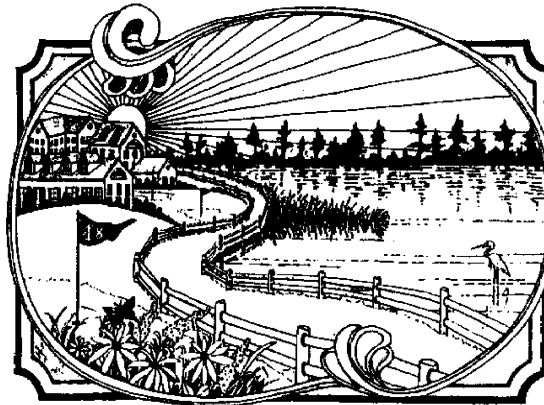


**2010 Master Plan Reexamination Report
The Richard Stockton College of New Jersey
Township of Galloway**

Adopted after a public hearing by Resolution # 10-2010 by the
Township of Galloway Planning Board on June 3, 2010



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**2010 Master Plan Reexamination Report
The Richard Stockton College of New Jersey
Township of Galloway**

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INTRODUCTION

A vital part of any Municipality's future is its Master Plan. The Master Plan enables a municipality to plan for its future growth. A Master Plan is not a static document and should be reviewed on a periodic basis in order to address changes that inevitably occur as a municipality grows. Recognizing this, the Municipal Land Use Law (N.J.S.A. 40:55D-89) requires a re-examination of the master plan to be completed every six years. The report must state the major land development problems and objectives present when the last report or plan was prepared and the status of these conditions today. The report must also make any recommendations for changes to the master plan or development regulations that would further achieve the original goals or address any significant changes that have occurred since the last report was adopted. This report is separated into five sections addressing each element required by the Municipal Land Use Law.

Galloway Township's Master Plan was adopted on March 1, 2001. In accordance with the Municipal Land Use Law requirements, a reexamination report was adopted March 22, 2007. Subsequent to the adoption of the last reexamination report the Township had updated the Master Plan to reflect recommendations of the 2007 Plan including change to The Richard Stockton College of New Jersey Campus Master Plan. The Township also received a grant to conduct a Build-out and Capacity Analysis for the Pinelands Commercial Regional Growth Areas from the Association of New Jersey Environmental Commissions (ANJEC). This report has led to the beginning of a redevelopment study for the White Horse

Pike Corridor and the completion of a Redevelopment Plan for property on Tilton Road.

The Township of Galloway is not required to complete a reexamination report until March of 2012, however the changes to the Richard Stockton College of New Jersey's Master Plan have changed the limits of development as originally proposed in the Township's 2007 Master Plan Update. This report is designed to focus on the changes to the future development on the College Campus and to reflect the recently adopted Redevelopment Plan for the former Lenox property on Tilton Road.

It is recognized that there are other changes in the Township that warrant consideration in a Reexamination Report thus a subsequent report will be considered as the Township continues to undertake Redevelopment Plans for the White Horse Pike and consider additional economic development plans for other commercial areas in the Township. It is also recognized that there are changes being considered by the Pinelands Commission that will require the establishment of a mandatory cluster program for areas in the Pinelands Rural and Forest Areas. These and other items will be addressed at a future date.

PART I: MAJOR PROBLEMS AND OBJECTIVES

40:55D-89.a.

The major problems and objectives relating to land development in the municipality at the time of the adoption of the March 22, 2007 Reexamination Report.

Galloway Township adopted their Master Plan on March 1, 2001, with a reexamination report and update in 2007. The goals and objectives from these plans remain constant for the Township. In the 2007 Reexamination Report it was recommended that the Township adopt a comprehensive Master Plan Update to address the expansion of regional growth areas in the Pinelands Areas along the White Horse Pike and Jimmie Leeds Road. In July of 2007 the Township Planning Board adopted a Master Plan Update that began to address this recommendation. This update focused on the changes around the College Campus and along the White Horse Pike. Subsequent to the adoption of the Master Plan Update additional planning documents were completed both by the Township and the College addressing these areas of interest. These documents include the Build-Out and Capacity Analysis for the Pinelands Regional Growth Commercial Corridors, the adoption of a Redevelopment Plan for property on Tilton Road and the completion of the 2010 Master Plan of The Richard Stockton College of New Jersey (prepared by the College).

PART II: POPULATION AND DEMOGRAPHIC ANALYSIS

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The extent to which such problems and objectives have been reduced or have increased subsequent to the adoption of the 2001 Master Plan and 2007 Master Plan Update.

The Richard Stockton College of New Jersey is in the process of adopting their 2010 Master Plan. The College was founded in 1969 and first offered instruction in 1971 to around 1,000 students. In 1981 student enrollment surpassed 5,000 students (full and part time students). The College's 2010 Master Plan was developed with the primary objective of improving the academic facilities and services for an increased anticipated student enrollment. The current campus facilities were designed to accommodate a full-time enrollment of 5,000 students. The 2009-2010 academic year full-time enrollment at the college is over 6,000 students, total enrollment (full and part time) currently exceeds 7,000 students. In 1990 the College forecasted a full-time enrollment of approximately 6,000 students by 2015. This projection has already been exceeded in 2009. New projections included in the 2010 College Master Plan provide for an estimated 7,000 students in the 2014-2015 academic year (over 8,000 students when combining full and part time enrollments).

PART III: CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

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The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives:

In 2007 the Township of Galloway adopted a Master Plan Update that reflected the proposed improvements as detailed in the College's 2005 Draft Master Plan. Subsequently the College has been working with the Pinelands Commission to implement the Development Plan. As a result of the review by the Pinelands Commission what the Township included as potential development and zoning changes in the 2007 Master Plan report has been modified to reflect the concerns of the Commission. These changes include reducing the size of the proposed Regional Growth district while expanding the district to the southwest of the campus across Duerer Street. As originally proposed the Regional Growth District was to extend east to the Garden State Parkway.

The College proposes development in areas that are designated as a Rural Management Area under the Pinelands Comprehensive Management Plan. The proposed development is not consistent with the purposes of the Rural Management Area; therefore a change in the management area is required. This requires approval from the Pinelands Commission and an off-set of land elsewhere. The majority of this land is located in Galloway Township, both on-campus and off-campus. The area on-campus to be deed restricted consists of 1,000 acres and 227 acres to be preserved off-campus. The off-campus land in the Township is located adjacent to the Garden State Parkway, northeast of the campus off Moss Mill Road.

Before the Commission can certify the College's Plan the Township needs to change the zoning from a Rural to a Regional Growth district for the approved development areas. This will become effective as part of the Pinelands approval process. The zoning change would generally reference the proposed development but specifics in terms of setbacks, density and mix of uses is not necessary. This is because Stockton as a State Institution is preempted from local land use requirements. They are required to present development plans to the Township, but only as a courtesy.

In the past the Township has been concerned with the Academic Village along Jimmie Leeds Road consisting of Commercial and Residential development. The Planning Board was primarily concerned with the potential impacts on Jimmie Leeds Road and the remainder of the Township. With the addition of new commercial land uses a concern was raised as to what impacts this could have on the Township's existing commercial nodes as well as potential traffic impacts on Jimmie Leeds Road. The Planning Board excepted that element from the Master Plan Update in 2007 until further information as to the impact on our community was provided. Overall though the Township has been supportive of the College's development plans. It should be noted that even though we have concerns with this development component once we change the zoning to regional growth the College as a State Institution would be permitted to move forward with the development.

PART IV: RECOMMENDED CHANGES

40:55D-89.d.

The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

The Richard Stockton College of New Jersey has prepared a 20 year Master Plan for future campus development. This plan requires changes to the Pinelands Management areas and the Township Ordinances. The plans propose to rezone portions of the Rural Development Area to a Regional Growth District on the college campus. The College will preserve through deed restrictions a total of 850 acres of land with an additional 377 acres on-campus that are protected through environmental restrictions. There is an additional area not owned by the College of approximately 23 acres that are proposed to be rezoned from Rural Development to Regional Growth at the point of Duerer Street and Jimmie Leeds Road.

The College 2010 Master Plan includes ten development areas as well as various on- and off-site improvements. These are as follows:

Area 1: Core Campus Development – Located in and around the existing College facilities

Campus Center and Academic Space	150,000 GSF	Campus Center Under Construction
Academic Space – West Quad	75,000 GSF	
Academic and Support – lakeside Building	75,000 GSF	
Recreation and Athletics	10,000 GSF	
College Walk Renovation	2,500 LF	In Design
Parking Garage I	700 Cars	
Science Center	67,000 GSF	In Design Stage
Academic Buildings	165,000 GSF	
Athletic Facility Expansion with Pool	40,000 GSF	
Parking Garage III	1,350 Cars	
Housing 2 & 3 Courtyard Renovations	1,600 LF	

Area 2: Pomona Community of Learning – Located on Pomona Road to the East of the Barlow Athletic Complex

Apartments	768 Units
Parking Structure	768 Cars

Area 3: Athletic Complex – Barlow Site – Located on Pomona Road West of the Pomona Community of Learning

Field House	12,000 GSF	Under Construction
Synthetic Fields	165,000 GSF	
Natural Turf Fields	345,000 GSF	
Skate Park	22,500 GSF	
Tennis Courts	6 Courts	
Parking	826 Cars	

Area 4: Stockton Towers – Existing Housing I – Located at Pomona Road Southwest of Vera Kings Farris Drive

Apartments	2,000 Units
Parking	2,000 Cars

Area 5: Health Science Campus and Jimmie Leeds Road Commercial – Located North and East of AtlantiCare Campus

Performing Arts Center	35,000 GSF
Conference Center	
Hotel 150 Rooms	78,000 GSF
Meeting Room	20,000 GSF
Parking	150 Cars
Retail/Commercial	
Building Type 1 (Rectangle)	90,000 GSF
Building Type 2 (Ell)	36,000 GSF
Building Type 3 (Angle)	18,000 GSF

Jimmie Leeds Road Commercial	36,000 GSF
Residential	
Apartment Type 1 (Rectangle)	160 Units
Apartment Type 2 (Ell)	64 Units
Apartment Type 3 (Angle)	32 Units
Town Houses Type 1(Rectangle)	56 Units
Twin Houses	66 Units
Presidents House	1 Unit
Total Residential Units	379 Units
Parking	378 Cars

Area 6: Research Park – Located on the North Side of Duerer Street

Head Building	105,000 GSF
Side Buildings	420,000 GSF
Parking	2,625 Cars

Area 7: Administrative Buildings – Located on the Southeast Corner of Duerer Street and Pomona Road

Buildings	70,000 GSF
Parking	350 Cars

Area 8: Administrative Buildings – Located Along Jimmie Leeds Road amongst Commercial Uses

Buildings	210,000 GSF
Parking	1,050 Cars

Area 9: Plant Operations Storage Upgrade – Located on Pomona Road West of Stockton Towers

Storage Buildings	9,600 GSF
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Area 10: Research Park Administrative Annex – Located between Duerer Street and Jimmie Leeds Road

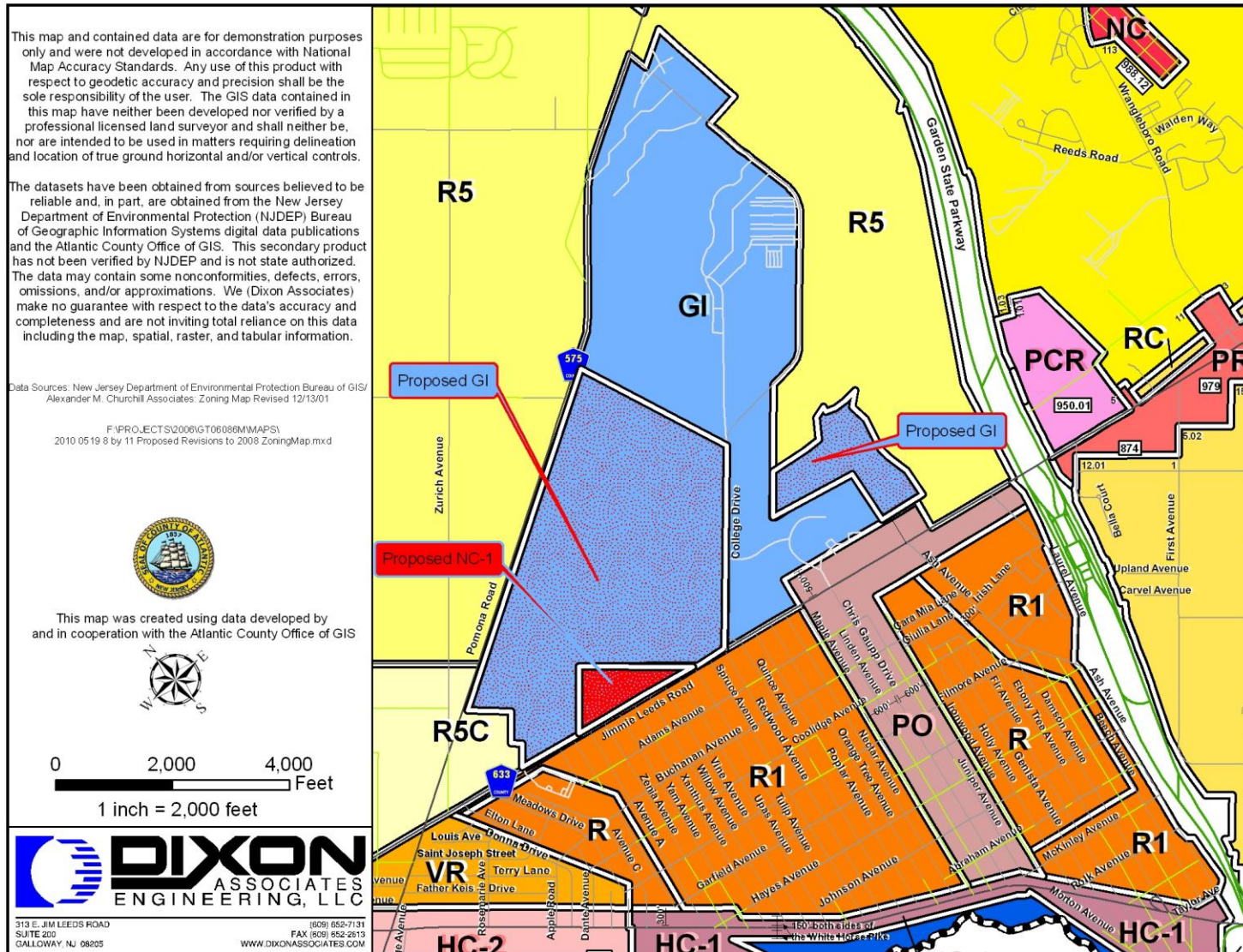
Buildings	105,000 GSF
Parking	525 Cars

Other Improvements

Garden State Parkway Interchange 41		
Garden State Parkway Interchange 44		
Main Entrance Intersection –		
Realignment of Jimmie Leeds and Vera King Farris Drive		Under Construction
Louisville Avenue Paving		Under Construction
Delaware Avenue Paving		
Solar Array Construction		
North Parking Lot		
West Parking Lot		
Housing I Parking Lot		
50 West Jimmie Leeds Road Office Building	50,000 GSF	In PO Zone – Off-Campus
Parking	250 Cars	

The map in Appendix I depicts the proposed location of the improvements listed above.

In order to facilitate the above improvements the Township Zoning Map needs to be amended to increase the size of the Regional Growth Area. The proposed rezoning is shown on the map below. The proposed zone would be an extension of the existing Government Institution (GI) district. In order to accommodate the Academic Village the Regional Growth District would be expanded to the northeast around the AtlantiCare Campus. This district does not permit all of the land uses identified above and it is proposed that the mix of uses be revised to address the College's plans. The proposed new Government Institution (GI) district regulations are included in Appendix I.



In addition to the changes needed for the College, it is recommended that the properties in Block 646 be rezoned to Neighborhood Commercial as part of the increase of the Regional Growth Area. This has been recommended by the Pinelands Commission based upon the location of this property in relation to the expanded Regional Growth Area for the College. Otherwise this area would be an isolated Rural Development District, disconnected from the larger Rural Development Area to the north and west. This area contains an existing pizza parlor/restaurant and approximately 12 residential properties. The area also includes a 17.60 acre tract of land owned by the Board of Education and a 2.26 acre vacant parcel with frontage on Jimmie Leeds Road.

In establishing a new zoning district for Block 646 the intent is to protect the existing land uses and to provide for future development that would be consistent with the surrounding land uses, proposed and existing. Thus it is recommended that a Neighborhood Commercial – 1 zone be created that permits the existing single-family uses to remain and expand as well as office uses, public education uses and restaurants without drive-thru facilities. No new residential land uses should be encouraged in this area due to the location of the property amongst the College Campus and along Jimmie Leeds Road, a heavily traveled County Roadway. It is favored that the existing residential uses become part of a larger development plan in the future, however the Township does not wish create hurdles to any improvements to the residential units. Therefore these uses should be permitted to remain and expanded for the enjoyment of the residents. The proposed Neighborhood Commercial – 1 zone is included in Appendix II.

**PART V:
REDEVELOPMENT PLANS**

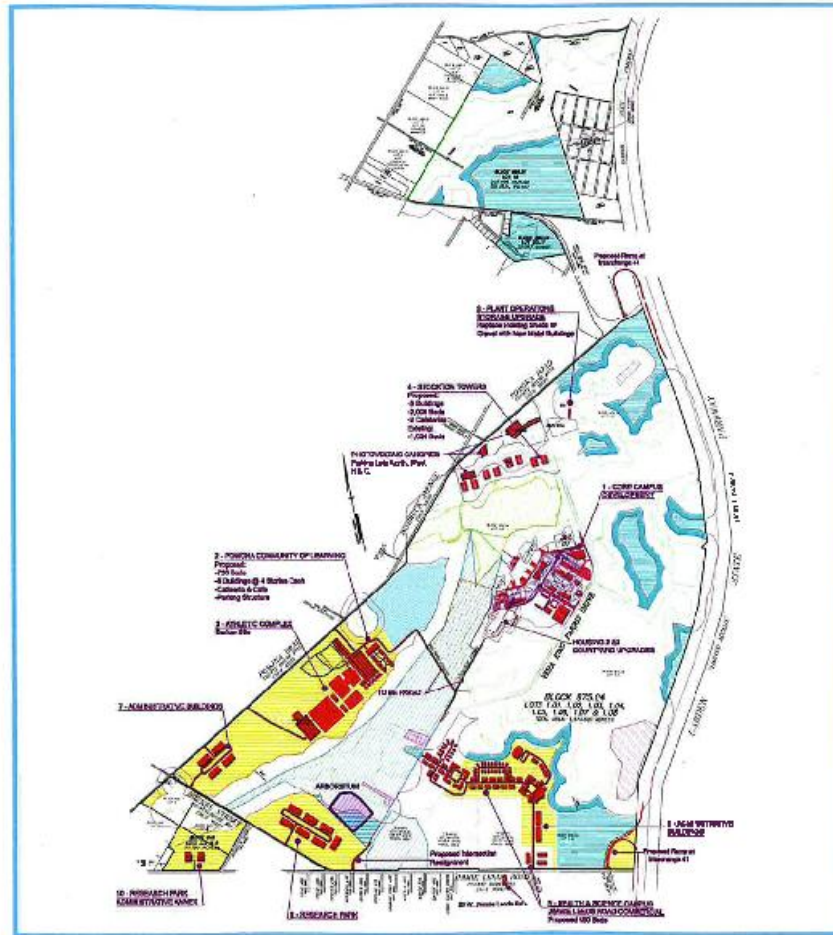
40:55D-89.e.

The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

On May 11, 2010 the Township adopted a Redevelopment Plan for the White Horse Pike Corridor, Phase I along Tilton Road. This included the former Lenox factory and a 16 acre vacant parcel to the north. (Block 453 Lot 1 and Block 314 Lot 1). As part of this Reexamination Report the redevelopment plan is to be incorporated as part of the Land Use Plan Element of the Municipal Master Plan. The Redevelopment Plan created an overlay zone for the Industrial District on these two parcels.

Appendix I – Campus Master Plan

EXHIBIT 1: PROPOSED OVERALL CAMPUS MASTER PLAN



Appendix II - Government Institutional District

233-79. GI Government Institution District

A. Purpose. The purpose of the Government Institution District is to provide for the continued development of The Richard Stockton College of New Jersey and the Mainland Division of the Atlantic City Medical Center.

B. Permitted Uses.

1. Instructional buildings, parking lots and garages and related uses at The Richard Stockton College of New Jersey.
2. Non-instructional student buildings, support facilities including athletic fields, parking lots and garages at The Richard Stockton College of New Jersey.
3. Hospital uses by Atlantic City Medical Center.
4. Rehabilitative uses associated with the Betty Bacharach Rehabilitation Center.
5. Health care and related facilities associated with the Atlantic City Medical Center and Betty Bacharach Rehabilitation Center, including psychiatric facilities within and related to the Medical Center.
6. Residential units for students (undergraduate and graduate) of The Richard Stockton College of New Jersey.
7. Residential units for faculty and staff of The Richard Stockton College of New Jersey are permitted as part of the Health Science Campus

located to the north and east of the Atlantic City Medical Center, further depicted on the Proposed Overall Campus Master Plan and included in the 2010 Township Master Plan Reexamination Report.

8. Limited retail uses designed to serve the Health Science Campus and located within the area depicted as the Health Science Campus on the Proposed Overall Campus Master Plan and included in the 2010 Township Master Plan Reexamination Report.
9. Hotel/Conference Center as part of the instructional program of The Richard Stockton College of New Jersey.

C. Prohibited Uses. The following are prohibited in the GI District:

1. Freestanding psychiatric and/or mental hospitals.
2. Privately owned and operated medical office buildings.

D. Bulk Requirements.

1. Building coverage shall not exceed 30%.
2. Total impervious cover shall not exceed 60%.
3. As part of any application, the Planning Board may require installation of pedestrian or bicycle paths on the property that is subject of the

application. Any such paths will be developed in accordance with the standards in Section 233-50.

4. All development located along Pomona Road (County Route 575) should maintain a fifty (50) foot setback to the maximum extent possible. No parking or circulation will be permitted within the required setback. All natural vegetation in the setback area must be maintained to provide an adequate buffer.
5. All development should maintain a fifty (50) foot setback, to the maximum extent possible, from Jimmie Leeds Road. In areas where the setback is reduced the development plan should give consideration to the appropriate

landscaping and screening of parking areas and buildings.

6. All residential or commercial development proposed as part of the Health Science Campus shall include a detailed traffic impact analysis and fiscal impact analysis.
7. Residential units for students (undergraduate or graduate), faculty or staff as permitted on The Richard Stockton College of New Jersey (Section 233-79 B. 6 and 7 above) shall not be subject to the Pinelands Development Credit requirements of Sections 233-78.E or Section 233-84 of this chapter.

Appendix III - Neighborhood Commercial - 1 District

Section 233-78.B.(6) Neighborhood Commercial -1 (NC-1)

Section 233-78.C.(6) Neighborhood Commercial -1:

(a) Professional offices; financial institutions; restaurants, excluding drive-thru facilities. These uses are permitted in accordance with the following:

1. Minimum lot area of 35,000 square feet.
2. Minimum lot width of 150 feet.
3. Front yard setback: 40 feet.
4. Side yard setback: 30 feet.
5. Rear yard setback: 25 feet.
6. Maximum building coverage: 30%
7. Maximum impervious coverage: 50%
8. Parking shall not be located in the front yard area along Jimmie Leeds Road. All parking areas shall be screened with landscaping.

(b) Public and quasi-public schools and institutions of learning.

(c) Existing single-family residential uses as of the effective date of this ordinance in accordance with the following:

1. No new residential uses are permitted in the NC-1 district.
2. Existing uses are permitted to rebuild in the event more than 50% of the existing structure is destroyed.
3. Existing residential

4. Any addition or reconstruction of a single-family use shall maintain the following setbacks:

- i. Front yard setback: 30 feet.
- ii. Rear yard setback: 30 feet.
- iii. Side yard setback: 10 feet one side; aggregate of 22 feet.
- iv. Maximum building coverage: 25% for principal building and an additional 5% for accessory buildings.
- v. Maximum site coverage: 50%

Section 233-78.E. Pinelands Development Credits.

(2) Any municipal variance or other approval for the development of a residential use in the PO, I, NC-1 or GI Districts or in that portion of the HC-1 or HC-2 Districts located in the Regional Growth Area shall require that Pinelands Development Credits be used for 50% of the authorized units for parcels under 10 acres in size; for 75% of the authorized units for parcels between 10 and 20 acres in size; and for 100% of the authorized units for parcels over 20 acres in size.

Section 233-83N. Air Quality.

(2)(a) Residential development of 50 or more units and any other development involving more than 100 parking spaces located in the C, HC-1, HC-2, I, PIRD, PO, R, RCG, TC, TI, TI-2, TPO, TR, NC-1, or GI Districts.