

BOROUGH OF WOODSTOWN
PLAN ENDORSEMENT
RECOMMENDATION

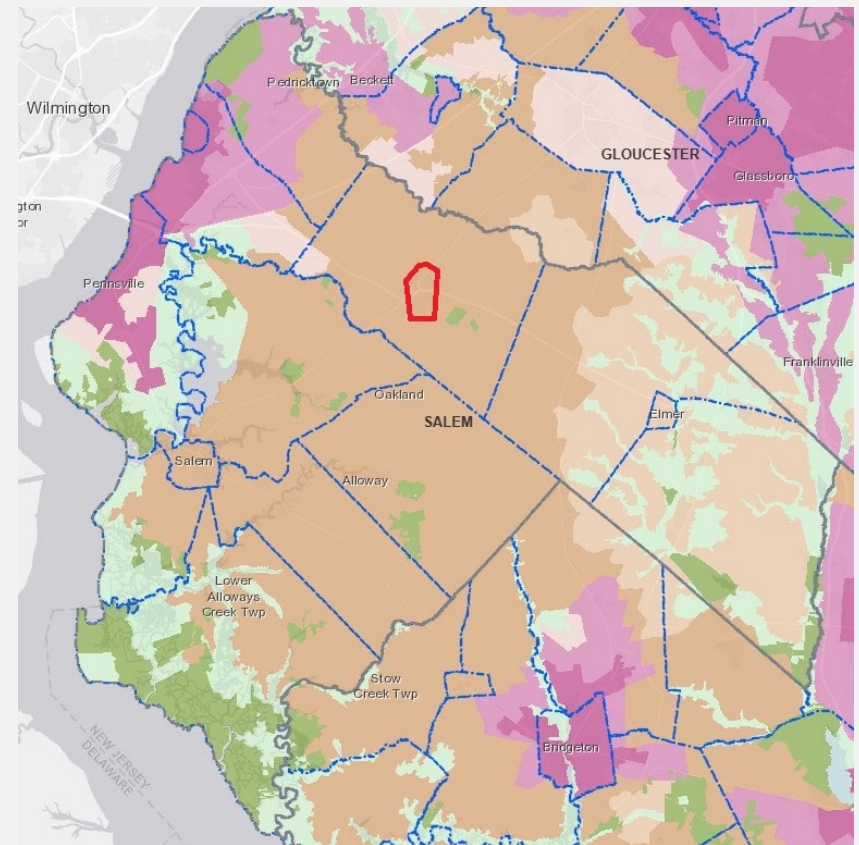
**State Planning
Commission
April 1, 2026**

NJ Office of Planning Advocacy



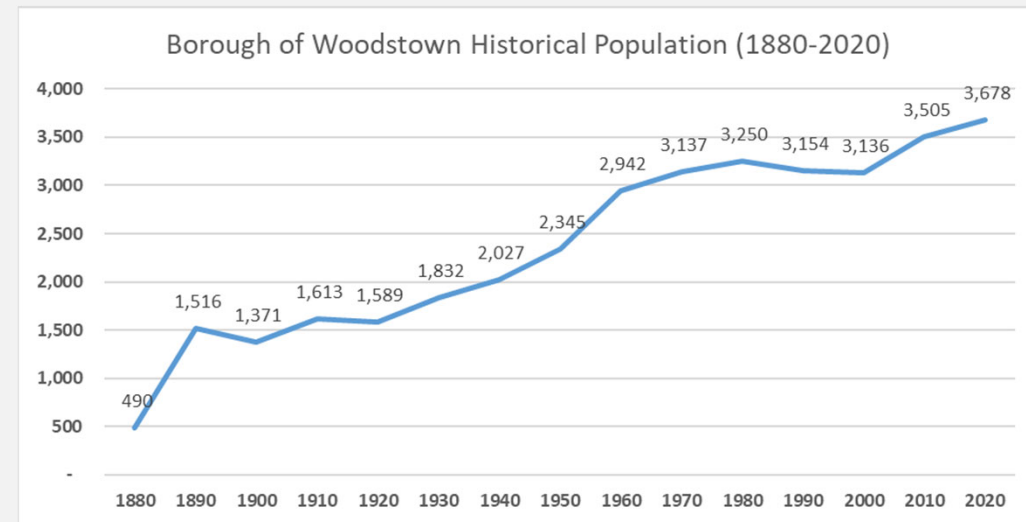
LOCATION & REGIONAL CONTEXT

- Located in northern Salem County, at the convergence of Routes 40 & 45
- Approximately 1.62 square miles
 - 1.58 square miles of land
 - 0.04 square miles of water
- Encircled by Pilesgrove Township
- Incorporated in 1925
- Dense commercial hub which serves surrounding agricultural areas



DEMOGRAPHICS/TRENDS

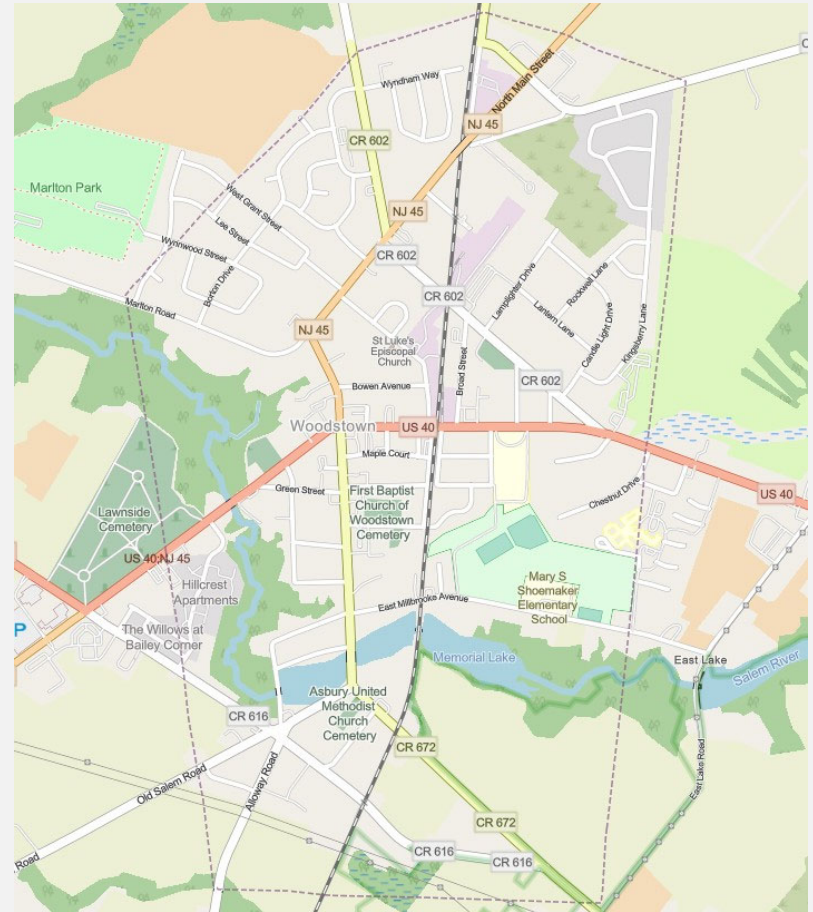
- Positive growth trend in early 20th century.
- Plateau in later 20th century.
- Positive growth trend in recent decades.
- Forecasts predict a 24% increase above 2010 total by 2040.



PLANNING MILESTONES

Event(s)	Date	Notes
Master Plan	1982	
Master Plan Reexamination	2019	
Town Center Designation	October 10, 1993	Expired March 31, 2023
Zoning Map	February 26, 2008	
Revised Housing Element & Fair Share Plan	December 2005	
Redevelopment Plan for Supply Industrial District and Vicinity/Areas 2 and 3	May 2005	
Redevelopment Plan for Bowen Avenue Area and Vicinity/Area 1	June 2005	
Woodstown Conservation Zoning Project Report	March 2006	
Bailey Street Project Area Redevelopment Plan	January 2007	
Redevelopment Plan for Block 21 Lot 39 (First National Bank)	2021	
Municipal Self-Assessment	February 14, 2023	Resolution No. 2023-34
Opportunities and Constraints Report	April 5, 2023	
Community Visioning Statement	January 27, 2026	Resolution No. 2026-25
Plan and Implementation Agreement	September 24, 2024	Resolution No. 2024-98
State Plan Policy Map Amendments	December 9, 2025	Resolution No. 2025-123

STREET MAP



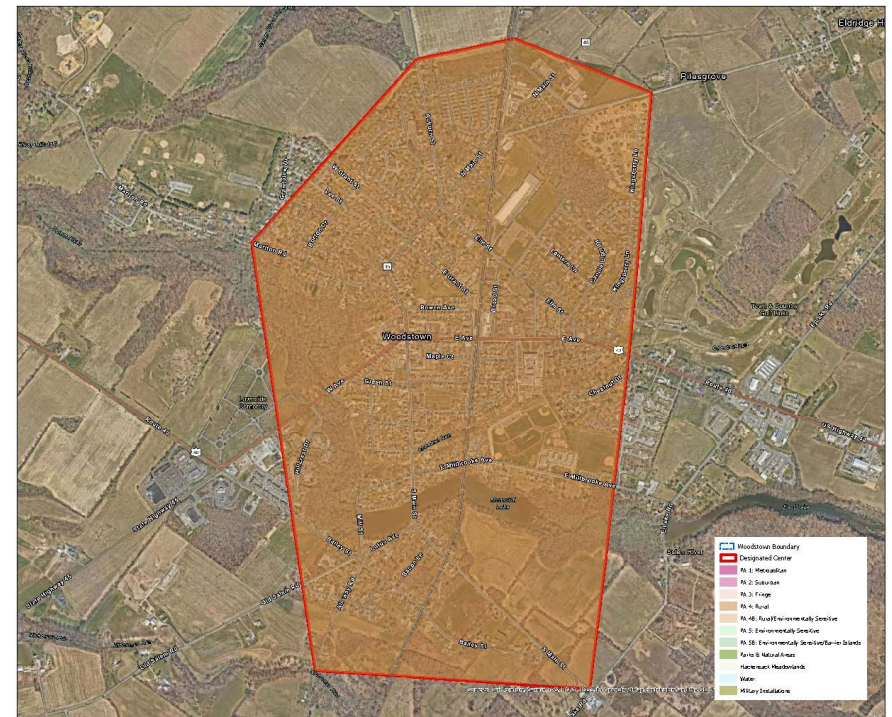
AERIAL VIEW



PLAN ENDORSEMENT & PREVIOUS MAPPING

- Received Town Center Designation on October 29, 1993
 - Expired on March 31, 2023
- Initiated the process for Plan Endorsement on March 10, 2020
- Prepetition Meeting on July 28, 2021
- Woodstown is committed to investing in and improving the quality of the community for its residents and visitors alike
- The Borough seeks Plan Endorsement, and to reestablish a Town Center designation

Expired State Plan Policy Map Borough of Woodstown, Salem County



0 0.13 0.25 0.5 0.75 1 MILES

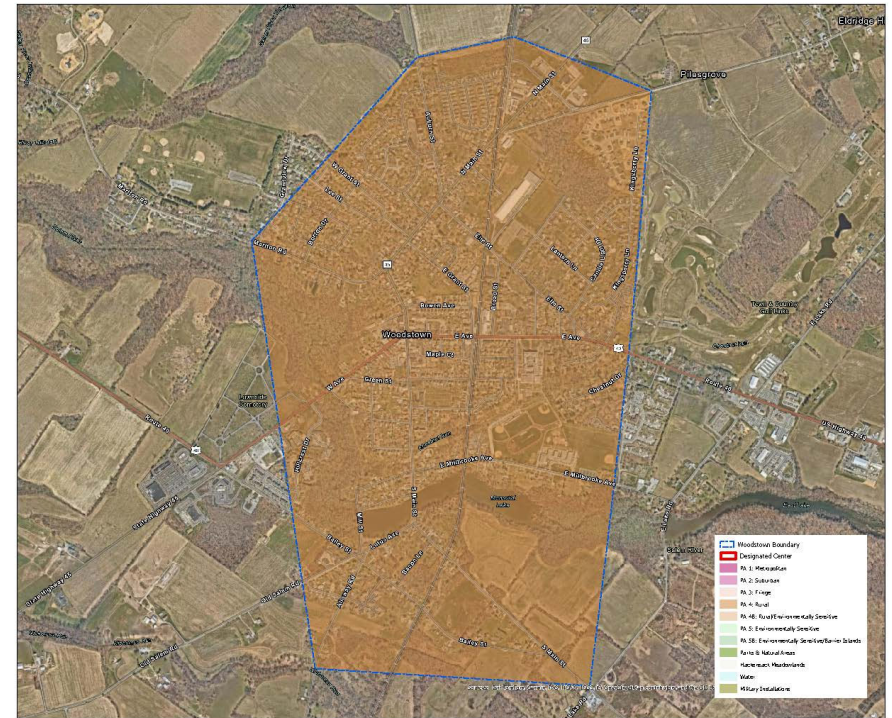
This map is for information only and not for regulatory purposes.

September 2025

EXISTING MAPPING

- On March 31, 2023, the 1993 Center Designation expired
- Town Center was removed from the State Plan Policy Map
- Planning Areas remained

Current State Plan Policy Map
Borough of Woodstown, Salem County



0 0.13 0.25 0.5 0.75 1 MILES

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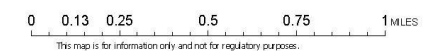
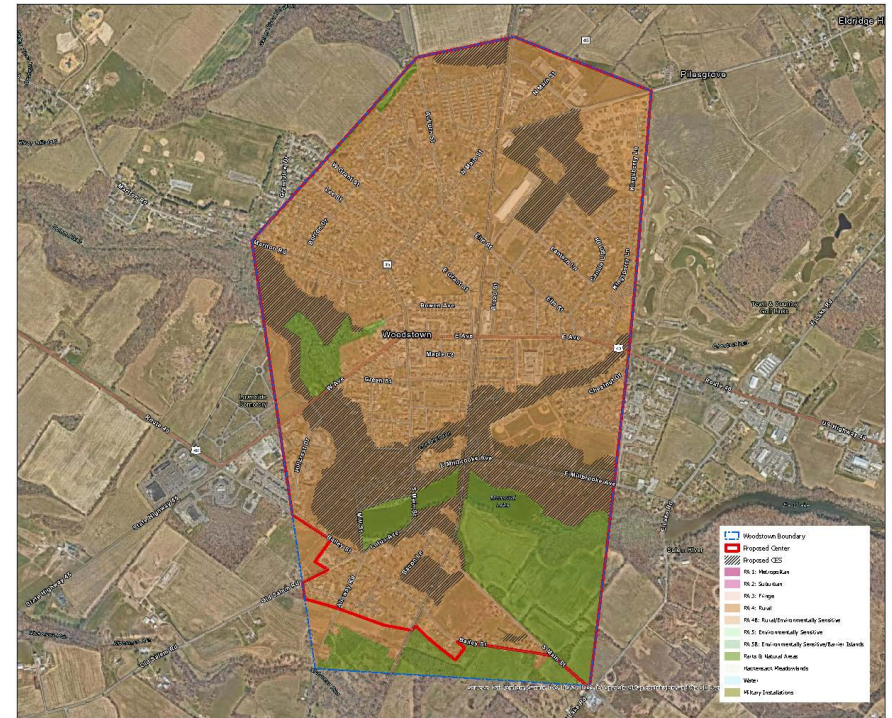
September 2025

PROPOSED MAPPING

Planning Area	Label	Existing Acreage	Proposed Acreage	Change in Acreage
PA4	Rural	1,034.41	872.29	-162.12
n/a	Open Space/Park	0.00	162.12	+162.12

Center Designation	Past Acreage	Proposed Acreage	Change in Acreage
Town Center	1,034.41	973.26	-61.15
Critical Environmental Sites (CES)	0.00	197.78	+197.78

Proposed State Plan Policy Map Borough of Woodstown, Salem County



This map is for information only and not for regulatory purposes.

September 2025

GOALS OF THE STATE PLAN

State Development and Redevelopment Plan
adopted December 17, 2025

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

Economic Development Goal: Promote Economic Growth that Benefits all Residents of New Jersey

- Woodstown-Pilesgrove Business Association
- 3 Redevelopment Areas
 - Supply Industrial District/Bowen Avenue Area
 - Bailey Street Project Area
 - Block 21 Lot 39 (First National Bank)

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
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GOALS OF THE STATE PLAN

Housing Goal: Provide an Adequate Supply of Housing for Residents of All Ages and Incomes in Communities of Their Choosing That Meet Their Needs and Offer Ready Access to the Full Range of Supportive Goods and Services

- Ongoing efforts to provide more affordable housing
- Will adopt a new Housing Element & Fair Share Plan

- Economic Development
- **Housing**
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

Infrastructure Goal: Economic Opportunity through Nation Leading Infrastructure

- Will look into Route 40 bypass study
- Sewer & water utilities running at surplus
- 47 acres of parks and natural land

- Economic Development
- Housing
- **Infrastructure**
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

Revitalization and Recentering Goal: Revitalize and Recenter the State's Underutilized Developed Areas

- Seeking Town Center designation
- Redevelopment efforts
- Functions as economic & social hub of northern Salem County

- Economic Development
- Housing
- Infrastructure
- **Revitalization and Recentering**
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

Climate Change Goal: Effectively Address the Adverse Impacts of Global Climate Change

- CCRHVA
- Flood Damage Protection Ordinance
- Blue Acres Program
- Community Facilities Plan

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- **Climate Change**
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

Natural and Water Resources Goal: Protect, Maintain, and Restore the State's Natural and Water Resources and Ecosystems

- Woodstown Conservation Zoning Project Report
- About 50 acres of preserved land
- Salem River corridor
- PA4, CESs, Parks/Open Space/Natural Areas

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- **Natural and Water Resources**
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

Pollution and Environmental Clean-Up Goal:
Protect the Environment; Prevent and Clean Up Pollution

- 2019 Master Plan:
 - Electric vehicle charging stations
 - Sustainability ordinances/programs
- Walkability
- Green infrastructure
- Green buildings

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- **Pollution and Environmental Clean-Up**
- Historic and Scenic Resources
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

Historic and Scenic Resources Goal: Protect, Enhance, and Improve Access to Areas with Exceptional Archeological, Historic, Cultural, Scenic, Open Space, and Recreational Value

- Historic District est. 1986, expanded 2019
- Environmental Advisory Council

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- **Historic and Scenic Resources**
- Equity
- Comprehensive Planning

GOALS OF THE STATE PLAN

Equity Goal: Implement Equitable Planning Practices to Promote Thriving Communities for all New Jerseyans

- Environmental Justice Plan
- Other goals

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- **Equity**
- Comprehensive Planning

GOALS OF THE STATE PLAN

Comprehensive Planning Goal: Foster Sound and Integrated Planning and Implementation at all Levels Statewide

- Pursuing Plan Endorsement
- Plan and Implementation Agreement

- Economic Development
- Housing
- Infrastructure
- Revitalization and Recentering
- Climate Change
- Natural and Water Resources
- Pollution and Environmental Clean-Up
- Historic and Scenic Resources
- Equity
- **Comprehensive Planning**

PLAN AND IMPLEMENTATION AGREEMENT

The Borough of Woodstown formally approved the Plan and Implementation Agreement (PIA) on September 24, 2024 via Resolution No. 2024-98.

RECOMMENDATION

Based on the Borough of Woodstown's continuing efforts in working with the State and Salem County in achieving consistency with both the State Development and Redevelopment Plan and with the Salem County Plans, it is recommended that the State Planning Commission approve of the Borough of Woodstown's petition for Plan Endorsement inclusive of the proposed Town Center.