



*State of New Jersey*

DEPARTMENT OF COMMUNITY AFFAIRS  
STATE PLANNING COMMISSION  
OFFICE OF SMART GROWTH  
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JON S. CORZINE  
*Governor*

CHARLES RICHMAN  
*Acting Commissioner*

BENJAMIN SPINELLI  
*Executive Director & Secretary*

**New Jersey State Planning Commission  
Plan Implementation Committee  
Minutes of the Meeting Held July 25, 2007  
Mary Roebing Building  
Trenton, New Jersey**

**CALL TO ORDER**

Chair John Eskilson called the meeting of the Plan Implementation Committee to order at 9:35 a.m.

**Committee Members Present**

John Eskilson, Chair  
Debbie Mans, Governor's Office, Smart Growth Ombudsman  
Liz Semple, Representative of Commissioner Lisa Jackson, Department of Environmental Protection  
Susan Weber, Representative of Commissioner Kris Kolluri, Department of Transportation  
Tim Brill, Representative of Secretary Charles Kuperus, Department of Agriculture

**Committee Members Not Present**

Michele Byers, Public Member  
Susan Bass Levin, Commissioner, Department of Community Affairs  
Tom Michnewicz, Public Member  
Marilyn Lennon, Public Member

**Others Present**

Courtenay Mercer, Director of Planning, OSG  
Caroline Armstrong, Melvin Kernan, Woolwich Township Planning Consultant

Others-Attachment A

### **APPROVAL OF MINUTES**

Chair Eskilson tabled the minutes of the meeting held April 25, 2007.

### **CHAIR' S COMMENTS**

Chair Eskilson had no comments at this time.

### **EXECUTIVE DIRECTOR'S REPORT**

Courtenay Mercer, speaking in the absence of OSG Executive Director Benjamin Spinelli, gave a Plan Endorsement update. This included petitions recently received, including Logan Township and Sea Isle City. She also stated that West Amwell Township has been given an extension to complete their Agricultural retention Plan, and Holland Township was deemed complete on July 19. Ms. Mercer then listed the municipalities that have either come into OSG or will be coming in for informational Plan Endorsement meetings as a response to OSG's June mailing reminding municipalities that designated center will expire if they do not receive Plan Endorsement. Finally, she gave a brief introduction of Woolwich Township's planning process and outlined where they were in the Plan Endorsement process.

### **PRESENTATION:**

#### **Woolwich Township's Petition for Plan Endorsement, by Woolwich Township**

Mayor Guiseppe Chila gave a brief introduction of the Township's history and planning efforts.

Caroline Armstrong of Melvin Kernan Development Strategies began her presentation by stating the importance of Route 322 as a major corridor in Gloucester County; connecting the region to both Atlantic City and Pennsylvania. She continued by describing the 1998, 1700 acre weatherby development. This development included 4,500 units and no farmland preservation was involved. She then described the 750 acre Woolwich Adult Complex, which is set to include 1,029 units, both senior and affordable. The site will encompass 2.7 million square feet of non residential development. The site has yet to be built due to lack of a sewer and water services. Ms. Armstrong then stated that in total there are 900 pending development lots outside of the sewer service area.

Next, Ms. Armstrong listed issues facing Woolwich's development, including sprawl, loss of farmland, fiscal imbalance, homogeneous housing, and a lack of infrastructure to support the development. The goals Woolwich would like to achieve include involving the public in the planning process, continued coordination with the State, and continuing to plan for the town using both the Plan Endorsement and TDR processes.

Ms. Armstrong then explained the visioning process used for both Plan Endorsement and the TDR plan. This process involved two town meetings, work shops, and a resident

survey of which there were 68 responses. Ms. Armstrong emphasized the number members of the public who came to the meetings and showed interest in the plans. She added that DOT arranged sessions to address the Route 322 Corridor and an open space subcommittee was formed in the town.

Next, Ms. Armstrong laid out the details of the plans:

- 4,100 acres are to be preserved in the sending zones
- The receiving zone is to consist of two compact, mixed use areas
- The regional center will consist of 2.65 square miles
- The receiving zone is to be two non contiguous areas: one being Woolwich New Town and the other being the Auburn Road Zone
- Woolwich New Town will include 3, 217 homes, only 100 of which will be single family
- The Auburn Road Zone will include 130 single family units
- In total, both areas will have 3 million square feet of commercial and office space
- The number of school age children in the town is expected to go down because of the new mix of housing being incorporated; single family units generate more children

In terms of land use, Ms. Armstrong stated that Woolwich New Town is a RC1 zone including small street level retail with residential flats above. She added that this mixed-use area does not require the use of TDR. The RC2 zone will be strictly commercial and auto dependent. She continued by stating that design concepts are important, with the Township addressing scale and setbacks. She added that more modern building will be mixed with old buildings to keep a continuous look.

Ms. Armstrong then addressed public spaces, stating that bikeways will be added and the parks are planned to be highly accessible from all residential areas and will incorporate wildlife habitat. Chair Eskilson asked how the Township planned on paying for the streetscape and aesthetic planning. Ms. Armstrong answered that developers and public money could help with the cost. Ms. Mercer interjected that a Capital Improvement Program and Real Estate Market Analysis helped lay out where the money will be coming from and how it will be spent.

Ms. Caroline then spoke about the multi-modal circulation plan. She stated that the DVRPC led a year long study of the Route 322 Corridor, and from their own analysis, the Township knows that they cannot rely on the highway to carry tremendous regional traffic as well as local traffic that will be generated by the new development not only in Woolwich but also in Logan Township and other Townships in the region. The DVRCP Study shows that when the area is build out in the future, Route 322 will have to be widened and their hopes is to plan accordingly so that the widening can be avoided. She stated that the township does not want to see Route 322 turn into a 55 mph highway and needs to be pedestrian friendly. To achieve this, they are planning to install more traffic lights, bulb outs, and refuge islands. Chair Eskilson asked where the County stands on Route 322. Mayor Chila answered that the town is pushing for the County to pay for offsite improvements if the road is widened by the State. Ms. Mercer added that the

Township is hoping that the road will not need to be widened, but that they are planning for the worse case scenario.

Ms. Armstrong then moved onto sewer service areas. She stated that Weatherby and Auburn are already in the sewer service area but improvements are being made so that the plant, located in Logan Township, will have the capacity to service both sites. The long range goal is for Woolwich to be able to treat its own water in the regional center. Chair Eskilson asked if there are going to be future problems with water and sewer capacity. Rick Brown of DEP answered that there are a lot of players and the problems are being addressed as the plans move forward. Ms. Armstrong added that stormwater is dealt with first at the site, then block, and also at regional level.

Next Ms. Armstrong addressed the relation of the Woolwich Petition and TDR Plan to the State Development and Redevelopment Plan. She pointed out that Woolwich will be creating town centers utilizing mixed use, walkable, and compact designs while protecting the environs.

Regarding land owner equity, Ms. Armstrong stated that TDR is voluntary, using 1 ½ to 2 acre lots to calculate credits as well as infrastructure and soil suitability. She added that the real estate market analysis will establish the relationship between development rights in sending and receiving zones. Also, an appeal process has been created to appeal credit assignments and will provide for the inability to sell credits.

Ms. Armstrong then outlined the steps Woolwich Township is currently taking to move their Petition and TDR Plan forward, including responding to OSG consistency comments, a County review of the TDR Ordinance, and a finesse of the real estate market analysis.

### **Committee Comments on Woolwich Township's Petition for Plan Endorsement**

Ms. Weber thanked Woolwich for their cooperation on the Route 322 Study and added that cooperation is also needed from surrounding municipalities.

Chair Eskilson stated that DOT is doing great things with corridor planning and will become more important through Plan Endorsement.

Mr. Brill stated that he is pleased to see the amount of land and farmland preserved.

Mr. Brown stated that the TDR Plan is great and commended Mayor Chila for his leadership.

### **Public Comments on Woolwich Township's Petition for Plan Endorsement**

Chris Sturm of NJ Future congratulated Woolwich on the TDR Plan and commended their high density and circulation planning. She then stated that she feels the wastewater issues can be dealt with in the PIA. In closing, she stated that the State is looking to

Woolwich as the basis of farmland preservation in NJ and the new Plan Endorsement guidelines need to stress the importance on regional and inter municipal cooperation.

With no more public comments, Ms. Mercer stated that new Plan Endorsement guidelines and also a possible Highlands discussion are agenda items for the next PIC meeting.

Chair Eskilson adjourned the meeting at 11:01 a.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Benjamin L. Spinelli". The signature is written in a cursive style with a horizontal line underneath the name.

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Benjamin Spinelli  
Secretary and Acting Executive Director  
Dated: 8/10/07