



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11305
Source:	County Report	Approved by OSG Director:	
NE #	6	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 113, BRIDGEPORT NJ-PA

OSG Quad Number 126, WOODSTOWN NJ

OSG Quad Number 127, PITMAN WEST NJ

**Proposed Change:**

*Planning Area*

From: PA4

To: PA3

**Acres:****County/NE Reason For Proposed Change:**

The PA4 area along Harrison's western border with Woolwich Township should be changed to PA3 to better reflect existing conditions, particularly along the Route 322 Corridor. In addition, the area does not have a concentration of prime agricultural soil types.

**What is it in Current State Plan:**

PA3, PA4

**What is it in Preliminary State Plan:**

PA4

**Municipalities Affected:**

Harrison Twp;

**Data Source:****Staff Response:**

There are several farms in this area identified on the SADC Polygon. The area is also surrounded by farmland and environmentally constrained. The County has provided development documentation for several parcels within the site. Recommend making the area south of Raccoon Creek a PA4 and making the area to the north a PA3. Critical Environmental Sites (CES) will be added where appropriate for the presence of significant environmental features.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11308
Source:	County Report	Approved by OSG Director:	
NE #	9	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 102, PHILADELPHIA PA-NJ

OSG Quad Number 142, BUENA NJ

**Proposed Change:**

*HCS*

Add

**Acres:****County/NE Reason For Proposed Change:**

The County of Gloucester would like to add "historic and cultural sites" to the preliminary plan map.

**What is it in Current State Plan:**

Various

**What is it in Preliminary State Plan:**

Various

**Municipalities Affected:**

Gloucester County

**Data Source:****Staff Response:**

Only historic places listed in the New Jersey or National Registers of Historic Places will be illustrated on the State Plan Policy Map.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11403
Source:	County Report	Approved by OSG Director:	
NE #	13	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 114, WOODBURY

**Proposed Change:**

*Planning Area*

From: Park

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

The Shady Lane facility on County House Road is identified as a site that will be changed from its previous planning area designation of PA2 to "Parks and natural Areas." This site contains two Gloucester County operations, the Shady Lane retirement home and the GC Juvenile detention facility. A portion of the site contains open fields. The entire site should not be classified as "Parks and Natural Areas" as proposed.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA6

**Municipalities Affected:**

East Greenwich Twp;

**Data Source:****Staff Response:**

The PA6 (Local Park Green Acres) data is generated from the Green Acres County and Municipal Recreation and Open Space Inventory (ROSI). The parcel will be changed from PA6 to PA2 (Suburban Planning Area), but the County and East Greenwich should update their ROSI. Critical Environmental Sites (CES) will be added where appropriate for the presence of significant environmental features.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11404
Source:	County Report	Approved by OSG Director:	
NE #	14	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 114, WOODBURY

**Proposed Change:**

*Planning Area*

From: Park

To: PA1

**Acres:****County/NE Reason For Proposed Change:**

The area in West Deptford Township along the Delaware River shaded in green marked "1" should not be marked as "Parks and Natural Areas." The majority of this area is being developed under a redevelopment plan approved by the State of NJ. The entire area and infrastructure are installed and approvals have been granted or are pending for a Community Center, Indoor Tennis Facility, Restaurant, Golf Clubhouse which includes banquet facilities, Hotel/Conference Center, Office Building and 700+ residential units. The only actual open space/recreation are the athletic fields and golf course. This area should be designated "Metro Planning Area."

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA6

**Municipalities Affected:**

West Deptford Twp;

**Data Source:****Staff Response:**

2002 Aerial mapping shows an undeveloped area and woods. The parcel has been brought to our attention and was reviewed by staff. Gloucester County provided development documentation for the development known as "River Winds." The parcel will no longer be mapped as "PA6 Local Park Green Acres" in the Preliminary Plan Map, but as a PA1 Metropolitan Planning Area. Critical Environmental Sites (CES) will be added where appropriate for the presence of significant environmental features.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11408
Source:	County Report	Approved by OSG Director:	
NE #	18	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 114, WOODBURY

**Proposed Change:**

*Planning Area*                      From: Park                      To: PA1

**Acres:****County/NE Reason For Proposed Change:**

Green shaded section #1 Cromwell & Nottingham Roads is a development known as Sherwood contains 154 houses.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA6

**Municipalities Affected:**

West Deptford Twp;

**Data Source:****Staff Response:**

The PA6 "Local Park Green Acres" data was derived from the Local and County Recreation & Open Space Inventory (ROSI). If this area is not the boundary of preserved public open space (parks & athletic fields) the area will be changed to PA1. Please provide an updated ROSI.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	12701
Source:	County Report	Approved by OSG Director:	
NE #	20	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 127, PITMAN WEST NJ

**Proposed Change:**

*Planning Area*                      From: PA4                      To: PA3

**Acres:****County/NE Reason For Proposed Change:**

This area should remain PA3 rather than changed to PA4 as the Preliminary Plan proposes due to the lack of prime agricultural soils and the area has been approved for a major subdivision.

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA4

**Municipalities Affected:**

Harrison Twp;

**Data Source:****Staff Response:**

The farm appears in the SADC Polygon and is surrounded by farmland. The County has provided development documentation for this parcel. Recommend the area become a PA3 at the Harrison Township line. Critical Environmental Sites (CES) will be added where appropriate for the presence of significant environmental features.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	12702
Source:	County Report	Approved by OSG Director:	
NE #	21	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 127, PITMAN WEST NJ

**Proposed Change:**

*Planning Area*                      From: PA4                      To: PA3

**Acres:****County/NE Reason For Proposed Change:**

This area has already been approved for a major subdivision and therefore should remain PA 3 rather than changed to PA 4 as the Preliminary Plan proposes.

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA4

**Municipalities Affected:**

Harrison Twp;

**Data Source:****Staff Response:**

The farm appears in the SADC Polygon and is surrounded by farmland. The County has provided development documentation for areas surrounding this parcel. Recommend the area become a PA3 at the Harrison Township line. Critical Environmental Sites (CES) will be added where appropriate for the presence of significant environmental features.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	12801
Source:	County Report	Approved by OSG Director:	
NE #	23	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 128, PITMAN EAST NJ

**Proposed Change:**

<i>Planning Area</i>	From: PA2	To: PA5
<i>CES</i>	Add	

**Acres:****County/NE Reason For Proposed Change:**

The Washington Township Environmental Commission also recommended that its Wellhead Protection Area should be delineated as PA 5 or CES. However, a determination needs to be made regarding how this area should be classified, since the area is characterized by a considerable amount of commercial and residential development and continues to grow. Testimony on this issue at the Draft Report Public Hearing by the Vice Chair of the Washington Township Environmental Commission is included in the appendix of this report.

**What is it in Current State Plan:**

PA1, PA2

**What is it in Preliminary State Plan:**

PA1, PA2, PA5

**Municipalities Affected:**

Washington Twp (Glou);

**Data Source:****Staff Response:**

While the policy of the State Plan is to protect public water supplies, mapping the location of each wellhead is well beyond the scope of the State Plan map. Wellhead locations and recharge areas are currently mapped by the DEP, real protection will not be achieved through mapping but through local and Statewide actions. The Plan Endorsement process will require identification of wellheads, wellhead recharge areas and implementation of wellhead protection programs for municipalities based upon available mapping data.

We are aware Washington Township developed and implemented a wellhead program and ordinance that is used as an example to other municipalities. We will work with the County to determine a complement to the Township's efforts.





## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	12807
Source:	County Report	Approved by OSG Director:	
NE #	29	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 128, PITMAN EAST NJ

**Proposed Change:**

*CES*

Modify

**Acres:****County/NE Reason For Proposed Change:**

There is concern that the Plan Map incorrectly shows Potential Critical Environmental Sites in the areas of Route 55 Business Park, the area on which Glassboro has approved a General Development Plan (GDP) for the Camelot development, the South Delsea Drive Commercial/Light Industrial Corridor, and the Icehouse/Warehouse Redevelopment Area.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Glassboro Boro;

**Data Source:****Staff Response:**

The Critical Environmental Site (CES) designation will be maintained. 2002 Aerial mapping shows the area is woods. The County provided development documentation for this parcel. The CES designation is used to help organize planning for new development or redevelopment by singling out the elements of environmental features that should continue to be expressed in the future landscape through protection and restoration. The presence of a CES gives landowners and developers advance information on how to shape their proposals for development on the land around them, focusing on including the design and function of the development whenever possible while at the same time protecting them from adverse impacts. The CES layer is also a signal the NJ Department of Environmental Protection (DEP) regulations need to be satisfied.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	100211
Source:	County Report	Approved by OSG Director:	
NE #	34	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 127, PITMAN WEST NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: Other

**Acres:**    2,340

**County/NE Reason For Proposed Change:**

New Mapping Data

Along Route 55 just south of the Route 322 intersection; between Mill Road and County Route 618 (Harrisonville Rd).

The County does not agree with planning area changes in this area, because the area is already partially developed with the Camelot Subdivision. In addition there is a COAH 3 site for Harrison Township.

**What is it in Current State Plan:**

PA1, PA2, PA3

**What is it in Preliminary State Plan:**

PA1, PA2, PA3

**Municipalities Affected:**

Harrison Twp; Glassboro Boro;

**Data Source:****Staff Response:**

2002 Aerials show farmland and some residential development. The County has provided development documentation for large parcels within the site. This area will be reexamined by Staff and DEP to determine appropriate planning area boundaries. Critical Environmental Sites (CES) will be added where appropriate for the presence of significant environmental features.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	100842
Source:	County Report	Approved by OSG Director:	
NE #	39	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 114, WOODBURY

**Proposed Change:**

*Planning Area*                      From: PA5                      To: Other

**Acres:**    705

**County/NE Reason For Proposed Change:**

New Mapping Data  
Northwest of Route 55 between County Route 676 (Mantua Boulevard) and County Route 553 (Main Street).

A portion of this site was identified in the Gloucester County Cross Acceptance report; please see 11406. The County does not agree with planning area changes in this area, because it includes Mantua Township's Brownfield Redevelopment sites.

**What is it in Current State Plan:**

PA1, PA2

**What is it in Preliminary State Plan:**

PA1, PA2

**Municipalities Affected:**

Mantua Twp;

**Data Source:****Staff Response:**

2002 Aerials show the majority of the site is woods. The area is environmentally constrained. The County has provided development documentation for several parcels within the site including along Highway 55. Recommend this area become a PA1 and PA2 with a CES overlay for the northern environmentally sensitive area, which includes the Natural Heritage Priority Site (Wenonah Ravine).



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	110142
Source:	County Report	Approved by OSG Director:	
NE #	40	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 113, BRIDGEPORT NJ-PA

OSG Quad Number 114, WOODBURY

**Proposed Change:**

*Planning Area*                      From: PA1                      To: Other

*CES*                      Modify

**Acres:****County/NE Reason For Proposed Change:**

The Borough of Paulsboro is entirely within Planning Area 1 with the exception of several Potential Critical Environmental Sites designations. This designation appears to include the edges of the BP Redevelopment Site. It is important that this designation does not impede this project from moving forward.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Paulsboro Boro;

**Data Source:****Staff Response:**

The Critical Environmental Site (CES) designation will be maintained. The CES designation is used to help organize planning for new development or redevelopment by singling out the elements of environmental features that should continue to be expressed in the future landscape through protection and restoration. The presence of a CES gives landowners and developers advance information on how to shape their proposals for development on the land around them, focusing on including the design and function of the development whenever possible while at the same time protecting them from adverse impacts. The CES layer is also a signal the NJ Department of Environmental Protection (DEP) regulations need to be satisfied.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	1008422
Source:	County Report	Approved by OSG Director:	
NE #	41	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 114, WOODBURY  
OSG Quad Number 127, PITMAN WEST NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:**    600

**County/NE Reason For Proposed Change:**

New Mapping Data  
Northwest of Route 55 between County Route 553 (Main Street), County Route 609 (Barnsboro Rd), and County Route 624 (Pitman Rd).

The County does not agree with planning area changes in this area, because it includes Mantua Township's Route 55 Redevelopment sites.

**What is it in Current State Plan:**

PA1, PA2

**What is it in Preliminary State Plan:**

PA1, PA2

**Municipalities Affected:**

Mantua Twp;

**Data Source:****Staff Response:**

2002 Aerials show the majority of the site is woods and some residential development. The area is environmentally constrained. The County has provided development documentation for several parcels within the site. Recommend the areas south and east of Highway 55 become PA2 and the remainder remains PA4. Critical Environmental Sites (CES) will be added where appropriate for the presence of significant environmental features.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11304
Source:	County Report	Approved by OSG Director:	
NE #	5	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 113, BRIDGEPORT NJ-PA

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA4

**Acres:****County/NE Reason For Proposed Change:**

There are several permanently preserved farms in East Greenwich, three (3) of which are located within PA2 (Suburban Planning Area) in addition to the one that is shown. The permanently preserved farm land should be identified as PA 4 (Rural Planning Area).

**What is it in Current State Plan:**

PA2, PA4

**What is it in Preliminary State Plan:**

PA2, PA4

**Municipalities Affected:**

East Greenwich Twp;

**Data Source:****Staff Response:**

The farm appears in the SADC Polygon. Approximately half of the farm is mapped PA4, therefore it would meet the square mile mapping criteria to extend the PA4 to encompass the entire farm. The mapping of preserved farmland is a reoccurring request that the Office of Smart Growth will recommend be addressed by the State Planning Commission (SPC).



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11405
Source:	County Report	Approved by OSG Director:	
NE #	15	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 114, WOODBURY

**Proposed Change:**

*Planning Area*

From: Park

To: PA1

**Acres:****County/NE Reason For Proposed Change:**

Green shaded section #1 adjacent to Jessup Road cross street Weatherby should not be labeled "Parks and Natural Areas" this area is currently developed with 54 single family residential houses.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA6

**Municipalities Affected:**

West Deptford Twp;

**Data Source:****Staff Response:**

2002 Aerial mapping shows residential development. The parcel will be changed from PA6 to PA1 (Metropolitan Planning Area), but the County and West Deptford should update their Recreation and Open Space Inventory (ROSI). The PA6 (Local Park Green Acres) data is generated from the Green Acres County and Municipal ROSI.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	12806
Source:	County Report	Approved by OSG Director:	
NE #	28	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 128, PITMAN EAST NJ

OSG Quad Number 141, NEWFIELD NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

The Plan Map shows an area along Route 538 from the Elk Township border to Idle Lake as PA2. Franklin Township recommends this areas PA4B.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Franklin Twp (Glouc);

**Data Source:****Staff Response:**

This area meets the square mile mapping criteria and will be changed to a PA4B.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	43
Source:	County Report	Approved by OSG Director:	
NE #	43	Preliminary Staff Recommendation:	Defer to Plan Endorseme

**Quads Affected:**

OSG Quad Number 114, WOODBURY  
OSG Quad Number 115, RUNNEMEDE NJ

**Proposed Change:**

<i>Center Modification</i>	Modify	Proposed
	From:	To:

**Acres:****County/NE Reason For Proposed Change:**

The existing State Plan lists Deptford Township as a "Proposed Regional Center" and the entire Township is located in a PA1 and PA2 designation. The Township's primary non-residential growth area is located around the Deptford Mall and is clearly a potential center. Because the Township is recognized as a developed community with residential and non-residential growth areas, the Township recommends the Regional Center designation for the Community as a whole.

**What is it in Current State Plan:**

PA1, PA2

**What is it in Preliminary State Plan:**

PA1, PA2

**Municipalities Affected:**

Deptford Twp;

**Data Source:****Staff Response:**

Changes to center boundaries should be addressed through Plan Endorsement.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11203
Source:	County Report	Approved by OSG Director:	
NE #	1	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 112, MARCUS HOOK PA-NJ-DEL

OSG Quad Number 113, BRIDGEPORT NJ-PA

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Presently a large portion of Logan Township's waterfront area is proposed for an Environmentally Sensitive Planning Area (PA5) designation. While the Township recognizes the sensitive nature of certain lands in this area, and while any development activity would need to occur in a manner that would protect these resources, portions of the Logan Township waterfront have been targeted for development and redevelopment activity in order that the value of these lands as an amenity for Township residents can be more fully captured. The Township therefore recommends that the lands bounded on the east by US Route 322, on the south by Route 130, on the west by the Township boundary, and on the north by the Delaware River be reclassified to a Suburban Planning Area (PA2) designation.

**What is it in Current State Plan:**

PA2, PA3, PA5

**What is it in Preliminary State Plan:**

PA2, PA3, PA5

**Municipalities Affected:**

Logan Twp;

**Data Source:****Staff Response:**

The majority of the area is substantially covered with wetlands and T & E habitat. In addition, 95% of the area is vacant and undeveloped and there is a lack of infrastructure throughout the site. 2/3 of the area is Planning Area 5, discouraged for growth. 1/3 of the area is Planning Area 2, but largely encumbered by Critical Environmental Sites.

Changes to substantial planning area amendments should be addressed through Plan Endorsement. We are currently working with Logan Township on the Plan Endorsement process.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11301
Source:	County Report	Approved by OSG Director:	
NE #	2	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 113, BRIDGEPORT NJ-PA

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA1

**Acres:****County/NE Reason For Proposed Change:**

The Preliminary State Plan proposes changing a large area along the River from PA1 to PA5. Part of this area would be consistent with the Township's designation of "Conservation Districts." However, other areas are designated "Manufacturing Districts" and are included in the Township's redevelopment efforts. These areas are clearly inconsistent. It is therefore recommended that the Conservation Districts should be delineated and PA5 while the Manufacturing Districts should be delineated PA1.

**What is it in Current State Plan:**

PA1, PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Greenwich Twp (Glou);

**Data Source:****Staff Response:**

A large portion of this area is environmentally sensitive, wooded, and has minimal infrastructure. In addition, the area contiguous with PA1 is environmentally constrained and would be more appropriate as PA5. Fragmentation of planning areas would not meet the square mile mapping criteria. The Township should consider pursuing Plan Endorsement to work with State agencies on redevelopment plans and the creation of an industrial node.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11303
Source:	County Report	Approved by OSG Director:	
NE #	4	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 113, BRIDGEPORT NJ-PA

**Proposed Change:**

*Planning Area*

From: PA3

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

The Township strongly recommends that the area along U.S. Route 322 west of the NJ Turnpike should be changed from PA3 to PA2 and the area east of the NJ Turnpike from PA4 to PA3. As reflected in the Township's recently adopted Master Plan, the Township anticipates the development of the Route 322 Corridor to provide a balanced growth pattern and meet its COAH obligations.

**County :**

Woolwich Township has requested a Planning Area change from Planning Areas 3 and 4 to Planning Area 2 for an area of approximately 1800 acres. Its boundaries are roughly defined as Stone Meeting House Road to the west, the Swedesboro Railroad freight line to the north, the Harrison Township border to the east, and Raccoon Creek to the south. The area includes Kings Highway (County Route 551) US Route 322, and Interchange #2 of the NJ Turnpike. Approximately 750 acres of this area are subject to a legal settlement agreement between Woolwich Township and Woolwich Adult LLC, which calls for a mixed use development of 1,029 age-restricted residential units, including affordable housing to satisfy the Township's COAH requirements, and 1.2 to 2.9 million square feet of mixed use commercial space in a sustainable, walkable community configuration. In addition, Woolwich Township has proposed that this area would become a TDR Receiving Area, requiring compact, mixed use, walkable community design to combat sprawl while enhancing efforts to preserve farmland and open space in other parts of the Township. Gloucester County strongly supports Woolwich Township's efforts.

**What is it in Current State Plan:**

PA2, PA3, PA4

**What is it in Preliminary State Plan:**

PA2, PA3, PA4, PA8

**Municipalities Affected:**

Woolwich Twp;

**Data Source:****Staff Response:**

Changes to center boundaries and substantial planning area amendments should be addressed through Plan Endorsement. Woolwich Township is pursuing the Plan Endorsement process and a



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: GLOUCESTER COUNTY	Item No. 11303	
Source: County Report	Approved by OSG Director:	
NE # 4	Preliminary Staff Recommendation: Defer to Plan Endorseme	

Transfer of Development Rights (TDR) program.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11309
Source:	County Report	Approved by OSG Director:	
NE #	10	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 113, BRIDGEPORT NJ-PA

**Proposed Change:**

*Planning Area*

From: PA3

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

There are portions of the US Route 322 corridor in the Township that are presently proposed to have a Fringe Planning Area (PA3) designation, but which are targeted for development and redevelopment activity. The Township therefore recommends that all contiguous PA1-designated areas on both sides of US Route 322, bounded by the Delaware River on the north and the township boundary on the south, be re-classified to a Suburban Planning area (PA2) designation.

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA3

**Municipalities Affected:**

Logan Twp;

**Data Source:****Staff Response:**

Redevelopment areas are not depicted on the State Plan Policy Map. Changes to substantial planning area amendments should be addressed through Plan Endorsement. We are currently working with Logan Township on the Plan Endorsement process.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	14201
Source:	County Report	Approved by OSG Director:	
NE #	32	Preliminary Staff Recommendation:	Defer to Plan Endorseme

**Quads Affected:**

OSG Quad Number 142, BUENA NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA3

**Acres:****County/NE Reason For Proposed Change:**

The Township recommends their Downtown Redevelopment Area be designated PA3 with sewer instead of PA4B.

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

PA4B

**Municipalities Affected:**

Franklin Twp (Glouc);

**Data Source:****Staff Response:**

Redevelopment areas are not depicted on the State Plan Policy Map. The Township should consider pursuing Plan Endorsement to work with State agencies on redevelopment plans and the creation of an agricultural node.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11401
Source:	County Report	Approved by OSG Director:	
NE #	11	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 114, WOODBURY

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA4

**Acres:****County/NE Reason For Proposed Change:**

There are several permanently preserved farms in East Greenwich, three (3) of which are located within PA2 (Suburban Planning Area) in addition to the one that is shown. The permanently preserved farm land should be identified as PA 4 (Rural Planning Area).

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

East Greenwich Twp;

**Data Source:****Staff Response:**

The farm appears in the SADC Polygon, but is not contiguous with PA4. To map the farm PA4 would not meet the square mile mapping criteria. The mapping of preserved farmland is a reoccurring request that the Office of Smart Growth will recommend be addressed by the State Planning Commission (SPC).





## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11402
Source:	County Report	Approved by OSG Director:	
NE #	12	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 114, WOODBURY

**Proposed Change:**

*Planning Area*

From: PA2

To: PA4

**Acres:****County/NE Reason For Proposed Change:**

There are several permanently preserved farms in East Greenwich, three (3) of which are located within PA2 (Suburban Planning Area) in addition to the one that is shown. The permanently preserved farm land should be identified as PA 4 (Rural Planning Area).

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA4

**Municipalities Affected:**

East Greenwich Twp;

**Data Source:****Staff Response:**

The farm appears in the SADC Polygon, but is not contiguous with PA4. To map the farm PA4 would not meet the square mile mapping criteria. The mapping of preserved farmland is a reoccurring request that the Office of Smart Growth will recommend be addressed by the State Planning Commission (SPC).



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	12802
Source:	County Report	Approved by OSG Director:	
NE #	24	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 128, PITMAN EAST NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA4

**Acres:****County/NE Reason For Proposed Change:**

The Washington Township Environmental Commission has recommended that permanently preserved farmland should be classified as a Planning Area 4.

**What is it in Current State Plan:**

PA1, PA2

**What is it in Preliminary State Plan:**

PA1, PA2, Park

**Municipalities Affected:**

Washington Twp (Glou);

**Data Source:****Staff Response:**

This change would result in an isolated Planning Area 4 and would not meet the square mile mapping criteria. The mapping of preserved farmland is a reoccurring request that the Office of Smart Growth will recommend be addressed by the State Planning Commission (SPC).



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	42
Source:	County Report	Approved by OSG Director:	
NE #	42	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 114, WOODBURY

**Proposed Change:**

*Planning Area*

From: PA1

To: Park

**Acres:****County/NE Reason For Proposed Change:**

The Maple Ridge Golf Course, located along Woodbury-Glassboro Road adjacent to Wenonah and Deptford, is not identified but is mapped Metropolitan Planning Area (PA1).

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Mantua Twp;

**Data Source:****Staff Response:**

The change proposed can not be evaluated without GIS data.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	44
Source:	County Report	Approved by OSG Director:	
NE #	44	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 127, PITMAN WEST NJ

OSG Quad Number 128, PITMAN EAST NJ

**Proposed Change:**

*Planning Area*

From: Other

To: Other

**Acres:****County/NE Reason For Proposed Change:**

Elk Township did not find the State Plan Map and its proposed changes inconsistent, but requested the basis for the following proposed revisions:

a. Along the eastern side of CR 667 (Aura Road) the following changes are proposed:

(1) Block 55 (possibly lot 3.02) a Planning Area change is proposed from PA2 to PA5.

(2) Block 31, various lots, a Planning Area change is proposed from PA2 to PA5.

b. Along CR 667 (Whig Lane) and CR 609 (Hardingville Road) in Blocks 28 and 33 a Planning Area change is proposed from PA3 to PA5.

c. Along Route 77 in Blocks 5 and 6 a Planning Area change is proposed from PA3 to PA4 and PA5.

d. Along the eastern side of Route 55 north of CR 667 (Whig Lane) in Block 67 a Planning Area change is proposed from PA4B to PA5.

**What is it in Current State Plan:**

PA2, PA3, PA4, PA4B

**What is it in Preliminary State Plan:**

PA2, PA3, PA4, PA4B

**Municipalities Affected:**

Elk Twp;

**Data Source:****Staff Response:**

The changes proposed can not be evaluated without GIS data. Mapping changes in these areas reflect the environmental features combined with the need for contiguous planning areas to meet the square mile mapping criteria.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11302
Source:	County Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 113, BRIDGEPORT NJ-PA

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA1

**Acres:****County/NE Reason For Proposed Change:**

The Preliminary State Plan proposes changing a large area along the River from PA1 to PA5. Part of this area would be consistent with the Township's designation of "Conservation Districts." However, other areas are designated "Manufacturing Districts" and are included in the Township's redevelopment efforts. These areas are clearly inconsistent. It is therefore recommended that the Conservation Districts should be delineated PA5 while the Manufacturing Districts should be delineated PA1.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1, PA5

**Municipalities Affected:**

Greenwich Twp (Glou);

**Data Source:****Staff Response:**

This area is environmentally sensitive, wooded, and has minimal infrastructure, but there is an industrial facility already located on the parcel. We will work with the County to identify the "Conservation Districts" and "Manufacturing Districts." This area will be reexamined by Staff and DEP to determine appropriate planning area boundaries.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11306
Source:	County Report	Approved by OSG Director:	
NE #	7	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 113, BRIDGEPORT NJ-PA

**Proposed Change:**

*CES*

Add

**Acres:****County/NE Reason For Proposed Change:**

Potential critical environmental designation should be extended to Federal Threatened & Endangered (Priority) areas and Special Concern & State Threatened areas (as designated by the NJDFW landscape project) in the southeastern portion of Logan Township (close to the border with Woolwich Township and in the area of High Hill Road).

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA3

**Municipalities Affected:**

Logan Twp

**Data Source:****Staff Response:**

If the resource exists in the area outlined by the Township the CES will be modified.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11307
Source:	County Report	Approved by OSG Director:	
NE #	8	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 113, BRIDGEPORT NJ-PA

**Proposed Change:**

*CES*

Modify

**Acres:****County/NE Reason For Proposed Change:**

A "potential critical environmental site" is shown in Woolwich Township south of the border with East Greenwich and east of Warrington Mill Road and west of Kings Highway. This area has been identified as a National Heritage priority site. Endangered plant species have been identified on the site. The Township proposes including the area across the border into East Greenwich, north to Tomlin Station Road (located within Planning Area 4 and protected by environmental overlay in the Township Master Plan).

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

East Greenwich Twp;

**Data Source:****Staff Response:**

New Critical Environmental Sites will not be mapped in PA4. However, the boundaries of existing sites will be adjusted accordingly.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11406
Source:	County Report	Approved by OSG Director:	
NE #	16	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 114, WOODBURY

**Proposed Change:**

*CES*

Delete

**Acres:****County/NE Reason For Proposed Change:**

In the center of the Township where the existing municipal facilities are located, the map indicates a large area selected for designation as a Potential Critical Environmental Site. There are streams and a small amount of wetlands in this district far less in magnitude than indicated by the proposed area. The basis for this designation is unclear. Also, the municipal complex has been changed to Parks and Natural Areas for no apparent reason.

**What is it in Current State Plan:**

PA1, PA2

**What is it in Preliminary State Plan:**

PA1, PA2

**Municipalities Affected:**

Mantua Twp;

**Data Source:****Staff Response:**

2002 Aerial mapping shows the area undeveloped with woods and T & E habitat. This area is shown on the DEP Landscape Project as rank 4 forest habitat, and rank 4 forested wetland habitat. The CES designation will be retained. The PA6 "Local Park Green Acres" data was derived from the Local and County Recreation & Open Space Inventory (ROSI). Please provide an updated ROSI.





## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11407
Source:	County Report	Approved by OSG Director:	
NE #	17	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 114, WOODBURY

**Proposed Change:**

*CES*

Modify

**Acres:****County/NE Reason For Proposed Change:**

The Plan map shows 495.8184 acres of the Borough as PA1 with a small area shown as a Potential Critical Environmental Site. With the Borough showing interest in maintaining its "Ring of Green" Conservation Area, it is recommended that this area be changed to Park and Natural Area. The plan map shows that of the total 639 acres there is a contiguous "Ring of Green" of 134.6416 acres (21.0706%) linked together by ordinance for perpetuity. The "Formal Park" 3.099 acres and the two "Ball Field Parks" 5.441 acres combined with the "Ring of Green" conservation areas amounts to a total of 143.1816 acres or 22.41% of land that will forever remain unchanged. Synnott's Pond and Comey's Lake within the "Ring of Green" need remedial action to prevent further situation.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Wenonah Boro;

**Data Source:****Staff Response:**

The PA6 "Local Park Green Acres" data was derived from the Local and County Recreation & Open Space Inventory (ROSI). If these areas are the boundaries of preserved public open space (parks & athletic fields) the areas will be changed to Parks and Natural Areas. Please provide an updated ROSI.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11505
Source:	County Report	Approved by OSG Director:	
NE #	19	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 115, RUNNEMEDE NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA1

*CES*                      Delete

**Acres:****County/NE Reason For Proposed Change:**

The Township expressed concerns regarding the location of potential Critical Environmental Sites (CES) areas in the Township. The State Plan Map shows a large CES area in the area where the Locust Grove PUD is being developed (between Clements Bridge Road, Turkey Hill Road, Almonesson Road and Caufield Avenue). This PUD consists of over 1,700 residential units and has approvals dating back to the 1970's. Currently the development is more than 50% completed. The original approvals for this development included approval from the Army Corp of Engineers for all wetland areas. Thus, NJDEP requirements generally do not apply to this development until such time it is turned over to the individual homeowners.

**New Mapping Data**

See also OSG #100169. The County does not agree with planning area changes in this area, because the area is partially developed with the above PUD and there are preliminary development approvals on the parcel.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Deptford Twp;

**Data Source:****Staff Response:**

2002 Aerial mapping shows the area is partially undeveloped with woods and fields. The County has provided development documentation for several parcels within the site. This area will be reexamined by Staff and DEP to determine appropriate planning area boundaries for PA1 and PA5. Critical Environmental Sites (CES) will be added where appropriate for the presence of significant environmental features.

The Critical Environmental Site (CES) designation is used to help organize planning for new development or redevelopment by singling out the elements of environmental features that should continue to be expressed in the future landscape through protection and restoration. The presence of a CES gives landowners and developers advance information on how to shape their proposals for development on the land around them, focusing on including the design and function of the



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	11505
Source:	County Report	Approved by OSG Director:	
NE #	19	Preliminary Staff Recommendation:	Pending

development whenever possible while at the same time protecting them from adverse impacts.  
The CES layer is also a signal the NJ Department of Environmental Protection (DEP) regulations  
need to be satisfied.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	12703
Source:	County Report	Approved by OSG Director:	
NE #	22	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 127, PITMAN WEST NJ

**Proposed Change:**

*CES*

Delete

**Acres:****County/NE Reason For Proposed Change:**

There is concern that the Plan Map incorrectly shows Potential Critical Environmental Sites in the areas of Route 55 Business Park, the area on which Glassboro has approved a General Development Plan (GDP) for the Camelot development, the South Delsea Drive Commercial/Light Industrial Corridor, and the Icehouse/Warehouse Redevelopment Area.

**What is it in Current State Plan:**

PA1, PA2

**What is it in Preliminary State Plan:**

PA1, PA2

**Municipalities Affected:**

Glassboro Boro;

**Data Source:****Staff Response:**

2002 Aerial mapping shows the area is woods; please provide tangible development documentation. The Critical Environmental Site (CES) designation is used to help organize planning for new development or redevelopment by singling out the elements of environmental features that should continue to be expressed in the future landscape through protection and restoration. The presence of a CES gives landowners and developers advance information on how to shape their proposals for development on the land around them, focusing on including the design and function of the development whenever possible while at the same time protecting them from adverse impacts. The CES layer is also a signal the NJ Department of Environmental Protection (DEP) regulations need to be satisfied.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	12803
Source:	County Report	Approved by OSG Director:	
NE #	25	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 128, PITMAN EAST NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

The Borough highlighted its redevelopment areas on a Borough map. These areas are within proposed sewer service areas and formerly were mapped as PA2 (Suburban Planning Area) in the State Plan. The Preliminary State Plan, however, redelineates these areas as PA5 (Environmentally Sensitive Planning Area). It is recommended that the previous PA2 (Suburban Planning Area) should be maintained.

**What is it in Current State Plan:**

PA2, PA8

**What is it in Preliminary State Plan:**

PA2, PA5

**Municipalities Affected:**

Clayton Boro;

**Data Source:****Staff Response:**

Redevelopment areas are not depicted on the State Plan Policy Map. The areas in question are relatively undeveloped and adjacent to the Glassboro Wildlife Management Area. The County has advised OSG they will obtain development documentation, so the area can be reexamined by Staff and DEP to determine appropriate planning area boundaries.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	12804
Source:	County Report	Approved by OSG Director:	
NE #	26	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 128, PITMAN EAST NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

The Borough highlighted its redevelopment areas on a Borough map. These areas are within proposed sewer service areas and formerly were mapped as PA2 (Suburban Planning Area) in the State Plan. The Preliminary State Plan, however, redelineates these areas as PA5 (Environmentally Sensitive Planning Area). It is recommended that the previous PA2 (Suburban Planning Area) should be maintained.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2, PA5

**Municipalities Affected:**

Clayton Boro;

**Data Source:****Staff Response:**

Redevelopment areas are not depicted on the State Plan Policy Map. The areas in question are relatively undeveloped and adjacent to the Glassboro Wildlife Management Area. The County has advised OSG they will obtain development documentation, so the area can be reexamined by Staff and DEP to determine appropriate planning area boundaries.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	12805
Source:	County Report	Approved by OSG Director:	
NE #	27	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 128, PITMAN EAST NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

The Borough highlighted its redevelopment areas on a Borough map. These areas are within proposed sewer service areas and formerly were mapped as PA2 (Suburban Planning Area) in the State Plan. The Preliminary State Plan, however, redelineates these areas as PA5 (Environmentally Sensitive Planning Area). It is recommended that the previous PA2 (Suburban Planning Area) should be maintained.

**What is it in Current State Plan:**

PA2, PA5, PA8

**What is it in Preliminary State Plan:**

PA2, PA5

**Municipalities Affected:**

Clayton Boro;

**Data Source:****Staff Response:**

Redevelopment areas are not depicted on the State Plan Policy Map. The areas in question are relatively undeveloped and adjacent to the Glassboro Wildlife Management Area. The County provided development documentation for a large parcel on this site. The area will be reexamined by Staff and DEP to determine appropriate planning area boundaries.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	14104
Source:	County Report	Approved by OSG Director:	
NE #	30	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 141, NEWFIELD NJ

**Proposed Change:**

*Planning Area*

From: PA4B

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

The Township recommends that PA4B be changed to PA2 along the northern corridor of Route 47 (Delsea Drive) just north of Malaga Lake and up to and including where it intersects with Route 40.

**What is it in Current State Plan:**

PA2, PA4B, PA5

**What is it in Preliminary State Plan:**

PA2, PA4B, PA5

**Municipalities Affected:**

Franklin Twp (Glouc);

**Data Source:****Staff Response:**

While the area has a large amount of development along the Route 47 corridor, there are some environmentally constrained lands. The area will be reexamined by Staff and DEP to determine if the area along the Route 47 corridor should become a PA2 and the environmentally sensitive agricultural lands a 4B.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	GLOUCESTER COUNTY	Item No.	14105
Source:	County Report	Approved by OSG Director:	
NE #	31	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 141, NEWFIELD NJ

OSG Quad Number 142, BUENA NJ

**Proposed Change:**

*Planning Area*

From: PA4B

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Franklin: The Township recommends the area west of Main Road from its southern border north to Victoria Avenue be changed from PA4B to PA2.

Newfield: The State Plan Map classifies most of the Borough as Rural Environmentally Sensitive Planning Area PA4B. This mapping is a change from the Borough's previous classification of Metropolitan Planning Area PA2. After a review of this map by the Borough Planning Board and its professionals, Newfield believes that the areas within the Borough mapped as PA4B should be mapped as Suburban Planning Area PA2. Newfield is a developed municipality with medium density residential areas, a central business district and an industrial district. It is served by a public water system and possesses the character and attributes of a mature suburban area. A planning area designation of PA4B would not be consistent with the Borough's existing pattern of development. In addition, it could act as an impediment to Borough efforts related to redevelopment, the installation of sanitary sewers, future water system improvements, and funding for brownfields remediation.

**What is it in Current State Plan:**

PA4B, PA5

**What is it in Preliminary State Plan:**

PA4B, PA5

**Municipalities Affected:**

Franklin Twp (Glouc); Newfield Boro;

**Data Source:****Staff Response:**

The area contains farmland and is adjacent to farmland. Portions of the area are environmentally constrained and adjacent to the Pinelands Agricultural Production area and a Rural Development area. Although the area is in an approved SSA, it is not appropriate for urban/suburban development. The County has provided development documentation for several parcels within the site. This area will be reexamined by Staff and DEP to determine appropriate planning area boundaries.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	100209
Source:	County Report	Approved by OSG Director:	
NE #	33	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 128, PITMAN EAST NJ  
OSG Quad Number 129, WILLIAMSTOWN NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:**    424

**County/NE Reason For Proposed Change:**

New Mapping Data  
Along the Atlantic City Expressway just south of Exit 41, approximately half of the parcel is in Winslow Township, Camden County.

The County does not agree with planning area changes in this area, because the area is partially developed with residential and there are preliminary development approvals on the parcel.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Monroe Twp (Glou);

**Data Source:****Staff Response:**

2002 Aerials show the majority of the site is woods with some residential development. The area has some environmental constraints. The County has provided development documentation for two small parcels within the site. This area will be reexamined by Staff and DEP to determine appropriate planning area boundaries.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	100217
Source:	County Report	Approved by OSG Director:	
NE #	35	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 128, PITMAN EAST NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

In the vicinity of Route 322, Fries Mill Road, Pitman-Downer Road and Glassboro-Cross Keys Road there is a large area proposed to be changed to Sewered, Environmentally Sensitive Planning Area 5 (PA5).

**New Mapping Data**

Along CR655 (Fries Mill Rd) and CR689 (Cross Keys Rd) and adjacent to Cross Keys Airport and Washington Township (See OSG #100215, 100216, 100218, 100219, 100222, 100224, and 100226).

The County does not agree with planning area changes in this area, because the area is partially developed with residential and there are preliminary development approvals on the parcel.

**What is it in Current State Plan:**

PA2, PA5

**What is it in Preliminary State Plan:**

PA2, PA5

**Municipalities Affected:**

Monroe Twp (Glou);

**Data Source:****Staff Response:**

The changes proposed in the 2005 Cross Acceptance report require GIS data for further evaluation. Aerials show the majority of the site is wooded wetlands with some residential development. The area has environmental constraints. The County has provided development documentation for parcels within the site. This area will be reexamined by Staff and DEP to determine appropriate planning area boundaries.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	100223
Source:	County Report	Approved by OSG Director:	
NE #	36	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 129, WILLIAMSTOWN NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:** 284

**County/NE Reason For Proposed Change:**

New Mapping Data

Along CR536 (New Brooklyn Road) to just south of Sicklerville Road; west of the Atlantic City Expressway (Also See OSG #100225 and 100231).

The County does not agree with planning area changes in this area, because the area is partially developed with residential and there are preliminary development approvals on the parcel.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Monroe Twp (Glou);

**Data Source:****Staff Response:**

2002 Aerials show the majority of the site is woods and farmland with some residential development. The area has some environmental constraints. The County has provided development documentation for several parcels within the site. This area will be reexamined by Staff and DEP to determine appropriate planning area boundaries.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	100230
Source:	County Report	Approved by OSG Director:	
NE #	37	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 128, PITMAN EAST NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:** 239

**County/NE Reason For Proposed Change:**

New Mapping Data

Along Route 322 between CR555 (Tuckahoe Road) and CR655 (Fries Mill Road (See OSG #100233 and 100235).

The County does not agree with planning area changes in this area, because the area is partially developed with residential and there are preliminary development approvals on the parcel.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Monroe Twp (Glou);

**Data Source:****Staff Response:**

2002 Aerials show the majority of the site is woods and farmland with some residential development. The area has some environmental constraints. The County has provided development documentation for one small parcel within the site. This area will be reexamined by Staff and DEP to determine appropriate planning area boundaries.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	GLOUCESTER COUNTY	Item No.	100237
Source:	County Report	Approved by OSG Director:	
NE #	38	Preliminary Staff Recommendation:	Pending

**Quads Affected:**

OSG Quad Number 128, PITMAN EAST NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:** 26

**County/NE Reason For Proposed Change:**

New Mapping Data

Along and adjacent to Route 47 (Delsea Drive) (See OSG #100933, 100240, 100239, and 100942).

The County does not agree with planning area changes in this area, because the area is partially developed.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Clayton Boro;

**Data Source:****Staff Response:**

2002 Aerials show all of the parcels with the exception of one wooded parcel have some form of development. This area will be reexamined by Staff and DEP to determine appropriate planning area boundaries.