Parkway Overlay District

• Established through an amendment to the CMP in 2006.

• Boundaries coincide with Parkway right-of-way

• Includes lands in the Preservation Area District, Forest Area, Rural Development Area, Regional Growth Area, Military and Federal Installation Area and two Pinelands Villages

• Allows for consistent treatment of the Parkway, regardless of the underlying management area designation
Permitted Uses

- Roadways, bridges and outlying and accessory facilities associated with operation and maintenance of the Parkway

- Improvement, expansion, repair and reconstruction of existing interchanges

- Public service infrastructure

- Local communications facilities
Secondary Impacts

Proposed development cannot result in changes in the location, pattern or intensity of land use which would be inconsistent with the Pinelands land use program.
Garden State Parkway Interchange 44

- Interchange 44: Garden State Parkway and Pomona Road
- Expansion from partial interchange to full interchange
  - Northbound exit ramp
  - Southbound entrance ramp
  - In Parkway Overlay District
- Project approved by the Commission in May 2013
- Secondary impacts agreement with Atlantic County signed December 2013
Interchange 44 in 2013
Current Zoning
and Potential Secondary Impacts

• Current zoning:
  – Rural Development Area
  – Permitted density: 1 unit/5 acres
  – Commercial building coverage: 2% maximum
  – Sewer service not permitted

• Potential secondary impacts
  – Pressure to redesignate to RGA for high density residential or intensive commercial development
  – Pressure to allow sewer service
Addressing Secondary Impacts

• Identify parcels fronting on major roads leaving the intersection for a distance of 1.5 miles
• Include contiguous parcels under common ownership
• Freeze or “memorialize” the current zoning through acquisition of land or easements
1.5 Miles from Interchange 44
Secondary Impacts Agreement

• Atlantic County agreed to acquire lands or memorialize zoning
  – 356 acres within 1.5 miles of Interchange 44
  – Lands in outer tiers (further from Interchange 44) to be considered after 3 years, if necessary
  – Complete within 6 years (December 2019)