corridors, and foster a sense of identity in the Town Center.

3. Housing

- A. Implement appropriate Council on Affordable Housing policies in the Township to encourage the provision of housing to all income levels.
- B. Encourage and enforce property maintenance to improve appearances of residential neighborhoods.

4. Circulation

- A. Promote the safe and efficient movement of goods and vehicles along Township roads.
- B. Improve traffic safety along the White Horse Pike (U.S. Route 30), Jimmie Leeds Road, and Route 9 by encouraging improvements to remedy deficient intersections, separating pedestrian/bicycle access and increasing pedestrian opportunities.
- C. Continue coordination with Atlantic County and New Jersey Department of Transportation regarding proposed improvements to the major transportation corridors within the Township.
- D. Provide a network of pedestrian paths which link residential neighborhoods with community facilities and commercial areas.
- E. Ensure adequate parking facilities for both residential and non-residential uses throughout the Township, especially in the Town Center.
- F. Encourage ridership of mass transit and construction of a train stop for the New Jersey Transit commuter rail line within the Township.
- G. Encourage the expansion of neighborhood commercial services in appropriate areas in the Township to reduce the number of vehicle trips.
- H. Explore all options with the FAATC and the Atlantic City International Airport for increasing opportunities for transportation of people and goods throughout the region and eastern seaboard.

5. Utility Services

- A. Encourage new development to locate all utilities underground.
- B. Minimize increased stormwater runoff from any new land development where such runoff will increase flood damage.
- C. Maintain adequacy of existing and proposed culverts and bridges, dams, and other structures.
- D. Promote groundwater recharge where favorable geological conditions exist.
- E. Decrease non-point source pollution, to the greatest extent feasible.
- F. Maintain the integrity of stream channels for their natural functions, including drainage and ecological purposes.
- G. Reduce soil loss and stream channel erosion resulting from impacts of development or construction projects.
- H. Reduce the levels the runoff pollution due to land development, which would degrade the quality of water and may render it both unfit for human consumption and detrimental to biological life.
- I. Preserve and protect water supply facilities and water resources by means of controlling flood discharges, stream erosion, and pollution.
- J. Work with the residents, County, and State to re-mediate areas of Township where existing septic systems have failed.
- K. Encourage the expansion of existing private water supply wherever permitted by law.

6. Community Facilities

- A. Review Township facilities for compliance with the requirements of the Americans with Disabilities Act (ADA).
- B. Plan community facilities to accommodate anticipate future population growth.
- C. Maintain appropriate emergency services for Township residents.
- D. Identify and target areas appropriate for future community facilities such as new schools.
- E. Require new development to pay its fair share of any off-tract improvements for community facilities to the extent permitted by law.

7. Parks, Open Space and Recreation

- A. Provide a full range of recreational facilities to meet the needs of the current and future Township residents.
- B. Acquire additional land through dedication, purchase or other means to provide parks for new neighborhoods.
- C. Create linkages between existing parks and open space areas that create greenway connections.
- D. Create open space opportunities throughout the Township and around community facilities such as schools.
- E. Enhance and continue to develop a pathway system that connects residential neighborhoods with parks and schools.
- F. Coordinate with County and State to capitalize funding opportunities within the Township.
- G. Require new development to pay its fair share of any off-tract improvements for recreational amenities to the extent permitted by law.
- H. Encourage and create opportunities for waterfront access in appropriate locations.
- I. Improve and maintain existing facilities.

8. Conservation

- A. Minimize the impacts of development on environmentally sensitive areas including wetlands, stream corridors and aquifer recharge areas by limiting development in these areas.
- B. Protect wooded areas for both recreational hunting and wildlife.
- C. Create new and enhance passive recreational opportunities in appropriate portions of the Township.
- D. Protect groundwater and surface water quality and preserve groundwater supply by implementing water quality management techniques.
- E. Preserve and protect open space areas having scenic views and/or important historical, cultural or agricultural significance.
- F. Maintain continuous networks of open spaces along streams, scenic areas and critical environmental areas.
- G. Encourage lot averaging or cluster development techniques, which preserve natural

- amenities, farms, woodlands, scenic views and open space.
- H. Coordinate with County, State, and private / not-for-profit agencies to maximize available funding for eligible preservation projects.

9. Economic Development

- A. Promote non-residential development that is consistent with the natural capacity of the land and the availability of water and infrastructure to ensure the economic well-being of the Township.
- B. Direct retail and service commercial development to appropriate locations in the villages, Town Center, and along the major transportation corridors such as the White Horse Pike (U.S. Route 30).
- C. Continue Conditional Commercial uses along U.S. Route 9 while maintaining a scenic highway effect by using architectural controls that promote a "quaint and historic" atmosphere and simultaneously integrate services for residents and visitors.
- D. Promote the Township as a premier business location because of the close proximity to the casino industry in Atlantic City and the William J. Hughes FAATC, Atlantic City International Airport, and the New Jersey Transit commuter rail service.
- E. Create pockets or "nodes" of community commercial services in strategic locations that are designed to meet the needs of the local residents, reduce vehicle trips, and create/define neighborhoods.

10. Historic Preservation

- A. Protect and preserve identified and / or designated historic sites.
- B. Protect the integrity of the Township historic structures and the cultural setting in which they exist.
- C. Identify and target new historic sites as they become available for preservation and / or public purchase.
- D. Work with the State, Federal and not-for-profit agencies to maximize available funding for eligible preservation projects.

11. Agriculture

- A. Promote agricultural resources and industry within the Township.
- B. Develop and market niche and specialty farming as viable component within the Township.
- C. Work with the County and State to target viable farms for preservation programs.
- D. Capitalize on County, State and Federal funding available for farmland preservation programs for eligible farms.
- E. Promote scenic and aesthetic values of farmland in Township.

III. HISTORICAL DEVELOPMENT

A. Background

When the first European settlers arrived in the Township, the only concentrations of population were the Native American Indians. For safety purposes and survival of the colonists, the earliest European settlements were villages or small clusters of homes. The names of these original settlements and many of the architectural styles that are evident in their historic buildings are representative of the countries from which the settlers had emigrated.

Galloway Township was created on April 4, 1774 as a part of Burlington County. Atlantic County was created on February 7, 1837 and included Galloway Township. Leeds Point, Oceanville, and Smithville are the oldest settlements. They are located in the northeastern portion of the Township. In these early communities the frame and brick structures reflect traditional English architecture. The immigrant German and Italian families first settled in the southern and western part of the Township and established the communities of Cologne, Germania, and Pomona. The cultural influences of Eastern Europe are evident in the architecture that evolved in this area of the Township.

There are three (3) recognized historic districts in the Township - Conovertown; a rural /village district that includes Oceanville, Leeds Point Road, and a part of Moss Mill Road; and Smithville. These districts are eligible for consideration in the National Register of Historic Places (National Register). Other individual buildings throughout the Township are also eligible for listing in the National Register. A few areas of the Township are also listed in the New Jersey National Register of Historic Preservation (State Register). The Chestnut Neck Historic District is located along the Mullica River and includes portions of Galloway Township, Mullica Township, Egg Harbor City and several communities in Burlington and Ocean County. The L.N. Renault and Sons Winery was placed on the State Register in 1973. This winery is representative of a native Pinelands industry. The Smithville Apothecary is located in the Old Towne portion of Smithville and was placed on the State Register in 1976 and the National Register in 1978.

B. Historical Settlements

Each of the older settlements and their historical significance to the Township is listed below.

- **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. By 1908 the population of this area was large enough to warrant the establishment of a new school.

- **Conovertown** - Conovertown was settled in 1790 when John Conover purchased 3,668 acres along Cordery's Creek. In the 1930's many clam houses were located in this area and boats lined the edges of the Creek. This was due to the popularity of the clam and oyster business in this portion of the Township.

▪ **Cologne** - This area was originally established as a new German Town in America. Historically the early forefathers of Egg Harbor City designated this portion of the Township for agriculture. Even today many of the parcels are still in their original configuration - twenty (20) acre farmsteads.

▪ **Germania** - Germania is located slightly to the northeast of the Cologne area of the Township. It was also considered as an agricultural area and continued the same twenty (20) acre farmstead pattern as Cologne. In the late 1930's Germania was renowned for its fruit crops, chicken farms, and dog breeding.

▪ **Leeds Point** - Daniel Leeds, a Quaker from Leeds, England arrived in Burlington, New Jersey c. 1678. He was appointed Surveyor General of New Jersey and surveyed much of New Jersey, including the area that he named "Leeds Point." Some historians consider Daniel Leeds' *American Almanac*, published in 1686, to be the first almanac in America. Leeds Point was surveyed in 1682 and settled between 1698 and 1710 by Japhet Leeds, son of Daniel. (It encompassed present day Smithville.)

As an historical settlement Leeds Point was one (1) of the most important in the County. It was the termination point of a stage route and a "jumping off" point for the waterfowl hunters and early visitors to the barrier island beaches. The significance of this area as a link in the early transportation routes has been clearly documented in local and regional history. Today Leeds Point is a quiet crossroad town at the edge of the Edwin Forsythe National Wildlife Refuge, home of an historic waterfront restaurant - Oyster Creek Inn.

▪ **Pomona** - Pomona 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. The early 1900s saw additional substantial settlement by Italian immigrants.

▪ **Smithville** - Today Smithville is probably one of the best known historical towns in Galloway Township. The town of Smithville was established in 1737 and the Smithville Inn was established in 1787. It is located in the northeastern portion of the Township. In the 1830's, the original village contained a tavern, a store, a Quaker meeting house, and ten (10) or twelve (12) dwellings. (Abrahamson, Elaine C. 1987) The Smithville Inn was a stop on the early stage line that ran from Camden to Leeds Point. Smithville was located so close to Leeds Point that sometimes the boundaries of the two (2) villages blended at the edges.

The Smithville Inn was eventually restored by Mr. & Mrs. Fred W. Noyes, Jr.. The Noyes also assembled a number of old buildings and re-created the village. This village now serves as the commercial core for a planned unit development.

▪ **Oceanville** - Oceanville is located in the eastern part of Galloway Township along Route 9. The smaller towns of Centerville and Tanner's Brook were consolidated with adjacent areas such as Somerstown to form Oceanville. Farmers, fishermen, baymen, hunters, and trappers originally populated this area. An icehouse and two (2) blacksmith shops served as supporting

industries. There was a railroad stop at Great Creek Road and U.S. Route 9 during the time that a railroad extended to Brigantine. Today Oceanville is primarily identified as the entrance point to the Forsythe National Wildlife Refuge.

▪ **South Egg Harbor** - South Egg Harbor was one (1) of the last areas in 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.

IV. DEMOGRAPHIC PROFILE

A. Population

The 1990 Census estimated that the population of Galloway Township was approximately 23,330 persons. The New Jersey Department of Labor predicts that the population of the Township will reach 29,448 persons in year 2000. Table 2 – “Population Estimates 1930 Through 2010 For Galloway Township, Atlantic County and State of New Jersey” shows the historic population estimates, increase in the number of residents, and percent of change in population for these areas. Figure 1 – “Population Estimates 1930 Through 2010 For Galloway Township and Atlantic County” graphically depicts the population estimates and increases during this same period.

Table 2
Population Estimates 1930 Through 2010
For Galloway Township, Atlantic County, and State of New Jersey

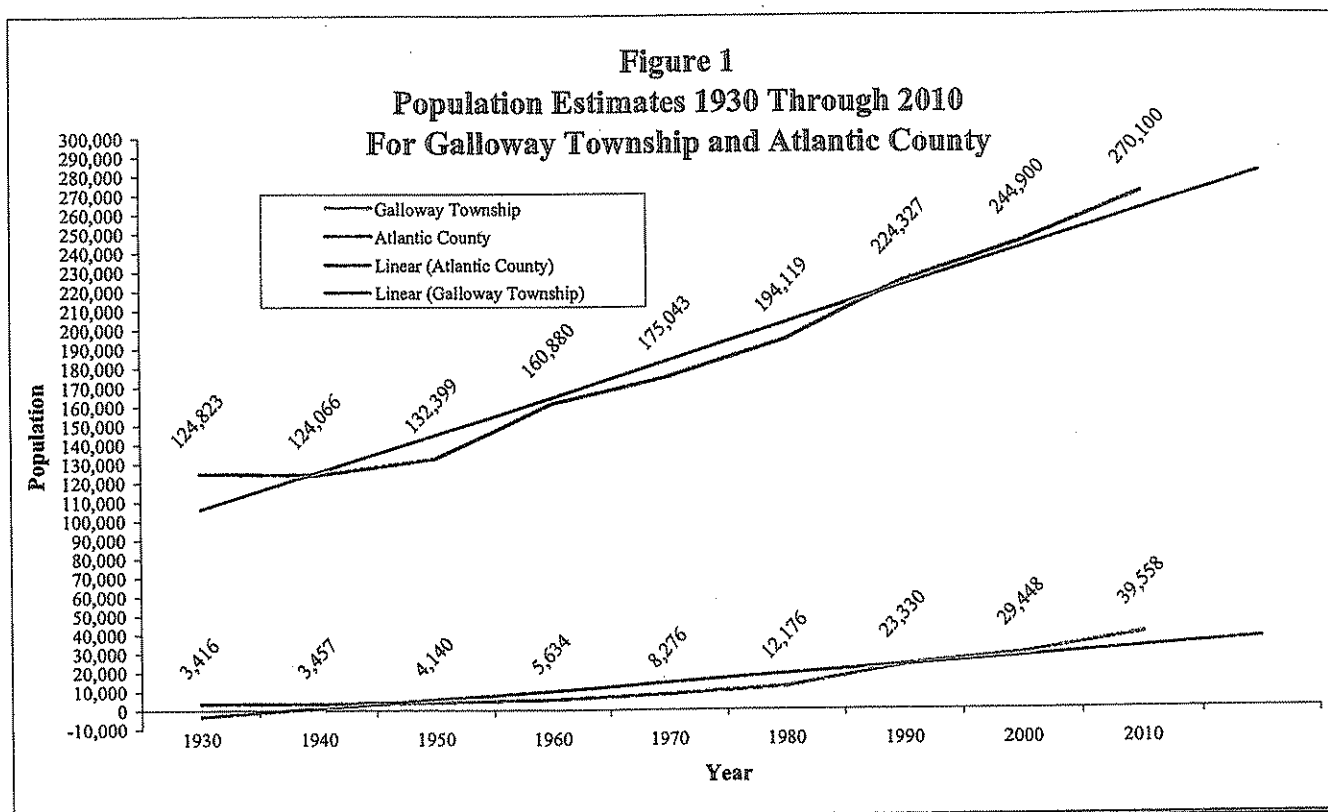
Year	Galloway Township			Atlantic County			New Jersey		
	Population	Increase	Percent	Population	Increase	Percent	Population	Increase	Percent
1930	3,416	--	--	124,823	--	--	4,041,334	--	--
1940	3,457	41	1.20%	124,066	-757	-.60%	4,160,165	118,831	2.94%
1950	4,140	683	19.75%	132,399	8,333	6.71%	4,835,329	675,164	16.23%
1960	5,634	1,494	36.09%	160,880	28,481	21.51%	6,066,782	1,234,453	25.47%
1970	8,276	2,642	46.90%	175,043	14,163	8.80%	7,168,164	1,101,382	18.15%
1980	12,176	3,900	47.12%	194,119	19,076	10.89%	7,365,011	196,847	2.75%
1990	23,330	11,154	91.60%	224,327	30,208	15.56%	7,730,188	365,177	4.95%
2000	29,448	6,118	26.22%	244,900	20,573	9.17%	8,191,300	461,112	5.96%
2010	39,558	10,110	34.33%	270,100	25,200	10.29%	8,601,500	410,200	5.01%

Source: <http://www.wnjin.state.nj.us/OneStopCareerCenter/LaborMarketInformation>, February 2, 2000 and <http://www.census.gov/population/cencounts/nj11900909.txt>. Compiled by Mott Associates, May 16, 2000.

As noted in Table 2, the largest population increases for Galloway Township occurred in the 1980s (92%), 1970s (47%), and 1960s (47%) respectively. Overall, the Township has increased by over 26,000 residents or nearly eight times the base population of 1930. These estimates far exceed the growth rate for the County and the State. Between 1930 and 2000, Galloway Township accommodated nearly one-quarter (25%) of the population increase in Atlantic County.

The prodigious increases in population since the 1980s is due to the fact that the Township has been designated as a Pinelands “regional growth” area. This designation mandates that the Township accommodates a predetermined amount of growth for the entire region in accordance with the Pinelands Comprehensive Management Plan.

The population for Atlantic County and the State of New Jersey has continued to increase as well.



Source: <http://www.wnjin.state.nj.us/OneStopCareerCenter/LaborMarketInformation>, February 2, 2000. Compiled by Mott Associates, May 16, 2000. Projections for 2010 for Galloway Township and "trend line" prepared by Mott Associates, May 16, 2000.

Population increases for Atlantic County occurred in every decade from 1930 to 2000, with the exception of the 1940s. During this decade the County lost less than 1% of its population. The largest population increases for the County occurred between 1960 and 1970 (22%), 1990 and 2000 (16%) and 1960 and 1970 (11%) respectively. The population of the County increased by 120,000 residents or nearly doubled (96% increase) between 1930 and 2000.

The State of New Jersey doubled its population between 1930 and 2000 and increased the number of residents by over 4,000,000 people during this period. The three decades that exhibited the greatest increases were the 1960s (25%), 1970s (18%), and 1950s (16%) respectively.

Population projections for Galloway Township, Atlantic County and New Jersey are predicted to continue to increase at approximately the same rate through the year 2010.

The population density per square mile for Galloway Township is compared to Atlantic County and the other two "growth communities" in the County - Egg Harbor Township and Hamilton Township - in Table 3 entitled "Population Densities 1980, 1990 and 2000." Galloway Township's population density increased approximately one hundred fifty percent (150%) from 1980 through 2000, compared to fifty (50%) for the County. Egg Harbor Township's increase in population density was approximately one-half ($\frac{1}{2}$) of Galloway's increase. Hamilton Township's increase during this same period was approximately three-quarters ($\frac{3}{4}$) of Galloway's increase. Galloway Township exhibited the most marked increase in population density of these three communities.

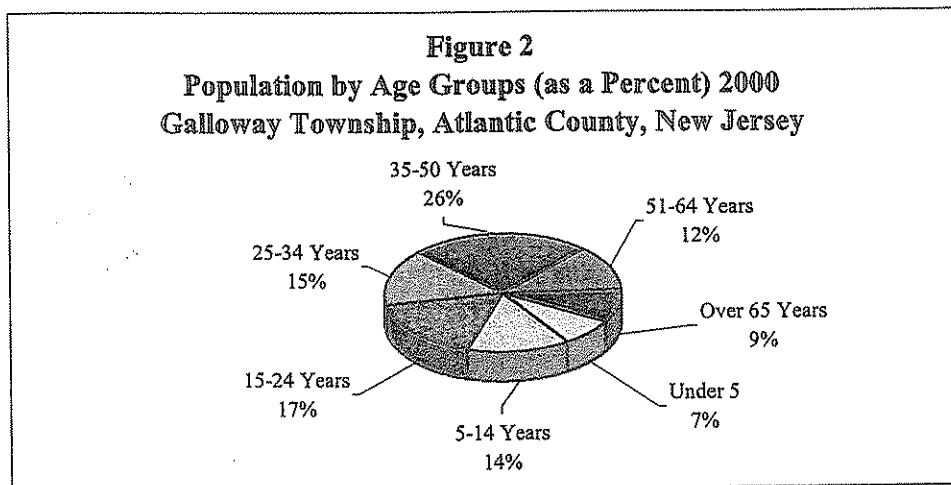
Table 3
Population Densities 1980, 1990, and 2000

	Area in Sq. Miles	1980 Pop.	1980 Pop/Sq. Mile	1990 Pop.	1990 Pop/Sq. Mile	2000 Pop.	2000 Pop/Sq. Mile	% Change 1980-2000
Egg Harbor Twp.	67.27	19,381	288.1	24,544	364.9	36,255	538.9	87%
Galloway Twp.	90.36	12,176	134.7	23,330	258.2	29,448	325.9	150%
Hamilton Twp.	111.26	9,499	85.4	16,012	143.9	18,800	169.0	98%
Atlantic County	561.01	194,119	324.4	224,327	399.9	271,100	481.5	48%

Source: <http://www.wnjin.state.nj.us/OneStopCareerCenter/LaborMarketInformation>, February 2, 2000. Compiled by Mott Associates, May 16, 2000. Projection for Galloway Township for 2010 prepared by the Atlantic County Planning Department. Projections for Egg Harbor Township and Hamilton Township for 2010 prepared by Mott Associates, May 16, 2000.

B. Population Age Distribution

The median age of Galloway Township is 32.38 years of age and the average age of the population is 33.63 years. As noted in Figure 2 "Population by Age Groups (as a Percent) 2000," The largest portion of the population was between the ages of 35 to 50 years. Over one-quarter (¼) of the population is in this age range. The second largest portion of Galloway Township's population is between the ages of 15 to 24 and the smallest portion of the Township's population is under 5 years of age.



Source: Connective Business Development Group, November 6, 1998, "Galloway Township," page 2. Compiled by Mott Associates, May 22, 2000.

C. Race and Gender

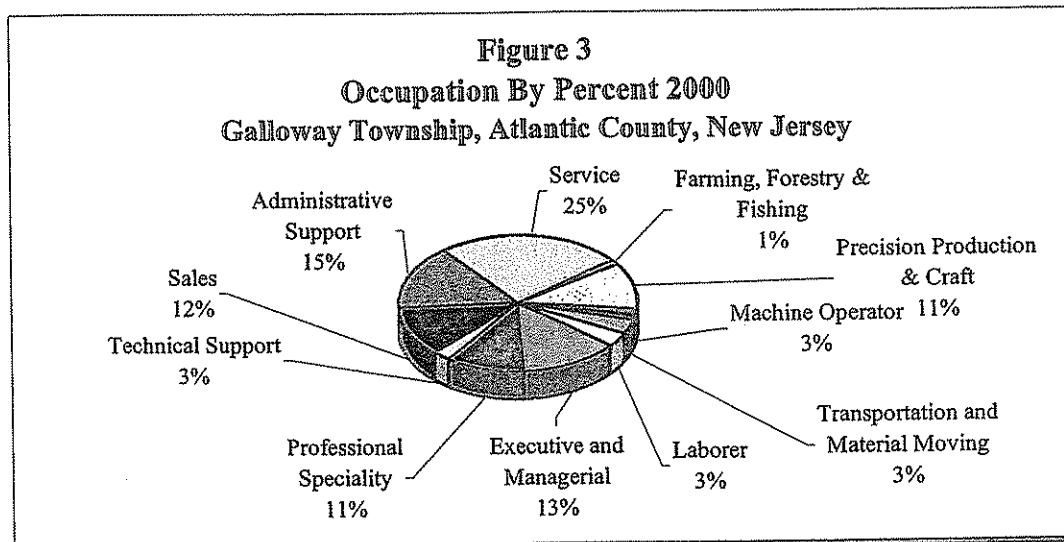
Galloway Township's population is predominately white. Approximately 84% of the Township residents were Caucasian in 1998. The balance of the population was comprised of approximately 10% Black, 4% Asian and Pacific Islander, and 2% "Other Races."

Approximately 51% of the population is female and 49% is male.

D. Employment

It is estimated that there are 14,269 employed persons residing in Galloway Township. Employment projections indicate that the labor force in the Township will increase by approximately seven percent (7%) in the next five years. Projections through the year 2010 indicate that the labor force will increase by nearly fifteen percent (15%).

Galloway Township recognizes the regional economy of the casino industry in Atlantic City. Over sixty percent (61.66%) of the working residents in the Township commute an average of 10 to 29 minutes to work. Atlantic City falls within this commuting range. As noted in Figure 3 - "Occupation By Percent 2000," roughly one-quarter (25%) of the jobs held by the residents in the Township are in the service industry. Administrative Support, and Executive and Managerial jobs are the second highest employment categories in the Township. The smallest sector of employment within the Township is in the Farming, Forestry and Fishing industries.



Source: Connective Business Development Group, November 6, 1998, "Galloway Township," page 6. Compiled by Mott Associates, May 22, 2000.

V. HOUSING

The Galloway Township Council and Planning Board adopted a Housing Element and Fair Share Plan on June 5, 2000. The Housing Element and Fair Share Plan was prepared in accordance with the New Jersey 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 approach for the Township to use in providing low and moderate-income housing.

The Housing Element contains an analysis of existing housing, population and employment statistics, a projection of housing stock based on the current land use classifications, and housing opportunities and challenges. The Fair Share Plan contains existing and probable future employment characteristics, a calculation of the fair share allocation for the Township - as determined by COAH, an evaluation of affordability measures, the "blueprint" for the Township's Fair Share Plan, and recommendations.

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

VI. ECONOMIC DEVELOPMENT

As indicated in Table 2, Galloway Township has experienced a rapid amount of growth during the past twenty (20) years. The estimated population of the Township in 1980 was 12,176 persons. The estimated population of the Township has increased to an estimated 29,448 persons in 2000. This is an increase of roughly one and one-half (1½) times the 1980 population, or 17,272 persons.

As stated in the Housing Element there has also been an increase in the number of dwelling units constructed in the Township. In 1980 there were an estimated 3,587 dwelling units in the Township. During the past twenty (20) years an estimated 7,672 dwelling units were built. The total number of dwelling units in the Township in 2000 is estimated to be 11,261 units. This is an increase of over two hundred percent (200%) in this same twenty (20) year period. It is interesting to note that the majority of the new housing constructed in the Township was done between 1980 and 1990. Nearly 5,280 dwelling units or eighty percent (80%) of the new construction occurred in the 1980s.

In addition to the recent prodigious increases in residential development in the Township, non-residential development has continued to expand. Numerous motels, hotels, and restaurants now exist on the White Horse Pike (U.S. Route 30). Marriott Seaview has continued to improve and expand their existing golf course and resort along U.S. Route 9. Other improvements to the Township include the development of the "Town Center" at Pitney and Jimmie Leeds Road, the construction of three (3) age-restricted assisted living facilities, the continued expansion of the Atlantic City Medical Center and Stockton State College, and the development of many new professional offices along Chris Gaupp Drive and Jimmie Leeds Road.

The primary impetus for this rapid growth has been the advent of legalized gambling in Atlantic City in 1978. The twelve (12) operating casinos have generated roughly seven billion dollars (\$7,000,000,000) of local and state revenues to date. The casinos provide almost 48,000 full-time and part time employment opportunities to the region. Approximately eighty percent (80%) of the casino employees reside in Atlantic County. The next wave of casino development is anticipated to generate nearly 27,000 new jobs. The Township is cognizant of the economic impacts on the community expected from the continued expansion of the casino economy.

An earlier cause for modest growth in the previous decades in the Township was the location of the National Aviation Facilities Experimental Center (NAFEC). This facility was renamed as the William J. Hughes Technical Center (Technical Center) and was also eventually expanded to include the Atlantic City International Airport. The Technical Center employs over 1,600 full-time employees and 1,600 contract employees. Recent studies have listed projected the impact of the Technical Center to increase to over three billion dollars (\$3,000,000) by the year 2010. The South Jersey Transportation Authority plans to expand the Atlantic City International Airport. It is anticipated that this expansion will help to fill one of the last "gaps" in tourist related travel. The federal government also has plans to expand the Technical Center. It is anticipated that these proposed improvements will infuse nearly \$3 billion into the local economy.

New Jersey Transit has been evaluating the feasibility of a commuter rail station in Galloway Township. This proposed rail station would increase access to Philadelphia, Atlantic City and other

transit stops on this commuter line. The proposed rail station would create an opportunity for development of a "transit village" in the Township. This development concept would help with economic redevelopment efforts and has the potential to reduce the number of vehicle trips on local and regional transportation corridors such as the White Horse Pike, Pomona Road, Jimmie Leeds Road, Pitney Road, and U.S. Route 9.

The Township has established an Economic Advisory Committee to evaluate the commercial districts in the Township and to study the feasibility of a Special Improvement District (SID) for the White Horse Pike from Bremen Avenue to Jimmie Leeds Road. The members of the committee are volunteers from the community with expertise in business, financing and management. Based on the findings and recommendations of this committee the Township will determine if it is in the Township's best interest to develop a SID and if so, how to implement this program.

Galloway Township has many opportunities for economic development and growth. The Township will capitalize on their natural assets and attempt wherever possible to create the balanced growth that is necessary for the fiscal health of the community.

VII. ENVIRONMENTAL RESOURCES

Galloway Township has a significant variety of natural features, including wetlands, streams, prime agriculture lands, a wildlife refuge, and substantial forested areas, which cover large portions of the Township. These natural features, to a large extent have determined the location, type, and intensity of land development.

Recognition of the need to conserve these and other environmental resources throughout the State of New Jersey has led to the adoption of a variety of environmental regulations over the past three (3) decades. Environmental legislation includes the New Jersey Wetlands Act (1972), the Coastal Area Facility Review Act (1973, 1993, and 2000), the Pinelands Protection Act (1979), the New Jersey Freshwater Wetlands Act (1987), and the New Jersey State Planning Act (1985). The Pinelands Commission - which is authorized to preserve 1.1 million acres in New Jersey, or twenty-two (22%) of the State's land mass - governs approximately seventy percent (69%) of the actual land areas in the Township. New development outside of the Pinelands Areas of the Township is constrained by the location of freshwater, tidal wetlands, and flood hazard areas, all of which are described later in this section of the Master Plan.

A. Topography, Soils, and Vegetation

Galloway Township is located at the transition area between the Pinelands and the Atlantic Coastal Plain. Topography is generally flat with a high point located along Second Avenue near the White Horse Pike. The elevation is approximately 120 feet above sea level.

Sandy or loamy soils characterize the land in Galloway Township. The Soil Survey of Atlantic County (Soil Survey) lists the predominant soils types as DoA (Downer Loamy), EvB (Evesboro), HaA (Hammonton), KmA (Klej), Po (Pocomoke), and Sa (Sassafrass). The Soil Survey typically describes these soils as predominately well drained and "gently sloping." A great deal of the land in the eastern portion of Galloway Township is classified as Tidal Marsh. The Tidal Marsh soils are rich in mineral and organic compounds and are critical to the many different wildlife species that inhabit these areas.

Areas that have limitations due to the soil conditions may not be appropriate for development. These areas are shown on the Constraints Map which is included as an exhibit at the end of this Master Plan.

Vegetation types in Galloway Township are based upon three (3) land forms - uplands, lowland forest areas, and non-forest areas. Uplands are wooded, dry highlands, associates with predominantly oak-pine forests. The predominantly oak-pine forest is the largest vegetation type in the Township. The lowland forests, consisting largely of pitch pine, cedar swamp and hardwood swamp forests are characterized by a water table that rises to within eighteen inches (18") or less of the soil surface during a significant portion of the year or by flooding in times of heavy rainfall. Lowland forest areas are generally found along the stream corridors in the Township. Non-forest areas consist of marshes, water bodies, cultural lands, and developed areas, all of which sustain varied forms of vegetation.

B. Wetlands

Galloway Township has numerous freshwater wetlands that are associated with the many streams and associated lowland areas that pass through the municipality. The State Department of Environmental Protection defines a wetland as *"an area that is saturated or inundated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support a prevalence of vegetation typically adapted for life in saturated soils conditions."* Wetlands are important resource areas because they support a variety of plant and animal life, act as retention basins for floodwaters, and prevent groundwater pollution. The wetlands in Galloway Township include wetland transition areas, or ecological buffer areas and storm water control zones, of fifty feet (50') to three hundred feet (300') from the wetland edge. The transition areas are intended to reduce the impact of development on the freshwater wetlands and wetlands species.

Coastal wetlands are marshland, meadows, banks, and other low-lying areas that are subject to tidal flooding and have been delineated on official maps by the New Jersey Department of Environmental Protection. Inland wetlands are commonly cedar and hardwood swamps, pitch pine lowlands, bogs, inland marshes, lakes, ponds, rivers, and streams.

The Township encourages protection of these environmentally sensitive areas through compliance with three (3) 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.).

C. Geology

Geology is important to the planning efforts of a municipality in a number of ways. First, the type of geologic formations present in an area determines the amount of water that can be recharged or stored underground, 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 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 water supply of the region.

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.

D. Hydrology

The hydrology of the Township is structured upon groundwater, surface water, and stormwater runoff. Groundwater in Atlantic County is present in two (2) 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 compositions 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 (2) 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 into the groundwater table. Underground stormwater management systems are encouraged with development whenever possible.

E. 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 of 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 results in changes to the natural land, which must be controlled and mitigated in order to ensure that changes do not occur on adjacent ecosystems.

The groundwater supply of Galloway Township is provided from both private and public wells. Much of the Township is served by private wells. The New Jersey American Water Company

supplies water to Smithville and the Wrangleboro Estates PUD. Egg Harbor City's water company services a portion of South Egg Harbor.

G. Wildlife

The diversity of the vegetation that is naturally present in the Township promotes wildlife diversity as well. The Edwin B. Forsythe Wildlife Refuge is an excellent example of the vast biological diversity within the Township. This wildlife refuge is over 47,800 acres and was created in 1984 by combining the former Brigantine and Barnegat Wildlife Refuges. Approximately 20,000 acres of land in Galloway Township is part of this environmentally sensitive area. The portion of the refuge that is located in the Galloway is located in the eastern portion of Township and extends south from the northern end of Barnegat Bay to Absecon.

The Refuge provides an 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 and the general public visit the Refuge each year to study the unique wildlife and vegetation present.

VIII. LAND USE

A. Introduction

Land use in Galloway Township has been shaped by a number of factors including location, environmental features, soil conditions, access to transportation corridors, economic forces, and other overarching governmental agencies. This section describes the existing land use patterns and briefly explains how those patterns have changed over the past decade. The basis for this Land Use Element is a compilation of mapping and an analysis of information contained in the sources and on these maps. An inventory of Development Constraints and Opportunities was produced to identify topography, soil conditions, drainage, flood plain areas, marshes, wastewater 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 as an exhibit. Based on the most current information available, the Township has determined the land uses that are best suited for each area of the municipality.

Many policies and laws that affect the appropriate designation of land use must be considered in the development of the Land Use Element. Some of various governmental agencies, authorities and commissions that impact local land use decisions are identified below. These agencies and a brief description of their role in the local decision making process has been included.

- The New Jersey Department of Environmental Protection (NJDEP) regulates environmentally sensitive areas and the Coastal areas throughout the State. NJDEP also implements the Section 208 Sewer Plan to determine where infrastructure improvements or expansions will be done.
- The New Jersey State Planning Commission has developed the State Development and Redevelopment Plan (State Plan). The State Plan advocates for planned development and redevelopment ("smart growth") in existing centers and other urban areas. Other state agencies such as COAH (Council on Affordable Housing), New Jersey Department of Transportation (NJDOT) and NJDEP have integrated the State Plan into their policy and decision making process.
- The Pinelands Commission implements the Pinelands Comprehensive Management Plan. This Plan provides a comprehensive system of land use management throughout the Pinelands Management Area.
- The Atlantic County Planning Board has developed a Master Plan for physical development throughout the County.
- The Atlantic County Board of Chosen Freeholders has crafted a Water Quality Management Program that identifies existing and proposed sewer service areas within the County.
- The Cape-Atlantic Soil Conservation Service has produced the Soil Survey of Atlantic County. This survey includes a detailed inventory and description of the various soils that are found throughout the County. Information regarding the suitability of the land for development is

included as part of the narrative descriptions of the soils types.

- The United States Department of Interior produces the National Wetlands Inventory. This inventory provides detailed maps of hydric soils (wetlands) that are environmentally sensitive and ecologically important resources. The lands classified as "wetlands" are typically unsuitable for development and must usually be protected by a transitional "buffer" area.
- The United States Department of Transportation oversees the operations at the Federal Aviation Administration Technical Center and the Atlantic City International Airport. This agency has developed a Compatible Land Use Zones (CLUZ) plan that identifies compatible land uses based on the level of noise (decibels) being generated at a certain site.

Other agencies that also impact local land use regulations include the New Jersey Department of Transportation (NJDOT), the South Jersey Regional Transportation Authority (SJRTA), New Jersey Transit (NJT) and the Council on Affordable Housing (COAH). This summary does not include all the agencies that have jurisdiction over the Township. It does however, provide a general understanding of the way in which these many agencies impact local land use decisions.

B. General Land Use Inventory

Galloway Township is one of the largest municipalities in Atlantic County. The total size of the Township is approximately 71,447 acres. Part of the land area contained in the Township is actually part of the coastal waterway. There are approximately 32,438.35 acres of the Township that are part of this body of water.

Land uses in Galloway Township consist mostly of preserved (vacant) land and residential uses. Most of the development has occurred in the southern and eastern portions of the Township. This is largely due to the designation of this portion of the Township as a Pinelands Regional Growth Area and the continued development of two (2) large Planned Unit Developments (PUD) - Smithville and Wrangleboro Estates. Portions of the previously vacant land in the designated PUDs and the Pinhurst portion of the Township have been or are currently being developed for single-family residential development.

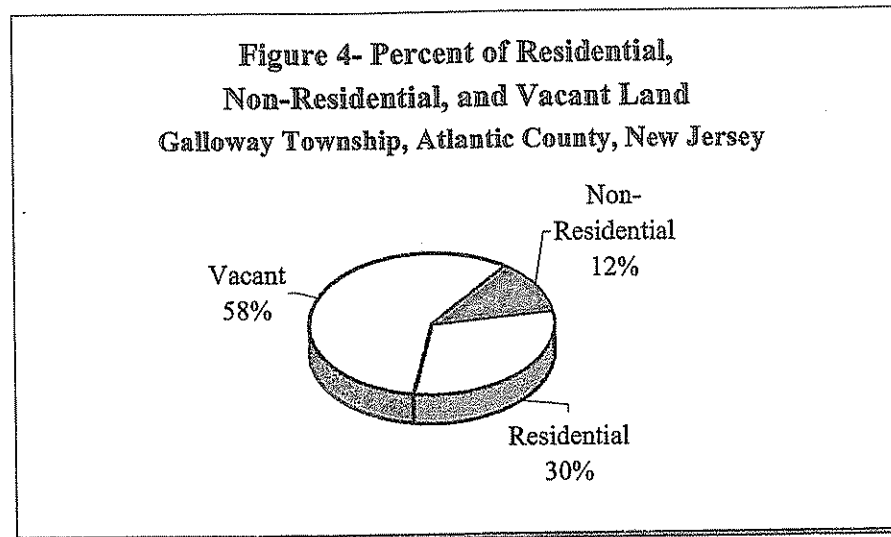
Despite the fact that Galloway Township continues to grow at a steady pace over the past three (3) decades, the Township still contains significant amounts of undeveloped land. Approximately two-thirds (58%) of the Township is classified as preserved, vacant land.

The percentage of non-residential and residential land is shown in Figure 4 - "*Percent of Residential, Non-Residential, and Vacant Land*". As noted in this figure, approximately thirty percent (30%) of the entire Township is zoned for residential¹ land uses, twelve percent (12%) is zoned for non-residential² land uses and over one-half (58%) of the Township is classified as

¹ Includes all residential, rural, and forest area zoning districts, except the FA-Wet district, as shown on the Official Zoning Map of Galloway Township last revised May 15, 1997.

² Includes all commercial, office, industrial, and government zoning districts as shown on the Official Zoning Map of Galloway Township last revised May 15, 1997.

vacant³ lands.



Source: Galloway Township Office of Community Development, May 19, 2000. Compiled by Mott Associates on May 22, 2000.

As noted in Figure 4, less than fifteen percent (15%) of the Township is zoned for non-residential development. Despite the small percentage of land devoted to non-residential uses, three (3) of the thirty-eight (38) largest non-casino employers in Atlantic County are located in Galloway Township.⁴

Galloway Township contains thirty-two (32) zoning districts and four (4) special overlay zoning districts. The zoning districts can be classified into eight (8) general categories. These include - preservation/conservation, agriculture, rural, residential, commercial, office, industrial, and government. Table "Acres Contained in Each Generalized Land Use Category," and Figure 2 "Generalized Land Use Categories as a Percent of the Township," list the total acres of land in each land use and percent, respectively, including the 32,438.35 acres of "land" (water) in the coastal waterway.

As noted in Table 4 and Figure 5, approximately fifty-two percent (52%) of the total land area in the Township, including the areas located in the coastal waterway, are classified as preservation/conservation. Approximately six percent (6%) of the land area is classified as agricultural, seven percent (7%) is classified as commercial, and fifteen percent (15%) is classified as residential.

³ Includes all land in the Preservation Areas, Conservation, and FA-Wet zoning districts as shown on the Official Zoning Map of Galloway Township last revised May 15, 1997.

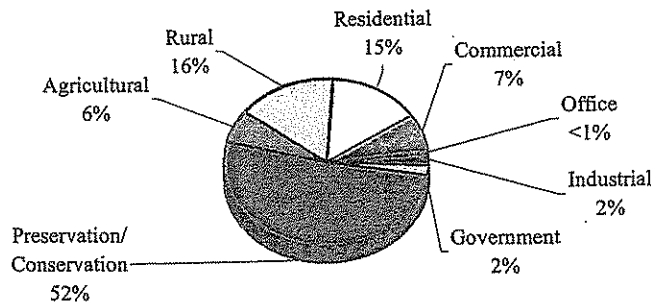
⁴ *The Press of Atlantic City*, "Business Forecast 2000", Sunday January 30, 2000, page BF9. Does not include the Richard Stockton State College, Wawa, the U.S. Postal Service or ACME markets.

Table 4
Acres of Lands Contained in Each Generalized Land Use Category
Galloway Township, Atlantic County, New Jersey

Land Use Category	Acreage
Preservation/Conservation	36,706.78
Agricultural	4,572.53
Rural	11,045.85
Residential	10,631.58
Commercial	5,169.11
Office	334.29
Industrial	1,614.16
Government	1,372.99
Total	71,447.29

Source: Galloway Township Office of Community Development, May 19, 2000. Compiled by Mott Associates on May 22, 2000.

Figure 5 - Generalized Land Use Categories
as a Percent of the Township
Galloway Township, Atlantic County, New Jersey



Source: Galloway Township Office of Community Development, May 19, 2000. Compiled by Mott Associates on May 22, 2000.

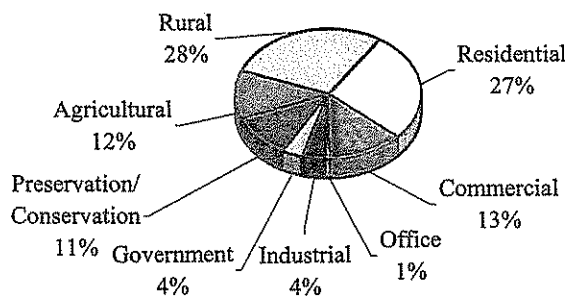
Removing the 32,438.35 acres of land that is located in the coastal waterway significantly alters the percentage of each land use. Table 5 "*Acres Contained in Each Generalized Land Use Category - Removing Coastal Waters,*" and Figure 6 "*Generalized Land Use Categories as a Percent of the Township - Removing Coastal Waters,*" list the total acres of land in each land use and percent, respectively.

Table 5
Acres of Land Contained in Each Generalized Land Use Category
(Removing Coastal Waters)
Galloway Township, Atlantic County, New Jersey

Land Use Category	Acreage
Preservation/Conservation	4,268.43
Agricultural	4,572.53
Rural	11,045.85
Residential	10,631.58
Commercial	5,169.11
Office	334.29
Industrial	1,614.16
Government	1,372.99
Total	39,008.94

Source: Galloway Township Office of Community Development,
May 19, 2000. Compiled by Mott Associates on May 22, 2000.

Figure 6 - Generalized Land Use Categories
as a Percent of the Township (Removing Coastal Waters)
Galloway Township, Atlantic County, New Jersey



Source: Official Zoning Map of Galloway Township last revised May 15, 1997. Compiled by Mott Associates on May 23, 2000.

As noted in Table 5 and Figure 6, approximately twenty-eight percent (28%) of the total land area in the Township are classified as rural. Rural lands include the Pinelands Rural Development District. Approximately twenty-seven percent (27%) of the land area is classified as residential, thirteen percent (13%) is classified as commercial, and twelve percent (12%) is classified as agricultural.

C. *The Pinelands Comprehensive Management Area*

1. Background

Galloway Township is one (1) of fifty-six (56) municipalities that are located entirely or partially within the 1.1 million acre, 1,700 square miles of the Pinelands National Reserve. An act of Congress established the Pinelands Commission (the Commission) in 1978 and directed the State to protect the invaluable natural resources of the area from uncontrolled development. In June 1979, the Pinelands Protection Act was enacted as a law and the *Pinelands Comprehensive Management Plan* (Pinelands Plan) was subsequently adopted in January 1989.

The Pinelands 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 Plan. The Township originally received certification from the Commission on March 9, 1987. The Commission certified Galloway Township's last Master Plan on June 4, 1994. The premise for a municipality's adopting zoning ordinances and a zone plan that are consistent with the Pinelands Plan is that the municipality will be able to accommodate development while protecting the essential character and ecological values of the Pinelands.

The Pinelands Plan allows local discretion in approving plans provided that the intent and minimum requirements of the certified ordinances are met. Mandatory provisions of the Plan require minimum density provisions in designated growth areas and limitations on the type and intensity of development in other areas. Growth areas must include provisions for density bonus transfer programs that utilize Pinelands Development Credits (PDCs).

The Pinelands Plan divides the Pinelands Area into eight (8) management areas. These management areas are subject to regulations that include appropriate land uses and densities. The Pinelands Management Areas are listed below:

- Preservation Area
- Forest Areas
- Agricultural Production
- Special Agricultural Production
- Rural Development Areas
- Pinelands Villages and Pinelands Towns
- Regional Growth Areas
- Military and Federal Installation Areas

The Pinelands Plan also contains comprehensive management programs that regulate coastal and inland wetlands; air and water quality; vegetation; fish and wildlife; scenic resources; historic, archeological and cultural resources; forestry; resource extraction; agriculture; recreation; and housing.

2. Percent of Township Located in Pinelands Areas

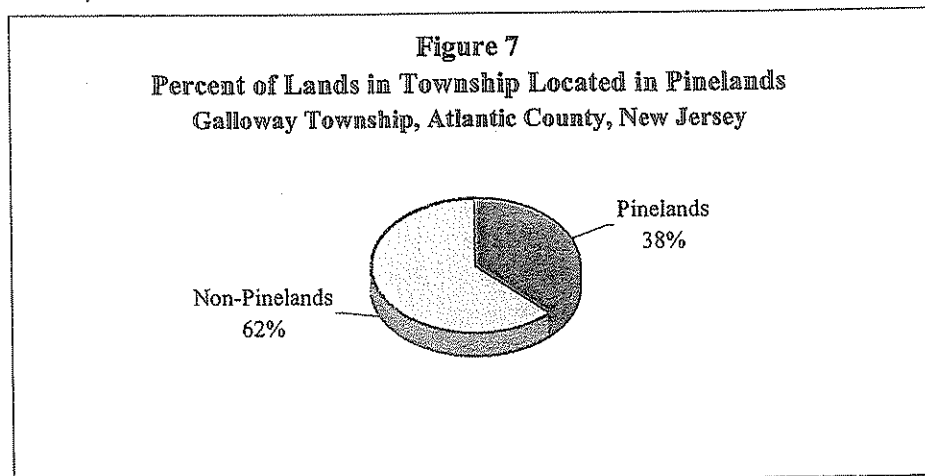
All land west of the Garden State Parkway in Galloway Township is located in the Pinelands National Reserve. Part of the land in the Township that is east of the Garden State Parkway is located in the Pinelands National Reserve, but is not included in the Pinelands Plan. The area is east of U.S. Route 9 and includes areas designated as a Conservation Area and is shown on the Development Constraints and Opportunities Map. Most development applications for this portion of the Township subject to the jurisdiction of NJDEP. Based on a Memorandum of Understanding (MOU) the Pinelands Commission has the authority to comment on applications in this portion of the Township.

Table 6 - *"Portion of Township Located in Pinelands"* and Figure 7 - *"Percent of Lands in Township Located in Pinelands."* They depict the acreage and percentage of the Township subject to the Pinelands Plan. As noted in Figure 7, approximately thirty-eight percent (38%) of the Township is subject to the jurisdiction of the Pinelands Plan.

Table 6
Portion of Township Located in Pinelands
Galloway Township, Atlantic County, New Jersey

Area	Acres
Pinelands	26,798.62
Non-Pinelands	44,648.67
<i>Total</i>	<i>71,447.29</i>

Source: Galloway Township Office of Community Development, May 19, 2000. Compiled by Mott Associates on May 22, 2000.



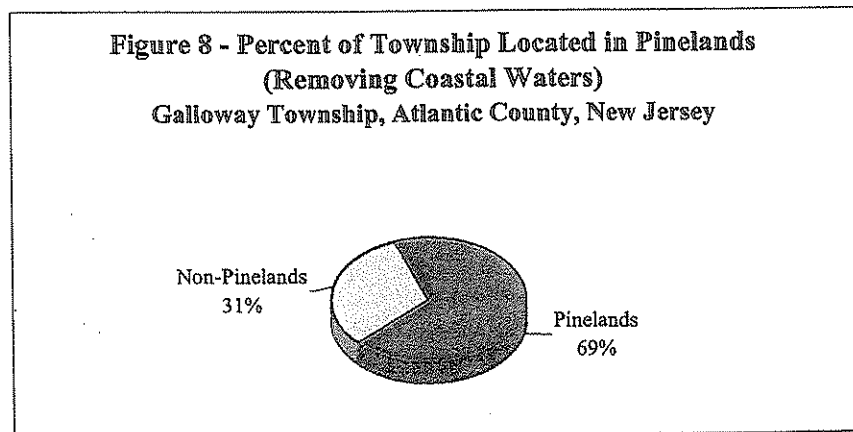
Source: Galloway Township Office of Community Development, May 19, 2000. Compiled by Mott Associates on May 22, 2000.

Subtracting the portion of the Township that is water and is part of the coastal waterway radically alters the percentage of the Township that is located in the Pinelands. Table 7 is labeled as *"Portion of Township Located in Pinelands (Removing Coastal Waters),"* and Figure 8 labeled as *"Percent of Township Located in Pinelands (Removing Coastal Waters),"* and depicts the acreage and percent of real land that is subject to the Pinelands jurisdiction. Nearly seventy percent (69%) of the land in the Galloway Township is located in the Pinelands

Table 7
Portion of Township Located in Pinelands
(Removing Coastal Waters)
Galloway Township, Atlantic County, New Jersey

Area	Acreage
Pinelands	26,798.62
Non-Pinelands	12,210.32
Total	39,008.94

Source: Galloway Township Office of Community Development, May 19, 2000. Compiled by Mott Associates on May 22, 2000.



Source: Galloway Township Office of Community Development, May 19, 2000. Compiled by Mott Associates on May 22, 2000.

3. Pinelands Management Areas

The portion of Galloway Township that is located in the Pinelands area is divided into eight (8) general land use categories that are listed below:

- PA Preservation Area
- FA Forest Area [FA 5, FA 20, FA WET]
- AG Agricultural Production
- RD Rural Development [Residential (R5), Rural Development Cluster (R5C), Resort Commercial Rural (RCR) / Recreation Development Area (RD)]
- PV/PT Pinelands Villages and Towns [Village Residential (VR), Town Residential (TR), Residential (VR 3.2), Village Commercial (VC), Town Commercial (TC), Town Industrial (TI), Resort Development Area]
- RG Regional Growth [Residential R & R-1), Industrial (I), Industrial Residential Development (IRD), Professional Office (PO), Highway Commercial (HC-1 & HC-2)]
- GI Government Institution
- FED Federal

The Galloway Township land use designations in the Pinelands region are consistent with the Pinelands management area designations. Each of the land use designations is described in detail below and these areas are featured on the Existing and Proposed Zoning Map.

a. Preservation Area

The Township Code recognizes this area as part of the preservation area of the Pinelands Plan. Pristine wetlands, streams, and rivers are found throughout this portion of the Township. These areas are critical to the survival of the flora and fauna that are recognized as unique to southern New Jersey and the Pinelands areas. The intent of this land use classification is to protect these native species of wildlife and vegetation from the impacts of intense development and land uses that could have potentially negative impacts on the environment. Preserving the long-term ecological integrity and viability of these areas is one of the goals in creating this land use classification.

This area is located north of Clarks Landing Road (County Route 624) and is a single contiguous district within the Township. Uses permitted in the Preservation Area include low density housing, employee housing as a component of agricultural operations, berry agriculture and horticulture, forestry, bee keeping, fish and wildlife management, and low intensity recreation. The minimum lot size in this zone is forty-five (45) acres.

b. Forest Areas

The portions of the Township that are identified as "Forest Areas" are particularly sensitive to the impacts of development. These areas contain the unspoiled-forested areas of the Pinelands Protection Area. These portions of the Township are also critical to the flora and fauna recognized as unique to southern New Jersey and the Pinelands areas. While most of these portions of the Township are not suitable for development, some parts are suitable for less intensive development. The Forest Area is similar to the Preservation Area in that the intent of this area is to protect viable species of wildlife and vegetation from the impacts of intense development.

The Forest Areas are located south of Clarks Landing Road (County Route 624). Uses permitted in the Forest Area include low density housing, employee housing as a component of agricultural operations, berry agriculture and horticulture, forestry, bee keeping, fish and wildlife management, and low intensity recreation. The Forest Areas are divided into three separate land management categories - FA-5, FA-20, and FA WET. The FA-5 area requires a minimum lot size of five (5) acres. The FA 20 area requires a minimum lot size of twenty (20) acres. The FA WET area requires a minimum lot size of forty-five (45) acres. Each of the areas permits the same land uses and the only distinguishing characteristic between the districts is the minimum lot size.

c. Agricultural Production Area

The Township has active agricultural operations. The Agricultural Production District recognizes these areas for their unique soils conditions, importance to the southern New Jersey economy, and value to the open space system - both environmental and scenic. Several farms involve large agriculture operations. Specialized crops include blueberries, potatoes, flowers and nursery products. Small family farms with roadside stands can be found in the agricultural district. Many of the old established farms within the Township have ceased operations over the past three (3) decades.

The Agricultural Production Areas are located east of Egg Harbor City. Portions of the historic areas of Cologne and Germania are included in the Agricultural Production Areas. Permitted uses include low density housing, employee housing as a component of agricultural operations, agriculture, agricultural commercial establishments, agricultural products processing facilities, public service infrastructure improvements, forestry, fish and wildlife management, and low intensity recreational uses.

d. Rural Development Areas

There are portions of the Pinelands areas that have been compromised or modified. These portions of the Township often serve as an "intermediate buffer" between the Forest Area and existing growth areas in the Township. The Pinelands Commission recognizes these areas as appropriate for limited future development, subject to strict environmental performance standards. In Galloway Township these areas are located between the

Agricultural Production Areas and Forest Areas and around the Villages and Government Institution area.

Single family dwellings, agricultural uses, uses accessory to agriculture (including agricultural employee housing), signs, recreation facilities (other than amusement parks), and forestry are permitted in this zoning district. The R5C Rural Development Cluster provision is permitted as a conditional use in part of the Township - between Duerer Street, Genoa Avenue, and Jimmie Leeds. This designation was established because of an existing blue heron rookery. If the rookery has been relocated this designation can be changed. The gross density is one (1) dwelling unit per five (5) acres and the net density is one (1) dwelling unit per 12,000 square feet.

This Pinelands Management Area has a unique zoning designation - the Recreation Development Area (RD) or Resort Commercial Rural (RCR) district. The RD district is a special zoning district within the Rural Development Management Area. This small part of the Township is limited to the immediate area around the exit from the Garden State Parkway onto Route 575. This zoning district was developed to provide for low-density resort commercial uses such as accommodations, eating establishments and basic services for travelers within the Pinelands.

Permitted uses include motels, hotels (densities are not permitted to exceed one (1) sleeping unit per acre), restaurant and other accessory uses. Residential uses are not permitted in this zoning district.

e. Pinelands Villages and Towns

The Pinelands Villages and Towns are limited to areas immediately adjacent to the White Horse Pike, west of the Garden State Parkway. There are six (6) individual districts that are considered as Pinelands Villages and Towns. They are Village Residential (VR), Town Residential (TR), Village Commercial (VC), Town Commercial (TC), Town Industrial (TI), and Residential (VR 3.2).

The intent of this category of land uses is to recognize existing communities in the Pinelands that are appropriate for infill development. The type of infill development recommended is based on the general type of district - i.e., residential uses for areas that are predominantly residential in character, commercial uses for areas that are predominantly commercial, etc. Uses that are generally permitted include single family residential dwellings, neighborhood commercial uses, recreation and institutional uses.

Minimum lot size typically required for development is 12,000 square feet where sewer and water are available and one (1) acre with alternate septic systems are available, and 3.2 acres where no public infrastructure exists. In the TI designation the minimum required lot size is five (5) acres.

The Resort Development Area is a special zoning district is limited to the western portion of the Township near Bremen Avenue. This zoning district recognizes the existence of an established facility - the Renault Winery. The intent of this zoning district is to acknowledge this operation and permit the continued development of the facility and its environs while protecting natural resources in and around this area.

Permitted uses include low density housing (on a minimum lot size of 3.2 acres per dwelling unit), employee housing as a component of agricultural operations, agriculture, agricultural commercial establishments, agricultural products processing facilities, public service infrastructure improvements, forestry, fish and wildlife management, and low intensity recreational uses.

f. Regional Growth Areas

The Regional Growth Area is the portion of the Township located in the Pinelands that is deemed appropriate for future growth. The designation as a Regional Growth Area recognizes that growth has already occurred in adjacent lands. Growth in this portion of the Township will provide for growth without compromising the essential character of the Pinelands. The Regional Growth Areas of the Township are located predominantly along the White Horse Pike, surrounding the Pinelands Villages and Towns.

There are seven (7) zoning districts in the Regional Growth Area - R - Residential, R-1 Residential, Industrial (I), Planned Industrial and Residential (PIRD), Planned Office (PO), and Commercial (HC-1 and HC-2). In the residential portions of the Regional Growth Area the minimum lot size required is 6,000 square feet where water and sewer are available. Single family dwellings are permitted at densities up to seven (7) dwelling units per acre.

Single family residential dwelling units are permitted at up to eight (8) dwelling units per acre in the PIRD zoning district with Pinelands Development Credits.

Planned office facilities, including motels, hotels, and planned commercial development are permitted in the PO zoning district. Neighborhood and community commercial uses, professional offices, institutional uses, and existing single family detached dwellings are permitted in the HC-1 and HC-2 zoning districts. No new residential uses are permitted in these zoning districts.

g. Government Institution District

This zoning district recognizes three (3) existing institutions in the Township - the Richard Stockton State College, the Atlantic City Medical Center, Mainland Division, and the Bacharach Institute for Rehabilitation. The intent is to provide for continued development of these two (2) facilities. Permitted uses for the college include instructional buildings, student and facility support buildings. Permitted uses for the hospital include hospitals, rehabilitative uses, and health care and related facilities.

h. Federal Installation Areas

The portion of the Township classified as "Federal" is located south of the New Jersey Transit rail line, east of the Garden State Parkway and west of English Creek and Pomona Roads. The Federal Aviation Administration Technical Center and the Atlantic City International Airport are located here. Permitted uses include those that are consistent with the national defense and Federal Aviation Administration requirements.

D. Portion of Township Located Outside of Pinelands Management Area but Within Pinelands National Reserve

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 as Rural Development and Forest Area. There are two (2) Pinelands designated villages located in this 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.

E. Non-Pinelands Area

1. Background

The area that is east of the Garden State Parkway is located in the Non-Pinelands portion of the Township. As stated above there is an area east of Route 9 that is identified as being in 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 (NJDEP). NJDEP 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.

NJDEP 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.

These coastal permit programs are administered by the NJDEP through the Rules on Coastal Zone Management (N.J.A.C. 7:7E-1.1 et seq.). The Rules on Coastal Zone Management (Rules) are very similar to the Pinelands Comprehensive Management Plan. The Rules were first adopted in September 1980 with the latest revision in August 1990. Although all three (3) 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 areas in the Township are 1,376 square miles. All proposed land uses in this portion of the Township are subject to the jurisdiction of NJDEP through the CAFRA regulations. If a land use is a defined CAFRA facility, the regulations are enacted and a CAFRA permit is required. A CAFRA facility is any facility with twenty-five (25) or more dwelling units, greater than three (3) acres of paving or forty-nine (49) parking spaces, industrial land uses and linear land uses greater than one thousand two hundred (1,200) feet. A comprehensive definition of a CAFRA facility can be found at N.J.S.A. 13:19-3c.

The Non-Pinelands portion of the Township has five (5) separate categories of land uses. The land uses are summarized below and described in detail immediately after:

- | | |
|----------------|---|
| • Conservation | Conservation |
| • Residential | Residential Compatibility (RC) |
| • Mixed- Use | Planned Neighborhood Residential (NR), Planned Community Commercial District (CC) |
| • Commercial | Professional Office (PRO), Community Village Commercial (CVC) |
| • Industrial | Conditional Industrial (LID) |

2. Land Use Inventory

a. Conservation District

The intent of the Conservation District is to provide protection to some of the more environmentally sensitive portions of the Township located outside of the Pinelands. Most of the Conservation Districts are located in the northeastern portion of the Township. The Edwin Forsythe Wildlife Refuge is part of this zoning district. Approximately 32,400 acres of land contained in this zoning district is actually water.

The minimum lot size required for any development is five (5) acres. Farms, parks and playgrounds, and fish or gun clubs are permitted uses. Single family detached dwelling units are conditionally permitted on lots that existed when the Ordinance was adopted.

b. Residential

The Residential Compatibility District (RC) This district is intended for single-family detached dwellings and other compatible uses. Existing land use patterns indicate that there is a pattern of intensive land development in these areas. All future development is encouraged to conform to larger minimum lot size requirements.

Single-family detached dwellings, churches, golf courses, and farms are permitted uses in this zoning district. The minimum lot size required for development is a one (1) acre lot if public sewer and water are available and a two (2) acre lot where such public facilities are not available.

c. Mixed-Use

The Intent of the Mixed Use land category is to encourage mixed residential and planned commercial developments. There are two (2) general zoning districts that are representative of mixed-use land use designation - the Planned Neighborhood Residential District (NR) and Planned Community Commercial District (CC). Most of the areas that contain mixed-use zoning are located in the northeastern portions of the Township.

The Planned Unit Developments (PUDs) for Smithville and Wrangleboro Estates are located in the NR zoning district. The type and mix of residential units vary with the size (acreage) of the development. The CC zoning district permits single-family detached and attached dwelling units on minimum lots of thirty-five thousand (35,000) square feet. Lot size may be reduced in existing approved planned developments, as long as the gross densities do not exceed one (1) dwelling unit per eight-tenths (0.8) acre where public sewer is not available or up to a maximum of four (4) dwellings units per acre where public sewer is available. This district encompasses the non-residential component of the Village of Smithville.

d. Commercial

The intent of the Commercial land use designation is to provide opportunities for non-residential development in the Township. There are three (3) zoning districts that are classified as commercial - Professional Office (PRO) district, Community Village Commercial (CVC), and Commercial Highway (CH). These land use designations are limited primarily to the major transportation corridors in the Township such as Jimmie Leeds Road, a small portion of Pitney Road, and the White Horse Pike.

The PRO zoning district was created to provide the opportunity for professional offices near the Town Center with easy access to the Garden State Parkway. The only use permitted in this zoning district is an office for doctors, ministers, and other professionals such as engineers or lawyers. The minimum lot size that is required is 50,000 square feet.

The portion of the Township designated as CVC is located at the intersection of Jimmie Leeds Road and Pitney Road. This location is at the heart of the proposed "Town Center" for downtown Galloway. The purpose of this area is to provide for commercial uses to serve the needs of the Township residents. Retail and personal service establishments, offices, restaurants, sporting goods stores, and public facilities are permitted in this zone. Residential uses are not permitted.

One (1) small pocket of the Commercial Highway zoning exists within the non-Pinelands portion of the Township. The parcels located adjacent to the White Horse Pike, east of the Garden State Parkway, and south of Oakbourne Avenue are included in this zoning district. Community commercial facilities, parks, playgrounds, and cemeteries are permitted in the CH zone. Residential uses are not permitted, but the Zoning Ordinance does specify that the maximum density permitted for residential units is one (1) dwelling unit per 0.8 acre

lots - the minimum lot size would be approximately 35,000 square feet in areas where public sewer is not available. In the portion of this zoning district where sewer is available, the maximum permitted density is six (6) dwelling units per acre or a minimum lot size of approximately 7,260 square feet

e. Industrial

Only one (1) portion of the non-Pinelands portion of the Township is designated as industrial - the Conditional Industrial zoning district. It is located on Galloway Road between Sylvan Avenue and Old Port Road. This is the site of an existing landfill. There are no permitted uses in this zoning district, however certain commercial and industrial uses are permitted conditionally. Residential uses are expressly prohibited. The Township is considering development opportunities for this area through the Brownfields Redevelopment program.

IX. CIRCULATION

The full text of the circulation plan for the Township is contained in a report prepared by Churchill Consulting Engineers entitled *"Traffic and Transportation Assessment Report,"* dated 2000. This circulation element is a summary of the information contained in this report.

The transportation network of the Township is comprised of a system of interconnected Federal, State, County and Township roadways along with public transportation by both rail and bus service. In order to gain an understanding of the magnitude of the traffic in and around Galloway Township. A table of traffic counts for various highways /roads located in Galloway Township is shown below. All streets are shown on the Community Facilities and Streets Map, attached as an exhibit.

Table 8
Traffic Counts on Major Transportation Corridors
Galloway Township, Atlantic County, New Jersey

Roadway	Average Daily Traffic (Vehicles / Day)
U.S. Route 30 (a.k.a. White Horse Pike) East of the Garden State Parkway	50,000
Garden State Parkway @ M.P. 40	(Northbound) 24,200 (Southbound) 26,000
Jimmie Leeds Road	
Pinehurst Area	10,750
Municipal Building	8,500
Great Creek Road (Wrangleboro / Jimmie Leeds Road)	9,600
Wrangleboro Road (Great Creek / Jimmie Leeds Road)	4,250
U.S. Route 9 (Smithville)	10,500
Pitney Road	
Smithville	5,900
Highlands	8,000
Moss Mill Road	
Smithville	6,200
Wrangleboro	4,200

Sources: New Jersey Highway Authority, New Jersey Department of Transportation, Atlantic County Engineering, Horner and Canter Associates.

A. Existing Network

Many of the roads that traverse Galloway Township are maintained by other agencies such as Atlantic County, New Jersey Department of Transportation (NJDOT), and the Parkway Authority. An analysis of the transportation network in Galloway Township must consider the needs of the residents as well as the other "regional" users such as employees that reside in other municipalities or seasonal tourists. As noted on The Community Facilities and Streets Map, the major links of Galloway Township's transportation network are the Federal, State and County roadways, which traverse the Township and extend beyond the municipal boundaries. This map has been revised to reflect this condition. All roads that are located in the Township have been shown on the Community Facilities and Streets Map. This map also includes a legend indicating the roadways based on their classification and hierarchy within the transportation network.

1. Federal/State Roads

There are four (4) Federal/State Roads located in Galloway Township. Each of these Federal/State roads and a brief description of the roadway are listed in Table 9 below.

Table 9
Federal / State Roads
Galloway Township, Atlantic County, New Jersey

Name of Road	Description
U.S. Route 30 (White Horse Pike)	This four (4) lane highway is an east-west corridor located along southern boundary of Township. Extends from municipal boundary at Absecon to municipal boundary at Mullica Township. Average daily traffic count is approximately 50,000 vehicles per day.
U.S. Route 9 (New York Road)	This two (2) lane State/Federal road is a north-south corridor located along the eastern boundary of the Township. Extends from municipal boundary of Port Republic to municipal boundary of Absecon.
Garden State Parkway	This roadway is an elevated limited access highway. It is a four (4) lane divided highway that bisects the Township. There are three (3) access points to the Garden State Parkway. These include: • Interchange 44 - Connects with Pomona Road. Permits northbound traffic to enter Parkway and southbound traffic to exit Parkway. Approximately 2,670 vehicles per day use northbound entrance and 2,490 vehicles per day use southbound exit. • Atlantic City Service Area - Service entrance from Jimmie Leeds Road. Approximately 6,830 vehicles per day enter service area from Jimmie Leeds Road. • Exit 40 - Connection with U.S. Route 30. Permits northbound traffic to enter Parkway and southbound traffic to exit Parkway. Approximately 4,830 vehicles per day use northbound entrance and approximately 5,310 vehicles per day use southbound exit.
U.S. Route 50	This portion of the highway is a two (2) lane north-south corridor in the western portion of the Township. Extends from Egg Harbor City municipal boundary to Hamilton Township municipal boundary.

2. County Roads

Galloway Township has several County routes that are both wholly contained within the Township and extend well beyond the municipal boundaries. The Township has both five hundred (500) and six hundred (600) series County Roads. The five hundred (500) series roads represent primary County roads and the six hundred (600) series roads represent secondary County roads. Each of these roads and a brief description of the roadway are listed in Table 10 below.

Table 10
County Roads
Galloway Township, Atlantic County, New Jersey

	Route Number(s)	Name of Road	Description	Direction
Primary Roads	561 / 633	Jimmie Leeds Road	U.S. Route 30 to U.S. Route 9	East-West
	561	Duerer Street	Jimmie Leeds Road to Egg Harbor City	East-West
	Alt. 561	Moss Mill Road	Port Republic to Egg Harbor City	East-West
	563	Tilton Road	U.S. Route 30 to Egg Harbor Township	East-West
	575	Pomona Road	Port Republic to Hamilton Township	North-South
Secondary Roads	618	Leeds Point Road	Moss-Mill Road to Route 9	North-South
	657	Motts Creek Road	East boundary Old Port Republic Road	North-South
	634	Pitney Road	Old Port Republic Road to Absecon	North-South
	686	Aloe Street	Pomona Road to U.S. Route 50	East-West
	614	Cologne Avenue	Shiller Street to Hamilton Township	North-South
	670	Leipzig Avenue	Clark's Landing Road to Hamilton Township	North-South
	670	Breman Avenue	Pestalozzi Street to Hamilton Township	North-South
	654	Sixth Avenue	Jimmie Leeds Road to U.S. Route 30	North-South

3. Township Roads

There are hundreds of miles of Township roads in Galloway Township. For the purposes of this Master Plan they are categorized as either main / primary Township roads or local Township roads. Only the main / primary roads are contained in this Master Plan. These roads and a brief description of the roadway are listed in Table 11 below.

Table 11
Township Roads
Galloway Township, Atlantic County, New Jersey

Name of Road	Description	Direction
Wrangleboro Road	Jimmie Leeds Road to Moss Mill Road	East-West
Collins Road	Pitney Road to Wrangleboro Road	East-West
Great Creek Road	Jimmie Leeds Road to U.S. Route 9	East-West
Quail Hill Boulevard	Smith Bowen Road to Pitney Road	East-West
Chris Gaupp Drive	Jimmie Leeds Road to U.S. Route 30	North-South
Buchanan Avenue	Ash Avenue to Chris Gaupp Drive	East-West
Damson Avenue	Ash Avenue to U.S. Route 30	North-South

B. Public Transportation

Two (2) forms of public transportation exist within with the Township - bus and rail service. New Jersey Transit operates both transportation systems. Each of these systems is described below.

1. Bus Service

New Jersey Transit operates three (3) regular bus routes within the Township. Each of these bus routes and a brief description of the route, hours of operation, and beginning point and final destination is listed in Table 12 below.

Table 12
New Jersey Transit Bus Routes
Galloway Township, Atlantic County, New Jersey

Route Number	Description
554	Hourly service provided along the White Horse Pike (U.S. Route 30). Peak service Monday through Friday increased to twice every hour. Atlantic City Bus Station and the PATCO High Speed Line / New Jersey Transit Rail Station in Lindenwold are final points of destination.
508	Service provided along Route 9, Jimmie Leeds Road, Pomona Road. Hourly service begins at 5:40 a.m. and terminates at 11:45 p.m. Atlantic City Bus Station and Hamilton Mall are final points of destination.
559	Service provided along U.S. Route 9. Hourly service begins at 7:40 a.m. and terminates at 11:40 p.m. After 11:40 p.m. service is decreased to once every two (2) hours. Atlantic City Bus Station in Atlantic City and the bus terminal in Lakewood are final points of destination.

2. Rail Service

New Transit operates the Gambler's Express. This service runs on the existing railroad tracks that are located parallel to the White Horse Pike (U.S. Route 30). Galloway Township residents have access to two (2) New Jersey Transit Rail Stations, one (1) station is located in Absecon and the other station is located in Egg Harbor City. Rail service provides transportation to Atlantic City, Hammonton, Lindenwold, Cherry Hill and Philadelphia. The Lindenwold station provides access to the PATCO High Speed Line. The Philadelphia 30th Street Station provides AMTRAK service and service to the Philadelphia International Airport via the SEPTA R-1 regional rail line. The Atlantic City Rail Terminal connects to a shuttle service for all casinos between Trump Marina and the Hilton. New Jersey Transit train service operates fifteen (15) trains per day in each direction. Other stations on the New Jersey Transit line are located in Absecon, Egg Harbor City, Hammonton, Atco, Lindenwald (with connections to the PATCO High Speed Line), and Cherry Hill. No rail station is currently located in the Township.

The Egg Harbor City station is located in Egg Harbor City/South Egg Harbor. The facility is located between the White Horse Pike and Aloe Street at the Egg Harbor City/South Egg Harbor boundary. This station has facilities for the parking of one hundred eighteen (118) vehicles. There are two (2) ticket vending machines located at this station. No employees are available at this station to provide customer assistance. It takes approximately twenty-four minutes (24) to arrive in the Atlantic City Rail Terminal and one (1) hour and eighteen (18) minutes to reach 30th Street Station in Philadelphia.

A second station is located in the Absecon near the intersection of Station Avenue and the White Horse Pike (U.S. Route 30). This station has parking facilities for one hundred seventy-two (172) vehicles. There are two (2) ticket vending machines located at this station. No employees are available to at this station to provide customer assistance. It takes approximately fourteen (14) minutes to reach the Atlantic City Rail Terminal and one (1) hour and twenty-six (26) minutes to reach 30th Street Station in Philadelphia.

C. Air Facilities

The area is served by two (2) 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 is clear that the airport will remain a focal point of the transportation plan for the region.

The intent of a Compatible Land Use Zone (CLUZ) is to alleviate any conflicts through proper land use planning. The noise levels that occur in different areas adjacent to airport facilities determine the "zone" for the CLUZ. The greater the distance from the airport, the more compatible all general land uses are. Knowledge of noise impacts on lands surrounding airports is an important consideration before zoning boundaries are determined and development applications are approved.

Zones are categorized one (1) through five (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. Specific land uses are compatible in each zone. 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 uses are permitted in these zones, CLUZ mapping should be carefully consulted to ensure compatibility.

D. Pedestrian Paths

The 1992 Master Plan recommended development of an interconnected pedestrian path system by requiring new developments to make contributions to off site improvements. An ordinance approving the collection of off tract improvements was passed in May 1990.

An extensive existing and growing network of pedestrian paths or sidewalks has been constructed in the Township. The Pedestrian Path plan involves several phases of sidewalk construction. The goal of the Township is to construct sidewalks in, around all school zones to provide walking students safe access to and from school and to connect to all recreation areas. The Pedestrian Path Plan is shown on the Communities Facilities and Streets Map.

Pedestrian paths have been constructed along 8th Avenue near the Arthur Rann School to Jimmie Leeds Road. Sidewalks were also installed in South Egg Harbor for residents of Aloe Village to walk to Philadelphia Avenue. Sidewalks have also been installed along Constitution Drive to Old Port Road, Wrangleboro Road, Reeds Road and Quail Hill Boulevard to Route 9. The Township has purchased the equipment necessary for Township employees to maintain and repair existing sidewalks and pedestrian paths with funds collected from developers. The pedestrian path plan has been analyzed and updated as part of this Master Plan to be consistent with changes in the community.

E. Special Services

Atlantic County Division of Intergenerational Services operates a program identified as CARTS (County of Atlantic Rural Transportation System). CARTS provides year round transportation to residents of Atlantic County to shopping areas, hospitals and major food markets on a first come first served basis. This program is full funded and operated by Atlantic County.

F. Proposed Improvements

Galloway Township has made every attempt to be responsive to the tremendous growth and development that has occurred over the past twenty-five (25) years. As a result of much of the growth, improvements will be needed to the transportation system within the Township. This is particularly evident in the areas of the Township where partial interchanges for the Garden State Parkway are located. The lack of a complete or "full" interchange has been a serious constraint to the Township and has impacted the Township in a number of ways including development and an

increased amount of traffic volume on local roads.

1. Roads

A list of the proposed future improvements for the Federal / County Roads is contained in Table 13 and shown below.

Table 13
Proposed Improvements on Federal / State Roads
Galloway Township, Atlantic County, New Jersey

Name of Road	Description
U.S. Route 30 Corridor	NJDOT is proposing to improve this roadway from the municipal boundary at Absecon and Galloway east through Absecon by erecting concrete barriers to separate east and west bound traffic. Proposed improvements will increase capacity on this roadway.
U.S. Route 30 and Pomona Road	NJDOT is proposing the addition of new travel lanes, timing of signalized intersections, and widening of the roadway. Proposed improvements will improve Level of Service (LOS) and decrease "queing" time for evening peak traffic on northbound Pomona Road.
Garden State Parkway	Parkway Authority proposes to improve design of Atlantic City Service Area. Proposed improvements include renovations to the service area, a proposed commuter parking lot, and replacement of the existing bridges over Jimmie Leeds Road for a wider clear span between bridge abutments. Improvements to the rest area are currently under construction. Other possible improvements include: • Main Line widening from milepost 30 to 80 from two lanes to three lanes which includes the entire section through Galloway Township. • Completion of Interchange 40 (U.S. Route 30) as indicated it is only a partial Interchange. • The completion of Interchange 44 which is also a partial Interchange.
U.S. Route 9	NJDOT is proposing to replace Route 9 bridge over Nacote Creek at the Port Republic / Galloway Township municipal boundary. A detour will be required during the 18 months that the bridge is under construction. Improvements are anticipated to begin in Spring of 2001. The Township remains closely involved in the planning and preparation associated with this project. The Township is requesting signalized intersections at Smithville Boulevard and Route 9 and the intersection of Moss Mill Road and Pitney Road as part of the detour plan.
Pomona Road and Jimmie Leeds Road	The County is replacing the four way stop at this intersection with a full traffic signal. This project should be completed by 2001.
Wrangleboro Road, Great Creek Road and Jimmie Leeds Road	This three- way signalization project is under construction by Atlantic County, which will help control the existing traffic patterns that exist at this intersection. Project completion expected before 2001.
Great Creek and Pitney Roads	The Township has requested that the County review this intersection for possible signalization. The County has indicated that a four way stop and signalization is in the design phase.

Table 13
Federal / State Roads
Galloway Township, Atlantic County, New Jersey

Name of Road	Description
Wrangleboro Road	Township has applied for/received grant from the NJDOT from Municipal Trust Fund Monies for the improvements to Wrangleboro Road. The Township has completed Phases I through IV and has been awarded funds for the completion of Phases V and VI. These sections should complete Wrangleboro Road from the County improvements at Great Creek Road to the relocated intersection of Moss Mill Road and Wrangleboro Road.
Quail Hill Boulevard	The developer, K. Hovnanian will complete Quail Hill Blvd. as a connector street. Quail Hill Blvd. Will connect Smith-Bowen Road and Smithville Boulevard to Pitney Road . There are approximately 1,000 homes located between Pitney Road and Smithville Boulevard.
Moss Mill Road	The County is proposing to reconstruct this portion of road sometime in 2001.
Motts Creek Road C.R. 657 Route 9 to bulkhead	Reconstruction and resurfacing proposed by the County.
Pomona Road (Interchange 44 to U.S. Route 322 / 40)	The County has prepared a conceptual plan to widen Pomona Road from its existing configuration to up to four or five lanes in phases.

2. Target Areas

The following realignments of intersections should be examined and prioritized with regard to the ability to realign the intersections to ninety degree (90°) intersections:

- Old Port Republic Road and Route 9
- Second Avenue and Jimmie Leeds Road with a possible connection to Wrangleboro and Jimmie Leeds Road.
- First Avenue and Jimmie Leeds Road.

It is indicated that there is a need to designate Buchanan Avenue and Damson Avenue in Pinehurst as collector streets in the Pinehurst traffic network.

- Buchanan Avenue begins at the Pomona Oaks area and runs east/west providing connections with all north/south cross streets as well as Chris Gaupp Drive. Buchanan Avenue will ultimately terminate at Ash Avenue, extending the length of the Pinehurst neighborhood.
- Damson Avenue is selected because it intersects with U.S. Route 30 at an existing jughandle and traffic signal. Damson runs in a north/south direction and will see increased growth in the future.

- Chris Gaupp Drive is to be redesigned as a major collector with increased cartway width, curbing and sidewalk along both sides. The design of Chris Gaupp Drive is part of the Pinehurst Roadway Master Plan and will require improvements of developers along the referenced roadway. In addition, design standards and ordinance changes are recommended for Damson and Buchanan Avenues concerning driveway locations, spacing, etc. Establishing design standards for Pinehurst will help guide the build-out of the area for both residential and commercial properties.
- Waveland Avenue should be evaluated as a possible commercial/business hub along the south side of U.S. Route 30.
- Jimmie Leeds Road should be closely monitored as development continues. It is recommended that the Township provide design standards and ordinance requirements for limiting the number of driveways for proposed development by combining driveways and providing for central parking areas.
- Future street maps should guide development in the Pinehurst section with regard to improvement of streets, classification of existing paper streets and be the basis for sound development plans for the build-out of Pinehurst for both the residential and commercial elements.

3. Rail Service

New Jersey Transit has been evaluating the feasibility of a commuter rail station in Galloway Township. There are currently three (3) possible sites for the proposed commuter rail station. Two (2) of the sites are located near Pomona Road and the White Horse Pike. The third site is located to the immediate east of the Garden State Parkway and south of the White Horse Pike. The Township's preferred location for the station would be along Pomona Road because of the high visibility, existing roadways, and multi-modal transportation connections. The Township continues to work with New Jersey Transit officials as part of this on-going process.

The proposed rail station would support the creation of a "transit village" in the Township. The proposed station could become part of transportation center providing easy access to the nearby Atlantic City International Airport. Important local beneficiaries of the station include the student and staff of The Richard Stockton State College, residents of the region and Township, and the FAATC, Atlantic City Medical Center - Mainland Division, and the Bacharach Institute for Rehabilitation.

X. UTILITIES

A. Sanitary Sewer

The sanitary sewer collection system for Galloway Township is operated by the Galloway Township Municipal Utilities Division (MUD). Currently there are nineteen (19) pump stations and over seventy (70) miles of sanitary sewer lines. The ultimate disposal and treatment of the sanitary sewer waste is handled by the Atlantic County Utilities Authority at the Atlantic County Utilities Authority Treatment Plant in Atlantic City. Sanitary sewer service areas 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 through CAFRA regulations or by the Pinelands Commission, and environmentally sensitive areas.

Atlantic County has prepared and adopted a draft Wastewater Management Plan (Section 208 Sewer Plan) for sewer service areas. Existing and proposed sewer service areas included as part of the Section 208 Sewer Plan are also shown on the Development Constraints and Opportunities Map.

B. Potable Water

Galloway Township is serviced primarily by three (3) sources of potable water. New Jersey American Water Company (NJAWC) provides potable water to most of the franchised areas in the Township. NJAWC serves Smithville, Wrangleboro Estates, Absecon Highlands, and a majority of the dwellings in Pinehurst and Pomona. A portion of South Egg Harbor - located at the western end of the Township - is serviced by public water from Egg Harbor City. The remaining areas of the Township are serviced by private wells. The area serviced with public water by NJAWC is constantly expanding. For properties located in the current service areas it is recommended that individuals contact NJAWC directly for service. Galloway Township Municipal Utilities Division does not provide any public water service in the Township.

Several areas of the Township have experienced contamination problems with their individual private wells. NJDEP and NJAWC, in cooperation with the Township have extended water lines in both the Absecon Highlands and Pinehurst areas. Extending the water lines has alleviated some of the contamination problems. NJDEP is currently evaluating the possible extension of water lines in the Cologne area of the Township between Cologne-Port Republic Road, Odessa Avenue, and Genoa Avenue.

C. Other Public Utilities

In 1998, the utility companies were deregulated. This has resulted in a more competitive industry. More utility companies have been created. Electrical service, natural gas, heating oil, cable television, and phone services are provide by several companies in the region. **The installation of underground utilities is preferred and required wherever possible for both esthetic and safety reasons.**

XI. COMMUNITY FACILITIES

Community facilities include buildings, land, and services that are financed by taxpayers to serve the local population. These include a variety of local resources and activities ranging from the school system to historic buildings and places.

A. Education

Galloway Township has ten (10) public schools. There are eight (8) elementary schools - one (1) of which is a charter school, one (1) intermediate school, one (1) high school and one (1) college - the Richard Stockton State College. The Township also has three (3) private schools. These thirteen (13) educational institutions serve the needs of the residents of the Township. In 1998 there were 6,766 students enrolled in the educational facilities of the Township. In 2000, the enrollment has increased to over 9,300 students. Table 14 is entitled "*Number of Residents Enrolled in Educational Facilities*," and depicts the number of students enrolled in each level of school and type of institution (public or private) if in high school, intermediate, elementary or pre-school.

Table 14
Number of Residents Enrolled in Educational Facilities
Galloway Township, Atlantic County, New Jersey

Level of School	Public	Private
Pre-School/Primary	183	244
Elementary	**4,000	197
High School	1,800	
College		3,200

Source: Connective Business Development Group, November 6, 1998, "Galloway Township," page 6 and Galloway Township Board of Education, May 31, 2000.
Compiled by Mott Associates, May 22 and 31, 2000.

** Includes 200 students enrolled in the Charter School.

1. Greater Egg Harbor Regional School District

The Greater Egg Harbor Township School District serves students in Galloway Township, Port Republic, and Hamilton Township. The Greater Egg Harbor Regional School District operates two (2) public high schools in Atlantic County - Oakcrest (located in Hamilton Township) and Absegami High School. Absegami High School is located on a one hundred-acre (100) site located between the Garden State Parkway and Wrangleboro Road. The school currently serves a student population of 1,804 students. It was built in 1982 and enlarged in 1990 by adding twenty (20) new classrooms, an auxiliary gym, weight room, and guidance counselor's offices. Absegami boasts a large media center, four (4) computer labs and Internet connected classrooms. In 1998 the residents of the Township approved a voter referendum to allow for a second expansion of this facility.

The high school offers programs that meet the academic needs of the growing and diverse student population of Galloway Township. The course selections exceed the basic requirements

of a core curriculum and include a full Advanced Placement program, a large selection of performing and related arts courses, and a broad selection of academic courses that are tailored to meet the need of the individual student. The high school students may also attend the County vocational schools on a part time basis.

2. Galloway Township Board of Education

The Galloway Township Board of Education operates eight (8) elementary schools and (1) middle school. Table 15 - "Schools Operated by the Galloway Township Board of Education" lists each school, the grade levels provided, the number of students enrolled in 1999 and 2000, and the capacity of each facility. In 2000 the schools public schools were restructured to redistribute the students. The projected number of students for the year 2001 is 4,125 students; 2002 is 4,248 students; and 2003 is 4,375 students. Based on projections provided by the Galloway Township Board of Education, the greatest need for additional space in the elementary schools will occur in the 2003 - 2004 school year.

Table 15
Schools Operated by the Galloway Township Board of Education
Galloway Township, Atlantic County, New Jersey

School	Grades	1999 Enrollment	2000 Enrollment	Building Capacity
Oceanville	Kindergarten	N/A	161	N/A
Pomona	Kindergarten	193	209	225
Charter School	K - 3	N/A	80	N/A
Arthur Rann	1 - 6	857	627	850
Cologne	1 - 6	208	180	225
Reeds Road	1 - 6	808	650	790
Roland Rogers	1 - 6	778	563	760
Smithville	1 - 6	795	617	780
South Egg Harbor	1 - 6	78	68	125
Galloway Middle	7 - 8	N/A	924	N/A
Total		3,717	3,989	4,840*

Source: Galloway Township Board of Education, December 1, 2000. Compiled by Mott Associates on December 4, 2000.

N/A = Not Available

* Assumes that capacity is current number of students enrolled because information on capacity is currently not available.

3. Private Schools

There are three (3) private schools in Galloway Township. These schools include Pilgrim Academy, Bethel Christian Academy and the Assumption School.

4. The Richard Stockton College of New Jersey

The Richard Stockton College of New Jersey (Stockton) was founded in 1969. It is located on a 1,600-acre campus adjacent to Pomona Road. The campus is open to the public and includes a library, observatory, performing arts center, and art gallery. The outdoor recreational facilities at the college are available for public use on a limited basis.

Stockton is a fully accredited undergraduate college of arts, sciences and professional studies. Current enrollment exceeds 6,000 students. More than one hundred eighty (180) full time faculty members are employed at this educational institution. Stockton recently expanded their academic programs to offer masters degrees in business studies, nursing, physical therapy, and Holocaust and genocide studies.

Stockton is currently completing of an ambitious building program. A new \$17 million dollar multi-purpose athletics and recreation center was completed in 1999. The new health sciences building and several new student residential apartments were also completed in 1999.

B. Libraries

In April 1995 the Atlantic County Library opened a branch library in the Galloway Township Municipal Complex. The library features 16,500 square feet, with shelving capacity for 60,000 books; a story telling corner; reading lounge; community meeting room; and separate areas for reference, adult and children's services. The library is fully handicap accessible. Since this library facility opened it has remained the busiest branch location in the County. The Galloway Township branch accounts for approximately twenty percent (20%) of the system circulation for the Atlantic County Library system.

Supplemental libraries are available in each elementary school, middle school, and the high school. A public library is available at the Richard Stockton State College.

C. Municipal Services

The administrative offices for the Township are located in a centralized municipal complex. This municipal complex is part of the Town Center and is located on Jimmie Leeds Road. The form of government in Galloway Township is the Council-Manager system. The seven (7) member elected Council appoints a full-time Township Manager. The manager functions as the chief executive, handles the daily operations, and recommends a budget to the Council.

Galloway Township maintains a full range of municipal services including Administrative Services - the municipal clerk's office, the municipal judge, prosecutor, tax assessor, tax collector; Public Works; Community Development - planning and zoning boards, land use, building and code enforcement; Community Services - recreation, recycling, senior services; and Public Safety - police, fire, and emergency management personnel. The Township supports the local Historical Society and a Cultural Arts Center. An Environmental Commission, Economic Advisory Committee, Recreation Committee, and Infrastructure Committee provide additional guidance to

the Township.

1. Police Department

The Galloway Township Police Department manages all public safety operations for the Township of Galloway. The 2,520 square foot facility provides office and operational space for the officers and civilians that comprise the police department. The communications facility is "state of the art" and provides all communications for the police, fire, and ambulance services. The Township police force currently consists of fifty (50) highly trained officers and twenty (20) civilian employees.

The police department regularly reviews operating procedures and data to ensure that the needs of the Township and the growing population are met. Future changes of rank structure and manpower will aid in implementing the Community Oriented Services (COS) philosophy that the police department is embracing. Combining traditional police and COS will change policing for our residents by helping the residents to become better acquainted with law enforcement and government officials. This partnership will enhance the overall quality of life for all parties, open a direct line of communication between the residents and law enforcement that may not currently exist. This will increase police presence and create a more effective and efficient municipal police force.

The police department currently possesses expertise in many areas such as patrol response calls and criminal investigations - including juvenile, narcotics and general matters. The Township police department has established a group of highly trained officers to conduct crisis response. These officers are part of teams such as the ERT (Entry Response Team) and the CNT (Crisis Negotiation Team). Their mission is to respond to and resolve crises including hostages, barricades; and high-risk entry when weapons are present. The department initiated a Domestic Violence Response Team (DVRT) comprised of volunteers who assist the police in identifying issues and making appropriate referrals.

Law enforcement participation in Township traffic engineering is an emerging aspect of the police department. This participation increases awareness and maintains control of tenuous situations such as construction, larger local events, or regional affairs. The department is able to direct police resources to safely manage traffic during these events.

Many local events such as the Mayfest and Octoberfest in Smithville and the annual Ladies Professional Golf Association (LPGA) held at the Seaview Marriott Country Club have become regional attractions. The police department has created a position for a Public Information Officer (PIO) to disseminate information. This position aids the local government in keeping the public fully informed of law enforcement issues and the COS program.

2. Fire Department

Fire-fighting services in the Township are provided by an all volunteer fire department. The department consists of five (5) independently incorporated companies. The Fire Department receives substantial financial support from the municipality. All companies also independently raise funds to maintain their fire stations and assist with the purchase of new equipment. Professionally trained volunteer members also train the members of the fire companies. Enrollment for volunteer members is open throughout the year.

The activities of each fire company are coordinated under a fire chief. There is also a Township chief that oversees the chief of each fire company. The location of all fire stations is shown on the Community Facilities and Street Map. Each fire station, the date of incorporation, and a brief description of the station are listed in Table 16 - "*Fire Companies*" shown below:

Table 16
Fire Companies
Galloway Township, Atlantic County, New Jersey

Fire Company	Incorporated	Description
Oceanville Fire Company #1	11/6/24	Due to increased demand resulting from development in Smithville this fire company expanded its facility by 4,000 square feet.
Germania Fire Company #2	5/28/26	This company has recently completed renovations to their facility. A new training facility is currently under construction in an area adjacent to the station.
Pomona Fire Company #3	6/24/26	This fire company is attempting to purchase property for possible future expansion or relocation.
Bayview Fire Company #4	7/12/29	This facility is comprised of 2 stations. Increased demands in the level of services required the addition of a 3,500 square foot addition to the substation located on Sixth Avenue. This addition is currently under construction.
South Egg Harbor Fire Company #5	4/9/48	This company recently expanded the capacity of its system by converting a regular fire truck to include equipment capable of extinguishing deep woods forest fires.

3. Rescue

The Galloway Township Ambulance Squad provides emergency services to the residents of the Township, an eight (8) mile portion of the Garden State Parkway, and the neighboring municipality of Port Republic. The ambulance squad is a private paid organization. The squad operates out of two (2) stations with five (5) ambulances providing emergency medical care to the primarily residential area in the Township. The Ambulance Squad has two (2) First Responder Units that are manned by several Emergency Medical Technicians (EMTs) and drivers. The ambulance squad works closely with the police and fire departments to provide adequate care for the residents, employees, and visitors to the region.

4. Emergency Management

The Galloway Township Office of Emergency Management has developed an Emergency Operations Plan. This Plan will help to ensure the effective utilization of all the government resources in disaster situations. It also defines the authority and responsibilities of emergency service participants and Galloway Township government departments in disaster and emergency response operations. An Emergency Management Coordinator is responsible for the coordination of all activities and ensures that the goals of this Plan are accomplished in emergency situations. The basic goals of the Plan are to save lives, reduce casualties, and minimize damage to property.

5. Office of Senior Citizen Services

The Office of Senior Citizen Services works diligently to meet the social, educational, physical, and emotional needs and interests of the senior citizen population that reside in the Township. This is accomplished by implementing a variety of programs and services designed to enrich the lives of our aging population. Services and programs such as information and referral; assistance with various forms or applications; health and safety seminars; luncheons; shopping excursions; field trips; intergenerational programs; and social programs are provided. These services and programs are designed to address the physical and financial needs of senior population and persons with disabilities in both Galloway Township and Port Republic.

Transportation is available for all services including local medical appointments. Reservations for transportation are taken on a first come, first served basis. Transportation is also available to all Atlantic County residents through the Atlantic County Division of Intergenerational Services.

6. Government Cable Channel

Galloway Township became the first southern New Jersey municipality to operate a full-time Government Information Access Cable Channel (G-TV). The first live broadcast aired on November 20, 1992 on Sammons Cable Channel 47. G-TV currently broadcasts on Channel two (2) of the Comcast Cable system.

The cable channel was a result of a cooperative effort between the municipal government and cable franchise representatives. G-TV has a Township delegated channel coordinator and accepts volunteers that can become involved in broadcasting. G-TV broadcasts all public meetings including Township Council, the Planning Board, and Zoning Board. Youth sports activities are also broadcast.

D. Medical Services

Medical Services in Galloway Township are provided primarily through two (2) facilities - The Atlantic City Medical Center (Mainland Division) and The Bacharach Institute for Rehabilitation. Each of these facilities is described below.

1. Atlantic City Medical Center - Mainland Division

Atlantic City Medical Center - Mainland Division is a two hundred ninety (290) bed acute care hospital facility located on the campus of the Richard Stockton College in Pomona. The Mainland Division was constructed in 1975 and contains the Ruth Newman Shapiro Regional Cancer Center - A Digestive Disease Center; an inpatient psychiatric unit; and complete maternity facilities including classes in prepared childbirth. This facility is also the location of the first cardiac care center in southeastern New Jersey.

2. Bacharach Institute for Rehabilitation

The Bacharach Institute for Rehabilitation (Bacharach Institute) opened a full service rehabilitation hospital in 1972. This facility is located on the campus of the Richard Stockton State College adjacent to the Atlantic City Medical Center - Mainland Division. The hospital currently has eighty (80) adult inpatient beds. In addition to the comprehensive inpatient program, Bacharach Institute offers complete outpatient services and a comprehensive program for in and outpatient physical rehabilitation services. By utilizing managed case care, patients and their families are able to receive comprehensive and coordinated health care. A highly trained team of board certified psychiatrists; case managers; speech, physical and occupational therapists; and rehabilitation nurses are an integral part of the rehabilitation program.

XII. RECREATION

In 2000, the Township formed a Council sub-committee - the Recreation Advisory Board. This Board was asked to prepare a plan that would provide general information and direction for existing and anticipated recreational, cultural and open space needs in the Township. The committee prepared a Recreation and Open Space Master Plan (ROS Plan) that was adopted by Council on September 26, 2000.

This ROS Plan identifies the unique and natural resources of the Township. It also provides a list of goals, objectives, and assumptions for open space, population, recreation and open space trends, and recreation needs in the Township. The plan includes an inventory of the existing and proposed municipal parks and recreation areas; municipal recreational amenities; county parks and open space; descriptions of Federal and State Wildlife areas, a summary, and an action plan.

In New Jersey, county and municipal agencies provide most of the recreation facilities in a community. The responsibility for acquiring, developing and maintaining regional parks and recreational areas are typically handled by the County government. Neighborhood and local recreational facilities are often planned, constructed and maintained by the municipality.

A majority of local governing bodies in New Jersey have used grants and funding that are available through the New Jersey Department of Environmental Protection (NJDEP) Green Acres program. These grants have been used to acquire parks and open space since 1961. Green Acres matches local contributions and provides fifty (50%) percent of the funding for purchases. Local park development was primarily funded through the Land and Water Conservation Fund of 1965, a federal program.

Revisions were made to the Green Acres program in 1974. One of the most significant changes permitted bond money to be used for the development of local recreation facilities. Urban counties and municipalities are now able to combine funding from Green Acres and the Land and Water Funds programs to finance up to ninety (90%) percent of a development project.

In November 1998, the residents of New Jersey overwhelmingly approved a dedicated open space tax to provide a trust fund for the purposes of open space preservation. Programs that receive funding include historic preservation projects, farmland acquisition, general open space preservation, and park development. This effort is part of a campaign by the Governor to preserve one million (1,000,000) acres of land throughout New Jersey. More than \$90 million was allocated by the New Jersey Legislature in the 2000 fiscal year budget for these preservation projects.

A. Existing Recreational Facilities

The following is an inventory of existing recreational facilities in the Township:

1. Public Lands

a. United States of America - The Edwin B. Forsythe Wildlife Refuge (20,200 acres*)

This 47,800 acres of federally owned wildlife refuge covers more than 20,200 acres in Galloway Township. It consists primarily of environmentally sensitive forested areas and wetlands. It is located in the Oceanville portion of the Township between Route 9 and the Great Bay. There are two (2) hiking trails, an eight (8) mile loop road and a visitor's center. This refuge provides a place for visitors to discover nature and observe many species of vegetation and wildlife - especially shorebirds - in a natural habitat.

b. State of New Jersey - Absecon Wildlife Management Area (3,600 acres)

The Absecon Wildlife Management Area consists of several small islands scattered throughout Reeds Bay and Absecon Bay. This Management Area totals 6,680 acres and is located in Galloway Township and the City of Absecon. It also extends into Brigantine. A public boat ramp is available on Faunce Landing Road in Absecon. This public boat ramp provides public access to these islands for bird watching, hunting and fishing.

c. Atlantic County -

1. Seaview Estates (371 acres)

This wooded site is located west of Route 9 between Jimmie Leeds Road and Great Creek Road. It is available for passive recreation such as hunting and hiking. The County may develop portions of the site for future active and additional passive recreation amenities as funds become available.

2. Leeds Point Natural Area (4.2 acres)

This site is located off Leeds Point Road adjacent to the Edwin B. Forsythe Wildlife Refuge and serves as a natural area for protecting the habitat of migratory wildlife.

3. Glenn Park (60 acres)

Atlantic County used funding available through the Green Acres program to purchase this sixty (60) acre property. The County plans to transfer ownership of the site and the existing buildings to the Township. The Township currently uses the site for soccer games. Future plans include additional athletic fields and an access ramp for the launching of small canoes and kayaks.

d. *Galloway Township*

1. Galloway Township Municipal Complex (40.5 acres)

This site is the location of a former winery. It is located on Jimmie Leeds Road between Sixth and Eighth Avenues and now serves as the Galloway Township Municipal Building. The Galloway Township Cultural Arts Center, Imagination Station Playground and the Atlantic County Library Galloway Branch are also currently located on the site. The undeveloped portions of the property are open fields that surround the buildings and serve as soccer fields. The existing recreation facilities include:

- Imagination Station Playground
- One (1) pavilion with picnic tables
- Open fields (13.5 acres) for soccer
- Galloway Cultural Arts Center

A civic center is proposed at this location.

2. South Egg Harbor Playground (3.3 acres)

This site is located on the corner of Country Road and Schaffer Avenue in South Egg Harbor. The Township has received a grant to help off-set the costs associated with the construction of public restrooms at this location. Future expansion may be limited by wetlands and related buffers. Existing recreation facilities include:

- One (1) baseball field
- One (1) pavilion with picnic tables and grills
- One (1) playground
- One (1) outdoor basketball court

3. Wrangleboro Road Site (115 acres)

This property is identified in the Smithville Planned Unit Development approval as being deed restricted to the Township for "recreational purposes". The site is wooded and contains some freshwater wetlands. The net amount of "developable" land in this site is approximately forty (40) acres. The specific plans for the development of this site have not been finally determined. The development will be based on the determined recreational and cultural needs of existing and future Township residents. Development constraints associated with this site and all other applicable CAFRA regulations must also be considered when final plans are prepared.

4. Gabriel Field Extension (10 acres)

This site is located on Zurich Avenue and is adjacent to Gabriel Field. There appear to be many problems associated with wetlands at this ten (10) acre site. Less than one-half of the site - five (5) acres - is usable. The two (2) lighted soccer fields can not be used at certain times because of on-site drainage problems. Currently expansion at this site is not possible due to wetland constraints. If the drainage problems were corrected expansion of these facilities may be possible.

e. *Galloway Township Board of Education (GTBOE) / Greater Egg Harbor Regional School District*

The Galloway Township and Greater Egg Harbor Regional High School District facilities play a significant role in providing open space and recreational facilities to the community. The facilities at these locations are made available to the community when not being used by the schools. Each of the schools, the number and type of facilities and size of facility is included in Table 17 - "Recreational Facilities," shown below.

Table 17
Recreational Facilities
Galloway Township, Atlantic County, New Jersey

Facility	Acres/Category	Multi-Purpose Field/Other	Baseball	Soccer field	Soccer/ Baseball field	Baseball	Concert	Field Hockey	Trail & Field Facility	Tennis Courts	Football field	Acres
Reeds Road/Roland Rogers	2		1	3	2	4						45
Smithville School	1		2	2		3						20
Galloway Middle School	1			3	2	3	1					30
Pomona School			1		1	1						4
Cologne School			1		1	1						3
Arthur Rann	1		1	1	1	2					1	15
South Egg Harbor		1	1		1	1						3
Oceanville School												5
Absegami High School	2			2	4				1	6	2	114
Total	7	1	7	11	12	15	1	1	6	3	3	239

2. Privately Owned Recreational Facilities

There are eight (8) recreational properties in the Township that are privately owned. These facilities offer recreational facilities to the community. They are listed below

a. *Galloway Township Athletic Association (GTAA)*

The Galloway Township Athletic Association (GTAA) owns one (1) recreation facility - Gabriel Field - that is maintained by the Township. This facility is a twenty (20) acres site located at Duerer Street and Zurich Avenue. This multi-purpose facility contains the following amenities:

- Five (5) little league baseball fields (3 fields are lighted)
- One (1) major league baseball field
- One (1) "tee-ball" field
- Two (2) lighted tennis courts
- One (1) lighted football field
- Two (2) volleyball courts
- One log cabin meeting hall
- One (1) concession stand / storage building

There are environmental constraints - wetlands and wetland buffers - at this location. The site cannot be expanded due to these constraints.

b. *Germania Fire Company*

The Germania Fire Company maintains five (5) acres site that contains two (2) soccer fields and (1) one baseball field with a portable backstop.

c. *Evergreen Woods Lake Campground*

This private campground is located on a one hundred fifty (150) acre site. The Galloway Township Summer Camp program is operated at this location.

d. *Public Golf Courses*

- **Seaview Marriott Golf Resort** - This facility is a three hundred (312) acre championship golf course is located along U.S. Route 9. It is the home to the annual Shoprite LPGA golf Tournament.
- **Pomona Golf Club** - This facility is a seventy-one (71) acre eighteen (18) hole golf located at Moss Mill Road and Odessa Avenue.
- **Blue Heron Pines East** - This facility is approximately one hundred seventy (170) acres. It is located near Tilton Road (County Route 563).
- **Blue Heron West** - This facility is approximately one hundred ninety (190) acres. It is located near Tilton Road (County Route 563).

e. Smithville Planned Unit Development

The Planned Unit Development (PUD) at Smithville has several recreational amenities to serve the needs of the residents. These recreational amenities were planned as part of the original PUD. Multiple playgrounds, active sports facilities (basketball and tennis courts), walking paths, swimming pools, and club houses are scattered throughout this PUD.

f. Highland Swim Club

This facility is located to the south of the Municipal Complex. It is a private swim club that offers memberships to the residents of the Township for a fee.

g. Galloway National Golf Club, Inc.

This facility is a three hundred seventy-five (375) acre eighteen (18) hole golf course. It is located on the east side of U.S. Route 9. This golf course is a "members only" club.

h. Smithville Conservation Foundation

This site is a four hundred (400) acre permanently parcel of land located north of Smith Bowen Road and U.S. Route 9. It is owned by a non-profit environmental organization and is used strictly as open space.

B. Development of New Recreational Facilities

Many recreational facilities currently exist in the Township. These facilities are not adequate to meet the growing demand for active recreation or passive facilities for existing and future residents. Table 18 - "*General Standards for Recreational Facilities Based on 2000 and 2010 Population*," lists the minimum required number of each type of recreational amenity that the Township should contain based on the standards used by National Parks and Recreation.

As noted in this table, the Township is currently deficient in field hockey fields, volleyball courts, tennis courts, running tracks, ice arenas, and an outdoor theatre. Based on the projected 2010 population it is estimated that the Township will be deficient in the following - little league fields, field hockey fields, volleyball courts, tennis courts, running tracks, ice arenas, and an outdoor theatre.

Table 19 - "*General Standards for Recreational Areas*" is a listing of the approximate size of all the different types of recreational facilities in the Township - playgrounds, neighborhood parks, playfields, community parks, district parks, and regional parks/reservations. The only category of recreational areas that the Township is not currently deficient or projected to be deficient in is playfields. The Township currently has an excess of five (500) acres of playfields according the National Parks and Recreation Standards.

Additional information regarding recreation facilities and plans can be found in the Galloway Township Open Space and Recreational Master Plan produced by the Recreation Advisory Committee. This document will be modified on an ongoing basis in response to the needs of the residents of the Township of Galloway.

In an effort to help alleviate some of the existing and projected shortages, the Township has taken several steps. The first is the Pedestrian Path. This is an ongoing project and has been very successfully growing through funds collected by the Planning Board from developers in accordance with the Township Off-Tract Improvement Ordinance.

The Township will continue to work with private developers, the County, and the State to create the necessary opportunities for recreational amenities in the Township.

Table 18
General Standards for Recreational Facilities
Based on 2000 and 2010 Population Projections
Galloway Township, Atlantic County, New Jersey

Recreational Amenity	National Recreation and Park Standard	2000			2010		
		Facilities in Twp.	Min. No.	Surplus/Shortage	Facilities in Twp.	Min. No.	Surplus/Shortage
Softball Fields	1/5,000 residents	15	6	3	15	7	1
Baseball Fields	1/5,000 residents		6			7	
Little League Fields	1/5,000 residents	6	6	---	6	7	(1)
Soccer Fields	1/10,000 residents	17	3	14	17	4	13
Field Hockey Fields	1/20,000 residents	1	2	(1)	1	2	(1)
Multi-Purpose Fields	No standards published	1	---	1	1	---	1
Basketball Courts	1/5,000 residents	16	6	10	16	7	9
Volleyball Courts	1/5,000 residents	2	6	(4)	2	7	(5)
Football Fields	1/20,000 residents	4	2	1	4	2	---
Tennis Courts	1/2,000 residents	8	15	(7)	8	18	(10)
Trails	1 system per region	2	1	1	2	1	1
Swimming Pools	1/20,000 residents	3	2	1	3	2	1
Running Track (1/4 Mile)	1/20,000 residents	1	2	(1)	1	2	(1)
Community Centers	1/25,000 residents	2	1	1	2	2	---
Ice Arena	1/20,000 residents*	---	2	(2)	---	2	(2)
Outdoor Theatre	1 per region*	---	1	(1)	---	1	(1)
Camping Areas	1 ac. /5,000 residents*	150 ac.	6 ac.	144 ac.	150 ac.	8 ac.	142 ac.
Regulation Golf Courses	1/50,000 residents*	5	1	4	5	1	4

Source: "The New Illustrated Book of Development Definitions," (1997) page 219.

* *Source:* "Planning Design Criteria," (1969) pages 224-225.

Compiled by Mott Associates, December 5, 2000.

NOTE: Recreational amenities at Smithville and Wrangleboro Estates PUD not included in this listing of recreational facilities.

Table 19
General Standards for Recreational Areas
Based on 2000 and Population Projections for 2010
Galloway Township, Atlantic County, New Jersey

Recreational Area	Acres Per 1,000 Population	2000				2010			
		Facilities in Twp.	Min. Req.	Twp. Need / Surplus	Facilities in Twp.	Min. Req.	Twp. Need / Surplus	Facilities in Twp.	Twp. Need / Surplus
Playgrounds	1.5	33 ac.	45 ac.	(8) ac.	33 ac.	60 ac.	(27) ac.		
Neighborhood Parks	2.0	---	59 ac.	(59) ac.	---	80 ac.	(80) ac.		
Playfields	1.5	609 ac.	45 ac.	564 ac.	609 ac.	60 ac.	519 ac.		
Community Parks	3.5	---	104 ac.	(104) ac.	---	139 ac.	(139) ac.		
District Parks	2.0	---	59 ac.	(59) ac.	---	80 ac.	(59) ac.		
Regional Parks/Reservations	15.0	416 ac.	443 ac.	(27) ac.	416 ac.	594 ac.	(178) ac.		

Source: "Planning Design Criteria," (1969), page 203 and The Galloway Township Recreation and Open Space Master Plan. Compiled by Mott Associates, December 5, 2000.

XIII. RECYCLING

The New Jersey State Legislature passed the Voluntary Recycling Act in 1981 to provide incentives and support to municipalities to develop recycling programs. In 1984 the Township established a voluntary recycling program through the Township Department of Public Works. On April 20, 1987 New Jersey enacted the Statewide Mandatory Source Separation and Recycling Act (Recycling Act). The intent of this Recycling Act was to recycle a minimum of twenty percent (20%) or two million (2,000,000) tons of the municipal wastestream each year. As part of this act, municipalities are required to provide a system for the collection of designated recyclables and submit a tonnage grant report to the State by July 1 of each year.

In 1990 the Governor's Solid Waste Assessment Task Force published a Final Report. This report contained recommendations for a new plan for solid-waste management throughout the State. Recommendations include increasing the recycling rate to achieve a sixty percent (60%) reduction in total waste stream by 1995 and "regionalizing" long-term facilities and operations. In response to the Recycling Act, all New Jersey Counties have adopted District Recycling Plans.

In 1989 Galloway Township adopted its own mandatory recycling ordinance. This Ordinance is incorporated as Section 60 A of the Township Code. A recycling plan for residential (both single and multi-family housing) and commercial developments is included in this Ordinance. A list of recyclable materials is contained in the Ordinance and is updated on a regular basis as the program expands.

Private contractors provide for curbside collection of recyclables and trash. The private contractors must file reports with the Township Recycling Coordinator. To supplement the curbside collection program, two (2) designated recycling "drop-off" areas are located at the municipal complex and individual recycling drop off areas are located in the multi-family housing developments. The Township also uses several other programs to reduce waste including Spring and Fall Leaf Collections, a municipal composting facility that is open year round, a Home Composting Demonstration Site for promoting backyard composting, a used goods program, Monthly Bulk Collection of non-recyclable items, and an environmental shopping program. The total tonnage of recyclable materials within the Township is reported annually to the State on May 1.

XIV. RELATIONSHIP OF MASTER PLAN TO OTHER REGULATORY PLANS

A. Pinelands Comprehensive Management Plan

The Pinelands Commission originally certified Galloway Township's planning and land use documents on March 9, 1987. The last Master Plan was certified by the Pinelands Commission on April 4, 1994. The Township updated its last Master Plan to be consistent with development standards established in the *Pinelands Comprehensive Management Plan* (Pinelands Plan). When the Pinelands Commission certifies a municipality's Master Plan and Zoning Ordinances the municipality has made every effort to achieve consistency with the Pinelands Plan.

B. State Development and Redevelopment Plan (State Plan)

The New Jersey State Planning Commission was charged with developing a statewide plan for growth and redevelopment throughout the State. The premise of the State Development and Redevelopment Plan (State Plan) is to develop a plan for New Jersey that reflects agreement between all levels of government - municipalities, counties, and State - and provides a blueprint for "smart growth." The State Plan is essentially a long-range vision and investment strategy for State agencies, counties and municipalities and is intended to serve as a guide for how public policy decisions should be made at all levels of government.

The goals of the State Plan 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. If the State Plan is implemented it will result in a savings in infrastructure, preservation of additional areas of open space, reduced congestion, and an overall improved quality of life.

The State Plan incorporated a Resource Planning and Management Structure that delineates general "planning areas" based on physical size, population densities, availability of infrastructure, and pattern of existing land uses. These planning areas are mapped on the Resource Planning and Management Map (RPM). Galloway Township has the following planning area designations - Metropolitan Planning Area (PA1), Suburban Planning Area (PA2), Fringe Planning Area (PA3), Rural Planning Area (PA4), and Environmentally Sensitive Planning (PA5).

One (1) of the key concepts promoted in the State Plan is focusing growth and redevelopment toward "centers" while preserving relatively rural or undeveloped lands at the periphery of these centers. Typically centers are existing hamlets, villages, towns or urban centers. The State Planning Commission officially recognizes or designates centers that comply with the intent of the State Plan conditioned upon a municipality submitting the required planning documentation to support their application. (The Centers Designation process has been replaced by the "Plan Endorsement" concept in the new State Plan. This process involves the State Planning Commission "endorsing" the planning documents and land development regulations of a municipality for consistency with the State Plan.)

Galloway has submitted a petition for Centers Designation for Smithville and Wrangleboro Estates. The petition also includes a Commercial Node designation for the CVC zoning district at Pitney and Jimmie Leeds Road. The petition was submitted in December 1999 and is currently being reviewed by the Office of State Planning. The petition identifies the U.S. Route 9 corridor from Smithville to Jimmie Leeds Road as a Planning Area 2 in anticipation of a future sewer service area expansion. This expansion of the sewer service area would address health and safety issues for property owners that have aging and / or failing septic systems.

NJDEP had also designated "Coastal Villages" and "Coastal Towns" (Coastal Centers) for portions of the Township that are located outside of the Pinelands Areas. There appear to be discrepancies between the Coastal centers designated by NJDEP and the areas that the Township has submitted for consideration to the New Jersey Office of State Planning. The Township will continue to work with the Office of State Planning and NJDEP to resolve this issue. The review process has been delayed because the Township is in the process of finalizing this Master Plan. The Township anticipates that the Office of State Planning will award a "Centers Designation" to Smithville and Wrangleboro Estates and approve other planning area changes necessary to achieve consistency between the agencies and the Township.

C. New Jersey Department of Environmental Protection (NJDEP) Agency Regulation

The portion of the Township that is not subject to the jurisdiction the Pinelands Commission is subject to the jurisdiction of the New Jersey Department of Environmental Protection (NJDEP). As stated previously NJDEP was authorized to develop standards to protect water quality and estuarine habitats - the CAFRA regulations.

On February 7, 2000 NJDEP adopted new regulations. One (1) of the significant changes was the use of the Resource Planning Management Map (RPMM) adopted as part of the State Plan, as the basis for planning decisions. The amount of impervious coverage permitted on individual building lots would be based on the Planning Area designation in the RPMM. The Township is generally consistent with the intent of the new CAFRA rules. There are some discrepancies with regard to maximum permitted impervious cover in certain areas and the boundaries of the Coastal Centers as designated by NJDEP. The Coastal Centers identified by include the Town of Smithville, (Town of) Wrangleboro Estates, and Galloway Town Center, the Village of Conovertown, and the Hamlet of Oceanville.

The Township has continued to work with NJDEP and the New Jersey Office of State Planning to resolve the discrepancies in all planning documents.

D. Atlantic County Master Plan

The Atlantic County Master Plan was last revised in July 2000. The Master Plan identifies the Township as a growth area that still contains active agricultural operations. It is anticipated that the three (3) Regional Growth Communities - Hamilton Township, Galloway Township, and Egg Harbor Township will accept much of the new growth for the region.

The land use recommendations of the Atlantic County Master Plan generally reflect the existing

Township's R-5 designation permits single family residential dwelling units, agriculture, and similar uses on a minimum lot size of five (5) acres. Because of strict environmental constraints in this portion of the Township there appears to be limited development potential on many of the parcels. Hamilton Township's land use designations appear to be compatible with the land uses and zoning designations in Galloway Township at this location.

The FAATC is located to the east of Pomona Road. This area is designated as Federal land in both municipalities. Further east Galloway Township borders Egg Harbor Township. The land in both municipalities is also designated as "Federal." In Egg Harbor Township the designation for the FAATC is Light Industrial (MI). The intent of the MI designation is to accommodate the FAATC and Atlantic City International Airport with opportunities for limited future development. These land use designations and zoning districts are compatible because they conform to the intent of the Pinelands Comprehensive Management Plan for this portion of Atlantic County.

At its western edge Galloway Township shares common boundaries with Egg Harbor City and Mullica Township. South Egg Harbor, a neighborhood in Galloway Township, extends to the municipal boundary of Egg Harbor City. At this portion of the municipal boundary Egg Harbor City has several land use designations including commercial, residential and industrial. Galloway Township's land use designations in this portion of the Township are commercial, Town Residential and Forest Area. Egg Harbor City and Galloway Township worked together with the Pinelands to create the Resort Development Area at the common municipal boundary where the Renault Winery is located. There are no significant discrepancies between the land uses in Egg Harbor City and Galloway Township in this portion of the Township.

Mullica Township is located adjacent to Galloway Township in the extreme southwestern portion of Galloway Township. Galloway Township is designated a Pinelands Town Management Area (TR) in this area. Mullica Township is designated as Forest Area 20 Acre (FA-20) with a minimum required lot size of twenty (20) acres. The Pinelands Commission designated this portion of Galloway Township as Town Management Area and intended to provide a "hard edge" to limit development at this municipal boundary. This planning rationale is consistent with the intent of the Pinelands Commission and each of the adjoining municipalities in this location. A portion of the Makepeace Lake Wildlife Area and freshwater wetlands from Little Goose Pond are also located in Galloway Township. This portion of South Egg Harbor is not a likely candidate for development due to the presence of wetlands.

Port Republic and the Mullica River form the northernmost boundary of the Township. Galloway Township has several different land use and zoning designations in this portion of the Township including Preservation and Conservation Areas, five (5) acre Residential, and Neighborhood Residential (NR). The rural development pattern in Port Republic is consistent with the large areas of dedicated open space or minimum two (2) acre lots for residential dwellings. These boundaries are virtually indistinguishable at this location.

The Pinelands Commission has certified all of the Master Plans and Development Regulations for the Pineland's municipalities that surround Galloway Township. As stated previously, the land use designations and zoning districts for each of these communities in these locations is consistent with Galloway Township.

XV. CAPITAL IMPROVEMENTS BUDGET

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 requirements.

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.

XVI. RECOMMENDATIONS

Galloway Township has experienced a tremendous amount of growth over the past twenty-five (25) years. The Township has almost doubled their population in the past ten (10) years alone. Growth in the Township is projected to continue through the next two (2) decades at a very steady pace and is expected to result in an increase of over fifty percent (50%) in the existing population. Due to these tremendous pressures the Township has realized a need to review and amend their zoning ordinances. General proposed changes include enhanced design standards for parking, landscaping, signage, and overall site design. Specific changes to the Land Management Ordinance (Ordinance) are listed below and shown on the Existing and Proposed Zoning Map:

A. Expansion of the Community Village Commercial (CVC) Zoning District

In 1993, the Township modified their official Zoning Map and Ordinance to include a Community Village Commercial (CVC) zoning district. This commercial "node" is located at Jimmie Leeds Road and Pitney Road. The approximate zoning boundaries extended from Sandy Lane to the rear property line of the lots fronting on New Leaf Court on Jimmie Leeds Road; approximately one thousand feet (1000') north of Jimmie Leeds Road to approximately five hundred feet south of Jimmie Leeds Road on Pitney Road, and included the municipal complex. This zoning amendment recognized the changing character in this portion of the Township and the need for additional commercial uses to serve the needs of the residential neighborhoods and other non-residential uses such as The Richard Stockton State College, Atlantic City Medical Center, Bacharach Institute for Rehabilitation, the Municipal Complex, and growing number of age-restricted assisted living facilities.

Since the CVC zoning district was implemented several of the designated parcels have been developed. Most of the remaining vacant parcels have development applications pending before the Planning Board or are currently under construction. It is recommended that the boundaries of the CVC zoning district be expanded north of Jimmie Leeds Road along Pitney Road. It is also recommended that an additional area of CVC be designated at the intersection of Great Creek Road. This will provide the Township with additional opportunities to provide for balanced land uses by adding new commercial uses. It will also provide an equitable solution to the existing residential property owners that no longer desire to remain in areas that are rapidly changing from residential to non-residential.

B. Rezoning the Area Along Pomona Road South of the White Horse Pike from the Village Residential (VR) Zoning District to the Highway Commercial Zoning

The Township has evaluated the area along Pomona Road (County Route 575) south of the White Horse Pike extending to the municipal boundary for a possible zoning change. Due to the designation of Galloway Township, Hamilton Township, and Egg Harbor Township as "Regional Growth Communities" growth rates in these municipalities over the past twenty (20) years has doubled and in some cases tripled. These prodigious increases have resulted in tremendous increases in the number of motor vehicles on existing roads. As the municipality and region continue to grow and develop improvements will be needed for infrastructure systems such as water, sewer, and transportation corridors.

Pomona Road is a primary County Road and serves as the principal route of travel for Township residents to the regional shopping center in Hamilton Township - the Hamilton Mall, the Festival Shopping Center, and Consumer Square; the Atlantic Cape Community College, the FAATC, and the Atlantic City International Airport. This transportation corridor has changed dramatically to accommodate the exponential growth in this region.

When the original Master Plan was prepared over twenty (20) years ago, this area was designated as Pinelands "Village Residential". The intent of the Pinelands Village Residential zoning district to provide for residential single-family detached dwellings, institutional uses, and recreational facilities other than amusement parks. The designation of this area as Pinelands Village Residential was appropriate.

As stated previously in the Circulation Element, the County plans to widen Pomona Road to either four (4) or five (5) lanes of traffic. This location is also in close proximity to a site that is being evaluated by New Jersey Transit for a new commuter rail station. The current volume of traffic on Pomona Road, proposed transportation improvements, and existing land development patterns in this area longer meet the intent of the Village Residential designation. The Township believes that based on the existing land use patterns, future improvements to Pomona Road, and the consideration of this area for a commuter rail station, the character of this area is more appropriate as a Highway Commercial designation.

If this area were designated as Highway Commercial it would provide opportunities for traditional commercial development in compact "settlements" that are compatible with the surrounding area. The intent of the area would also be compatible with the intent of the Highway Commercial zoning districts - to serve the needs of Township residents and travelling motorists. It is recommended that this portion of the Township be rezoned to Highway Commercial, permitting the same types of uses that are currently permitted in the Highway Commercial 2 (HC-2) zoning district, but with the bulk and area standards of the Highway Commercial 1 (HC-1) zoning district.

C. Permitting Professional Offices as a Conditional Use on Pomona Road Between Jimmie Leeds Road and Langley Avenue

The Township has also evaluated Pomona Road north of the White Horse Pike, between Langley Avenue and Jimmie Leeds Road for a possible zoning change. As stated above, the nature of this transportation corridor has been dramatically altered over the past twenty (20) years. This portion of the Township is a very traditional residential neighborhood. Some of the homes along Pomona Road have added home offices or been converted to professional offices.

Given the primarily residential character of the area, existing traffic conditions and proposed infrastructure improvements, it is recommended that the Township consider extending professional offices as a conditional use on Pomona Road from Jimmie Leeds Road to Langley Avenue.

D. Adding a Planned Neighborhood Commercial Overlay District for Approved Planned Unit Developments

In the original Master Plan the Township designated large vacant portions in the northern and northeastern portions of the Township as Neighborhood Residential. This zoning district allowed for the development of Planned Unit Developments (PUD). The intent of a PUD is to allow a planned development that provides residential neighborhoods that are compact and "clustered" while preserving large contiguous parcels of open space. Bulk and area standards are typically reduced to allow flexibility in implementing a comprehensive design.

The Village of Smithville and Wrangleboro Estates are the two (2) PUDs that have developed in this portion of the Township. Smithville is approximately 2,200 acres and had originally received approvals to construct 4,200 units. Currently 2,450 dwelling units are constructed. The estimated population for Smithville is 7,350 persons. A portion of the remaining residential dwelling units to be constructed will be located along Wrangleboro Road, adjacent to the Wrangleboro Estates PUD. The Smithville PUD is served by over one hundred (104) acres of commercial development.

Wrangleboro Estates is located to the southwest of Smithville. The Wrangleboro Estates PUD is approximately 2.58 square miles in size and currently has 2,727 dwelling units. The population of this PUD is 8,180 persons. Currently there is only fifteen thousand square feet (15,000) of commercial space to serve this sizeable population.

Based on these findings the Township recognizes that these existing and proposed commercial facilities in the Wrangleboro PUD are not sufficient to meet the need of the residents. The Township desires to provide adequate neighborhood commercial services in this portion of the Township. Providing adequate neighborhood commercial uses in this area will help to reduce the number of vehicle trips and remove excess automobiles from the major transportation corridors within the Township. It is recommended that a "Planned Neighborhood Commercial Overlay District for Approved Planned Unit Developments" be added in this area of the Township. This zoning designation will apply to all vacant lots that are not part of a PUD, east of the Garden State Parkway, north of Reeds Road and west of Pitney Road and / or have frontage on Collins Road or Wrangleboro Road.

E. Amending the Zoning Boundary of the Government Institution (GI) District

The Township has evaluated a portion of the Rural Development (R-5) zoning district situated between the Government Institution (GI) zoning district and Pomona Road (County Route 575) for a potential zoning change. The GI zoning district currently has no minimum setback standards. The original intent of providing a linear "strip" of the R-5 zoning district along Pomona Road at this location was to provide an adequate setback and natural buffer for the Richard Stockton State College.

The College has requested that the zoning in this location be revised to extend the current boundary of the GI zoning district out to Pomona Road. The Township has considered this request and has determined that the purposes of providing an adequate buffer for the College could be served by imposing a minimum setback of one hundred (100) feet along Pomona Road. It is therefore

recommended that this portion of the Zoning Map and Ordinance be amended to the GI zoning district.

F. Amending the Zoning Boundary of Rural Development (R-5) Zoning District Near Renault Winery

In 1996 and 1997 the Township entered into a "Pilot Program" with the Pinelands Commission and Egg Harbor City. As part of this pilot program various changes were made to the zoning boundaries and zoning designations in and around Renault Winery. The zoning changes included designating Renault Winery as a "Resort Development" and "Recreation Development Area" and changing the Agricultural (AG) zoning designation to Forest Area 20 (FA-20) for all parcels located between Breman Avenue (County Route 674), Pestalozzi Street, Frankfurt Avenue and Leibig Street.

In order to correct an oversight, the Township is recommending that the Rural Development (R-5) boundary be extended to include two (2) adjoining properties located at the southeastern corner of Leibig Street and Frankfurt Avenue.

G. Addition of Transportation and Related Commercial Uses as a Conditional Use in All Highway Commercial Zoning Districts.

As the Township continues to grow and provide commercial services to meet the needs of its residents and visitors, the Zoning Ordinance is constantly evaluated to determine if changes are needed. Currently gasoline filling stations are only permitted as a conditional use on lots that have frontage along U.S. Route 9 and are not located in the CV (Conservation) zoning district. Automobile repair facilities are not permitted in any zoning district.

The intent of the HC-1 and HC-2 Highway Commercial zoning districts is to "serve the needs of Township residents and travelling motorists." Permitting gasoline filling stations and automobile service stations as a conditional use in these zoning districts will promote this intent. Gasoline filling stations and automobile repair facilities should also be permitted as a conditional use in the Commercial Highway (CH) zoning district.

In addition to the six (6) specific recommended zoning changes listed above the Township should continue to monitor the intensity of development in the Pinehurst portion of the Township and the Planned Industrial Residential Development (PIRD) zoning district. This area has taken much of the recent growth in the Township. Many vacant parcels of land still exist in the area and will most likely be developed within the next ten (10) to fifteen (15) years. The effects of growth at the permitted higher densities should be evaluated for future impacts to the Township.

The portion of the Township that is located in the RCR zoning district near Interchange 44 of the Garden State Parkway has not developed as envisioned in the last Master Plan and the Pinelands Comprehensive Management Plan. The current permitted densities in this portion of the Township are limited to development with septic systems. Development for typical resort commercial uses is virtually impossible in this zoning district. The Richard Stockton State College is adjacent to this area. The college has expanded exponentially over the past two (2) decades. This development has resulted

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