

**Borough of Woodstown  
County of Salem**



**2023 Self-Assessment**

**Approved by Woodstown Borough Council  
after a public hearing on February 14, 2023 in accordance with Resolution 2023-34.**

A blue ink handwritten signature is written over a circular professional seal. The seal is for Candace A. Kanapue, AICP, PP, and contains the text "NEW JERSEY PROFESSIONAL ASSOCIATION OF ARCHITECTS AND PLANNERS".

Candace A. Kanapue, AICP, PP  
The original of this document was signed and  
sealed in accordance with NJAC 13:41-1.3.5



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## **I. Introduction**

### **A. Purpose of Plan Endorsement**

The Borough of Woodstown is seeking Plan Endorsement from the New Jersey Planning Commission. The 1992 State Development and Redevelopment Plan (SDRP) established the Centers Designation Process, after which the Borough of Woodstown proudly became New Jersey's first Designated Town Center. The Borough maintained its Town Center Designation for years and began the renewal process in 2019. In order to renew Town Center Designation, the Borough must complete the Plan Endorsement Process. The Plan Endorsement Process is the successor to the Centers Designation Process which Woodstown previously completed. Plan Endorsement was developed by the New Jersey Office of Smart Growth as a voluntary process to "increase the degree of consistency among municipal, county, regional and State agency plans and the State Plan and to facilitate implementation of these plans." N.J.A.C. 5:85-7.1. This Municipal Self-Assessment Report serves as step three of the Plan Endorsement Process.

### **B. Local Goals and Objectives**

The Borough of Woodstown lists the following goals and objectives in its 2019 Master Plan reexamination.

- Maintain the Borough's rural character.
- Protect, conserve and manage the Borough's physical resources in order to sustain the value of the community's natural environment.
- Encourage a land use pattern which avoids incompatible land use situations.
- Encourage the retention of existing industries which have little environmental impact, and which support the agricultural economy in the region.
- Encourage and promote the location of new commercial business that is compatible with the surrounding existing and potential land uses.
- Maintain and encourage viable commercial activities in designated areas.
- Provide adequate recreational areas and facilities to meet the needs of the community.
- Preserve architecturally and historically significant structures and districts within the Borough.
- Ensure adequate and efficient community facilities and services capable of satisfying future demands.
- Develop a safe and efficient circulation system which is coordinated with the land use pattern.
- Encourage and promote investment in redevelopment and rehabilitation in the Borough's housing stock as it ages in order to maintain the Borough's unique quality housing and community life.
- Identify areas for affordable housing as required by the Fair Housing Act and the Council on Affordable Housing's rules that are strategically located near existing infrastructure and commercial activity centers and consistent with smart growth goals.
- Focus opportunities for the development of attached housing, mixed-use development and multi-family housing on redevelopment sites, infill sites and sites slated for affordable housing development.
- Provide design standards for single family housing that may be developed on available open lands in order to retain the small-town quality of life within the community.
- Promote energy conservation through the design, arrangement and nature of future development.

- Support countywide and regional efforts to preserve farmland and maintain and expand the agricultural industry; and maintain an open dialogue with farming communities in order to maintain an accurate understanding of
- Woodstown’s role in maintaining the character of the regional economy.

**C. Relevant Planning Issues**

In addition to achieving Plan Endorsement, the Borough of Woodstown is working to balance its interests in preserving historic character, accommodating appropriate growth, encouraging redevelopment, prioritizing and facilitating preservation and conservation of environmentally valuable and recreationally desirable open spaces, and promoting good design

One of most important principles to Woodstown Borough has been to ensure that new development will not adversely impact valuable and sensitive natural resources. To implement this principle, it has been necessary for the Borough to identify areas where development should occur and other areas where development should be restricted or precluded, particularly in the areas identified as environmentally significant.

**D. Assistance from State Agencies**

Please refer to Table 18, which lists the assistance the Borough of Woodstown has received from various agencies.

**E. Summary of Efforts Related to Plan Endorsement Requirements**

The Plan Endorsement Process consists of ten steps. Step 1 consists of a pre-petition. This was completed at the NJ Office of Planning Advocacy (NJ OPA) Woodstown Borough Plan Endorsement Prepetition Meeting on July 13, 2021. Step 2 requires a Mayor to appoint an Advisory Committee by resolution at a public meeting of the governing body. Step 3 of the Plan Endorsement Process requires that a petitioner conduct a Municipal Self-Assessment Report, including any requests for waivers pursuant to N.J.A.C. 5:85-7.6(a). The findings and conclusions of the Self-Assessment are then to be presented at a public meeting of the governing body. The governing body can then adopt a resolution to pursue Plan Endorsement.

Plan Endorsement Process:

- ✓ Step 1: Pre-Petition
- ✓ Step 2: Plan Endorsement Advisory Committee
- ✓ Step 3: Municipal Self-Assessment
- Step 4: State Opportunities & Constraints Assessment
- Step 5: Community Visioning
- Step 6: Consistency Review
- Step 7: Action Plan Implementation
- Step 8: Recommendation Report and Draft Planning & Implementation Agreement (PIA)
- Step 9: State Planning Commission Endorsement
- Step 10: Monitoring and Benefits

## **F. Summary of Requested Planning Area**

The Borough of Woodstown seeks to renew Town Center Status for the entire Borough. The Borough outline has served as the Town Center boundary in the past, and the 1.62 square mile Borough is densely populated and developed enough to be considered a Town Center in its entirety.

## **G. Waivers Sought**

Woodstown Borough is not seeking any waivers for the Plan Endorsement Process at this time.

# **II. Existing Conditions / Opportunities & Challenges**

## **A. Location and Regional Context**

The land area of Woodstown Borough is 1.62 square miles or approximately 1,036 acres and is located in southern New Jersey, in Salem County. Woodstown is entirely surrounded by Pilesgrove Township, another Salem County municipality. Other nearby municipalities, which border Pilesgrove Township are Upper Pittsgrove to the east, Mannington and Alloway Townships to the south, Oldmans and Carneys Point Townships to the west and Gloucester County Townships of Woolwich and South Harrison to the north.

The 2020 population estimate for Woodstown borough was 3,678 persons (based on 2020 U.S. Census Bureau data). Residential property (valuation) serves as the largest component of the Borough's tax base, at 80.2%, while non-residential valuation is 19.8%.

Together the Borough's "Town Center" status, the ongoing efforts to preserve the rural character, the existing and proposed redevelopment areas, the Conservation zoning district, and the protection of natural features and environmental assets throughout the Borough, provide the foundations for maintaining and enhancing quality of life for citizens of the Borough and the region. At this time, more than ever before, the Borough recognizes the importance of coordinating planning for infrastructure and affordable housing, planning for conservation of environmentally sensitive areas and for the promotion of redevelopment and other smart growth goals in cooperation with its neighbor, Pilesgrove Township. Implementation of the various initiatives promoting sustainable development and smart growth also requires cooperation of all Borough stakeholders including the governing body, the planning board, state and county agencies, neighboring communities, citizens, businesses and prospective developers.

## **B. Background**

### **Demographics**

The following table portrays the change in the Borough as it relates to neighboring municipality Pilesgrove Township, and Swedesboro Borough, Woolwich Township, South Harrison Township, Salem and Gloucester Counties, and the State. Between 2010 and 2020, Woodstown's population increased by 173 persons or 4.9%. Surrounding and nearby municipalities experienced varying rates of growth, with Woolwich Township in Gloucester County increasing by 23.3% and Pilesgrove Township increasing by just 4.2%. Salem County's population decreased by 1.9%, which was inconsistent with New Jersey's and Gloucester County's growth rates.

<b>Table 1 Population Growth</b>					
	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>Growth</b>	
				2000-2010	2010-2020
Woodstown Borough	3,136	3,505	3,678	11.8%	4.9%
Pilesgrove Township	3,929	4,016	4,183	2.2%	4.2%
Swedesboro Borough	2,055	2,584	2,711	25.7%	4.9%
Woolwich Township	3,032	10,200	12,577	236.4%	23.3%
South Harrison Township	2,417	3,162	3,395	30.8%	6.9%
Salem County	64,285	66,083	64,837	2.8%	-1.9%
Gloucester County	254,673	288,288	302,294	13.2%	4.9%
New Jersey	8,414,350	8,791,894	9,288,994	4.5%	5.7%
*Annual Population estimates from the US Census Bureau and the NJ Department of Labor Source: U.S. Census Bureau, Population Division					

Using projections from Salem County's 2015 Growth Management Element prepared by the South Jersey Transportation Planning Organization (SJPTO), Woodstown can expect an 24% increase in population from 2010 to 2040. This forecasting relies on recent trends but doesn't consider locally specific conditions that may alter the course of the population trend.



Table 2 presents density indicators for the Borough and neighboring and nearby municipalities.

<b>Table 2</b>					
<b>Density Indicators for Woodstown and Nearby Municipalities year 2020</b>					
	<b>Acreage</b>	<b>Square Miles</b>	<b>Population per Square mile</b>	<b>Employment per square mile</b>	<b>Housing units per square mile</b>
Woodstown Borough	1,036	1.62	2,270.4	833.33	991.36
Pilesgrove Township	22,431.9	35.05	119.3	39.66	47.30
Swedesboro Borough	486.40	.76	3,567.1	1,107.89	1342.11
Woolwich Township	13,715.00	21.43	586.9	224.41	187.35
South Harrison Township	10,111.96	15.8	214.9	66.65	68.86
Salem County	216,319.1	338.0	191.8	54.64	82.06
Gloucester County	211,014.00	324.7	931.0	318.53	362.59
New Jersey	4,748,032.00	7,417.30	1,252.3	426.65	489.23

The population density of Woodstown Borough relative to Pilesgrove Township demonstrates that Woodstown functions as a Town Center within the rural region.

Table 3 provides a breakdown of Woodstown's population by age cohorts and gender in 2020. The largest age cohort is the 45-54 years of age bracket, with 21.1% (728 people) of the total population. The Borough's median age is 43.9 years. The second largest age cohort is the 35-44 year old age cohort, with 17.2% (592 people) of the population.

<b>Table 3</b>		
<b>Summary of Population Characteristics 2020</b>		
	<b>Number of Persons</b>	<b>Percentage of Total</b>
Male	1,684	48.9%
Female	1,761	51.1%
Total	3,445	100%
<b>Age</b>		
Under 5	87	2.5%
5-14	480	14%
15-24	575	16.6%
25-34	201	5.8%
35-44	592	17.2%
45-54	728	21.1%
55-64	325	9.4%
65+	457	13.3%
Median Age	43.2	--

Source: U.S. Census Bureau ACS 5-Year estimates (2020 Decennial Census Age Data has not been not released yet)

Table 4 includes family and household characteristics of the Borough. In 2020 Woodstown had 1,405 households, with an average of 2.44 persons per household. The majority of the total households have two or more persons, at 68.8%, of which 73.4% are married households.

<b>Table 4 Summary of Household Characteristics 2020</b>		
Number of households	1,405	100%
Persons per household	2.44	--
<b>Married-Couple Household</b>		
Married-Couple Household	710	50.5%
<b>Cohabiting-Couple Household</b>		
Cohabiting-Couple Household	114	8.1%
<b>Male householder, no spouse/partner present</b>		
Male householder, no spouse/partner present	202	14.4%
<b>Female householder, no spouse/partner present</b>		
Female householder, no spouse/partner present	379	27.0%
<b>Householder Living Alone</b>		
Householder Living Alone	438	31.2%
<b>Households with one or more people aged 65+</b>		
Households with one or more people aged 65+	312	22.2%

Source: U.S. Census Bureau ACS 5-Year Estimates

### **Employment**

As indicated in the table below, the Borough's most significant employment industries are Educational Services with 14.37% of the local employment; Health Care and Social Assistance with 12.67%; and Manufacturing with 12.07%. For comparison purposes, the following table highlights the employment distribution in other municipalities within the region. The employment distribution in Woodstown is generally consistent with the industry distribution for the surrounding municipalities and the County.

**Table 5  
Percentage Distribution of Employment by Industry**

Industry Code	Woodstown		Pilesgrove	Swedesboro	Woolwich	South Harrison	Salem County
	Jobs	%	%	%	%	%	%
11	3	0.22%	4.96%	0.00%	0.19%	0.57%	0.95%
21	0	0.00%	0.00%	0.00%	0.52%	0.00%	0.00%
22	37	2.74%	2.09%	1.54%	3.26%	2.18%	5.10%
23	91	6.74%	9.21%	9.03%	3.74%	12.63%	8.82%
31-33	163	12.07%	5.90%	14.13%	12.02%	8.93%	15.47%
42	55	4.07%	3.74%	2.14%	5.14%	4.65%	5.74%
44-45	116	8.59%	8.56%	5.82%	9.21%	7.41%	7.61%
48-49	57	4.22%	4.60%	9.38%	4.39%	0.95%	4.40%
51	42	3.11%	1.08%	4.04%	2.93%	0.47%	1.50%
52	85	6.30%	3.53%	5.82%	9.63%	10.35%	7.06%
53	6	0.44%	0.00%	2.14%	1.48%	1.42%	1.42%
54	85	6.30%	5.47%	6.41%	9.44%	10.07%	9.26%
55	0	0.00%	0.00%	0.00%	0.00%	0.38%	0.00%
56	0	0.00%	0.00%	1.66%	1.12%	8.26%	2.44%
61	194	14.37%	11.01%	11.28%	8.13%	4.56%	7.94%
62	171	12.67%	21.80%	8.79%	21.63%	18.23%	9.13%
71	14	1.04%	1.01%	0.00%	0.00%	0.66%	1.14%
72	43	3.19%	0.86%	5.82%	2.68%	2.75%	1.01%
81	27	2.00%	9.35%	1.31%	0.40%	2.18%	4.03%
92	161	11.93%	6.83%	10.69%	4.10%	3.32%	7.00%

NAICS Industry Code:

11	Agriculture, Forestry, Fishing and Hunting	53	Real Estate and Rental and Leasing
21	Mining, Quarrying, and Oil and Gas Extraction	54	Professional, Scientific, and Technical Services
22	Utilities	55	Management of Companies and Enterprises
23	Construction	56	Administrative and Support and Waste Management and Remediation Services
31-33	Manufacturing	61	Educational Services
42	Wholesale Trade	62	Health Care and Social Assistance
44-45	Retail Trade	71	Arts, Entertainment, and Recreation
48-49	Transportation and Warehousing	72	Accommodation and Food Services

51	Information	81	Other Services (except Public Administration)
52	Finance and Insurance	92	Public Administration

**Income**

The 2020 ACS income statistics found in Table 6 indicate that the income distribution in Woodstown is similar to that of Salem County overall. The 2020 American Community Survey estimated the Borough had a household median income of \$82,930, compared with the Salem County household median income of \$85,382. Woodstown’s median household income is lower than that of the surrounding municipalities. Additionally, 4.9% of Woodstown’s families had incomes below the federal poverty level.

Council on Affordable Housing (COAH) regulations define low income (those earning up to 50% of the moderate household income) and moderate income households (those earning from more than 50% to 80% of the moderate household income). The figures are adjusted for household size and the housing region defined by COAH.

Woodstown is part of Region Six, which includes Atlantic, Cape May, Cumberland and Salem Counties. The 2022 Affordable Housing Regional Income Limits for Region Six (based on household size) range from \$30,384 (for one person) to \$57,295 (for eight persons) for the upper limits of what is defined as low income; and \$48,614 (for one person) to \$91,672 (for eight persons) for the upper limits of what is defined as moderate income. Median 2022 income ranges from \$60,768 to \$114,591 in Region Six.

<b>Table 6 Household Income - 2020</b>		
	<b>Woodstown Percentage</b>	<b>Salem County Percentage</b>
Less than \$10,000	1.40	6.0
\$10,000 to 14,999	1.90	3.6
\$15,000 to 24,999	10.40	6.0
\$25,000 to 34,999	11.50	9.5
\$35,000 to 49,999	9.30	9.2
\$50,000 to 74,999	12.10	19.1
\$75,000 to 99,999	13.50	12.6
\$100,000 to 149,999	25.00	18.9
\$150,000 to 199,999	9.70	9.4
\$200,000 +	5.30	5.7

\*Income data in 202 Inflation-Adjusted Dollars.

<b>Table 7 Income Levels, 2020</b>			
	<b>Woodstown Households</b>	<b>Woodstown Families</b>	<b>Salem County Households</b>
Median Income	\$82,930	\$109,055	\$69,886
Source: U.S. Census Bureau, 2020 ACS 5-Year Estimates			

<b>Table 8</b>		
<b>Median Income for Households and Families - 2020</b>		
	<b>Households</b>	<b>Families</b>
Woodstown Borough	\$82,930	\$109,055
Pilesgrove Township	\$120,565	\$130,781
Swedesboro Borough	\$70,673	\$75,368
Woolwich Township	\$134,524	\$141,011
South Harrison Township	\$127,612	\$128,884
Salem County	\$69,886	\$90,085
Gloucester County	\$94,412	\$114,823
New Jersey	\$89,296	\$110,102

<b>Table 9</b>		
<b>Percentage Distribution of Persons and Families Below the Poverty Level</b>		
	<b>Persons %</b>	<b>Families %</b>
Woodstown Borough	4.9%	1.9%
Pilesgrove Township	4.0%	1.0%
Swedesboro Borough	8.9%	7.5%
Woolwich Township	3.6%	1.0%
South Harrison Township	6.7%	3.3%
Salem County	12.6%	9.6%
Gloucester County	7.8%	3.7%
New Jersey	10.2%	7%

### **Housing**

In 2020 there were 1,606 year-round housing units in Woodstown of which 1,405 were occupied and 201 were vacant, a vacancy rate of 12.5%.

The following tables present selected housing indicators for Woodstown, surrounding municipalities and Salem County.

Woodstown Borough is similar to nearby Swedesboro Borough in Gloucester County with regard to age of housing stock. The median year for housing unit construction in Woodstown is 1966, and 1971 in Swedesboro. Salem County's median housing construction year is 1960. Nearby Woolwich Township, Gloucester County has a median year for new housing units of 2005. This demonstrates the difference in housing character between traditional "centers" and the now developing rural portions of the region.

<b>Table 10 Selected housing Characteristics, 2020</b>			
	<b>Persons Per Household</b>	<b>Percent of Housing Stock Built Prior to 1940</b>	<b>Median Year Structures Built</b>
Woodstown Borough	2.44	25.9%	1966
Pilesgrove Township	2.43	14.6%	1976
Swedesboro borough	2.82	36.3%	1971
Woolwich Township	3.20	1.1%	2005
South Harrison Township	3.13	4.6%	1991
Salem County	2.54	21.0%	1960
Gloucester County	2.65	9.1%	1980

<b>Table 11 Bedroom Distribution, 2020</b>			
	<b>Percentage of Housing Stock with:</b>		
	<b>One bedroom or less</b>	<b>2 to 3 bedrooms</b>	<b>4+ bedrooms</b>
Woodstown Borough	17.6%	60.9%	21.6%
Pilesgrove Township	10.1%	52.3%	37.6%
Swedesboro borough	8.6%	75.2%	16.2%
Woolwich Township	1.4%	51.7%	46.8%
South Harrison Township	1.0%	33.5%	65.5%
Salem County	10.2%	67.0%	22.7%
Gloucester County	7.8%	60.1%	32.1%

<b>Table 12 Distribution of Housing Units by type, 2020</b>				
	<b>Percentage of Housing Stock with:</b>			
	<b>Single family</b>	<b>2 to 9 units in structure</b>	<b>10 or more units per structure</b>	<b>Mobile home or other</b>
Woodstown Borough	68.7%	21.5%	9.8%	0.0%
Pilesgrove Township	90.7%	4.0%	5.3%	0.0%
Swedesboro borough	86.3%	11.8%	1.9%	0.0%
Woolwich Township	80.7%	9.9%	9.4%	0.0%
South Harrison Township	97.5%	0.0%	0.0%	2.5%
Salem County	80.7%	8.2%	8.3%	2.8%
Gloucester County	83.4%	7.0%	7.2%	2.4%

Table 12 presents a breakdown of the Borough's housing stock by number of rooms as they relate to County averages. The size of housing units in the Borough is generally smaller than the County overall, and there are more multi-family structures than in the surrounding municipalities.

<b>Table 13</b>			
<b>Year Round Housing Units by number of Rooms, 2020</b>			
<b>Woodstown Borough</b>			<b>Salem County</b>
<b>Number of Rooms</b>	<b>Number of Units</b>	<b>Percentage</b>	<b>Percentage</b>
1	12	0.9%	2.7%
2 or 3	88	6.3%	4.6%
4 or 5	513	36.5%	27.3%
6 or 7	424	30.2%	36.0%
8+	368	26.2%	29.4%
Median		6.2	

The 2020 Census data indicates that the Borough's housing stock is generally well maintained. Less than one-half of a percent of the occupied units were lacking complete plumbing facilities and only 1.2% of the units reported overcrowded conditions (1.01 persons or more per room).

Table 14 presents housing units by tenants and occupancy status. Owner-occupied units account for 87.5% of the housing stock. Woodstown exhibits a 5.9% vacancy rate of owner-occupied units and a 15.9% vacancy rate for rental units. The Borough's median contract rent is higher than Salem County but less than that of surrounding municipalities. Woodstown's median housing value of \$218,100 is higher than the County and second lowest of the surrounding municipalities (See Table 15).

<b>Table 14</b>						
<b>Housing Units by Tenant and Occupancy Status</b>						
<b>(by Census Tract- 2020)</b>						
<b>Year Round Housing Units</b>			<b>Owner Occupied</b>		<b>Rental</b>	
Occupied	Vacant	Total	Number	%	Number	%
1405	201	1606	881	62.7	524	37.3

<b>Table 15</b>					
<b>Selected Housing and Housing Related Characteristics - 2020</b>					
	<b>Median House Value</b>	<b>Median Contract Rent</b>	<b>Median Household Income</b>	<b>Value Income Ratio</b>	<b>Rental Vacancy Rate</b>
Woodstown Borough	\$218,100	\$962	\$82,930	2.63:1	15.9%
Pilesgrove Township	\$317,300	\$1,118	\$120,565	2.63:1	8.7%
Swedesboro Borough	\$200,100	\$1,022	\$70,673	2.83:1	0.0%
Woolwich Township	\$346,900	\$1,471	\$134,524	2.58:1	0.0%
South Harrison Township	\$386,700	\$1,232	\$127,612	3.03:1	0.0%
Salem County	\$199,700	\$843	\$69,886	2.86:1	8.1%
Gloucester County	\$267,100	\$1,089	\$94,412	2.83:1	2.3%

Source: U.S. Census Bureau, 2020

At the time of the 2010 Census there were 1,365 occupied units and in 2020 there were 1,405 occupied units, an increase of 2.9%.

## **C. Inventory of Key Characteristics**

### **1. Rural Center**

The Borough has served as the region's rural center for many years. The Historic District receives special attention and has been maintained and enhanced over the years. Other portions of the business district have struggled to maintain their vitality and physical upkeep, as competition pulls business to other locations throughout the region. The Borough aims to retain the "town center" character of the Borough and to promote good design in the business district, in the neighborhoods and for new developments. While the Borough has continued to encourage the location of new industries and commercial activities and to retain existing commercial and industrial enterprises, the changing economy requires a novel approach. Redevelopment and rehabilitation must be encouraged through an inviting process with clear expectations and standards.

The Borough's economic and architectural design goals must be balanced with the Borough's desire to preserve scenic greenways and environmentally sensitive areas. The Borough recognizes that the realization of these goals into the future requires inter-municipal and regional coordination and cooperation in addition to Borough policy making.

In order to sustain and advance the Borough's goals the Woodstown Planning Board designated a committee to examine the potential re-zoning of areas along the Salem River in April of 2005. The re-zoning committee submitted a report entitled Woodstown Conservation Zoning Project to the Planning Board on March 10, 2006. The Committee's report recommended re-zoning a portion of the Borough to provide an enhanced conservation zone as well as other recommendations to ensure adequate protections of natural resources within the proposed conservation zone. The Borough has held off on implementing the recommendations, as the Mt Laurel litigation filed against the Borough involved properties within the study area. The plaintiff and the Borough reached a settlement and the Borough was able to adopt recommendations such as a conservation zone and an affordable inclusionary zone.

### **2. Housing**

Woodstown is a mixed income community with varied neighborhoods all within close proximity to one another, which has never engaged in exclusionary practices.

### **3. Natural Resources**

The Joint Environmental Commission of Woodstown Borough and Pilesgrove Township in cooperation with the Delaware Valley Regional Planning Commission released an Environmental Resource Inventory (ERI) study and report in September of 2005. The ERI identifies and describes the natural resources in the community and considers the past and current conditions and pressures as they relate to natural resources (physiography, soil, climate, wetlands & water), biological resources, land use and environmental issues. Additionally, in an effort to bring together a number of studies and planning efforts, the Re-zoning Committee produced a report with recommendations for the implementation of conservation zoning techniques. The recommendations are rooted in available data on environmental resources and the Borough's desire to grow in a sustainable manner. A land use category was proposed and adopted for the area of the Borough bounded by the Borough limits, South Main Street and East Millbrook Ave, designated as a CR- Conservation/Residential Land Use. This section of the Borough is generally undeveloped and has been noted as having significant resources including wetlands, open waters, forested areas and critical habitats. In addition, it has been verified that a nesting pair of bald eagles has located within this general area and much of it is, therefore, within their foraging area. This zoning district addresses infrastructure capacity and reduces fragmentation of important



habitat. The area south of the Salem River, east of the Railroad and north of South Main Street has been preserved in cooperation with Fish & Game as a conservation area.

#### **4. Infrastructure**

Development pressures are also challenging the Borough's water delivery and wastewater management capabilities. The capacity of the Woodstown Water Utility has been limited by the limited water resources of the area. The Borough's water is provided by two aquifers. One aquifer has become increasingly stressed and has high sodium levels due to salt water intrusion. The second aquifer is producing a very low yield, less than 250,000 gallons a day. While the problem related to water storage identified in the 2000 Master Plan Reexamination was not resolved, the NJDEP redirected the Borough's efforts toward developing an additional water supply well in the Mount Laurel- Wenonah aquifer. The Borough has constructed the new well and it is now in operation. Currently the Borough does not have plans to construct an additional water tower.

The Woodstown Sewerage Authority is also facing challenges and attributes its limited capacity to two main factors. First, the NJDEP will not allow the authority any additional pollutant loading from the Authority's surface water discharge. Second, expanding current treatment capacity from the current 530,000 gallons per day to 700,000 gallons per day (gpd) is an expensive prospect. In order to construct upgrades to increase capacity and assure no additional pollutant loading, the sewerage authority would have to secure funding and pass the cost to rate payers. In 2007 a build out analysis was conducted that confirmed that given certain conditions, the current wastewater treatment capacity will be sufficient to meet Woodstown's needs based on a build out of the Borough at the recommended zoning densities. There may be capacity issues toward the end of the build out projection, but it is believed that the remaining current capacity will be adequate assuming that all remaining capacity, except that which has already been allocated to development in Pilesgrove Township is retained for Woodstown's use.

The Borough has an issue with traffic on U. S. Route 40 especially during the summer months since Route 40 is a major arterial highway which connects the metropolitan DC area to the Jersey Shore. The route also serves as a major truck shipping route to Vineland and Cumberland County. The street infrastructure should be assessed. A by-pass has been discussed in the past, however there should be a study done of the Route 40 corridor and the key intersection with State Route 45 at the center of the downtown. The impacts from Route 40 include noise, traffic, and air pollution. A by-pass should be evaluated, because it will promote workability and quality of life in the downtown, however, it could impact the businesses in the downtown negatively.

#### **D. Redevelopment and Rehabilitation Areas**

In June 2004, a Redevelopment Plan for Bowen Avenue Area and Vicinity / Area I was prepared by Remington and Vernick Engineers, then revised in June 2005. A Redevelopment Plan for Supply Industrial District and Vicinity / Areas II and III was also prepared by Remington and Vernick Engineers in January 2004 and then revised in May 2005. In June 2007 Bach Associates amended this Redevelopment Plan to include Block 24, Lot 3. In January 2007, the Bailey Street Project Area Development Plan was prepared by Bach Associates. A Preliminary Investigation and subsequent Redevelopment Plan for First National Bank was prepared by Bach Associates and adopted in 2021.

## **E. Status of Planning**

The following planning reports and documents have been prepared by the Borough:

- 1982 Comprehensive Master Plan
- 1988 (July) Master Plan Reexamination
- 1989 (August) Housing Element
- 1994 (July) Master Plan Reexamination
- 2000 (July) Master Plan Reexamination
- 2005 (April) Stormwater Plan Element
- 2005 (May) Redevelopment Plan for Supply Industrial District and Vicinity/ Areas 2 and 3
- 2005 (June) Redevelopment Plan for Bowen Avenue Area and Vicinity/ Area 1
- 2005 (September) Environmental Resource Inventory
- 2005 (December) Housing Element and Fair Share Plan
- 2006 (March) Woodstown Conservation Zoning Project Report
- 2006 (September) Open Space and Recreation Plan
- 2006 (December) Master Plan Re-examination and Amendments
- 2007 (January) Bailey Street Project Area Redevelopment Plan
- 2008 Master Plan Reexamination
- 2019 (March) Master Plan Reexamination
- 2021 Redevelopment Plan for Block 21 Lot 39 (First National Bank)

## **III. Community Vision & Public Participation**

A Community Visioning Session is expected to be held in October 2022.

## **IV. Recent and Upcoming Development Activities**

Friends Village is a Senior Life Plan Community that provides independent living as well as assisted living facilities. The existing facility is located on the border of Woodstown Borough and Pilesgrove Township. This facility consists of 4 Pilesgrove parcels (Block 36, Lots 6, 8, 9 & 19) and Woodstown's adjacent Block 27, Lots 61, 62, and 64, as well as Block 49, Lot 1. Block 27 Lot 64 has several buildings associated with Friends Village at Woodstown, but Block 27 Lots 61 and 62, as well as Block 49 Lot 1, have not yet been developed. On July 6, 2022, Friends Village Inc. received Preliminary Major Site Plan Approval with Variances, from the Borough of Woodstown Planning Board. The application was for the building additions and site improvements to the existing senior living community.

Friends Village, Inc. proposed to demolish a portion of the existing multi story building as well as numerous smaller accessory buildings. Additionally, they proposed numerous improvements and building additions and the reconfiguration of the existing parking lots to accommodate the proposed mixed use senior living facility. Once fully renovated the site will consist of 134 independent living apartments, 47 attached single family living units, 55 assisted living units and 24 skilled nursing beds as well as numerous common area additions such as art studios and pool areas.

<b>Table 16 Friends Village</b>	
Block and lot	Block 27, Lots 61, 62 & 64; Block 49, Lot 1
Address	7 Friends Drive, 9-11 Friends Drive, 7 Chestnut Drive. And 200 E. Millbrooke Ave
Owner	Friends Home at Woodstown
Potential Contract Purchaser	Friends Village, Inc.
Acreage	9.3 acres
Current Zoning	R6 Residential Zoning District
Surrounding Land Uses	North: single family residential South: Woodstown High School East: single family residential West: Friends Village existing facility
Planning Area	Woodstown Town Center in PA-4
Access	Block 27 Lots 61 and 62 accessible by Chestnut Drive. Block 27 Lot 64 accessible by Woods Ct. Block 49 Lot accessible by E. Millbrooke Ave, Site is within the approved sewer service area, public sewer and water connections are available at Bailey Street.

Freedom Developers, LLC proposed to develop the property into a 108 unit townhome community. In 2021 the Developer came in for a conceptual review and discussion with the Planning Board. A formal application has not been submitted to date.

<b>Table 17 Freedom Developers</b>	
Block and lot	Block 50, Lot 6
Address	380 Bailey Street
Owner	Freedom Developers, LLC
Potential Contract Purchaser	
Acreage	12.04 acres
Current Zoning	IR – Inclusionary Residential Zoning District
Surrounding Land Uses	North: single family residential South: single family residential and agricultural East: environmentally protected land West: single family residential
Planning Area	Woodstown Town Center in PA-4
Access	Accessible by Bailey Street and South Main Street.

## **V. Statement of Planning Coordination**

The Borough of Woodstown has strived for planning coordination with state, county, regional, and surrounding municipalities' planning efforts. Woodstown Borough is proud to be New Jersey's first designated Town Center and has been coordinating with the Township of Pilesgrove, Salem County, and the New Jersey Office of Smart Growth for decades to ensure planning consistency.

## VI. State Programs, Grants and Capital Projects

Table 18 Grant Funding and Program Listing							
Program Name	Project Name	Agency	Brief Description	Geographic area covered	Project amount (\$)	Project start date	Project finish date
Small Cities Grant – Public Facilities	Watson Park	NJDCA	Make improvements to the park for more accessibility	Watson Park	NJDCA Grant \$400,000 Construction Est. \$461,312.50	TBD	TBD
Small Cities Grant – Public Facilities	South Main Street water main replacement	NJDCA	Replace the undersized water main on South Main Street from Lotus Ave to the RR tracks	South Main Street	NJDCA Grant \$400,000 Construction \$525,263.00	7/21/2021	4/8/2022
Small Cities Grant – Public Facilities	Liberty Ave. & Spring Garden St. Water Main Replacement, Sanitary Sewer Improvements & Spring Garden Street Improvements	NJDCA NJDOT	Replace undersized 1,720 LF of water main on Liberty Ave. & Spring Garden Street. Sanitary sewer CIPP lining on Liberty Ave. Sanitary sewer reconstruction and CIPP lining on Spring Garden Street. Roadway reconstruction on Spring Garden Street.	Liberty Avenue Spring Garden Street (from Allen Ave. to Green St.)	NJDCA Grant \$400,000 NJDOT FY2018 Municipal Aid Grant \$135,000 Construction \$827,615.66	9/2/2019	1/27/2021
NJ DOT – Municipal Aid	East Grant Street water main replacement	NJDOT	After replacing the old cast iron water main, the road will be repaved using NJDOT grant money	East Grant Street	NJDOT FY2021 \$194,000 Construction Est. \$638,672.63	TBD	TBD
NJDOT – Safe Routes to School	SRTS	NJDOT	Various sidewalk improvements throughout the borough along with three sets of flashing crosswalk signs	Various locations	\$300,000	TBD	TBD
NJ DOT – Municipal Aid	Colson Court	NJDOT	Roadway reconstruction and replacement of 230 LF of water main	Colson Court	NJDOT FY2019 \$180,000 Construction \$241,892.27	12/14/2020	8/10/2021
Small Cities Grant - Housing Rehab	Woodstown-Pilesgrove Joint Housing Rehabilitation Program	NJDCA	Project #22-0449-00	Various locations	\$197,010	07/2022	TBD
Small Cities Grant – Housing Rehab	Woodstown-Pilesgrove Joint Housing Rehabilitation Program	NJDCA	Project #17-0233-00	Various locations	\$200,000	2017	2022
Clean Communities	Clean Communities		Clean Communities funding is used for roadside cleanup mini-grants, public education, and promotional products to encourage participation	Various locations		July	June
Recycling Tonnage Grant	Tonnage Grant	NJDEP					

## VII. Sustainability/Resiliency Statement

According to the Borough Engineer (Sickles & Associates), over the last several years Woodstown has experienced storm water drainage and flooding issues during very intense precipitation events, as many towns in New Jersey and across the country have. These rainfall events have effectively brought light to parts of the existing storm sewer system that are acting as choke points causing water to back up into public streets, overflowing across residential properties, and flooding critical emergency management staging areas. As a result, the Borough has recently undertaken two significant storm sewer studies where it has prepared schematic designs and estimates of probable cost for improvements intended to mitigate storm water drainage problems. The Borough is now looking to implement those improvements in the medium term, subject to available funding. These improvements will reinforce the Borough's resilience to ever increasing intensity of rainfall that has been observed and associated with global and regional changes to the climate.

The Borough has not yet completed the vulnerability assessment, as the Master Plan Reexamination report was last adopted in 2019, completed prior to this requirement enacted in 2021. At the time of the next Reexamination, this will be completed as part of the process as well as part of the Plan Implementation Agreement with the OPA/SPC. However, the 2019 Master Plan Reexamination provides the following in response to the 2017 addition to the MLUL of planning for resiliency, smart growth and sustainability:

*"a. The Borough should evaluate and encourage potential locations for electric vehicle charging stations in parking lots, possibly in the municipal parking lot located behind the Borough Hall.*

*b. The Borough should investigate sustainability ordinances and programs that would green the municipality and make it more storm resilient. Some examples would be the integration of green infrastructure such as infrastructure to capture rainfall; cool buildings and pavement; vegetated mid-block bump-outs & crossings on municipal roads, vegetated corner bump-outs on municipal roads, tree trenches and perforated stormwater pipes, green stormwater planters, permeable concrete, permeable pavers, street-side swales, green roofs, downspout disconnection, rain gardens, rainwater harvesting, etc. The Borough may investigate incorporating elements of Low Impact Development (LID) and green infrastructure into their existing zoning and land development codes and promote this method to developers.*

*c. The Borough may also take initiative to build green certified buildings whenever undertaking new construction. Green building certification programs include USGBC LEED, EPA Energy Star for Buildings Program, Passivhaus Standard, National Green Building Standard, Living Building Challenge, Net-Zero Energy Building, Green Globes system, etc."*

## **VIII. Consistency Section**

### **A. Local & Regional Planning**

The Borough of Woodstown has a long record of cooperation with its neighboring planning entities. The Woodstown-Piles Grove Joint Environmental Commission was founded in 2003 as a joint effort to coordinate environmental planning efforts. In addition, the Borough works with the County and State for multiple planning related initiatives, including but not limited to historic preservation, stormwater control and environmental protection. The Borough utilizes grants from the County and State for improvements related to streetscape and rehabilitation of residential dwellings.

While the Borough has not seen a fundamental shift in the assumptions, goals and objectives that formed the basis for the 1982 Master Plan and subsequent revisions, there have been circumstantial changes in and around the Borough, changes to statewide policies and regulations that impact the Borough, and new perspectives on how to respond to economic and social changes. As trends and patterns have become better understood, policies and regulations have been formulated to ensure consistency between goals and objectives, regulations and outcomes. In order to maintain the desired consistency, the 2006 reexamination included refinement to the goals and objectives in the Master Plan. In the 2008 Master Plan reexamination, the development of an updated Housing Element and Fair Share Plan was conducted while the rules and requirements were still being argued over in the court system. In addition, the establishment of agreements with two developers to assist with the provision of affordable housing, the commencement of redevelopment projects and the cooperative planning effort with Piles Grove Township, have led the Borough to recognize some specific sections of the Land Use Regulations that need to be revised consistent with sound planning and the Borough's goals.

While Woodstown is more densely developed than many of its Salem County neighbors, land that may be considered "developable" remains in the southern and northern portions of the Borough. The 2008 reexamination realized that while the current zoning designations for those areas were residential, that there were some inconsistencies between the zoning and the goals and objectives with regard to housing types. The 2008 reexamination added clustering techniques, which the Borough still wants to encourage. Additionally, the Woodstown Planning Board Re-zoning Committee recommended that as part of the Master Plan reexamination process, the Borough consider whether the current zoning and Master Plan provide adequate protection for remaining natural resources. As a result, the conservation zone was adopted to maintain a balance between environmental concerns and concerns for a dynamic economy is to encourage low impact development and preservation in environmentally sensitive areas and on land targeted for public acquisition; and to encourage redevelopment, adaptive reuse and infill development within the existing developed areas of town.

Woodstown is now looking at preserving the historic nature of the Borough. The Borough is rich with history and historic structures that should be further evaluated and protected. In addition, the historic nature should be enhanced with design standards that allow for new or rehabilitated structures that complement the existing historical nature of the Borough.

The following specific statutes, regulations and plans were noted in the 2019 Master Plan Reexamination to have changed since the 2008 reexamination:

## 1. Renewable Energy

The State Legislature has enacted several pieces of new legislation over the last year that affect renewable energy facilities (solar, wind and biomass). The various laws converge to generally encourage the production of alternative and renewable energy, yet without local efforts to link the state laws to local ordinances, there is some confusion about what is and is not permitted, and a lack of clarity about municipal land use intentions.

Below is a summary of the laws enacted by the New Jersey State Legislature.

- P.L. 2009 C 213 (January 16, 2010) relates to the installation of solar, wind and biomass energy generation facilities on preserved farms and commercial (unpreserved) farms and also modifies the Right to Farm Act and farmland assessment as they relate to renewable energy facilities.
- P.L. 2009 C 146 amends Municipal Land Use Law N.J.S.A. 40:55D-4 and 7 to include definitions for “Inherently Beneficial Use” and “Wind, solar or photovoltaic energy facility or structure”.
  - Inherently Beneficial Use - “a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such a use includes, but is not limited to, a hospital, school, child care center, group home, or a wind, solar or photovoltaic energy facility or structure.”
  - Wind, Solar or photovoltaic energy facility or structure – “a facility or structure for the purpose of supplying electrical energy produced from wind, solar, or photovoltaic technologies, whether such facility or structure is a principal use, a part of the principal use, or an accessory use or structure.”
- P.L. 2009 C 35 (March 31, 2009) adds a section to Municipal Land Use Law N.J.S.A. 40:55D-66.11 which provides that a renewable energy facility is a permitted use within every industrial zone as long as the parcel consists of at least 20 contiguous acres owned by the same entity.
- P.L. 2009 C 244 (January 16, 2010) creates new sections within Municipal Land Use Law N.J.S.A. 40:55D-66.12 to 40:55D-66.15, to provide guidance for wind energy systems, and provides that ordinances adopted by municipalities to regulate the installation and operation of small wind energy systems shall not unreasonably limit such installations or unreasonably hinder the performance of such installations. The law defines the unreasonable hindrances and requires that within 10 months of enactment of adoption of the law (January 2010), the Director of the Division of Codes and Standards in the DCA , in consultation with the DEP will issue a technical bulletin including a model municipal ordinance for the construction of small wind energy systems.
- N.J.S.A. 52:27D-141.1 (March 31, 2009) provides that developers of 25 or more single family residential dwelling units shall offer the installation of solar energy systems as an option to homeowners.



- P.L. 2010 C 4 (April 22, 2010) provides that solar panels are not to be included as impervious surface for impervious cover calculations or for storm water management planning, only the foundation may be considered impervious.
- P.L. 2017 C 275 amends Municipal Land Use Law N.J.S.A. 40:55D-28 to include (f) a statement of strategy concerning:
  - (i) smart growth, in part, shall consider potential locations for the installation of electric vehicle charging stations,
  - (ii) storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure,
  - (iii) environmental sustainability.

## 2. Other State Policy

a. State Plan. The New Jersey State Development and Redevelopment Plan was adopted in March of 2001. The Draft of the updated State Plan was released in 2009, but has not yet been adopted so the 2001 Plan remains the plan in effect at this time. The State Plan designates Woodstown as a designated Town Center in the Rural Planning Area (PA-4).

Within Planning Area 4, the State Plan's intention is to:

- maintain the Environs as large contiguous areas of farmland and other lands;
- revitalize cities and towns;
- accommodate growth in Centers;
- promote a viable agricultural industry;
- protect the character of existing stable communities; and
- confine programmed sewers and public water services to Centers.

As part of the Town Center Designation, redevelopment and revitalization in Woodstown is encouraged and supported by the State Plan.

b. The New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21) supersede municipal zoning regulations when there are conflicts.

c. The New Jersey Council on Affordable Housing's (COAH) Third Round regulations were initially adopted in 2004, and substantially invalidated in an Appellate Division decision in January of 2007. COAH then released new Third Round regulations that became effective on June 2, 2008, and amendments were immediately proposed and became effective on October, 2008. The rules were again challenged on many fronts and after two years, on October 8, 2010 the Appellate Division invalidated the "growth share" methodology for establishing affordable housing obligations. Some aspects of affordable housing rules and regulations remain in effect. On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing (COAH) has failed to act, and as a result, the Courts assumed jurisdiction over the Fair Housing Act. At the time of the 2010 Master Plan Reexamination Report, the Borough decided to continue to monitor these developments, and when the situation stabilizes, determine whether an updated Housing Element and Fair Share compliance plan should be prepared and submitted. The July 2015 report from the Fair Share Housing Center provides obligations utilizing the methodology from David Kinsey. These reflect a prospective need obligation of zero (0) units for the Borough of Woodstown. At this

time, where many municipalities are choosing to settle with the Fair Share Housing Center, and where actual obligation has not been determined by the Courts, given the low number of the Borough, it is recommended that the Borough continue to monitor these developments while also continuing to provide affordable housing opportunities for all its residents.

d. New Municipal Storm Water Regulations were adopted (N.J.A.C. 7:8) in 2004 requiring that all municipalities adopt a Stormwater Plan. The Borough has filed its stormwater permit and is in compliance with the regulations.

e. New Water Quality Management rules (N.J.A.C. 7:15) were adopted by the NJ DEP and became effective on July 7, 2008. These Rules assigned primary wastewater management planning responsibility to the 21 counties. The Borough is in compliance.

f. The 1987 New Jersey Statewide Mandatory Source Separation and Recycling Act (N.J.S.A. 13:1E-99.11 et seq.) calls for source separation and recycling of solid waste throughout the state. The original goal was for a minimum of 15% of the total solid waste stream to be recycled. This goal was then increased to 25%, then 40% and finally 60%. The New Jersey Office of Recycling oversees the State Recycling Fund, which is administered via a tonnage grant program. Each county was required to enact district recycling plans to specify the recyclable materials, create a plan to collect and market the materials, and appoint a recycling coordinator to administer the district. Each municipality was required to designate a recycling coordinator, adopt ordinances to include recycling provisions and enforcement procedures for residents and businesses, and to collect the recyclables either by contract or municipal services. The Master Plan for each municipality must also include requirements for recycling, requiring that provisions for recycling be incorporated into new residential, commercial and industrial development (N.J.S.A. 13:1E-99.16). The New Jersey Municipal Land Use Law (MLUL) was amended in response to the New Jersey Source Separation and Recycling Act adopted in 1987. One of the purposes of Municipal Land Use Law (N.J.S.A. 40:55D-2) specifically addresses recycling. The Borough is in compliance with applicable recycling reporting and requirements.

**B. State Plan – Goals, Policies and Indicators**

GOAL	POLICIES	INDICATORS
<p><b>Goal 1: Revitalize the State’s Cities and Towns</b></p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p><b>Policy on Urban Revitalization -</b> Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p><b>Key Indicator 5.</b> Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p><b>Indicator 6.</b> Percent of jobs located in Urban Coordinating Council municipalities</p> <p><b>Indicator 23.</b> Percent of building permits issued in Urban Coordinating Council municipalities</p> <p><b>Indicator 27.</b> Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

**Analysis**

The Borough of Woodstown is a Historic Town Center in the middle of the agriculturally intensive Township known as Pilesgrove. The continuance of the Borough of Woodstown being designated as a Town Center is the goal not only for the Borough, but for the surrounding farming communities which depend and for which Woodstown serves as their base. The Borough has recently undergone redevelopment efforts to revitalize areas in need of redevelopment to stimulate economic, social, and environmentally conscious growth. The designation of Woodstown will not in essence change Woodstown because regardless of whether it is designated Town Center or the designation has run out it is still the hub of northern Salem County and will continue to function as such. Woodstown’s downtown and recreational amenities typify the idea a vibrant center. Although Woodstown is not urban it can be described a semi urban within the immediate vicinity of the downtown.

GOAL	POLICIES	INDICATORS
<p><b>Goal 2: Conserve the State’s Natural Resources and Systems</b></p> <p>STRATEGY: Conserve the state’s natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p><b>Policy on Water Resources</b> - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p><b>Policy on Open Lands and Natural Systems</b> - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p><b>Policy on Coastal Resources</b> - Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p><b>Policy on Special Resource Areas</b> - Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p><b>Key Indicator 2.</b> The amount of land permanently dedicated to open space and farmland preservation</p> <p><b>Key Indicator 3.</b> Percent of New Jersey’s streams that support aquatic life</p> <p><b>Indicator 11.</b> Conversion of wetlands for development</p> <p><b>Indicator 26.</b> Percent of land in New Jersey covered by adopted watershed management plans</p>

## Analysis

The Borough of Woodstown has strived to take every measure possible to preserve and protect the natural resources in the Borough. The Salem River serves as the most prominent and most valuable resource in the Borough. The Salem River essentially bisects the Borough from east to west, and it serves as a fairly wide existing natural greenway. The combination of wetlands, open water, and steep slopes in this area create a unique and important value to the area. The quality of life in the Borough may in fact be attributed to this comparably large area of the Borough being environmentally sensitive. This area is also home to the Habitat of a Bald Eagle towards the eastern part of the Borough. The Borough has approximately 50 acres of permanently preserved lands; 7 acres of which are for active recreation sites. The Conservation

Zoning (CONS) and Conservation Residential (CR) zoning perpetuates the Goal to conserve the State’s natural resources and systems.

GOAL	POLICIES	INDICATORS
<p><b>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</b></p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state’s strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p><b>Policy on Economic Development -</b> Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p><b>Policy on Agriculture -</b> Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p><b>Policy on Equity -</b> It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p><b>Key Indicator 1.</b> New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p><b>Indicator 1.</b> Average annual disposable income among New Jerseyans</p> <p><b>Indicator 2.</b> Unemployment</p> <p><b>Indicator 3.</b> Conversion of farmland for development</p> <p><b>Indicator 5.</b> Agricultural output</p> <p><b>Indicator 7.</b> Economic output per unit of energy consumed</p> <p><b>Indicator 21.</b> Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p><b>Indicator 22.</b> Number of census tracts with more than 40% of the population living under the poverty level</p>

## **Analysis**

The Borough is constantly working promoting viable economic development utilizing a mix of commercial and office redevelopment and new development. The re-designation of Woodstown as a Town Center is essential to facilitate redevelopment and rehabilitation of existing development. Currently the Woodstown-Pilesgrove Business Association has set a goal of promoting and maintaining existing business and strengthening economic growth while preserving our community's way of life. The Borough is the center for economy in northern Salem County and the retention and expansion of existing businesses. Specifically the Borough has three different redevelopment areas which will essentially eliminate the only depressed properties in the downtown section of town. The redevelopment of these properties will enhance the existing economic base and promote sustainable growth by adding new businesses to this dynamic community.

GOAL	POLICIES	INDICATORS
<p><b>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</b></p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing.</p>	<p><b>Policy on Air Resources -</b> Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p><b>Policy on Energy Resources -</b> Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p><b>Policy Waste Management, Recycling and Brownfields-</b> Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p><b>Indicator 4.</b> Percent of brownfield sites redeveloped.</p> <p><b>Indicator 7.</b> Economic output per unit of energy consumed.</p> <p><b>Indicator 8.</b> The generation of solid waste on a per capita and per job basis</p> <p><b>Indicator 9.</b> Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide.</p> <p><b>Indicator 10.</b> Greenhouse gas emissions</p> <p><b>Indicator 13.</b> Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey's manufacturing sector</p> <p><b>Indicator 15.</b> Vehicle miles traveled per capita</p>

### Analysis

The Borough of Woodstown is actively pursuing the redevelopment of the several sites in the Borough to promote the goal of protecting the environment and cleaning up pollution. The Borough has its own Sewer Service and solid waste management facility. The walkability of the Borough reduces the vehicle miles traveled for in town residents. The 2019 Master Plan recommends the Borough evaluate and encourage potential locations for electric vehicle charging stations in parking lots, possibly in the municipal parking lot located behind the Borough Hall. The 2019 Master Plan also recommends that the Borough look into adopting

sustainability ordinances and programs that would green the municipality and make it more storm resilient. Some examples would be the integration of green infrastructure such as infrastructure to capture rainfall; cool buildings and pavement; vegetated mid-block bump-outs & crossings on municipal roads, vegetated corner bump-outs on municipal roads, tree trenches and perforated stormwater pipes, green stormwater planters, permeable concrete, permeable pavers, street-side swales, green roofs, downspout disconnection, rain gardens, rainwater harvesting, etc. The Borough may investigate incorporating elements of Low Impact Development (LID) and green infrastructure into their existing zoning and land development codes and promote this method to developers. The Borough may also take initiative to build green certified buildings whenever undertaking new construction. Green building certification programs include USGBC LEED, EPA Energy Star for Buildings Program, Passivhaus Standard, National Green Building Standard, Living Building Challenge, Net-Zero Energy Building, Green Globes system, etc.

GOAL	POLICIES	INDICATORS
<p><b>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</b></p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p><b>Policy on Infrastructure Investments</b> - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p><b>Policy on Transportation</b> - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p><b>Key Indicator 4.</b> Meet present and prospective needs for public infrastructure systems</p> <p><b>Indicator 14.</b> The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p><b>Indicator 16.</b> Number of pedestrian fatalities in vehicular accidents on state roads</p> <p><b>Indicator 17.</b> Increase in transit ridership.</p> <p><b>Indicator 18.</b> Percent of potable water supplies that meet all standards</p> <p><b>Indicator 19.</b> Percent of development on individual septic systems</p>



## **Analysis**

### **Traffic**

The Borough has an issue with traffic on U. S. Route 40 especially during the summer months since Route 40 is a major arterial highway which connects the metropolitan DC area to the Jersey Shore. The route also serves as a major truck shipping route to Vineland and Cumberland County. The street infrastructure should be assessed. A by-pass has been discussed in the past, however there should be a study done of the Route 40 corridor and the key intersection with State Route 45 at the center of the downtown. The impacts from Route 40 include noise, traffic, and air pollution. A by-pass should be looked into, because it will promote workability and quality of life in the downtown, however, it could impact the businesses in the downtown negatively.

### **Sewer**

The Woodstown Department of Public Works is responsible for the sewage treatment in the Borough. The Woodstown Sewerage Authority Treatment Facility is located on West Avenue and discharges into the Salem River.

According to the Borough Engineer (Sickles & Associates), Woodstown Sewerage Authority (WSA) operates and maintains the sanitary sewer collection system and the wastewater treatment plant. The wastewater treatment plant has a permitted capacity of 0.530 MGD and the treatment plant currently has a 12-month rolling average flow of 0.330 MGD. The remaining 0.200 MGD (200,000 gallons per day) is available for development within the NJDEP mapped Sewer Service Area on the Salem County Water Quality Management Plan (WQMP). Individual areas of the collection system would have to be specifically evaluated at the time that projects are in planning and development to ensure conveyance capacity is available. If conveyance capacity is needed for a particular project, the WSA will identify those needs and coordinate with or provide direction to the developer regarding the improvements required to serve a specific project.

### **Water**

The Woodstown Water Department is charged with providing potable water to the Borough's residents. The Water Department will seek an increase water allocation permit in conjunction with the new Plan endorsement petition. The water supply is from supply wells drilled into the aquifer.

According to the Borough Engineer (Sickles & Associates), Woodstown has sufficient Water Supply Firm Capacity for development of the remaining parcels within the municipal boundaries of the Borough and for development within the currently mapped Woodstown Sewerage Authority's Sewer Service Area. The Woodstown water system has a firm source capacity of 1.980 million gallons per day (MGD), a monthly limit of 19.0 million gallons, and a yearly limit of 174.1 million gallons as noted by the New Jersey Department of Environmental Protection. The Borough's current water usage peaks are as follows:

Daily Demand Peak	0.503 million gallons per day
Monthly Demand Peak	14.742 million gallons per month
Yearly Demand Peak	131.100 million gallons per year

The most restrictive of the water limits is the yearly demand, which leaves a remaining capacity of approximately 0.1178 million gallons per day, where:

$$\text{Remaining Annual Water Supply Capacity} = (174.1 \text{ MG} - 131.1 \text{ MG}) / 365 \text{ days}$$

$$= 0.1178 \text{ MGD average water demand}$$

The current annual peak leaves the Borough with 117,800 gallons per day available for development. The Borough Water Department continues to repair and upgrade its facilities (mains, wells, tanks, and water treatment plant) regularly to ensure its capability to serve its customers. If water distribution capacity is needed for a particular project, the Borough Water Department will identify those needs and coordinate with and provide direction to the developer regarding the improvements required to serve a specific project.

**Recreation**

The Borough has invested in the maintenance and enhancement of the recreational facilities within the Borough. The Borough should look to more efficiently utilize the recreational facilities at the School sites. Marlton Park was a step towards serving the larger community of Woodstown-Pilesgrove and is managed by the Pilesgrove-Woodstown Recreation Association. There are 47 acres which with the Borough manages including Garrison Memorial Park, Bailey Street Park, the 21- acre Memorial Lake, as well as natural lands along the Salem River. There is a network of five miles of roadway bicycle paths which connect schools, neighborhoods, businesses, and recreation facilities.

GOAL	POLICIES	INDICATORS
<p><b>GOAL 6: Provide Adequate Housing at a Reasonable Cost</b></p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p><b>Policy on Housing</b> - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p><b>Policy on Design</b> - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p><b>Indicator 20.</b> Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p><b>Indicator 24.</b> Annual production of affordable housing units</p>

## Analysis

Woodstown has never filed a Housing Element and Fair Share Plan with COAH. Like many small towns with a diverse housing stock, the Borough had never engaged in exclusionary zoning practices and had not considered that it would be vulnerable to a builder's remedy lawsuit. The Borough prepared a Housing Element in 1989, but not a Fair Share Plan. The Borough has engaged in rehabilitation activities that have assisted over 78 homeowners since 2002. The Borough opted to prepare a Housing Element and Fair Share Plan for its cumulative obligation and submit it to COAH prior to the December 2005 extended certification deadline. The Housing Element and draft Fair Share Plan were submitted to COAH, however, a Mount Laurel complaint was also filed against Woodstown in 2005. The Borough worked with the court to devise an affordable housing zone, however this has just recently seen developer interest. In a good faith effort to meet its affordable housing obligation, the Borough has been diligently pursuing various avenues that will result in affordable housing opportunities in the Borough in a manner consistent with sound planning and in harmony with the Borough's land use goals.

The Borough of Woodstown aims to address its fair share obligation by providing opportunities for affordable housing within the Borough. In the coming years, the Borough hopes that redevelopment will bring additional jobs, and retain a broad spectrum of housing types and income levels.

GOAL	POLICIES	INDICATORS
<p><b>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</b></p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p><b>Policy on Historic, Cultural and Scenic Resources -</b> Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>	<p><b>Key Indicator 2.</b> The amount of land permanently dedicated to open space and farmland preservation</p> <p><b>Indicator 12.</b> Conversion of land per person</p>

## Analysis

Historic Preservation:

The Borough of Woodstown has a rich and diverse history. The preservation of Historic Buildings and culturally important areas in the Borough is a goal that has been actively pursued by the Borough. The Borough established its Historic District in 1986 and is overseen by the Woodstown Historic Preservation Commission. The Historic Preservation Commission regulates façade and structural changes to buildings within the historic district and advises property owners on a building's architectural and historic significance. Although this protects and preserves the Historic character in the historic district it does not protect the numerous other historically significant buildings and areas of the Borough. In 2019, the Borough expanded its Historic District with the adoption of Ordinance 2019-6.

## **Open Space, Recreational and Scenic Area Preservation**

The Borough previously had an Open Space Advisory Committee which outlined the Open Space Goals for the Borough:

- Maintain and enhance the scenic beauty and rural character of Woodstown
- Protect and improve the quality of surface water throughout the Borough, and the water quality and overall ecological health of the Salem River Corridor
- Protect the ground water supply of the Borough and adjoining communities through preservation of high water shed recharge areas
- Foster preservation of wetlands, remaining woodlands, grasslands, and fields in order to maintain Woodstown's biodiversity
- Preserve and enhance the historical resources in the community
- Expand the Borough's park system and create new active and passive recreational opportunities
- Support the community's need for safe multi-modal circulation through the addition of walking paths and biking trails

The Borough completed an Open Space and Recreation Plan done by the DVRPC in 2006 which identifies the areas in the Borough which the township should focus efforts in preservation. The Open Space Committee successfully aided the Borough in completing the protection of a greenbelt through the Borough. Additionally, the Borough donated an approximately 4 acre parcel for the purpose of a community garden as part of the Future Farmers of America organization, to the School District.

As part of ongoing efforts, the Borough's Environmental Advisory Council is identifying areas that are open space but not accessible to the public. The Borough is interested in making all open spaces areas accessible for use by the public for passive and/or active recreation.

GOAL	POLICIES	INDICATORS
<p><b>Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide</b></p> <p>STRATEGY: Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p><b>Policy on Comprehensive Planning</b> - Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, state, interstate and federal agencies.</p> <p><b>Policy on Planning Regions Established by Statute</b> - The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to "rely on the adopted plans and regulations of these entities in developing the State Plan." In the State Plan, these areas are considered Planning Regions Established by Statute.</p> <p><b>Policy on Public Investment Priorities</b> - It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.</p>	<p><b>Key Indicator 6.</b> The degree to which local plans and state agency plans are consistent with the State Plan</p> <p><b>Indicator 25.</b> Municipalities participating in comprehensive, multijurisdictional regional planning processes consistent with the State Plan</p>

## Analysis

The Borough is currently going through this process with the State and hopes to receive endorsement in late 2022 or early 2023. The Borough will utilize this endorsement to assist in the advancement of public safety, accessibility to downtown for all residents, improvement of sustainability initiatives, historic district improvements and active and passive recreational opportunities throughout the Borough.

### C. State Plan – Center Criteria and Policies

#### Woodstown Town Center

The Borough of Woodstown is submitting this to maintain its designation as a Town Center. It is currently 1.6 square miles in area with the Municipal Boundary as its boundary. It is one of the most important farming centers in the State, because it is located in the center of some of the

highest density of farms in the State. Woodstown serves the surrounding communities with a retail base that supports them.

Woodstown Borough's Zoning Map (Appendix C), exemplifies the Town Center Design Policies. The Downtown area consists of a core of businesses that are mixed use, with first floor commercial and second floor residential. There is a mix of historic buildings and residential dwellings that radiate out from the center. The surrounding neighborhoods consist of sidewalks and are walkable to the Downtown District. The Borough has an Historic Commission that provides guidance and approval of repairs and upgrades to dwellings and businesses in the Historic District. This has been an integral tool that has helped maintain the historic look and feel of the Borough.

The Borough of Woodstown is densely built out with the center being a lively historic mixed-use downtown, with the outlying areas being less dense residential and some industrial uses and zones. While there are not vast open areas for new development, the Borough can and will utilize the redevelopment process to continue to improve and grow in a way that is both sensitive to the historic nature of the Borough as well as accommodating contemporary uses and increased future employment and population growth.

The Borough is walkable and integrates the capacity for residents to walk into town to shop and dine locally. Being a small 1.4 acre municipality, the live/work/shop life is very possible. In addition, the open space efforts of the Borough have provided a full greenbelt corridor for wildlife to traverse. The Master Plan recommends enacting and updating ordinances that will protect the environment. , such as demonstrate how centers and planning area boundaries address climate change vulnerabilities;

The Downtown district combines mixed uses, with a multitude of commercial uses permitted on the first floor while allowing for residential on the upper floors. Single family and multifamily residential districts and uses surround the downtown district, allowing for residents to be able to walk or ride bikes into the downtown.

Because of the size and the layout of the Borough, community facilities (ranging from municipal buildings to neighborhood recreation) are accessible within the Borough. The Borough Hall and Police Department are in the center. Parks are scattered throughout the Borough.

The Borough of Woodstown is strategically located amid a larger rural area, with Routes 45 and 40 intersecting directly in the middle of town. This brings access to many citizens and therefore the potential for businesses to thrive. It is critical to preserve the historic nature of the Borough while accommodating and supporting businesses in the way they can flourish. Allowing for both residents of the Borough to walk in as well as automobile travelers to stop into town to shop and eat and explore the historic and natural treasures of the Borough, are critical to its success.

#### **D. State Plan – Planning Area Policy Objectives**

The entirety of Woodstown Borough is located within the PA-4 Rural Planning Area as defined by the New Jersey State Development and Redevelopment Plan. The SDRP identifies the following policy objectives for the PA-4 Rural Planning Area:

**1. Land Use:** Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts

around Centers. Development and redevelopment should use creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems and protects areas where public investments in farmland preservation have been made. Development and redevelopment in the Environs should maintain or enhance the character of the area.

**2. Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth, recognizing the special locational needs of agricultural employees and minimizing conflicts with agricultural operations. Ensure that housing in general and in particular affordable, senior citizen, special needs and family housing—is developed with maximum access to a full range of commercial, educational, recreational, health and transportation services and facilities in Centers. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.

**3. Economic Development:** Promote economic activities within Centers that complement and support the rural and agricultural communities and that provide diversity in the rural economy and opportunities for off-farm income and employment. Encourage tourism related to agriculture and the environment, as well as the historic and rural character of the area. Support appropriate recreational and natural resource-based activities in the Environs. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.

**4. Transportation:** Maintain and enhance a rural transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas. Provide appropriate access of agricultural products to markets, accommodating the size and weight of modern agricultural equipment. In Centers, emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options throughout. Support the preservation of general aviation airports as integral parts of the state's transportation system. State Plan Policy Map 209

**5. Natural Resource Conservation:** Minimize potential conflicts between development, agricultural practices and sensitive environmental resources. Promote agricultural management practices and other agricultural conservation techniques to protect soil and water resources. Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protect natural systems and natural resources.

**6. Agriculture and Farmland Preservation:** Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land-use conflicts. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

**7. Recreation:** Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems and by facilitating alternative recreational and tourism uses of farmland.

**8. Redevelopment:** Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and design that enhance public safety, encourage pedestrian activity, reduce dependency on the automobile and maintain the rural character of Centers.

**9. Historic Preservation:** Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with farmland preservation efforts. Coordinate historic preservation with tourism efforts.

**10. Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of productive farmlands and other open spaces; to protect public investments in farmland preservation programs; and to minimize conflicts between Centers and surrounding farms. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.

**11. Intergovernmental Coordination:** Coordinate efforts of various state agencies, county and municipal governments to ensure that state and local policies and programs support rural economic development, agriculture, and the rural character of the area by examining the effects of financial institution lending, government regulation, taxation and other governmental policies and programs.

## **IX. Mapping**

Appendix A is a map from the New Jersey State Development and Redevelopment Plan for Salem County. This map displays Woodstown Borough's place in the PA-4 Rural Planning Area as well as the Borough's town center designation. Appendix B shows an aerial map of the Borough of Woodstown. Appendix C shows the current Borough zoning. Appendix D shows Woodstown Borough's redevelopment areas and historic district. Appendix E is a natural habitat area map.

All mapping data from these appendices will be submitted as GIS shapefiles to the Office for Planning Advocacy.

## **X. State Agency Actions**

There are no known State Agency actions regarding the Borough of Woodstown pending at the time.

## **XI. State Agency Assistance / Expected Benefits**

Once the State Planning Commission has endorsed a petitioner's plan as consistent with the State Plan, state agencies will be providing benefits to the municipality that will assist in implementing the



endorsed plan. This assistance will include providing technical assistance, direct state capital investment, priority for state grants and loans, and substantive and procedural (permit streamlining) regulatory changes.

### **Funding Priority**

If the Borough achieves its goal of plan endorsement, it will be eligible for funding programs that may only be available to municipalities with endorsed plans and/or it will receive additional “points” when applying for State grants and other types of state funding which may become available.

General funding priorities:

- Electrical Vehicle Parking
- Enhancing Public Spaces
- Historic Preservation Program
- Green Building Program
- Recreational facilities
- Pocket Parks
- Sidewalk access (pedestrian safety) for all streets within the Borough.
- Increase and enhance pedestrian walkability and safety
- Water Capital Projects

Specific uses for funding:

- Asses the street infrastructure of Route 40 and study the impacts of the Route 40 corridor and the key intersection with State Route 45 at the center of the downtown and the implications of a by-pass.
- Rebuild the antiquated Route 40 bridge over Chestnut Run, just inside the eastern boundary of Woodstown between Kresswold Lane and Chestnut Avenue. The need to rebuild the bridge has already been acknowledged by NJDOT in a public meeting in Woodstown. This Bridge needs to be rebuilt to address environmental and walkability concerns. Sidewalks must be a part of this bridge reconstruction. The Borough would like to have the rebuilding of the bridge moved up in priority.
- Increase public facilities and recreation opportunities in Watson and Marlton Parks
- Garrison Park boardwalk to promote environmental education and provide public access through the park and the Salem Riverbank.

## **XII. Conclusion**

The Borough of Woodstown is proud to have been New Jersey’s first designated Town Center. Since its initial designation, the Borough has worked to maintain this designation status. Woodstown envisions enhancing the mixed-use pedestrian friendly town center core that incorporates and protects its historic charm while providing for modern upgrades that will assist in a sustainable future. Woodstown Borough’s planning policies and zoning regulations are substantially consistent with the State Development and Redevelopment Plan. The center would focus future growth into appropriate smart growth development and redevelopment while protecting the sensitive environmental and historical features within the environs.

# **APPENDIX A**

Policy Map of the NJ SDRP Salem County

# Policy Map of the New Jersey State Development And Redevelopment Plan SALEM COUNTY

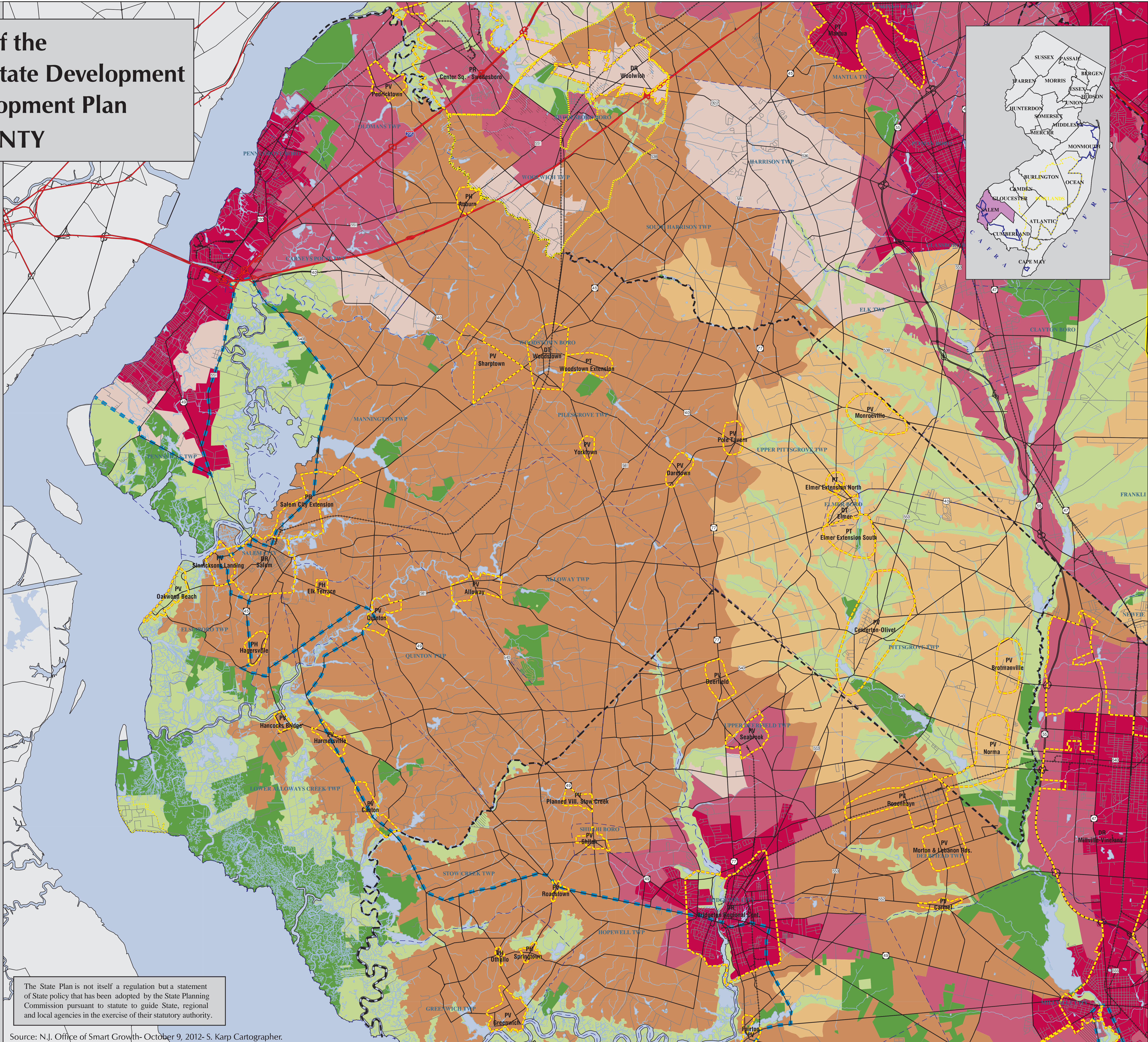
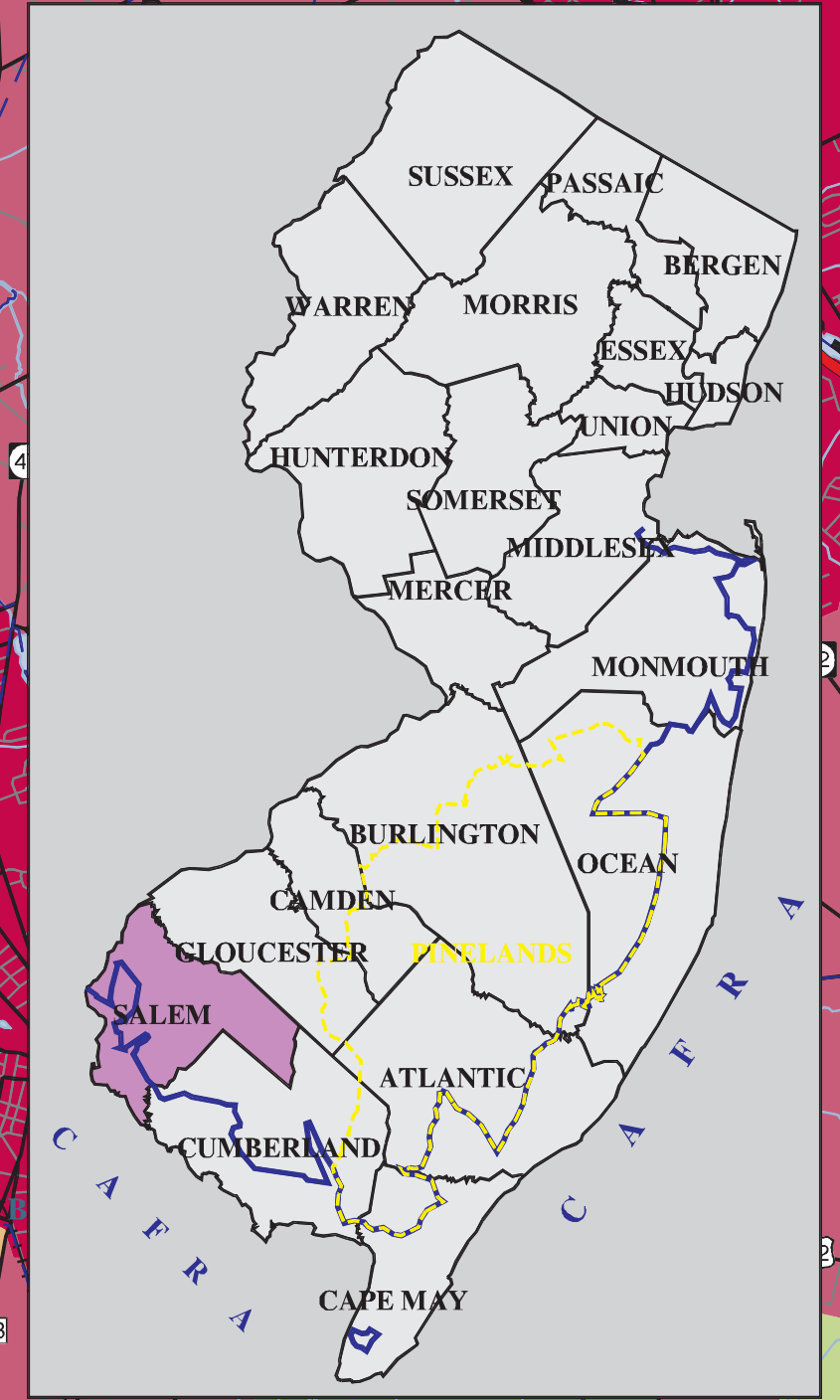
- Centers**
- U C - Urban Center
  - D R - Designated Regional Center
  - P R - Proposed Regional Center
  - D T - Designated Town
  - P T - Proposed Town
  - D V - Designated Village
  - P V - Proposed Village
  - D H - Designated Hamlet
  - P H - Proposed Hamlet

- Urban Complex
- Endorsed Plans
- Center Boundaries
- Nodes
- Cores

- Planning Areas**
- Metropolitan Planning Area
  - Suburban Planning Area
  - Fringe Planning Area
  - Rural Planning Area
  - Rural/Env. Sensitive Planning Area
  - Env. Sensitive Planning Area
  - Env. Sens./Barrier Is. Planning Area
  - Parks and Natural Areas
  - Meadowlands
  - Military Installations
  - Water
  - Critical Environmental Site
  - Historic & Cultural Site

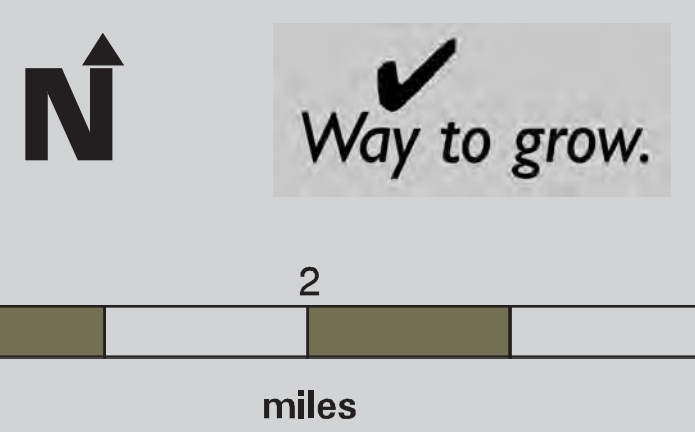
- Highlands Management Areas**
- Highlands Planning Area
  - Highlands Preservation Area
  - Protection
  - Conservation
  - Conservation Constrained
  - Existing Community
  - Existing Community Constrained
  - Lake Community
  - Wildlife Management

- Pinelands Management Areas**
- Pinelands Boundary
  - Regional Growth Area
  - Town
  - Village
  - Rural Development Area
  - Agricultural Production Area
  - Special Agricultural Area
  - Forest & Preservation Area
  - Military & Federal
  - Municipal Boundary
  - County Boundary
  - Interstate & Toll Roads
  - State & County Roads
  - CAFRA Boundary
  - Commuter Rail & Stations



The State Plan is not itself a regulation but a statement of State policy that has been adopted by the State Planning Commission pursuant to statute to guide State, regional and local agencies in the exercise of their statutory authority.

Source: N.J. Office of Smart Growth-October 9, 2012- S. Karp Cartographer.



# APPENDIX B

Aerial Map



Maxar, Microsoft

**BA BACH Associates, PC**  
ENGINEERS • ARCHITECTS • PLANNERS

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Haddon Heights, New Jersey 08035  
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**Borough of Woodstown**  
**Salem County, NJ**

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

Map Data & Source:

Data Source: NJGIN	
Scale: 1" = 700'	Proj: WBP2021-2
Date: September 2022	
Drafted by: Chloe Bach	
Prepared by: Candace Kanapue, PP, AICP	

**BOROUGH OF WOODSTOWN**  
**AERIAL MAP**



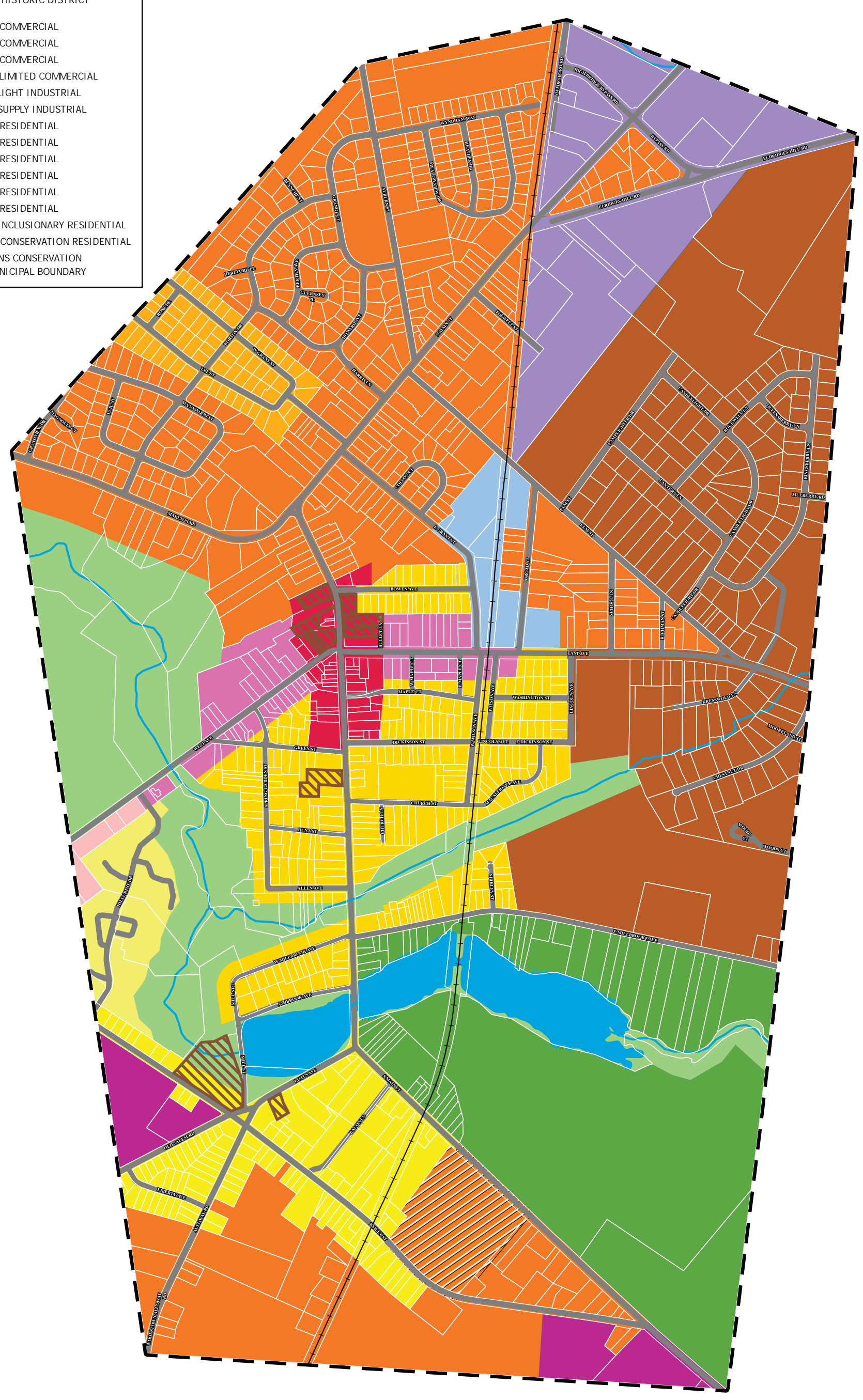
# APPENDIX C

Zoning Map

**LEGEND**

**ZONING**

-  HD HISTORIC DISTRICT
-  C1 COMMERCIAL
-  C2 COMMERCIAL
-  C3 COMMERCIAL
-  LC LIMITED COMMERCIAL
-  LI LIGHT INDUSTRIAL
-  SI SUPPLY INDUSTRIAL
-  R1 RESIDENTIAL
-  R2 RESIDENTIAL
-  R3 RESIDENTIAL
-  R4 RESIDENTIAL
-  R5 RESIDENTIAL
-  R6 RESIDENTIAL
-  IR INCLUSIONARY RESIDENTIAL
-  CR CONSERVATION RESIDENTIAL
-  CONS CONSERVATION
-  MUNICIPAL BOUNDARY



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**Borough of Woodstown  
Salem County, NJ**

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

**Map Data & Source:**

Data Source: NJGIN	
Scale: 1" = 700'	Proj: WBP2021-2
Date: September 2022	
Drafted by: Chloe Bach	
Prepared by: Candace Kanapue, PP, AICP	

**BOROUGH OF WOODSTOWN  
ZONING MAP**



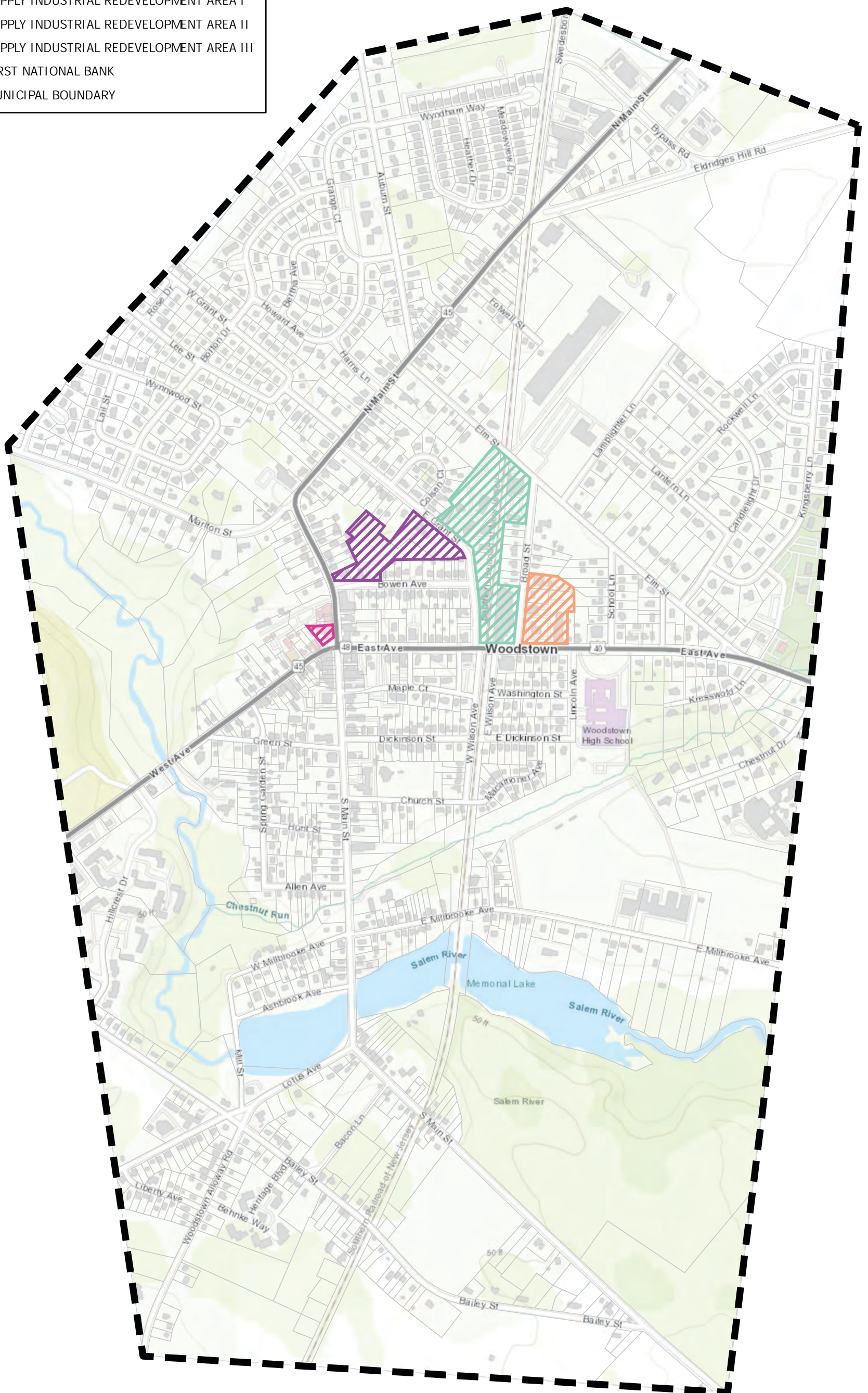
# APPENDIX D

Redevelopment Area Map



**LEGEND**

-  SUPPLY INDUSTRIAL REDEVELOPMENT AREA I
-  SUPPLY INDUSTRIAL REDEVELOPMENT AREA II
-  SUPPLY INDUSTRIAL REDEVELOPMENT AREA III
-  FIRST NATIONAL BANK
-  MUNICIPAL BOUNDARY



Delaware FirstMap, State of New Jersey, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

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**Borough of Woodstown**  
 Salem County, NJ

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Map Data & Source:

Data Source: NJGIN	
Scale: 1" = 700'	Proj: WBP2021-2
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Drafted by: Chloe Bach	
Prepared by: Candace Kanapue, PP, AICP	


**BOROUGH OF WOODSTOWN**  
 REDEVELOPMENT AREA MAP




# APPENDIX E


## Natural Habitat Corridor Map


**LEGEND**


 NATURAL HABITAT CORRIDORS


**LAND USE COVER TYPE**


 AGRICULTURE

 FOREST

 URBAN

 WATER

 WETLANDS

 MUNICIPAL BOUNDARY



Maxar, Microsoft

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**Borough of Woodstown  
Salem County, NJ**

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Map Data & Source:

Data Source: NJGIN	
Scale: 1" = 700'	Proj: WBP2021-2
Date: September 2022	
Drafted by: Chloe Bach	
Prepared by: Candace Kanapue, PP, AICP	

**BOROUGH OF WOODSTOWN  
NATURAL HABITAT CORRIDORS  
WITH LAND USE COVER TYPE**

