



**STATEMENT OF OBJECTIVES AND LAND USE PLAN
ELEMENT OF THE OLDMANS TOWNSHIP
MASTER PLAN**

**OLDMANS TOWNSHIP
SALEM COUNTY, NEW JERSEY**

Oldmans Township Planning Board

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Table of Contents

	<u>Page</u>
I. INTRODUCTION.....	1
II. STATEMENT OF OBJECTIVES.....	2
III. LAND USE PLAN ELEMENT.....	9
A. Introduction.....	9
B. Existing Land Use.....	10
C. Population Growth.....	13
D. Future Land Use Criteria.....	15
E. Proposed Land Use Plan.....	28
F. Areas Proposed for Zoning Changes.....	33

I. INTRODUCTION

The Township of Oldmans adopted a comprehensive master plan to plan the long-range development of Oldmans Township in January 1990. The 1990 Master Plan provided maps and goal statements and consisted of two sections: Background Studies and a Land Use Plan. The former addressed various issues such as Existing Land Use, Population and Housing, Community Facilities, Traffic and Circulation, and Physical Characteristics while the latter, based upon the information provided from the background studies, was a detailed Land Use Plan Element containing goals, objectives and development policies for future growth within the Township. Pursuant to the New Jersey Municipal Land Use Law, NJSA 40:55D-89, the 1990 Master Plan is being updated to reflect the changing needs of Oldmans Township.

Section 40:55D-28 of the New Jersey Municipal Land Use Law notes that municipal master plan shall consist of at least two elements as follows:

- 1) A Statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based; and
- 2) A land use plan element showing the existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational, and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance.

On November 17, 2008 the Oldmans Township Planning Board adopted the 2008 Housing Plan Element and Fair Share Plan, which was subsequently endorsed by the Township Committee and submitted to the court for review. The statement of Goals and Objectives and the Land Use Plan Element of the Oldmans Township Master Plan contained herein has been prepared to reflect and support the projects, programs and recommendations set forth within the 2008 Housing Plan Element and Fair Share Plan.

II. STATEMENT OF OBJECTIVES

This section of the Master Plan sets forth a statement of goals, objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the Township are based, in accordance with the Municipal Land Use Law (N.J.A.C. 40:565D-28). A total of six (6) goals and the objectives that support them are set forth below.

GOAL I

To maintain the existing quality of life in Oldmans Township by encouraging a continuation of the neighborhood pattern of development, by providing guidelines for the conservation of natural resources and open space, and by providing housing types to meet the needs of all residents.

OBJECTIVES

- A. To implement the concept of clustering housing with supporting land use types in a neighborhood environment.
- B. To encourage and host different types of development at appropriate densities and intensities.
- C. To adopt a Historic Preservation Element of the Master Plan and preserve the Township's cultural heritage through consideration of a program for identifying and registering all significant historic resources. Additionally, consideration should be given to the preparation of development guidelines to minimize negative impacts of new construction in areas of historic significance.
- D. To preserve open space and farmland to the maximum extent possible.
- E. To implement land use regulations that appropriately balance between detailed specifically and reasonable flexibility.
- F. To regulate development so as to accommodate future land use distribution while avoiding suburban sprawl and strip commercial development along major corridors.
- G. To preserve the integrity of individual neighborhood areas to the maximum extent possible.
- H. To facilitate the implementation of sewer and water infrastructure in appropriate portions of the Township, such as within areas identified for higher density development and areas zoned for affordable housing.
- I. To promote the redevelopment of existing brownfields in order to encourage remediation and development in accordance with the Goals and Objectives of the Master Plan.

- J. To prepare a plan and ordinance that identifies specific locations that permit cellular phone towers to be constructed in order to make cellular phone coverage available throughout the Township.
- K. To refine the Township's vision for future development within the Dual Residential Cluster Zone.

GOAL II

To promote sustainable or "green" design and development in order to achieve a more environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life for Oldmans Township residents.

OBJECTIVES

- A. To adopt a Green Building and Environmental Sustainability Plan Element of the Master Plan, which encourages the efficient use of natural resources and the protection of ecosystems, consideration of the impact of buildings on the local, regional, and global environment, conservation and reuse of water, treatment of storm water on-site, and the optimization of sustainability through site orientation and design.
- B. To update the Township's land use ordinance to encourage development applications to include sustainable development design, methods, materials and practices.
- C. To encourage the development of projects eligible for Leadership in Energy and Environmental Design (LEED) certification.
- D. To encourage and implement the use of wind energy and other alternative energy methods and resources to satisfy the energy needs of the Township and its residents.
- E. To perform an energy audit to pinpoint areas where energy is being used inefficiently and identify ways to increase the efficiency while reducing operating costs. The audit may be performed by utilizing the State's Local Government Energy Audit Program or by hiring an energy auditor from the private sector.

GOAL III

To protect the environmental quality of the Township's natural resources in order to preserve the balance of its ecological systems and safeguard the future health and welfare of its residents.

OBJECTIVES

- A. The Township should consider the preparation of an Environmental Resource Inventory that identifies the environmental features located within the Township. This document should be utilized as a supplement to the Master Plan, which would provide guidance for future conservation and open space planning efforts.
- B. To incorporate the conservation of natural resources into the planning process, with special attention to the constraints of environmentally critical and sensitive areas.

- C. To establish aquifer recharge and wellhead protection programs in order to protect the groundwater and aquifer systems that exist within the Township. This effort should include a reexamination of permitted uses within each zone district in order to identify and eliminate potential groundwater contaminating uses that are permitted within wellhead protection areas.
- D. To encourage the protection of all wetlands areas in the Township in accordance with the provisions of the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A).
- E. To adopt a Farmland Preservation and Open Space Element of the Master Plan to support the implementation of farmland and open space preservation initiatives.
- F. To preserve open space and farmland to the maximum extent practicable, establish an open space and farmland preservation program, and a Recreation and Open Space Inventory, and designate municipally owned preserved open space areas.

GOAL IV

To provide for a continuing assessment of the Township's needs and responsibilities within a local and regional planning context.

OBJECTIVES

- A. To continue to work with the Office of Smart Growth (OSG) in order to retain the Suburban Planning Area designation of the lands located within the central portion of the Township.
- B. To implement the compliance techniques and funding mechanisms set forth within the Housing Element of the Master Plan and the Fair Share Plan in order to address, to the extent possible, the Township's affordable housing obligations in accordance principles of sound land use planning and applicable laws.

GOAL V

To continue to promote commercial development in appropriate areas of the Township, while providing standards to encourage greater design flexibility for commercial sites.

OBJECTIVES

- A. To encourage research and development (R&D) facilities and/or industrial park development along I-295.
- B. To encourage proposed residential projects in the VR Zone and proposed commercial and residential projects in the VC Zone to be designed to be compatible with the existing architectural and design themes established in these zones in order to preserve the character of these areas.

GOAL VI

To promote transportation infrastructure in accordance with the principles of smart growth in order to provide the Township's residents with a more efficient, multi-modal transportation system that meets their needs.

OBJECTIVES

- A. To adopt a Circulation Element of the Master Plan in order to provide a sound planning basis for the implementation of future transportation improvements and initiatives.
- B. To promote opportunities for alternative means of travel, including pedestrian walkways, bicycle paths, bus routes, water based personal transportation, air and rail transit through enhancing the Township's infrastructure and programs, and through working with outside entities, such as Salem County and the State, to establish new programs and services.
- C. To encourage the provision of bicycle and walking paths throughout the Township in order to establish a continuous network of safer transportation routes for pedestrians and bicyclists.
- D. To develop public-transportation facilities in the Township to decrease dependence on automobiles and other less accessible facilities.
- E. To implement site plan and design requirements to increase sight distances for vehicles in order to decrease the incidence of traffic accidents.
- F. To work with the State and the County to incorporate sidewalks, bike lanes and other pedestrian and bicycle friendly amenities along State and County roadways.
- G. To develop a program to enhance the availability and dissemination of information related to mass transportation and other alternative modes of transportation in order to increase the use of these alternative modes.

RECOMMENDATIONS

Recommendations for implementing the goals and objectives set forth above are included within this section. These recommendations have been prepared based upon a review of the 1990 Master Plan, the 2008 Housing Plan Element and Fair Share Plan, Oldmans Township Land Use Code and Tax Maps, recommendations provided by the Oldmans Township Master Plan Subcommittee and comments obtained at a public hearing before the Planning Board.

A. Airport Hazard Area

No Airport Hazard Area (AHA) is currently depicted on the Township's Zone Map at the location of the existing Spitfire Airport. As required by the Municipal Land Use Law ("MLUL") at N.J.S.A. 40:55D-38 b.(8), it is recommended that the boundary of the "Airport Hazard Area" for the existing airport be delineated pursuant to the "Airport

Safety and Zoning Act of 1983", P.L. 1983, c. 260 (N.J.S.A. 6:1-80 et seq.) and shown on the Township's Zoning Map.

Additionally, Section 110-21.B. (Airport Hazard Areas) of the Township's Ordinance states that "This section describes the methodology to be used in the delineating airport hazard areas." However, this section of the ordinance does not contain the referenced methodology. It is recommended that this ordinance section be updated to include the methodology for delineating airport hazard areas and definitions for associated attributes, such as clear zones. More detailed information about the above recommendations is presented within Section F (Areas Proposed for Zoning Changes) of the Land Use Plan.

B. Historic Preservation

The Township should adopt a Historic Preservation Element of the Master Plan in order to encourage the preservation of historic resources. Additionally, a survey of historic and culturally important resources should be prepared. This survey could be utilized in conjunction with the Historic Preservation Element to prioritize goals and objectives for the preservation of the most valuable historic and culturally important properties. Additionally, the Township should consider the preparation of development guidelines to minimize the negative impacts of new construction in areas of historic significance, as identified within the Historic Preservation Element.

C. Cellular Phone Towers and Infrastructure

As per a Resolution written September 24, 2001, the Zoning Board of Adjustment recognized the lack of cellular phone coverage throughout the Township. In order to increase cellular phone coverage to a level that provides coverage throughout the entire Township, it is recommended that a coverage plan and associated Land Use Ordinance be adopted that prioritizes locations, predetermined by an expert, that are fit for cellular towers within the Township.

D. Sustainable or "Green" Design and Development

In order to improve the quality of life for the residents of Oldmans Township through a more environmentally friendly and healthy atmosphere, "green" design and development should be encouraged. In order to provide a sound planning basis for sustainability initiatives a Green Building and Environmental Sustainability Plan Element should be adopted as part of the Master Plan. Not only will this Element help protect the ecosystem, it will also evaluate the impact of development of the environment from a local to global scale and promote the efficient use of energy and natural resources.

Other ways in which to achieve a healthy and prosperous environment would be to encourage energy efficient development practices, such as promoting the development of projects eligible for Leadership in Energy and Environmental Design (LEED)

certification. Lastly, to increase the efficiency of energy utilization and reduce energy costs to the Township, an energy audit should be performed through the State's Local Government Energy Audit Program created by the New Jersey's Clean Energy Program or by employing a private energy auditor. This audit would examine all areas in which energy is being used inefficiently and identify ways to decrease that use and reduce operating costs.

E. Well Head and Groundwater Protection

The Township should prohibit potential groundwater polluting uses, such as automotive service stations, within wellhead protection areas. Prohibiting potential groundwater contaminating uses in these areas would help protect existing wells and groundwater.

F. Open Space and Farmland Preservation

The Township should consider adopting a Farmland Preservation and Open Space Element of the Master Plan. This master plan element would provide a sound planning basis for the implementation of farmland and open space initiatives.

Subsequent to the adoption of the Farmland Preservation and Open Space Element, the Township should establish an open space and farmland preservation program and prepare a Recreation and Open Space Inventory (ROSI). The open space and farmland preservation program should be coordinated with appropriate county and State entities in order to obtain any available funding from outside sources for open space and farmland preservation.

The ROSI provides the basis for establishing an open space network for the recreational use of the Township's residents. The ROSI should be utilized in conjunction with the Farmland Preservation and Open Space Element to provide a clear vision and a blueprint of the Township's open space and farmland preservation goals.

G. Affordable Housing

In order to facilitate the implementation of the projects and programs set forth within the Oldmans Township Housing Plan Element and Fair Share Plan, it is recommended that the Tri County Real Estate Maintenance Company ("Tri County Real Estate") site, known as Block 29, Lot 19, be rezoned to accommodate the 100 percent affordable housing development proposed for this site. The proposed affordable housing development is comprised of 109 units, which would be implemented in 2 phases. Phase I includes a total of 87 affordable units, which will completely satisfy the Township's Cycle I and II affordable housing obligations. Phase II includes 22 additional units, which will satisfy the Township's actual growth share obligation, subject to any changes in the law resulting from actions of COAH, the Legislature or the Courts. More detailed information about this recommendation is included within Section F (Areas Proposed for Zoning Changes) of the Land Use Plan.

H. Transportation

The Township of Oldmans should adopt a Circulation Element of the Master Plan in order to provide a sound planning basis for the implementation of future transportation improvements and initiatives. This document also has the potential to help the Township qualify for grants and funding for transportation projects from the State and other entities.

The Township should also work to expand and enhance its existing network of pedestrian and bicycle trails. These amenities should be mapped and made available to the public on the Township's website in order to encourage the use of these recreational amenities and alternative modes of transportation.

III. LAND USE PLAN ELEMENT

A. Introduction

The Land Use Plan element establishes long-range goals for land use in terms of types of land uses and densities throughout the Township. The Land Use Plan serves as the foundation and basis for the zoning ordinance, which in accordance with the municipal Land Use Law, should be substantially consistent with an adopted Land Use Plan.

According to the Municipal Land Use Law 40:55D-28b (2) the land use plan element should (a) take into account the statement of objectives, principles, policies and standards and the other Master Plan elements as well as "...natural conditions, including, but not necessarily limited to topography, soil conditions, water supply, drainage, floodplain areas, marshes, and woodlands, (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and (c) showing the existing and proposed location of any airports and the boundaries of any airport hazard areas...and (d) including a statement of the standards of population density and development intensity recommended for the municipality."

The land use plan element has been developed to implement the goals and objectives listed in the preceding section of this document while recognizing the unique environmental, social and cultural attributes of Oldmans Township. The land use proposals presented here will become the basis of the Township's Zone Plan and zoning ordinance.

B. Existing Land Use

An inventory of existing land use has been used to provide both a graphic and statistical means to evaluate development activities in the Township. An analysis of the location and distribution of land uses is critical to the development of a plan, which allocates future land uses with respect to compatibility and in recognition of the best use of land. **Figure 1, Existing Land Use Map**, depicts the existing land use in Oldmans Township. The land use map contained in the 1990 master plan provided the basis for the information on this map and updates were made to reflect new development. Additionally, **Table 1**, below, shows the existing land uses within Oldmans Township and their respective acreage and percent of total area within the township.

Table 1		
Existing Land Use		
Category	Acres	Percent of Township
Residential	2,020	15.7
Agricultural Residential	7,010	54.5
Public	2,006	15.6
Industrial	1,389	10.8
Commercial	37	0.30
Village Residential	140	1.10
Village Commercial	49	0.40
IPRA	213	1.6
Totals	12,864	100.00%

Oldmans Township occupies 20.1 square miles or 12,864 acres of land. Significant land use changes have occurred in the Township subsequent to the adoption of the 1990 Master Plan. A total of 99 new dwelling units were constructed between 1990 and 2007. The development of these units has been scattered and has taken place predominantly along County roads. Some conversions have also occurred involving commercial and industrial uses. The Pedricktown Industrial Complex located on Porcupine Road has expanded its production capabilities twice in the past 10 years.

Additionally, approximately 520,000 square feet of commercial/industrial development has occurred at the Gateway Business Park subsequent to 2006. The Gateway Business Park is anticipated to realize a total of 3,140,000 square feet of commercial space upon build-out, which is anticipated to occur within the next few years. This site is located in the central portion of the Township.

Industrial land use has increased significantly since the adoption of the 1990 Master Plan, including the establishment of the Gateway Business Park, which includes a total of 134 acres of industrial land. Additionally, Energy Freedom Pioneers has established a facility located within the IPRA Zone in the northern portion of the Township, which

is comprised of approximately 46 acres of commercial/industrial development that specializes in “green” technology.

With regard to residential land use, the Residential and Agricultural Residential Zone districts comprise the majority of the land use in the Township, together equaling 70.2% of the total land area. Public land is also still a predominant land use, covering 15.6% of the total land area and encompassing almost the entire northwestern portion of the municipality. This category includes various municipal facilities and institutions and most notably Camp Pedricktown.

It is important to note that a large portion of the Residential, Agricultural Residential and Public zones are comprised of vacant land. Approximately 83 percent of the Township’s land area is considered vacant and much of this area is located within the above referenced zone districts. The vacant land category includes woodlands, wetlands, and agricultural areas, which may or may not be suitable for conventional development.

Residential Land Use

With over 40% of the Township housing being constructed prior to 1939, the historic concentrations of residences in the villages of Auburn and Pedricktown typify much of Township’s housing stock. More recently, however, residential development has spread into the more rural areas along the various roadways. This subdivision pattern is common in rural areas where the amount of subdivision activity does not warrant the construction of large new roads to provide access to new lots.

Public Land Use

Public lands in Oldmans include those areas occupied by the Army Corps of Engineers (ACOE), the municipal building, and a rescue facility. Taken collectively, these lands account for approximately 2,006 acres or 15.6 percent of the Township’s total area. By far the greatest allocation of public property in the Township is located within the confines of the ACOE and Wildlife Fish & Game Commission. This area located between US Route 130 and the Delaware River consists of approximately 1,937 acres.

Quasi-Public Land Use

Quasi-public land uses in the Township primarily include various churches, 2 fire companies, cemeteries and the Oldmans Township School property.

Commercial and Industrial Land Use

Oldmans Township maintains a diversity of commercial establishments, which reflect the demands for their services. Within and adjacent to the Villages of Auburn and Pedricktown are located commercial uses which service the immediate neighborhood. These uses include financial, office and retail establishments.

Commercial uses located along the main thoroughfares, primarily NJ Turnpike and I-295 are oriented to the particular needs of the traveling public. Similarly, the eating establishments and vehicle service facilities located along the Turnpike rely on the traveling public for most of their patronage. The land use inventory indicates that a total of approximately 86 acres of land are devoted to commercial use within the Village Commercial and Commercial Zone districts. Commercial uses are also permitted within the Commercial/Industrial and IPRA Zone districts, which provides a significant amount of additional land for commercial development.

Lands used for industrial purposes are located almost exclusively in the northern portion on the Township, with close proximity to both Route 130 and Route 295. The land area devoted to existing industrial uses totals 1,602 acres or 12.5 percent of the Township's total land area.

As mentioned previously, the new Gateway Business Park, located just north of Route 295, is anticipated to add a significant amount of industrial development. Gateway Business Park is comprised of 134 acres and is proposed to contain approximately 3,140,000 square feet of commercial space upon build-out. Three of the projects proposed within this park are complete or almost complete. The first, known as the J.E. Berkowitz project, is an existing 200,000 square-foot facility that is fully operational. The second project, known as the Garden State Freezers project, was issued a temporary CO as of October 27, 2008 and is essentially complete. This project is comprised of 115,000 square feet of storage space. The third project is the proposed Goya facility, which has been issued a building permit as of October 27, 2008 and is close to completion. This project is comprised of 205,000 square feet of storage space.

Agricultural Lands, Open Space and Vacant Land

By far the most expansive land use designation in the Township is agricultural/vacant land. This category includes land where no habitable structures currently occupy the land and does not distinguish whether the land is suitable for development. Specifically, this category includes agricultural lands, woodlands and wetlands area. The most severe constraint to development in the Township is on-site septic suitability due to the elevated groundwater levels found throughout much of the Township. Additionally, wetlands are a significant constraint to development, as the Township maintains vast freshwater wetlands complexes. It is also important to note that portions of the open space areas in the northern portion of the Township are constrained by dredge spoils.

Agriculture remains an important industry and comprises more than 50% of the Township's total land area. It has always been the economic foundation for Oldmans Township and will continue to be as Salem County continues to promote farmland preservation through their aggressive Farmland Preservation Plan and as agritourism becomes more popular in the tourism industry. Woodlands remain a significant natural feature in the Township and occupy approximately 25 percent of the total land area.

Total open land in the Township exceeds 10,000 acres and is comprised predominately of agricultural and wooded lands. In Oldmans, these open parcels consist of medium to large parcels ranging in size from tens to hundreds of acres.

Airport

The Spitfire Airport is comprised of approximately 48 acres and is located within the northeast quadrant of the Interstate 295 and Staughn Mill Road (CR 643) interchange. It is the only “public use” airport in Salem County. The Airport has been a privately owned operation since its development in 1983.

Facilities include a 10,000 square foot hanger and a 6,000 square foot building, which serves as hanger, office, and shop space. The airport offers light and heavy repair and maintenance for all types of aircraft.

The New Jersey Department of Transportation Division of Aeronautics has funded certain improvements to the facilities at the airport due to its “public use” status. These improvements including widening of the runway and taxiway, addition of runway lights, and a drainage study, which will result in an extensive pavement overlay.

In view of the frequency of use experienced at the airport, it is clear that this facility is an important asset for the Township. All pertinent regulations regarding development activity adjacent to the Spitfire Airport should be implemented to maintain the integrity of this facility and surrounding areas. Additionally, the Township should consider amending the Land Use Ordinance and Zone Plan to include an Airport Hazard Area and more detailed provisions for regulating the airport. Specific recommendations for the Airport are included within Section F of this Plan.

C. Population Growth

Oldmans Township grew rapidly during the 1950’s, where its population reached 2,913 residents by 1960. Subsequent to 1960 the population declined to 1,683 residents in 1990. Since 1990 the population has stabilized and is projected to reach 2,100 residents in 2010 by the Delaware Valley Regional Planning Commission (“DVRPC”). **Table 2, Population Growth 1940-2020 (Projected)**, illustrates these growth patterns.

Table 2			
Oldmans Township Population Characteristics 1940-2020 (Projected)			
Year	Population	% Change	Population Density *
1940	1,722	-	84.0
1950	1,657	-3.8%	81.6
1960	2,913	75.8%	143.5
1970	2,088	-28.3%	102.9
1980	1,847	-11.5%	91.0
1990	1,683	-8.9%	82.9
2000	1,798	6.8%	88.5
2010 (Projected)	2,100	16.8%	103.4
2020 (Projected)	2,250	7.1%	110.8

*Population Density displayed as residents per square mile
Source: U.S. Census Bureau

Population density is a measure of the number of people residing within a given land area. New Jersey has the highest population density in the nation, with average of 1,134 persons per square mile. According to year 2000 Census data, Oldmans Township, with a density of 88.5 persons per square mile, stands significantly below the average for the State of New Jersey as a whole. The Township's population density has decreased since peaking in 1960 at 143.5 persons per square mile, as evidenced by its decline to 82.9 people per square mile in 1990 and its subsequent rise to only 88.5 people per square mile in 2000. The population density is projected to increase to 103.4 people per square mile in 2010 and 110.8 people per square mile in 2020.

As illustrated through **Table 3**, the Age Cohort breakdown of Oldmans Township is very similar to Salem County as a whole. A breakdown of population by age for the Township and the County is provided below:

Table 3		
Population Comparison by Age		
Age	Oldmans Township	Salem County
Under 5	5.5	6.2
5-19	21.6	21.9
20-24	4.8	5.3
25-44	29.1	27.9
45-64	27.1	24.2
Over 65	10.8	14.5
Total	100.0	100.0

However, collectively Oldmans Township residents are slightly older than residents of Salem County, as the Township's median age equaled 39.1 years of age in 2000, versus Salem County's median age of 38.0 in 2000. Therefore Oldmans Township has an aging population. In fact according to the 2000 Census, only about 31.6 percent of the population was under the age of 25 years. Recognizing the various needs and

formulating land policies for the aging population is one objective of this Land Use Plan.

D. Future Land Use Criteria

In developing the Proposed Land Use Plan Element for Oldmans Township, in addition to the Statement of Objectives, the following factors were taken into account:

- Environmental constraints
- Available infrastructure
- Existing land use patterns
- Regional considerations

1. Environmental Constraints

Environmental constraints to development must be carefully evaluated in the development of a land use plan. Environmental constraints (e.g., floodplains, wetlands) can make development costly and at the same time development can adversely impact the sensitive nature of these features resulting in environmental degradation (soil erosion, siltation, degraded water quality). An understanding of environmental conditions is critical as public sewerage and public water are limited throughout the Township. The major environmental constraints and/or important environmental resources in Oldmans Township are as follows:

- Floodplains
- Wetlands
- Soils unsuitable for development
- Water Resources

A discussion of the significance of each of these constraints is included below.

Floodplains

Floodplains are areas adjacent to streams, brooks and rivers that are flooded on a frequent basis. Floodplains serve a natural function by: (1) storing flood waters thereby reducing the inundation of adjacent lands, (2) absorbing and dissipating the energy of flood waters, and (3) acting as a sediment trap for silt and debris-laden flood waters. Floodplains are divided into three areas: the stream channel, the floodway, and the flood fringe. The floodway is an area of rapidly moving water in which the majority of the flood flow is carried. The flood fringe is an area of slower moving water. The channel, the floodway and the flood fringe comprise what is commonly known as the flood hazard area.

Development within the flood hazard areas is regulated by NJDEP. Development within the channel and floodway is prohibited but development may be permitted in the flood fringe area subject to certain conditions. Four major surface waterbody

types occur in Oldmans Township: river, creek, stream and marsh. The Delaware River forms the western boundary of the Township; Beaver Creek, Game Creek and Oldmans Creek are the three major creeks in the Township. Oldmans Creek forms the northeastern boundary of the Township. A number of intermittent streams and marshes, generally unnamed, which drain the interior lands can also be found within the Township. The flood prone areas in Oldmans Township are located adjacent to the above-mentioned major surface water bodies.

Wetlands

Wetlands are transitional areas between well-drained, rarely flooded uplands and the permanently flooded deep waters of lakes, rivers and streams. Wetlands typically are found in upland depressions or along waterways where they are subject to periodic flooding. However, they are sometimes located on slope areas where they are fed by groundwater seepage.

There are a variety of definitions of wetlands, but the definition adopted by the New Jersey Freshwater Wetlands Protection Act and which was originally established under Section 404 of the Clean Water Act is as follows: “Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.” (EPA, 40 CFR 230.3 and CE, 33 CFR 328.3.) This definition includes three criteria, which determine if an area is a wetland: hydrology, vegetation, and soils. Wetland areas must have a sufficient exposure to water to produce saturated soil conditions (i.e., hydric soils) and to support a predominance of wetland plant species (i.e., hydrophytic vegetation). Some wetlands, such as marshes, are obvious, but others such as forested wetlands, are much less distinct.

Freshwater wetlands in Oldmans Township are found in association with the major surface waterbodies, marshes, stream courses, and in other low-lying areas. NJDEP GIS data indicates that extensive freshwater wetland complexes exist in numerous areas throughout the Township. The largest wetlands areas within Oldmans Township are located in the northern and northeastern portions of the Township. Due to the extent of freshwater wetlands present, this environmental constraint has a tremendous impact on the overall developability of lands within the Township.

Soils Unsuitable for Development

The characteristics of certain soils, which occur in Oldmans Township, make them unsuitable for development to varying degrees. The U.S. Department of Agriculture’s Soil Conservation Service has compiled a detailed inventory and mapping of the soils in Oldmans Township as part of a countywide survey. In addition to the inventory of soil types and mapping of their locations, the Soil Conservation Service has identified limitations for development associated with

various soils. The limitations are rated as slight, moderate or severe. The terms are defined as follows:

Slight – These soils are relatively free of limitations affecting the intended use, or with limitations that are easy to overcome by use of normal equipment and/or methods.

Moderate – Soils with moderate limitations resulting from the effects of slope, wetness, soil texture, soil depth, stones, etc. Normally these limitations can be overcome by careful planning, design, and good management, at somewhat greater cost.

Severe – Soils with severe limitations resulting from the effects of steep slopes, high water table, stream flooding, unfavorable soil texture, acidity, large numbers of stones, rocks, etc. The limitations are such that they can be overcome only by exceptional, costly, or complex measures.

Due to numerous instances where on-site disposal systems have been successfully used on soils rated as severe, the Soil Conservation Service has provided a more detailed breakdown of the severe septic rating which is composed of the following sub-classes:

- **Most Severe:** low depth to seasonally high water table and impervious substratum.
- **Less Severe:** low depth to seasonally high water table or impervious substratum, which does not open to a porous substratum.
- **Least Severe:** Excessive slope, variable substratum, or excessively drained.

The Soil Conservation Service tempers the general information it provides by stating that its mapping and interpretations should not be the sole basis for the determination of conditions or boundaries. It recommends that in addition to the soil survey, detailed on-site investigations and tests be performed to identify site-specific soil conditions. Twenty-eight major soil types and three major soil associations were identified in Oldmans Township.

The Galestown-Sassafras-Berryland Association is predominant and accounts for nearly 80 percent of the Township's total area. The soils in this association are characterized as sandy, excessively to poorly drained and are extensively used for high-value crops, especially asparagus. This soil type is concentrated near the Delaware River. There has been considerable residential, commercial and industrial expansion, especially on well-drained portions. The poorly drained portions of this soil, which make up about 40 percent of the association, are severely limited for use as drainage fields for septic tanks.

The Tidal Marsh-Made Land Association is prominent and comprised of organic silts subject to daily flooding and fine to very coarse dredged river material on flats

along the Delaware River. The tidal marsh provides a good habitat for waterfowl and other wildlife. Except for special needs, it is not considered economical to improve tidal marsh for crops.

The Sassafras-Woodstown-Fallsington Association is comprised of sandy, well drained to poorly drained soils, which occur along the extreme eastern edge of the Township. Trees have been regenerating on many of the poorly drained soils in this area. Although these soils are capable of supporting various types of agricultural endeavors, vegetable crops must generally be irrigated to ensure yields.

Oldmans Township, like many other rural municipalities in Salem County does not have sewerage facilities for the majority of the municipality and therefore is dependant on septic system for the disposal of sewage effluent. Two important limitations for development associated with soils in Oldmans Township would be limitations for septic absorption and seasonal high water table. Soil characteristics play an important role in the property functioning of septic systems. If the soil contains too much clay so that water does not easily infiltrate through it, the septic effluent will rise to the surface presenting health hazards. If the soil is too porous, allowing the septic effluent to percolate rapidly down into the groundwater without sufficient time for treatment, then groundwater contamination is a potential hazard.

Soil limitations for disposal of septic absorption in Oldmans Township are **most severe** for significant areas of the Township, which are composed primarily of Pocomoke soils. Land areas assuming this rating include all areas immediately adjacent to wetland areas and surface waterbodies. Soil and groundwater conditions provide drainage capabilities and are subject to periodic flooding.

Soil types exhibiting the **less severe** are much less common in the Township and are restricted to Berryland sands, which are upgradient of the wetland areas. On site septic systems in these areas are prone to malfunction and potential contamination of groundwater and nearby streams.

Soils of **least severe** category are found primarily along the Delaware River and the tidal portions of Oldmans Creek. These soils have potential for on-site systems.

Soils with **moderate** limitations for on-site disposal are scattered in small areas across the Township. Specific types included in this classification are Klej, Woodstown, Mattapex and Howell soils. These soils can generally accommodate septic systems with few problems, especially where these soils are mixed with soils of the **slight** classification.

A considerable amount of the Township's land area is characterized by soils, which are classified in the **slight** category, with respect to on-site septic systems. The largest concentration of these soils occurs in the west-central part of the Township, although significant sections of these soils can be found throughout the Township.

Water Resources

As mentioned previously, four major water bodies occur in the Township. They are the Delaware River, Oldmans Creek, Beaver Creek and Game Creek. Delaware River form the Township's western boundary and Oldmans Creek forms its northeastern boundary. The Township is located within Watershed Management Areas (WMA) 17 and 18. The northeastern portion of the Township is located within WMA 18 while the southwestern portion of the Township is located within WMA 17. The WMA 17 includes Salem River, which drains an area of 114 square miles and flows 32 miles from Upper Pittsgrove Township west to Deepwater, then south to the Delaware River. The southern and western portions of the Township drain in a westerly direction to the Salem River, which ultimately flows into the Delaware River. The WMA 18 includes the Oldmans Creek, which marks the boundary between Salem and Gloucester Counties. Oldmans Creek drains an area of 44 square miles and flows on the Coastal Plain to the Delaware River. The Oldmans Creek Drainage Basin drains approximately 60 percent of central and northeastern portions of the Township in a northeasterly direction towards Oldmans Creek.

As water resources are of critical importance to the Township, additional consideration needs to be given to land use techniques to protect water quality and preserve natural resources throughout the entire Township.

2. Available Infrastructure

Future land use development should be planned taking into consideration the existing and proposed capacities of available infrastructure including water supply systems, sanitary sewer lines, wastewater treatment systems, the roadway network and other transportation infrastructure. Penns Grove Water Company (PGWC) provides public water service to portions of the Township. Regarding sanitary sewer service, like most rural municipalities, the majority of the Township is dependent on septic systems for the disposal of sewage effluent. Currently, only the land area in the vicinity of the Gateway Business Park has access to sewer service. Additionally, a small sewage facility is located within Camp Pedricktown.

3. Existing Land Use Patterns

When planning for future land use development, the established land use patterns of Oldmans Township must be taken into account. Planning functions should focus on initiating new developments that are compatible with the adjoining pre-existing land uses. Wherever possible, non-compatible land uses should be separated from one another. Residential uses should not be immediately adjacent to commercial and industrial uses. In situations where these incompatible uses do coincide, suitable buffer areas should separate them. Detailed information about existing land use patterns is presented within Section B (Existing Land Use Plan) of this Plan.

4. Regional Planning Considerations

The Land Use Plan for Oldmans Township was developed while taking into account existing state, county, and regional planning documents. In addition, both proposed and existing land uses within adjacent municipalities were considered. The Municipal Land Use Law (“MLUL”) requires that:

“The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan adopted pursuant to the State Planning Act,”... and (4) the district solid waste management plan required pursuant to the provisions of the “Solid Waste Management Act”... of the county in which the municipality is located.”

In accordance with the requirements of the MLUL, the following information has been identified as the basis for the regional planning considerations of this Plan:

Adjacent Municipalities

Oldmans Township is proximate to Logan Township and Woolwich Township in Gloucester County and Pilesgrove Township and Carneys Point Township in Salem County. The Zoning Ordinances for each of these four municipalities that are contiguous to Oldmans Township were reviewed.

The area in Woolwich Township, adjacent to Oldmans Township is zoned R-3 residential. The zones in Oldmans Township are Agricultural Residential (AR) and Village Residential (VR).

The Light Industrial (LI) zone in Logan Township is adjacent to the areas in Oldmans Township that are zoned Industrial (I) and Agricultural Residential (AR).

The areas in Carneys Point Township that are adjacent to Oldmans Township are zoned General Industrial (GI), Limited Commercial (LI), Business Park (BP) and Agriculture (A). These are located adjacent to the Public (P), Commercial Industrial (CI) and Agricultural Residential (AR) zones in Oldmans Township.

In Pilesgrove Township the Agricultural Retention ADA (AR-1) zone is located adjacent to the Agricultural Residential (AR) zone in Oldmans Township.

The findings of this analysis indicate that the zoned uses in Oldmans are generally compatible across municipal boundaries. It is the intent of the Oldmans Township Master Plan to maintain this compatibility.

Salem County Regional Plan

Salem County Regional Plan lists goals, objectives and policies for the future of the County. The goals and objectives listed within Oldmans Master Plan are consistent with those stated in the regional plan. More specifically, under Environment, the Regional Plan sets a goal to “identify, protect, preserve and enhance Salem County’s incredibly diverse environmental resources.” The Regional Plan also sets a goal to “utilize the redevelopment planning process to revitalize and enhance the Salem County Planned Growth Corridor and establish a land efficient approach to development” and sets a goal to “ensure a wide range of housing options that serve the Corridor’s current and future populations.” This Master Plan contains similar goals and objectives and is in accordance with the intent and purpose of the Salem County Regional Plan. Therefore, this Plan is consistent with the Salem County Regional Plan.

Salem County Solid Waste Management Plan

Under the New Jersey Solid Waste Management Act each county must develop plans for the recycling, transfer, and disposal of solid waste. Their plans are meant to build upon the Statewide Solid Waste Management Plan by focusing on local strategies to achieve the State’s goals. The State’s most up-to-date goals require county plans to recycle 50% of municipal waste and 60% of total solid waste. It is then each municipality’s responsibility to collect and dispose of their solid waste in accordance with the county’s plan. It is anticipated that the land use changes proposed within this Land Use Plan will not adversely impact the Township’s compliance with the Salem County Solid Waste Management Plan.

The State Development and Redevelopment Plan

In March 2001, the New Jersey State Planning Commission adopted the New Jersey State Development and Redevelopment Plan (SDRP). The SDRP sets forth a vision and a plan for the future of New Jersey. To help realize this vision, the SDRP identifies goals and strategies that are intended to guide public policy decisions.

The following statements summarize the State Planning Goals and Strategies:

a. Revitalize the State’s Cities and Towns

The revitalization of existing local and regional urban areas is critical for the future of New Jersey. By utilizing their existing assets such as: strategic location, existing infrastructure, and historical, cultural, and scenic resources, New Jersey’s urban area’s can absorb much of the imminent commercial and residential growth that threatens to consume the state’s vital agricultural lands and open space.

b. Conserve the State's Natural Resources and Systems

Utilize sound planning techniques to ensure that fragile natural resources are protected. By using ecologically sound development practices within the Metropolitan and Suburban Planning Areas, and accommodating for fragile natural areas within the Fringe, Rural and Environmentally Sensitive Planning Areas, the integrity of natural resources will be maintained and in some cases improved.

c. Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

Promote economic development that is fiscally, environmentally, and socially sound. Without proper foresight, the consequences of economic development may be felt by a disproportionate number of New Jersey residents. To improve the quality of life for all residents of New Jersey, private sector partnerships and collaborative planning efforts should concentrate on economic development that is both environmentally sensitive, and socially equitable.

d. Protect the Environment, Prevent and Clean-up Pollution

Develop standards of performance and create incentives to protect the state's fragile environment and valuable natural resources. Incorporate these incentives into public policy in order to reduce waste, and reuse and recycle materials through demanufacturing and remanufacturing. By preventing and reducing pollution and toxic emissions at their source, the state will be able to conserve natural resources and protect public health.

e. Provide Adequate Public Facilities and Services at a Reasonable Cost

Improve public services offered to the residents of New Jersey by utilizing the infrastructure more efficiently. By supporting investments based on comprehensive planning and providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services, residents will have the opportunity to enjoy improved service at a reasonable cost.

f. Provide Adequate Housing at a Reasonable Cost

Utilize planning techniques to make a broad choice of housing opportunities available at a reasonable cost, particularly to those most in need. Make certain that the current housing stock is maintained. Where appropriate, build on locations that are easily accessible, preferably on foot to employment, retail, public services, cultural, civic, and recreational opportunities, and at densities which support transit to reduce commuting time and costs.

g. Preserve and Enhance Historic, Cultural, Scenic, Open Space and Recreational Value

Enhance, preserve, and use historic, cultural, scenic, open space and recreational assets through collaborative planning, design, investment and management techniques. Locate and design development, redevelopment, and supporting infrastructure to improve access to and improve these sites. Support the important role of the arts in contributing to community life and civic beauty.

h. Ensure Sound and Integrated Planning and Implementation Statewide

Use the State Plan and the Plan Endorsement process as a guide to achieve coordinative, collaborative, long-term planning efforts. Utilize capacity analysis and community involvement to integrate planning with investment and regulatory land use decisions. Ensure that all development, redevelopment, revitalization, or conservation efforts support State Planning Goals and are consistent with Statewide policies, and the State Plan Policy Map of the State Plan.

The SDRP designates land areas within New Jersey into one of five Planning areas. Within the SDRP, Planning Areas serve a pivotal role by setting forth Policy Objectives that guide the application of the State Plan's Statewide Policies within each area and serve to achieve the goals of the State Planning Act. A Planning Area is a large mass of land with tracts that share certain characteristics, such as population density or natural features.

In addition, Planning Areas guide local planning and decisions on the location and size of Centers and Cores within Planning Areas and protect or enhance the Environs of these Centers, primarily in Planning Areas 3 through 5. The five (5) types of planning areas are listed below.

- Metropolitan Planning Area (PA 1)
- Suburban Planning Area (PA 2)
- Fringe Planning Area (PA 3)
- Rural Planning Area and (PA 4) and Rural/Environmentally Sensitive Planning Area (PA 4B)
- Environmentally Sensitive Planning Area (PA5) and Environmentally Sensitive/Barrier Islands Planning Area (PA 5B)

Characteristics that define Planning Areas include population density, infrastructure, road systems, land area, adjacent land areas, soils and natural environmental features. The criteria used to evaluate land areas for designation, as one of the five Planning Areas is included below.

Metropolitan Planning Area (PA 1): The Metropolitan Planning Areas include large urban centers and postwar suburbs that are fully or almost fully developed so

that further development is dominated by an intensification of land uses through redevelopment and reuse.

The six criteria that delineate the Metropolitan Planning Area (PA 1) include:

- Densities of more than 1,000 persons per square mile.
- Existing public water and sewer systems, or physical accessibility to such systems, and access to public transit systems.
- Proximity to the Suburban Planning Area
- Land greater than one square mile
- A population of not less than 25, 000 people; or areas totally surrounded by land areas meeting the criteria of a Metropolitan Planning Area, that are geographically interrelated with that planning area, and meet the intent of the planning areas

Suburban Planning Area (PA 2): The Suburban Planning Area is distinguished from the Metropolitan Planning Area by its lack of high intensity centers, by the availability of vacant developable land, and by an almost exclusive reliance on automobile transportation.

The Suburban Planning Area is generally delineated by:

- Population densities of generally less than 1,000 persons per square mile
- Contiguity to a designated PA1 area where it can be demonstrated that natural systems and the existing or planned urban infrastructure have the capacity to support development and meet the above policy objectives; and
- A land area of greater than one square mile

Fringe Planning Area (PA 3): The Fringe Planning Area is typically situated on the edges of the developing Suburban Planning Area. It is characterized by a rural two-lane road network, on site water and wastewater systems, a predominantly rural landscape, and small free-standing developments. There may or may not be extensive development pressures in the fringe planning area, but the SDRP envisions development being concentrated into existing communities or in well-planned, self sufficient new communities that serve as centers

The criteria for delineating a Fringe Planning Area include:

- Population densities of less than 1,000 people per square mile
- Area served by rural roadways and utilities, but generally lacking public wastewater systems except in existing centers
- Land area greater than one square mile
- Areas that do not include land meeting the criteria for planning areas 4 or 5; and
- Areas adjacent the planning areas 1 and 2

Rural Planning Area (PA 4) and Rural/Environmentally Sensitive Planning Area (PA 4B): The primary intent of the Rural Planning Area (PA 4) and (PA 4B) designations is to protect small centers, existing agricultural uses, open spaces and habitat, and expansion and enhancement of agricultural and recreational opportunities.

The criteria for delineating the Rural Planning Area (PA 4), as well as the Rural/Environmentally Sensitive Planning Area (PA 4B) include:

- Population density of less than 1,000 people per square mile
- Land area greater than one square mile
- Land currently in or having strong potential for agricultural production
- Undeveloped wooded tracts, vacant lands, and large contiguous agricultural tracts predominately served by rural two lane roads and onsite water and wastewater systems; and
- Farmlands satisfying both the above criteria and the criteria for the Environmentally Sensitive Planning Area are designated as Planning Area 4B

Environmentally Sensitive Planning Area (PA 5) and Environmentally Sensitive/Barrier Islands Planning Area (PA 5B): The environmentally sensitive planning area is characterized by contiguous large tracts of land hosting valuable ecosystems and wildlife habitats, potable water sources, prime forest lands, scenic natural landscapes, and significant geological or topographic features. Existing, largely self-contained centers in a PA 5 are connected by rural two lane roads. Not surprisingly, the focus of this planning area is on maintaining and enhancing the viability of natural resources, ecological systems and associated beneficial growth. Concentrating growth in existing centers is preferred to development of new centers. Centers should also serve as receiving areas for transfers of development rights.

Delineation criteria for environmentally sensitive planning areas focus heavily on habitat characteristics. Characteristics of a PA 5 area include:

- Population densities of less than 1,000 people per square mile outside of centers
- Land area greater than one square mile, exclusive of centers
- Areas outside of centers exhibiting one or more of the following features:
 - Trout production and/or maintenance waters and their watersheds
 - Pristine non-tidal Category 1 waters and their watersheds upstream of the lowest category 1 stream segment
 - Watersheds of existing or planned potable water supply sources
 - Aquifer recharge areas of potable water supply sources
 - Habitats of populations of endangered or threatened species
 - Coastal wetlands
 - Contiguous freshwater wetlands systems
 - Significant natural features such as critical slope areas, ridge lines, gorges and ravines, unique geological features or unique ecosystems

- Prime forested areas, or
- Natural landscapes of exceptional value, in combination with one or more of the other environmentally sensitive features described above

Parks and Natural Areas: The Policy Map uses the term Parks and Natural Areas to include an array of publicly dedicated land which contribute to the attainment of this goal. This delineation differs from the Planning Area designations in its more focused purpose and use. Unlike Planning Areas, Parks are not areas where the objectives for land use; housing and economic development can be applied. Rather, these lands represent public investment specifically for resource preservation and the provision of recreational opportunities.

Parks and Natural Areas as mapped include state and federally owned or managed tracts. It also includes county and local parks that have been identified through the cross-acceptance and map amendment processes. Thus the park area consists of tracts of land that have been dedicated for public benefit. Parks and Natural Areas as mapped fulfill a broad range of functions along a continuum from resource conservation to active recreation.

With the delineation of Parks and Natural Areas, the State Plan's intention is to:

- Provide for the protection of critical natural resources;
- Provide public recreational and educational opportunities;
- Ensure the maintenance of associated facilities; and
- Ensure the connection of these areas into a system of open lands.

The mapping and delineation of Parks and Natural Areas is not intended to adversely affect funding and acquisition strategies, existing management plans or regulatory programs. Rather, the Statewide Policies should be applied within the context of the public purpose and management plans for these areas, to guide management and acquisition to accomplish the intents mentioned above; the protection of critical habitats and resources, the provision of recreational opportunities, and the creation of a connected system of open lands for posterity.

As per the SDRP Policy Map, adopted in 2001, Oldmans Township contains Metropolitan Planning (PA1), Suburban Planning (PA2), Rural Planning Areas (PA4), Environmentally Sensitive (PA5) Planning Areas, and Park and Natural Areas (Parks). The PA1 area is located in a small area within the western portion of the Township. The PA2 area encompasses a large area within the northern and central portions of the Township. The PA4 area is located in the southeastern portion of the Township while PA5 area is located in two small areas in the northern portion of the Township. There are lands designated as a Federal Park located in the northern portion of the Township and a State Park is located in the western portion of the Township.

Centers: Centers are the State Plan’s preferred vehicle for accommodating growth. Center-based development patterns are superior to sprawl for a number of reasons. A Center’s compact form is considerably more efficient than sprawl, providing opportunities for cost savings across a wide range of factors. Centers are planned to be the location of much of the growth in New Jersey. The State Plan provides for five types of Centers: Urban Centers, Regional Centers, Towns, Villages and Hamlets. **Table 4**, below, provides a summary of the Center requirements set forth within the SDRP.

CRITERIA FOR CENTER DESIGNATION/PLANNING FOR THE YEAR 2020						
	URBAN	REGIONAL CENTER PA1, 2	REGIONAL CENTER PA3, 4, 5	TOWN	VILLAGE	HAMLET
Area (in square miles)		1 to 10	1 to 10	<2	<1	10 to 50 acres without community wastewater; <100 acres with community wastewater
Population	>40,000	>10,000	>5,000	1,000 to 10,000	<4,500	25 to 250
Gross Population Density (people/ square mile)	>7,500	>5,000	>5,000	>5,000	>5,000	3,000
Housing		4,000 to 15,000	2,000 to 15,000	500 to 4,000	100 to 2,000	10 to 100
Gross Housing Density (dwelling units/acre)	>4	>3	>3	>3	>3	>2
Employment	>40,000	>10,000	>5,000	>500 to 10,000	50 to 1,000	
Jobs: Housing Ratio	>1:1	2:1 to 5:1	2:1 to 5:1	1:1 to 4:1	.5:1 to 2:1	

Note: Criteria are intended to be applied flexibly. Density criteria are relevant primarily to new Centers and to the growth areas of existing Centers, and are less relevant to the built-up portions of existing Centers. Designation criteria refer to the Center's planning horizon year (for example, 2020 population rather than current population).

Although the SDRP establishes a hierarchy of the five center types, each with a specific designation criteria and growth management strategies, these places are not expected to remain static and areas are not precluded from growing, i.e., a Village may become a Town. Both existing and new Centers may change over time and therefore should be carefully planned. The SDRP has identified two Centers within Oldmans as follows:

- Village (Pedricktown): The proposed Center boundary encompasses the area within Pedricktown zoned “Village Residential (VR)” and “Village Commercial (VC),” as well as a small portion of the “Rural Residential” zone, having a minimum lot area requirement of one (1) acre.
- Hamlet (Auburn): The boundary encompasses the community’s VR and VC zone, as well as small area within the Agricultural Residential zone.

The Oldmans Township Land Use Plan is consistent with the SDRP’s Goals and Strategies. This Plan seeks to conserve natural resources, protect the environment;

provide infrastructure in advance of or concurrent with new development; provide adequate public services at reasonable cost; provide affordable housing consistent with the Council on Affordable Housing (COAH) requirements; and preserve and enhance historic sites, open space and recreational lands.

Oldmans Township has been active in the Cross-Acceptance process, which seeks to revise the Planning Areas depicted upon the 2001 State Plan Policy Map. The Office of Smart growth has proposed that a large portion of the Planning Area 2 (PA2) Suburban Planning Area located in the central portion of the Township be redesignated as Planning Area 5 (PA5) Environmentally Sensitive Planning Area. The Township has submitted several Cross-Acceptance comments to the OSG and Salem County in an effort to retain the PA2 designation of these lands, as a PA5 designation would significantly reduce the developability of these areas, which are prime growth areas. The Township intends to continue to work with the Office of Smart Growth (OSG) in order to retain the Suburban Planning Area designation of the lands located within the central portion of the Township.

E. Proposed Land Use Plan

1. Objectives

The key objective of the Proposed Land Use Plan is to maintain the Township's rural and suburban character, conserve the Township's natural resources and environment and promote commercial and industrial development in the areas adjacent to major transportation routes. In addition, the Land Use Plan establishes provisions for different housing options, including affordable housing. **Figure 2, Proposed Land Use Map**, depicts the land uses discussed below.

The Proposed Land Use Plan is organized by land use type with descriptions and recommendations for each category, as set forth below. Recommendations for implementing the Proposed Land Use Plan have been prepared based upon a review of the 1990 Master Plan, the 2008 Housing Plan Element and Fair Share Plan, Oldmans Township Land Use Code and Tax Maps, recommendations provided by the Oldmans Township Master Plan Subcommittee and comments obtained at a public hearing before the Planning Board. It is important to note that recommendations for zoning changes are included within the next section (Section F) of this Plan.

2. Residential Land Use Plan

The Residential Land Use Plan includes three (3) districts and one (1) overlay zone, which are in accordance with the opportunities and constraints for residential development in the Township. In recognition of the limitation for on-site septic disposal systems, low-density residential development is the preferred development style in the Township.

“AR” Agricultural Residential

The intent of areas designated “AR” is to make sure that agriculture continues to be the principal land use in the Township. Areas designated for both agricultural and residential uses constitute the predominant plan district in the Township and involve approximately 7,010 acres or 54.5 percent of the total land area. As a consequence of groundwater and soil conditions in these areas, minimum lot sizes of at least two (2) acres are to be maintained for residential uses. It is assumed that this minimum lot size will provide adequate land area for on-site septic use and simultaneously maintain the Township’s rural character.

“R” Residential

The intent of land designated within the Residential Zone (“R”) is to maintain the character of the Township through low-density development and, through the use of clustering, moderate-density development in certain areas. Land areas zoned for more conventional residential development are located in the north central section of the Township and account for about 2,020 acres or 15.7 percent of the total land area. Although soil conditions and constraints for on-site septic use in this district are similar to those in the “AR” zone, the location of these areas adjacent to existing and potential infrastructure indicates an improved capability to accommodate development.

In addition to provisions for conventional residential development on lots a minimum of one (1) acre in size, clustering is also recommended in this district. Well-planned cluster developments should concentrate dwelling units on the most buildable portion of the tract and preserve natural drainage systems, open space and other significant natural features. The cluster option should not result in an increase in the number of single-family units. Rather, this option would permit the reduction of individual lot sizes to 20,000 square feet and the preservation of open space.

“VR” Village Residential and “VC” Village Commercial

The intent in designating areas either “VR” or “VC” is to maintain the historic character of Pedricktown and Auburn and to encourage compatible uses. The boundaries established for these zoning districts will permit some expansion of uses, which are compatible with those that presently exist. These two (2) districts have a combined area, which accounts for 1.5 percent of the Township’s land area.

Both the “VR” and “VC” districts permit residential development on lots of 10,000 square feet or more. However, the “VC” district also permits neighborhood commercial uses, which provide retail and service needs for the local community. Commercial uses are not to be permitted in the “VR” district.

The Kay Gardens affordable housing development located within the VR zone. It is comprised of 12 affordable owner-occupied units, which are proposed to be located

on the properties known as Block 32, Lot 16, Block 31 Lots 6 through 12 and Block 34, Lots 15 & 16. These 12-units are proposed to be built on individual building lots, which range from 0.28 acres to 0.80 acres in area. The total area of the lots is approximately 4.51 acres. The individual building lots front along Carolina Drive and Doreen Drive.

Dual Residential Cluster

The intent in permitting “dual residential cluster” is to encourage the construction of rental units simultaneously with the construction of single-family attached dwellings. This development option would allow the construction of a single dwelling structure having separate living quarters, which would be occupied by both the homeowner and a renter.

The area of the Township designated for this use is most conducive to increased density because of the ability to provide infrastructure, road accessibility and the ability of soils to accommodate septs. The total area within the “R” district available for the dual residential cluster option is approximately 800 acres.

The “Tri County Real Estate” development is a proposed 100% affordable housing development, which is proposed to be located within this zone. It consists of 109 affordable housing units and is located a 32.2 acre property known as Block 29, Lot 19. These units are proposed to be constructed in two phases. Phase I includes a total of 87 affordable units, which will completely satisfy the Township’s Cycle I and II affordable housing obligations. Phase II includes 22 additional units, which will satisfy the Township’s actual growth share obligation, subject to any changes in the law resulting from actions of COAH, the Legislature or the Courts. Recommendations for rezoning the subject site to accommodate the above referenced affordable housing project are included within Section F of this Plan.

3. Commercial and Industrial Land Use Plan

The Commercial and Industrial Land Use Plan includes five (5) districts, which reflect the opportunities and constraints for commercial and industrial development in the Township.

“VC” Village Commercial

As mentioned previously, the intention of this zone is to preserve the character of the Village of Pedricktown and Hamlet of Auburn while encouraging the development of compatible uses. Currently, 49 acres, or 0.4 percent, of the Township is designated as Village Commercial. This zone allows neighborhood commercial uses such as retail and services for the local community, along with residential development on lots of 10,000 square feet or more. The two areas designated VC are adjacent to VR and are focused around crossroads.

“C” Commercial District

The intent of the commercial district is to encourage building for the sale of goods and services to not only locals but to transients as well. This zone includes retail stores, restaurants, offices, banks, garden centers, theaters, bowling alleys, and shopping centers as permitted uses. The commercial district is made up of 37 acres, which is 0.3 percent of the Township’s total land area. It is located in the center of the Township along Route 295.

This district allows single use commercial buildings to be built on one (1) acre or more. For bigger projects, such as shopping centers, the minimum lot size is 8 acres.

“C/I” Commercial/Industrial District

The intent of the commercial/industrial designation is to encourage light industrial, commercial, and retail development that would require easy access to the highway. The Commercial/Industrial District is located within the central and west portions of the Township along Route 295 and Route 130. It totals about 1,145 acres, or about 9 percent of the total land area.

In this zone, individual buildings are required to have a minimum of 3 acres. For larger development, such as an industrial park, the minimum lot size is 2 acres. Uses allowed in the C/I zone include office space, warehouse facilities, restaurants, motels, research laboratories, and a limited number of other commercial and industrial uses.

“IPRA” Industrial Park Redevelopment Area

The intent of the “IPRA” zone is to encourage the redevelopment of land through economically stimulating non-residential uses. Some of the uses permitted in the IPRA zone are office, retail, research laboratories, warehouse facilities, and industrial uses. This zone also allows exterior storage buildings.

In this zone, individual buildings are required to have a minimum of 3 acres. For larger development, such as an industrial park, the minimum lot size is 2 acres.

The Township’s biggest development project, Gateway Business Park, is located in the IPRA district in the center of the Township along Route 295. It is comprised of 134 acres and will maintain approximately 3,140,000 square feet of commercial space when completed.

“I” Industrial

The intent of the industrial zone is to encourage development of industrial uses within close proximity to major highways and the Conrail rail freight system. The

Industrial Zone is located along Route 130 within the northern portion of the Township.

In this zone, individual buildings are required to have a minimum of 3 acres. For larger development, such as an industrial park, the minimum lot size is 2 acres. Uses permitted in this zone are offices, industrial plants, warehouses, and industrial parks.

4. Public Land Use Plan

The intent of the Public (“P”) Zone is to insure that through municipally owned land the Township provides sufficient area for recreational and open space lands, and lands for the development of future infrastructure improvements. The public zone now occupies approximately 15.6 percent of the Township’s land with the largest portion located on the western most portion of the Township along the Delaware River.

5. Airport Hazard Area District

The Spitfire Airport occupies a 48-acre site on the northeast quadrant of the Interstate 295 and Straughns Mill Road (CR 643) interchange. The Airport appears to be primarily comprised of Block 28, Lots 40, 41, 46 and 47. It has been a privately owned operation since its development in 1983.

Facilities includes a 10,000 square foot hanger and a 6,000 square food building, which serves as hanger, office, and shop space. The airport offers light and heavy repair and maintenance for all types of aircraft.

The Air Safety and Hazardous Zoning Act of 1983 requires all municipalities to provide ordinances for safe land use and vertical development control in areas immediately surrounding a recognized airport. The Spitfire Airport is not currently delineated on the zoning map and should be added along with an airport hazard area. Recommendations for the establishment of an airport hazard area and associated ordinance amendments are presented within Section F of this Plan.

6. Agricultural Land Use Plan

As mentioned previously, the most expansive land use designation in the Township is agricultural/vacant land. This category includes land where no habitable structures currently occupy the land and does not distinguish whether the land is suitable for development. Specifically, this category includes agricultural lands, woodlands and wetlands area.

Agriculture remains an important industry within the Township and comprises about 50% of the Township’s total land area. It has always been the economic foundation for Oldmans Township and will continue to be important as Salem

County continues to promote farmland preservation through their aggressive Farmland Preservation Plan and as agritourism becomes more popular in the tourism industry.

As mentioned previously, the Township should consider adopting a Farmland Preservation and Open Space Element of the Master Plan. This master plan element would provide a foundation for the implementation of farmland and open space initiatives.

Subsequent to the adoption of the Farmland Preservation and Open Space Element, the Township should establish a local open space and farmland preservation program. The open space and farmland preservation program should be coordinated with appropriate county and State entities in order to obtain available grants and funding from outside sources for the acquisition and preservation of farmland properties.

It is also recommended that the Township prepare a Recreation and Open Space Inventory (ROSI). The ROSI provides the blueprint for establishing an open space network. The ROSI should be updated regularly and utilized in conjunction with the Farmland Preservation and Open Space Element to help realize the Township's open space and farmland preservation goals.

F. Areas Proposed For Zoning Changes

1. Affordable Housing Site: Block 29, Lot 19 (“Tri County Real Estate Site”)

In accordance with Goal I, Objective B, “to encourage and host different types of development at appropriate densities and intensities,” and Goal IV, Objective B, “to implement the compliance techniques and funding mechanisms set forth within the Housing Element of the Master Plan and the Fair Share Plan in order to address, to the extent possible, the Township's affordable housing obligations in accordance principles of sound land use planning and applicable laws” it is recommended that Block 29, Lot 19, known as the “Tri County Real Estate” Site, be rezoned to permit the proposed 109-unit 100 percent affordable housing development.

Block 29, Lot 19 is a 32.2-acre site, located within the central portion of the Township, as depicted on the Proposed Land Use Map. The subject site is bounded by Perkintown Road to the south and US Rt. 295 to the east. The current owner has been diligently cooperating with the Township of Oldmans to achieve its goal of the construction of affordable housing on the site.

As identified within the 2008 Housing Plan Element and Fair Share Plan, the subject site is proposed to contain a 109-unit 100% affordable housing development, which would be implemented in 2 phases. Phase I includes a total of 87 affordable units which will completely satisfy the Township's Cycle I and II affordable housing obligations. Phase II includes 22 additional units, which will

satisfy the Township's actual growth share obligation, subject to any changes in the law resulting from actions of COAH, the Legislature or the Courts. This 109-unit project would therefore be developed at a gross density of 3.4 units per acre on the 32.2-acre tract.

The site is anticipated to be served by public sewer and water. Approximately 9.5 acres of the site is comprised of wetlands, wetlands buffer and riparian zone area. Therefore, approximately 22.7 acres of this site is comprised of upland area located outside of these wetland and buffer areas, which is more than sufficient to construct the proposed project.

The "Tri County Real Estate" site is located within the "R" zoning district and the Dual Residential Cluster Overlay. The site is adjacent to other R zoned parcels located to the west as well as "CI" zoned lands located to the north and east. An Agricultural Residential ("AR") Zone is located to the south and west of the site. The land uses surrounding the subject site are comprised of scattered single-family residential uses and vacant lands. Additionally, Interstate 295 is located along the southeastern portion of the site. As the subject site is proposed to be comprised entirely of a residential land use, it is compatible with the adjacent zone districts and adjacent land uses.

Based upon the information presented above, it is recommended that this site be rezoned to permit the proposed 109-unit 100 percent affordable housing development. This rezoning should be based upon reasonable standards designed to permit a prospective affordable housing developer to obtain approval of the above referenced affordable housing project without the need to obtain any variances from the Township's Land Use Code.

2. Airport Hazard Area

The Spitfire Airport occupies a site of approximately 48-acres in size within the northeast quadrant of the Interstate 295 and Straughns Mill Road (CR 643) interchange. The Airport appears to be primarily comprised of Block 28, Lots 40, 41, 46 and 47.

As mentioned previously, an Airport Hazard Area (AHA) is not currently depicted on the Township's Zone Map at the location of the existing Spitfire Airport. In accordance with Goal VI, Objective B, and as required by the Municipal Land Use Law at N.J.S.A. 40:55D-38 b.(8), it is recommended that the boundary of the "Airport Hazard Area" for the existing airport be delineated pursuant to the "Airport Safety and Zoning Act of 1983", P.L. 1983, c. 260 (N.J.S.A. 6:1-80 et seq.) and shown on the Township's Zoning Map.

Additionally, Section 110-21.B. (Airport Hazard Areas) of the Township's Ordinance should be updated to include the methodology for delineating airport hazard areas and definitions for associated attributes, such as clear zones.

3. **Rezone Block 14, Lot 12 from the Village Residential Zone to the Village Commercial Zone**

In accordance with Goal V, “To continue to promote commercial development in appropriate areas of the Township...,” it is recommended that Block 14, Lot 12, be rezoned from the Village Residential (“VR”) Zone to the Village Commercial (“VC”) Zone to permit commercial uses to be developed within this land area as set forth within Section 110-17 of the Oldmans Township Land Use Code.

As the Block 14, Lot 12 is located adjacent and to the north of an existing VC Zone it is recommended that the existing VC Zone be extended to include Block 14, Lot 12. The subject site is located at the intersection of Pennsville-Auburn Road and Main Street in the Auburn section of the Township. The primary anticipated benefit of the proposed rezoning is to enable the development of commercial uses permitted within the VC Zone on this site at this intersection, which is an appropriate place for commercial development.