GREENWICH TOWNSHIP

OF

MASTER PLAN UPDATE
Acknowledgements
Introduction
To encourage the location of new public facilities such as parks, public libraries, and commercial uses so that they are within effective service areas of future population growth

To preserve natural resources, including the protection of woodlands, scenic and sensitive stream corridors and wetlands.

The following specific goals are established for the Township:

- To encourage economic development in order to strengthen the tax base.
- To promote an equitable balance of land use.
- To encourage economic development compatible with residential neighborhoods.
- To translate the provisions of various housing types.
- To meet the housing needs of a wide range of income and age groups, with particular attention paid to accommodating the Township's low and moderate income housing.
- To encourage the preservation of open space areas so that they are within effective service areas of future population.

A. GOALS

In order to guide the overall development strategy, specific goals have been recommended by the Development Review Board. They are based upon various master plan proposals for the Township.
Acceptance process will provide funding to local communities for various improvements.

The New Jersey Shore Development and Redevelopment Plan, through its cross
continue to provide opportunities for affordable housing.
Greenwich Township's Council on Affordable Housing Plan and ordinances will
Route 25 corridor.
Sewer service will continue to be available for new business opportunities along the
and prospective users.
Greenwich Township's water service maintains its ability to provide service to existing
of these assumptions:

This plan is predicated on certain assumptions about the continuity of existing conditions

C. Assumptions

1. Pressures on the community.
   - Other opportunities are important components in balancing the current development
   - Public access to stream corridors, preservation of historic houses and the revitalization of
   - Village and other environmentally sensitive areas are recommended for preservation.
   - Preservation of the Township's natural resources remains a high priority. Stream corridors,

2. Expanding the physical service area.
   - Greenwich's coordination with the State Development and Redevelopment Plan and by
   - Planning initiatives for business, by meeting the "Town Center" designation for
   - The community needs to promote itself to businesses by preparing a redevelopment
   - Railway and planning commission, and open space parks throughout the Townships. In
   - Specific strategies for Greenwich include limiting residential development, maximizing

Residential density that is compatible with existing developments.

Rural development should be developed using the existing village of Greenwich's remain in a moderate
the regional exposure and accessibility afforded by the highway Route 25. It is
the regional community. This approach is based on existing land uses and lacks relevance of
the higher and use density and mixed-use development above Route 25, and Broad Street, which

The strategy for future development and conservation of the Township continues to focus on

B. Overall Development Strategies
D. Planning Principles
Existing Land Use

Existing land uses are identified on the land use map (Exhibit #1). The current condition of this road. The only other commercial lands in Crenshaw are adjacent to Interstate Route Community with a school, municipal building and commercial development located along the
street is intersected along Broad Street. Broad Street is the "Main Street" of the
neighborhood. One commercial and an industrial. Older commercial uses and residential
income has been little since the 1990 Master Plan. Business activity and residential development have been
Greenwich continues to be an area. New economic or social influences have changed
Existing and uses are identified on the land use map (Exhibit #1). The current condition of

A. Land Use

- Ian L. McGregor

Values are data to be employed in planning. We begin with the question, "What values can be elicited?" Values are data to be employed in planning. We begin with the question, "What values can be elicited?" Values can be elicited, what will they tell us? Values can only be elicited once.

"So the important thing for planners is, of course, that all

Master Plan
The 1990 Master Plan. New commercial development has actually decreased in terms of percentage of total area. However, in terms of jobs, the plan has resulted in increased job creation. The plan also promotes the development of new residential areas and encourages the re-use of old industrial lands. The plan aims to balance economic development with environmental preservation.

Goals and Objectives of the 1990 Master Plan include:
- Encourage preservation of agricultural lands.
- Promote mixed-use development.
- Enhance transportation infrastructure.
- Protect natural resources.

The proposed land use includes:

<table>
<thead>
<tr>
<th>Proposed Land Use</th>
<th>Acres</th>
<th>Percent of Total Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Industrial/Office</td>
<td>2.075</td>
<td>4.8%</td>
</tr>
<tr>
<td>Vacant Land</td>
<td>2.897</td>
<td>4.8%</td>
</tr>
<tr>
<td>Residential</td>
<td>1.076</td>
<td>18%</td>
</tr>
<tr>
<td>Total Area</td>
<td></td>
<td>6.048</td>
</tr>
</tbody>
</table>

The existing land use includes:

| Existing Land Use | Acres | Percent of Total Area |

The majority of the residential units in the Township are single-family detached. The plan aims to encourage the development of new residential areas and to protect existing residential areas. The plan also promotes the re-use of old industrial lands for new commercial development.

The plan encourages the preservation of open space in the Township and promotes the development of new residential areas.
Plan of conservation, provide technical assistance and support to nonprofit organizations and...
To encourage economic development to strengthen the municipal tax base:

- Redevelopment

- Climatization of industrial development to specific areas of the Township in need of
  base

- To increase business opportunities leading to an improvement in the community tax
  base

The following:

- The Goals of the plan should include development for the enhancement of the entire
  community. The Goals of the plan should include development for the enhancement of
  the MASTER Plan. The Redevelopment Plan will depict a course for the community to

Climatization of Township proposes to establish a Redevelopment Plan consistent with the Goals of

For vacant land, are all positive ways that the redevelopment plan can assist the community:

Reclamating an old manufacturing operation providing a serving to urban and suburban
for development. The Town is committed to working with an interested developer to realize these

All parcels are appropriately zoned for the activities proposed are part of the redevelopment plan.

provides a balance of opportunities within the Township.

In general, this Redevelopment Plan encourages an employer to locate retail businesses.

The approach may face challenges with the use of vacant and low-value trade within the

The Reclamation of this redevelopment effort is the Governor’s Body may grant long-term

The Task Force of the redevelopment effort is the Governor’s Body may grant long-term

The Assistant Planning and Zoning Board members meet the Housing Committee of the

The recommendation is that these areas be included in a comprehensive approach to

The opportunity to other incentives for this employer should be exercised.

Any productive site now vacant. The loss of employment or displacement in a market plan.

Area #1 is all lands currently owned by the DuPont Company. Over the past 40 Years DuPont

This area:

A vacant with good access to Route 29. There has never been no other development activity in

the south side of Route 29, Democrats Road and Sweders-Pleasant Road. Currently, this is

Area #2 is currently Zone Office Park and is the immediately adjacent parcel that is bordered by

uses comply with a Redevelopment Plan for productive affordable housing.

All of the above

designated as Redevelopment Districts within the community:

- The Township should be considered for redevelopment. The this end, these parcels have been
  housing is also desirable. In realizing this approach, it has become clearer that certain areas
  underdeveloped. Improved land can also be considered. Land for low and moderate-income
  above are focused upon with needs in need of revitalization. Vacant, doman,
The Land Use Compatibility Chart (example #1) reflects new residential opportunities alone.

(Example #1) ZONING DISTRICTS

Residence District SC
Residence District R-20
Residence District R-10
Residence District R-3
Residence District R-2A
Residence District R-Z
Residence District C-1
Commercial C
Professional Office PO
Manufacturing District MD
Senior Citizen District SD

In accordance with the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-28, this element of the community, determined by the township’s planning and zoning board, shall be included in the zoning, planning, and Township’s Master Plan. The Master Plan enables local officials to determine the types of land use and development in the municipality. In addition to the social and economic development of the community, the Redevelopment Plan will provide a broad growth management guide for sections of the community. It will set policies that represent the establishment of these redevelopment areas.
residential uses R-1, R-2, R-3, and R-4, and the uses as listed above. All of the
private recreational camps, all development in public water and sewer. All of the
commercial uses include private schools, commercial or industrial purposes.
playgrounds or recreational areas or building, farming, and industrial purposes.
Limited to include single-family housing, public or recreational schools, churches, public parks,
this district is intended to maintain the current single-family detached housing

**R-1 SINGE FAMILY RESIDENCE**

### Residential Land Use Districts

Land use by District assumes ultimate development.

<table>
<thead>
<tr>
<th></th>
<th>6.048 Acres</th>
<th>6.048 Acres</th>
<th>6.048 Acres</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm</td>
<td>0%</td>
<td>221 acres</td>
<td>0 acres</td>
<td>1.719 acres</td>
</tr>
<tr>
<td></td>
<td>100%</td>
<td>221 acres</td>
<td>0 acres</td>
<td>Citizen</td>
</tr>
<tr>
<td></td>
<td>0%</td>
<td>429 acres</td>
<td>0 acres</td>
<td>Senator</td>
</tr>
<tr>
<td></td>
<td>-34.5%</td>
<td>429 acres</td>
<td>0 acres</td>
<td>Office</td>
</tr>
<tr>
<td></td>
<td>0%</td>
<td>464 acres</td>
<td>1.964 acres</td>
<td>Industrial</td>
</tr>
<tr>
<td></td>
<td>+13.8%</td>
<td>464 acres</td>
<td>1.964 acres</td>
<td>Commercial</td>
</tr>
<tr>
<td></td>
<td>+24%</td>
<td>464 acres</td>
<td>1.964 acres</td>
<td>Retail</td>
</tr>
<tr>
<td></td>
<td>-4.8%</td>
<td>464 acres</td>
<td>1.964 acres</td>
<td>Residential</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.321 acres</td>
<td>1.387 acres</td>
<td>Multi-Family</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.321 acres</td>
<td>1.387 acres</td>
<td>Single-Family</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Change</th>
<th>Net Change</th>
<th>Proposed 1998</th>
<th>1990 Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Change</td>
<td>1990 Zone</td>
<td>1990 Zone</td>
<td>1990 Zone</td>
</tr>
</tbody>
</table>
R-2A Single Family Residence

Exception: Pre-existing lots of 75 ft. wide and an area of 10,000 sq. ft. are permitted.

R-2A Single Family Residence

permits lots sizes of 12,500 and 17,500 sq. ft.

pre-existing streets, or as a minor subdivision.
<table>
<thead>
<tr>
<th>Lot Size Requirement</th>
<th>6,000 sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Lot Width</td>
<td>33</td>
</tr>
<tr>
<td>3. Front Yard</td>
<td>27</td>
</tr>
<tr>
<td>4. Side Yard</td>
<td>27</td>
</tr>
<tr>
<td>5. Rear Yard</td>
<td>27</td>
</tr>
<tr>
<td>6. Lot Size Requirement</td>
<td>6,000 sq. ft.</td>
</tr>
</tbody>
</table>

District requires water and sewer services.

The R-3 District consists of the older homes in Gibsontown, clustered along both sides of Bread Street. Although this district calls for lots of 6,000 sq. ft., many of the lots are larger as a result of significant lateral back yards. It is a goal of this plan to discourage development on lots widths of 50 feet. All development in the R-3 District requires water and sewer services.
R-10 MEDIUM RESIDENTIAL DISTRICTS

4.

Design Standards

Prohibited Use Within the R-10 District

Included in this section, this plan recommends that single family detached housing be a
multi-family housing. Many of the performance standards for townhouse development are
accompanied by regulations for water and sewer. Since this district is the first to provide for
the R-10 District provides for multi-family housing with a density of six (6)

3. Lot Area (Townhouse)

2. Lot Frontage

2,000 square feet

300 ft. on an arterial road

75 ft. from an arterial road

Building setback from street

4. Building Setback from Street

35 ft. from residential streets

50 ft. from a collector road

75 ft. from a collector road

Between buildings

5. Other Setsbacks

50 ft. from rear boundary line

35 ft. from rear boundary line

15 ft. from open parking spaces

3 ft. without parking

3 ft. with parking

7. Maximum Building Coverage

25% (apartment/condominium)

60% (each lot-Townhouse)

8. Maximum Impervious Coverage

50%

9. Maximum Building Height

3.5 ft.
R-20 SENIOR CITIZEN HOUSING

...
The Senior Citizen District is established to encourage a flexibility of housing density, and 10% of the total number of units within the district shall be affordable housing.

Affordable Housing:

Established by law and interpreted by COAH, the Council on Affordable Housing and the Soil Establishment as with N.J.S.A. 52:27D-304 et seq., all affordable units will comply available for low-income persons. All affordable units will comply established for moderate-income persons. Another 10% shall be 10% of the total number of units within the district shall be affordable housing.

Space for each employee:

The parking shall be as follows: one-half space for each unit plus one

Parking Requirements:

Space area in "planned," available for use as active recreation:

Common Open Space:

6. Maximum Building Height

50% 35 ft. (for each 10-foot

5. Maximum Impervious Coverage

25% (apartment/condominium)

4. Other Spaces

35 ft. from residential streets

30 ft. from a collector road

25 ft. from an arterial road

Building setback from street

3. Open Parking Spaces

50 ft. from a street boundary line

15 ft. from open parking spaces

20 ft. between buildings

50 ft. from a treeline boundary line

15 ft. from open parking spaces

3. Building setback from street
services such as improvement maintenance.
common lands of improvements. This association shall also provide common
common boundaries. Association shall be entitled to hold title to such
residences association. Where lands of improvements are owned in
existing and proposed residential dwellings
of one hundred and twenty-five (125) feet shall be maintained between any
adjacent to any existing residential use. In addition, a minimum distance
their (75) feet shall be provided between any residential and non-residential use.
between any residential and recreational use. A minimum land use buffer of
minimum open space buffer or twenty-five (25) feet shall be provided.
minimum open space buffer of twenty-five (25) feet. A
waiting for building because of need in whole or in part as
water and sewer facilities. Public water and sewer facilities shall be
water, and sewer facilities. Public water and sewer facilities shall be
maximum density. The density in any such development shall not exceed five
required open space shall be fifty percent (50%) of gross area.
the needs of the residents of the community. For recreational purposes,
facilities, swimming pools, tennis courts, jogging areas, a field and/or
exclusively for recreational purposes, shall be developed into a public park
area of the remaining after open space, provided that not less than three (3) acres of the remaining after open space,
least ten (10) acres of open space. At least ten (10) acres of open space shall be
developed exclusively for open space. At least ten (10) acres of open space shall be
developed exclusively for open space. At least ten (10) acres of open space
than forty percent (40%) of
than forty percent (40%) of
common areas. The minimum gross area for development shall not be less
permitted by federal law at the time of occupancy.
a. Design Standards
police, library, court store, and professional offices (bank, doctors' office),
recreational activities. Conditional use include personal service shops (barber, beauty,
permitted uses are single-family detached houses, public and private educational and
(c) Other Conditions. Any and all other standards of the Commercial-1
Zone shall apply.

(6) Maximum Impervious Coverage Limit. The maximum impervious limit is
sixty percent (60%) of the commercial or office area.

(7) Street Heights. County Road or Municipal Street shall be two and one-half (2.5) feet above the street grade.

A. Commercial/Office Dimensional Standards. Where a commercial or office use
is proposed on a conditional use, dimensional and other requirements shall be
prescribed for the purpose of preserving the existing vegetation. Every such use shall be made to preserve

The following criteria for Commercial/Office Use shall be used in the R-20 District.

1. Impervious coverage limit: thirty-five percent (35%).

2. Rear Yard: twenty (20) feet.


5. Frontage: sixty-five (65) feet.

6. Minimum lot size: six thousand five hundred (6,500) square feet.

7. Single-family dimensional standards, dimensional and other requirements shall

as follows:

1. Preserves the existing vegetation. Every such use shall be made to preserve

2. Commercial Use Criteria

Income housing may be provided on site as declared in the R-20 District.

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2. Rear Yard: twenty (20) feet.


5. Frontage: sixty-five (65) feet.

6. Minimum lot size: six thousand five hundred (6,500) square feet.

7. Single-family dimensional standards, dimensional and other requirements shall

as follows:

1. Preserves the existing vegetation. Every such use shall be made to preserve

2. Commercial Use Criteria

Income housing may be provided on site as declared in the R-20 District.
- Schools, churches, municipal playgrounds or recreational areas.
- Similar uses.
- Restaurants.
- Clubs or lodges.
- Parking in association with the business.
- Business schools.
- Personal service shops (barber, beauty salon, dressmaking, and laundry).
- Representative offices.
- Business offices (real estate, insurance, bank, personnel office, manufacturer's, professional offices and laboratories (in association with a clinic or medical office), restaurants or eating establishments, office buildings for retail purposes.
- Apartments for one family in combination with a business.
- Single family detached dwellings.

Permitted Uses:

Architectural character of Broad Street. The uses recommended in this district are compatible with the existing structures. The area is included in the C-1 Commercial as an area of commercial use located along Broad Street from Town Hill Station Road to Allen Avenue. This area is included in the C-1 Commercial to encourage reuse of commercial areas. The C-1 Commercial is located along Broad Street in Gibbstown, the oldest area.

C-1 COMMERCIAL DISTRICT.
Buffer to Residential 90 ft. setback, 25 ft. buffer
Building Height
35 ft.
Front Yard Buffer
25 ft. minimum
Green Area
30%
Side Yard
25 ft. each
Front Yard setback
100 ft.
Lot Width
400 ft.
Lot Area Requirement
10 acre Planning District, 2 acre minimum lot size

Area Requirements

General Service Shop & On-Site Cleaner Service

Conditional Uses

Mixed Vehicle Service Stations
Similar Uses
Bowling Alleys, Skating Rinks
Movie Theaters
Shopping Centers
Bakery for on-site sale
Newspaper Publishing or Print Shop
Hotels, Motels
All uses permitted in C-1

Permitted Uses

6. Commercial District

Market Street

as created by buildings on Market Street between Tomlin Station Road and
Decision

All buildings shall be architecturally sympathetic to the character of the

6. Building Height
35 ft.
5. Buffer to Residential
as required.
4. Rear Yard
20 ft.
3. Side Yard
10 ft. aggregate
2. Front Yard
20 ft.
1. Lot Size Requirement
20,000 sq. ft.
Architectural elevations in the O-P District shall consist of 25% decorative masonry units and 75% glass or a combination of the two materials for a minimum of 50% of the front facade.

<table>
<thead>
<tr>
<th>Buffer to Residential</th>
<th>Buffer to Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 ft setback</td>
<td>20 ft setback</td>
</tr>
<tr>
<td>40 ft setback</td>
<td>40 ft setback</td>
</tr>
<tr>
<td>25 ft parking setback</td>
<td>25 ft parking setback</td>
</tr>
<tr>
<td>30% of lot</td>
<td>30% of lot</td>
</tr>
<tr>
<td>25 ft each</td>
<td>25 ft each</td>
</tr>
<tr>
<td>100 ft</td>
<td>100 ft</td>
</tr>
<tr>
<td>200 ft</td>
<td>200 ft</td>
</tr>
<tr>
<td>Side Yard</td>
<td>Side Yard</td>
</tr>
<tr>
<td>3.2 ft</td>
<td>3.2 ft</td>
</tr>
<tr>
<td>Front Yard</td>
<td>Front Yard</td>
</tr>
<tr>
<td>32 ft</td>
<td>32 ft</td>
</tr>
<tr>
<td>Lot Width</td>
<td>Lot Width</td>
</tr>
<tr>
<td>1.1</td>
<td>1.1</td>
</tr>
</tbody>
</table>

Area Requirements

- Buffering or high environmentally neutral
- Protection Standards with approval from the agency and all agencies shall be non.
- No loading and unloading shall be in view from a roadway. Landscape buffers shall provide the vehicle for minor service, but not access to any other).

Distribution Center

- Industrial, commercial, or commercial assembly, small scale manufacturing or existing
- Medical, dental or medical equipment, laboratory, electronics, precision
- Lightweight non-metallic manufacturing such as jewelry, optical goods or equipment.

Office Locations:

1. Corporate or headquarters office buildings
2. Scientific Research, industrial Research, testing laboratories

The uses proposed in the O-P District are:

- Corporate office and high industrial uses for office and warehousing

The O-P District is located primarily south of RL 295 in the triangle of land bounded by...
neutral

waste from manufacturing so that the efficiency of any type is made to be environmentally
Any new use constructed after January 1990 shall be responsible for the incineration of all

<table>
<thead>
<tr>
<th>Buffer to Residensal</th>
<th>100 ft. with a landscaped green area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard setback</td>
<td>20 ft. parking setback</td>
</tr>
<tr>
<td>Garden Yard</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Side Yard</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Foot Yard</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Building Area</td>
<td>30 ft.</td>
</tr>
<tr>
<td>Lot Area Requirement</td>
<td>10 acres</td>
</tr>
</tbody>
</table>

Area Requirements

- Oh recourses or Group H uses in the Township Construction Code.
- Junk yards, salvage yards, or wrecking yards.
- Materials of products manufactured in the Township.
- Warehouses or yards for storage, sale and distribution of petroleum products, building
- Wholesale business establishments.
- Uses permitted in the O-D district.

Permitted Uses

By these environmental considerations, manufacturing district is within well-defined limits. Manufacturing expansion may be prudent.
C-D CONSERVATION OVERLAY DISTRICT

The purpose of this overlay district is to protect and conserve environmentally sensitive areas from inappropriate use. The C-D District includes tidal marsh areas, flood plains, and wetlands as mapped by the U.S. Department of the Interior and the U.S. Department of Housing and Urban Development. Detailed Environmental Impact Statements at the time of application should establish the exact limits of these environmentally sensitive areas. The State of New Jersey has established buffer requirements for each of these areas restricting further development. The Development Review Board should review any development proposals for the conservation areas. Any landowner with development adjacent to a conservation overlay area should submit an Environmental Impact Statement. Illustrations of access and view opportunities in the design of the development should be presented to the Board.

Permitted Uses are subject to New Jersey Department of Environmental Protection review and approval and may include:

- Farming
- Plant Nurseries
- Recreation
- Forestry
- Game farms, fisheries
- Wildlife sanctuaries
- Arboretums

Prohibited Uses

- Paved parking areas
- Dumping
- Sewer discharge
- Any applications of pesticides without appropriate approval.
which it is located.

same classification permitted for the district in the area of the building or lot line. A non-conforming use may be changed to one within the permitted, provided that no expansion and no structure addition shall exceed 20% of the permitted, provided that no expansion of such building or use will be

compatible with the Master Plan. The expansion of such building or use will be

land existing prior to the adoption of the Master Plan may be continued, although not

as with the 1990 plan document, the lawful and permitted use of any building or any

Commercial Nonconformity

Commercial structures are recommended for installation for new buildings.

- Sheet
- New streets
- New sidewalks
- New residential neighbors

Commercial buildings will provide a landscaped buffer of 15 feet, where possible, to

Commercial buildings shall be protected by two stories.

Parking should occur on the side of the street or on the rear of property where possible.

Parking (100 feet in both directions from the street)

The architectural character should be similar to existing architectural style to those buildings

and R-3 Districts.

The purpose of this section is to suggest a series of uses and conditions under
Buffers shall be provided between residential uses of different intensity and between residential and non-residential uses. Buffers shall be created to minimize noise, provide relief from views of loading areas, trash enclosures, parking areas, and the like, and to provide a horizontal and vertical separation between different land uses.

Existing vegetation, particularly hedgerows, should be incorporated into buffers wherever possible.

Existing woods within the required buffer area should not be cleared. All buffers shall be a mixture of trees and shrubs which are predominantly evergreen, as approved by the reviewing agency and shall provide the equivalent of two staggered rows of evergreen trees, each tree planted 15 feet apart. Evergreen trees shall be six to eight feet tall, balled and burlapped, and sheared. Shrubs shall be a minimum of three feet tall.

Detention basins shall not be included within the buffer area. Where multifamily or townhouse structures adjoin a single-family residential area, a buffer 25 feet in width shall be provided within the multifamily or townhouse area unless specified at a greater dimension by use. Where single-family residential is adjacent to a non-residential use or zone, a buffer 50 feet in width shall be provided.
December

•

Residential


devot.

•

Windbreaks of evergreen material are recommended on the northern exposures.

•

Window openings on northern exposures should be limited in size and number.

•

Structures should be oriented toward the southern exposure when possible.

Site Planning and Subdivision Layouts, which use natural factors to their advantage, can

Energy Conservation

Greentown Township Ordinance

Butters shall be provided to all districts as defined in Section 148-31 of the

4. The butter strip shall be located adjacent to the right-of-way.

3. The butter strip shall be deep rooted from any development fences, etc.

2. A setback of 75 feet from the county road to the house site (including decks

1. A setback of 75 feet from the county road to the house site (including decks

For any undeveloped property along a county arterial road where residential units are

If a road should separate two districts, a minimum buffer of 15 feet in which shall be
are provided.

Clearing (line 1): Within the R10 and R-20 districts, 70% of individual lots may be cleared where public water and sewer
can be provided.

remain above a majority of the road frontage.

The requirement for street trees may be waived if, after consultation, existing woods
where possible.

Hedges may be preserved by incorporation into buffers and street plantings.

All clearcuts should be centered on houses and driveways.

Every effort should be made to transplant existing vegetation.

Trees greater than or equal to 4" dbh should not be cut without a site plan approval.

Trees greater than or equal to 1" dbh and 30' in height, regardless of height, should also be maintained or
transplanted into the final design of all subdivisions and the plans.

Trees greater than or equal to 8" in diameter at breast height should be maintained
within the development.

Development shall be designed to encourage the retention of existing vegetation.

Vegetation Management and Tree Removal

adequately maintain the land.

adequate. The establishment of a legal entity should provide for the preservation and
protection and maintenance.

Lands that are dedicated to the Township as open space should not be accepted unless
their dedication, where the open space requirement

50% of the lots are undevelopable woodlands, then the Development Review Board may, at
Severance until the completion of a 2% reduced open space. However, it
be defined, as woodlands as determined by U.S. Department of Interior, Fish and Wildlife
impressions that are incidental to the opening of the land. Only 20% of lands
improve wetlands on whose buildings' streets, sidewalks, and
designated, or set aside for active or passive recreational use. Open space areas shall be
dedicated, or open space of land (exclusive of lot and requirements, streets, utility rights-
Open Space
Storm Water Management

The New Jersey Department of Environmental Protection also with the New Jersey

Non-point Source Pollution Control, Best Management Practices Manual (December

1994). This manual was developed for Municipalities and developers as a guide to

The best means of minimizing the impacts of storm

Management Practices (BMP's) as the best means of minimizing the impacts of storm

concerning the proper disposal of motor oil. The manual advocates the use of "Best

finding efficiencies to real sales for detention purposes and encourages the public

These may include a reduction in the use of pesticides and fertilizers in the landscape,

pollution in stormwater facilities (e.g.: detention basins and other storm water facilities).

inhibit "source controls" to reduce

10-Year Discharge

provided when development is regulated

On-site retention and recharge of storm water should be provided in addition to other opportunities

imparts existing systems

provided a storm water management plan has been prepared. Of these improvements should be

Stormwater management design should incorporate

methods include French drains, retention swales, composting leaching, and use of erosion control

where soils are sufficiently porous to allow slow infiltration. Suggested practices

Stormwater management plans should include provisions for, or the use of, storage or use of, stormwater.

As part of the Master Plan re-examination, it is recommended that a storm water

preparation of a Municipal Storm Water Management Plan

a grant for the preparation of a storm water management plan for the

preparation of a Municipal Storm Water Management Plan

The plan recommends that

The Commission shall prescribe and promulgate, pursuant to law, procedures for applying

The plan is to be prepared, as part of the re-examination of the

Each municipality is required to prepare a storm water management plan and storm water

Water and non-point source pollution

Management Practices (BMP's) as the best means of minimizing the impacts of storm
Information

The conservation element adopted in 1990 reflects this stem condition and delineate these document. For example, the document suggests that management plans identify sensitive areas on conservation map.

Law, Greenwich Township has utilized many of the planning tools as noted in the DEP General Permits, the Storm Water Management Act, and the Municipal Land Use. We note that the manual is non-regulatory. It is to be used as a guide in complying with pollution control of controlling site run-off, spillage of leaks, sludge or waste disposal, or techniques of controlling the release of pollutants. They also include management requirements, operating procedures and best management practices, maintenance procedures and other management practices to prevent or reduce pollution.

"Best Management Practices" includes schedules of activities, prohibitions of certain
one lot for the purpose of planning.

When two or more contiguous lots are under the same ownership and one or more of

Continuous Lots

basis as determined by the Development Review Board.

mounting height of 16 feet. "Combination" fixtures shall be permitted on an individual

within residential districts shall be the "Traditional" or "Accord" type fixtures at a

placed with 20-foot minimum high-pressure sodium luminaires. All street lighting

illumination. All residential intersections, luminaire wood poles, 16 feet in height shall be

minimum distance of 400 feet on centers with 150-watt minimum high-pressure sodium

For residential streets, luminaire wood poles 16 feet in height shall be placed at a

approval being granted.

shall install street light. The lighting plan shall be submitted for review prior to

The developer, in accordance with the development regulations,

Street Lights

property line adjacent to a residential zone shall not exceed 0.25-foot candles. The lighting intensity at a

The lighting intensity shall not exceed 60-foot candles. The lighting intensity at a

25 feet

35 feet or greater

18 feet

25 to 34 feet

16 feet

15 to 24 feet

Building Mounting Height

Building Mounting Height

exterior lighting shall conform to the following schedule:

exterior to residential districts shall be shielded to prevent glare. The mounting height of

All exterior lighting fixtures shall be out-of-luminaires. In addition, other fixtures
new guidelines require the owner to obtain the plan approval, the signs would have to conform to the

in use or connected to, or any expansion of a use were proposed that would

Discharge signs may be allowed by ordinance to persist. However, should a change

Statement of the nature of the business.

Sign limitations should be developed for the description of goods beyond the basic

permitted in each district.

Signage should be regulated in each zone and be responsive to the type of uses

Signs for business should be consistent with standards as developed within the

Sign controls should regulate height, size, location and landscape.

District plans.

The sign for a particular building or shop should be reduced to the least separate

Design.

The following are general recommendations concerning the visual quality of

designs. The following are general recommendations concerning the visual quality of

make the best standards of graphic design. The board should review any new individual

designed visual quality. In order to assure that signs in the district are appropriate and

information and motion. However, in some instances, these controls do not ensure

compliance with. These controls do not ensure

Signage is subject to the overall impact on the

built to consider the surrounding uses and the thought to the overall impact on the

scale with the building and exhibit thoughtfulness and creative designs most are located with

quality of the signage employed. Generally, blocks of signs is varied while some are in

One of the reasons, which elevate greenbelt to a level of recognition and appeal, is the

Signage

Mechanical equipment located on the roof shall be shielded from view.

Roof-Mounted Equipment

proposed use

Township regulations and to ensure that the existing facilities will be adequate for the

Township regulations is to determine whether the new use will conform to all applicable

changes. Certification of Occupancy and require the issuance of a new one. In addition, board

Any change of use of occupancy with greenbelt Township will need the previously

Change of Use, Certificate of Occupancy
Noise Control

Noise levels shall be designated and operated in accordance with the following criteria and those rules as established by the New Jersey Department of Environmental Protection, as they may be adopted and amended:

<table>
<thead>
<tr>
<th>Octave Bank (cycles/sec)</th>
<th>Along Residence District Boundaries 7 a.m. -10 p.m. (dBA)</th>
<th>Along Business District Boundaries 7 a.m. -10 p.m. (dBA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 124</td>
<td>65</td>
<td>65</td>
</tr>
<tr>
<td>125 - 249</td>
<td>58</td>
<td>50</td>
</tr>
<tr>
<td>250 - 499</td>
<td>53</td>
<td>44</td>
</tr>
<tr>
<td>500 - 999</td>
<td>46</td>
<td>39</td>
</tr>
<tr>
<td>1,000 - 2,400</td>
<td>40</td>
<td>33</td>
</tr>
<tr>
<td>2,400 - 4,800</td>
<td>34</td>
<td>30</td>
</tr>
<tr>
<td>Above 4,800</td>
<td>26</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>24</td>
<td>24</td>
</tr>
</tbody>
</table>
Issues such as need, location and compatibility with the requirements as noted above, motor vehicles as may be authorized by the board after consideration has been given to multiple dwellings and other main buildings may have such capacity for the storage of commercial vehicles owned and used by the owner of the occupant of the main building. The owner of a commercial building may be limited in capacity to more than three motor vehicles, one of which may be a passenger vehicle. Garages accessory to a residential dwelling so that they are in scale with residential neighborhoods. All non-residential garages should be located within the residential lot in areas where they are not obtrusive to surrounding properties. The plan recommends placing a size restriction not to exceed six garage spaces. Garages should be within the building setback requirements. 

Building setback requirements. 

At least (9) feet in height, however, the fence should be within the residential swimming pool area. A fence at least (6) feet in height must surround the pool. A fence not exceeding six (6) feet in height above the ground may be erected from the property line to the rear of the property and along the rear yard. No fence should be erected on a lot in such a manner that the finished side of a minimum of six (6) feet higher. No fence should be placed so as to impair the public utility uses, if such a fence is excessive, adjacent properties. No fence should be erected of barbed wire, topped with metal spikes or contaminated with materials in any manner that may be dangerous to persons or the fence. No fence should be erected in such a manner that the finished side of a fence in residential districts should be located and constructed in such a manner that it may exceed the maximum standard.
Individual Sanitary Disposal Systems

Based on an amount equal to 2 years maintenance over a two- (2) year period.

The capital contribution will be determined by the Township Engineer or staff and will be the Township, which will use the interest of such funds to maintain the basin. The amount of excess or deficiency in the maintenance obligation, the first fund will be used to the extent of deficiency in the maintenance obligation, the first fund will be used to the extent of deficiency in the maintenance obligation, the first fund will be used to classify the asset or facility to the Township.

If a homeowners association is formed, the developer should find the maintenance of the property of this maintenance costs. The Township or staff will provide the Township with an estimate of the cost of the basin (ie: invert elevation of the sanitary sewer line) of basin or any basin shall not exceed six (6) feet from the top. The maximum overall depth of any basin shall not exceed six (6) feet from the top.

The maximum depth from the bottom of any basin to the seasonal high water table shall not exceed (SHWT) shall not be less than two (2) feet.

The maximum slope of any basin shall be five to one (5:1) and shall have adequate slope protection.
SUMMARY/RECOMMENDATIONS

1. The residential densities in specific areas have been proposed to permit a mix of housing evolved in conjunction with these recommendations. These include the following:

   - Affordable Housing
   - R-2o, also provide for affordable housing consistent with the share’s Council on both single family attached and multi-family scenarios. These residential districts, R-10

2. New street trees are proposed and an improvement for the center of Gibbstown.

3. Due to environmental constraints, nearly 50% of Greenwich Township is undevelopable.

4. The Conservation Element addresses the need to maintain these areas. We should set an example for new or renovated buildings along Broad Street.

5. Affordable Housing

   - R-2o, also provide for affordable housing consistent with the share’s Council on both single family attached and multi-family scenarios. These residential districts, R-10

6. Due to environmental constraints, nearly 50% of Greenwich Township is undevelopable.

7. This resource that access to each citizen of Greenwich ensures a feeling of an open, rural

8. Some of the undevelopable land is being farmed and this should continue. It is

9. door (meaning open access) and a variety of windows (open vista points) to this

10. Development on the fringe of a Conservation District should permit a

11. types of housing and a variety of incomes (open view points) to this

12. Development on the fringe of a Conservation District should permit a

13. These recommendations are located in individual sections. Several Planning directives have

14. Number of solutions have been proposed within the land use portion of the plan. Other
The land remaining for residential development in the R-1, R-2, and R-2A districts

Population also has housing opportunity in the R-20 district.

In response to the COAH requirements, Greenwich is providing the R-10 and R-20 areas for housing.

Glen Coveer County Community Development Program

Here is how the apartment buildings are to be situated:

Each municipality is required to meet its fair share housing obligation. The resolution of the housing mix is primarily single-family attached. There are 12 units that have been identified in the 1990 census and the housing opportunity established by the county.

The housing mix is primarily single-family attached. There are 12 units that have been identified in the 1990 census and the housing opportunity established by the county.

Housing

Community

To provide a broad range of housing opportunities for all income levels within the

Council on Affordable Housing (COAH)

To satisfy the community's affordable housing obligations established by the

To assure proper planning and development of new residential areas.

To preserve and enhance existing neighborhoods through rehabilitation of any

follows:

needs of the community. The goals of the previous plan remain intact. They are as

The housing population plan addresses the specific needs of housing needs and existing

INRODUCTION

B. Population and Housing
<table>
<thead>
<tr>
<th>Year</th>
<th>Total Persons</th>
<th>Housing Units</th>
<th>Owner Occupied</th>
<th>Renter Occupied</th>
<th>Available Vacant</th>
<th>For Rent</th>
<th>For Sale</th>
<th>Other Vacant</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>5,404</td>
<td>1,828</td>
<td>1,769</td>
<td>149</td>
<td>35</td>
<td>10</td>
<td>26</td>
<td>11</td>
<td>2.5%</td>
</tr>
<tr>
<td>1990</td>
<td>5,188</td>
<td>1,877</td>
<td>1,842</td>
<td>1,552</td>
<td>35</td>
<td>9</td>
<td>26</td>
<td>11</td>
<td>2.5%</td>
</tr>
</tbody>
</table>

**Change 1980 - 1990**
- Number: +226
- Percent: +4.0%

**Average Household Size**
- In 1980: 2.87 persons per household
- In 1990: 2.87 persons per household

Source: U.S. Census Report

The age distribution table shows the changes in age of the 19 and under population, the school age group (Exhibit #7). The bottom portion of this table shows the three population categories of school age, adult, and elderly. The 19 and under group had an actual decrease and a percentage decrease during the decade. The 20-59 age group had an immeasurable change, while the 60+ age group increased over 20%.
Table 7. Census 1990 Data

**Characteristics of Housing Stock — 1990**

<table>
<thead>
<tr>
<th>Percentage Distribution</th>
<th>1980 Total</th>
<th>1990 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-10 years</td>
<td>400</td>
<td>300</td>
</tr>
<tr>
<td>10-20 years</td>
<td>300</td>
<td>200</td>
</tr>
<tr>
<td>20-30 years</td>
<td>200</td>
<td>100</td>
</tr>
<tr>
<td>30-40 years</td>
<td>100</td>
<td>50</td>
</tr>
<tr>
<td>40+ years</td>
<td>50</td>
<td>25</td>
</tr>
</tbody>
</table>

**Source:** U.S. Census Report

**Development of a Housing Plan:**

Additional information on housing characteristics is available from the 1990 Census.
### Estimated Households

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Residential Building Permits</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>52</td>
</tr>
</tbody>
</table>

### 1990 Census – Total Dwellings

<table>
<thead>
<tr>
<th>Category of House</th>
<th>Estimated Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,877</td>
</tr>
</tbody>
</table>

### Notes
- The current number of dwellings has been calculated for building permit data, since there has been no complete census of dwellings in Greenwich Township since 1990.
- The number of persons per household is shown below.

### Housing in Greenwich Township

<table>
<thead>
<tr>
<th>Occupied Dwellings Unit</th>
<th>Average Number of Persons per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-4 units</td>
<td>2.87</td>
</tr>
<tr>
<td>5-9 units</td>
<td>3.42</td>
</tr>
<tr>
<td>10-19 units</td>
<td>3.79</td>
</tr>
<tr>
<td>20-49 units</td>
<td>4.36</td>
</tr>
<tr>
<td>50-99 units</td>
<td>5.02</td>
</tr>
<tr>
<td>100-499 units</td>
<td>7.23</td>
</tr>
<tr>
<td>500-1000 units</td>
<td>9.42</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No. of Persons</th>
<th>(Exhibit #8)</th>
<th>Greenland Township – 1990 Household Persons per Household</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 or less</td>
<td>180</td>
<td>1990</td>
</tr>
<tr>
<td>2</td>
<td>250</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>350</td>
<td></td>
</tr>
<tr>
<td>5 or more</td>
<td>400</td>
<td></td>
</tr>
</tbody>
</table>

Source: U.S. Census Report
SUMMARY / RECOMMENDATIONS

Opportunities in Greenwich Township

The variety of housing types will provide a balance of housing price and the style

<table>
<thead>
<tr>
<th>Potential new housing units</th>
<th>Miscellaneous Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,824 units</td>
<td></td>
</tr>
<tr>
<td>50 units</td>
<td>R-2A</td>
</tr>
<tr>
<td>40 units</td>
<td>R-2</td>
</tr>
<tr>
<td>120 units</td>
<td>R-1</td>
</tr>
<tr>
<td>224 units</td>
<td>R-10</td>
</tr>
<tr>
<td>210 units</td>
<td>SC</td>
</tr>
<tr>
<td>650 units</td>
<td>20</td>
</tr>
<tr>
<td>221 access</td>
<td></td>
</tr>
</tbody>
</table>

(Exhibit #9)

New Housing Opportunities

District with some growth opportunities in the R-1, R-2, and R-2A districts. (Exhibit #9)

The Basin area for new housing development limits the utility of residential opportunities

Housing Opportunity

6,000.

The end of the six-year period from the adoption of this master plan is projected to be

Greenwich is 2.87 persons per household. Based upon the 1990 census. The average household size in decrease. The 1990 census reported 3,188 persons. The average household size in decreased only 5,767 persons in that year and the 1980 Census reported only 3,404—a net lost.

The Township's population has decreased in the past three decades. In the 1966 Plan,
3. Senior Citizen Housing (C-F-20)

20% set aside = 126 affordable housing units
21 acres x 10 units/acre = 210 dwelling units
presumed to comply with regulations

Greenwich Township has rezoned approximately 21 acres of land for housing on Harmony Road adjacent to the Dutch Inn. The rezoning is for senior citizen housing at 20% of the acres set aside. There is a mandatory set-aside of 20% for affordable housing per acre for the development of multi-family units. 20% of these units will be set aside for low and moderate-income families.

2. A Multi-Family District (F-10)
and minor (and Local) function collectors of road systems. Principal arterial, major arterial, collectors (major

In a properly designed circulation system, each roadway should be designed in accordance

Implementation by the developer and the Township at the appropriate time:

necessary for development so the Township can make recommendations for

Identity and recommended roadway improvements and new road segments that will be

Specific basis:

Develop a general method in determining and evaluating future transportation needs on a

movement of local and regional traffic.

Plan and promote the location and design of future road systems, which enable the efficient

The goals of the Circulation Plan are:

Implementations for various road improvements

Application process, under defined studies will be necessary to select exact roadway

network. During implementation of the Master Plan, and through the development

alternatives, the selected planning principles to be followed within the Township’s circulation

The circulation plan element is conceptual and is not intended to reflect exact roadway.

as necessary to service developments

supervision and the plan development with right-of-way and construction being completed

Whatever new roadways are necessary, the majority can be realized through the process of

When existing roadways should be utilized and widened through widening and reconstruction.

Improvements of any existing roadways or intersections require cooperation and funding at

Growth as a result of the improvement.

Arbenam Lincoln

better judge what to do, and how to do it."

"If we could first know where we are, and another we are landing, we could

C. Circulation
community.

Union growth opportunities along Route 295 will have a significant impact on the
The dominant corridors through Greenwich Township continue to be Interstate Route
of the lowest level of mobility.

roads not included in the higher classifications. They provide direct access to shopping lands,
Local systems consist of all
interchange for local streets and drainage into the arterial system. Local systems provide
access service by collection
and larger towns and other retail services. Collections provide access service to

The arterial network connects and augment the principal arterial system. They connect other
Arterial Arterial is usually the highest traffic volume corridor with the lowest trip desire.
CIRCULATION RECOMMENDATIONS

1. Broad Street-PA 44 is a state highway. The traffic volume on this two-lane road has
decreased since 1988 due to the changing economic development of the community. The
decrease is expected to continue.

2. Broad Street and Regional Avenue continue to be a site of significant accidents.

3. The intersection must accommodate truck movement. A new
highway will be needed to provide access and employment access. The
Interchange High Street and Regional Avenue-Weakly needs additional
highway at night and (b) additional lighting at night. The
road will need to be widened when development is proposed south of PA.

4. The access to PA 295 should be improved. The access to
PA 295 is narrow county road. County bridge recognition has been
improved by ramps and improved signage.

5. The access to PA 295 is narrow county road. County bridge recognition has been
improved by ramps and improved signage.

6. The interchange High Street and Regional Avenue-Weakly needs
additional highway at night and (b) additional lighting at night. The
road will need to be widened when development is proposed south of PA.

7. The interchange High Street and Regional Avenue-Weakly needs
additional highway at night and (b) additional lighting at night. The
road will need to be widened when development is proposed south of PA.

8. The interchange High Street and Regional Avenue-Weakly needs
additional highway at night and (b) additional lighting at night. The
road will need to be widened when development is proposed south of PA.
6. Harmony Road at Swedishboro-Billsboro Road has recently been improved through widening and the institutional of a traffic signal. A second traffic signal has been approved at the intersection of the Gibbsonow Shopping Center and the approved sewer line along the training of a traffic signal. Additional improvements may be necessary depending upon future development around the area. Additional improvements may be necessary depending upon future development around the area.

7. Broad Street @ Harmony Road Due to increases in intersection traffic movements, this road in order to provide additional traffic in both towns.

8. Swedishboro Avenue (from the interchange of Rte 295 to Plum Creek) should be four lanes. Currently, four lanes and the County should work together to improve this road to provide additional traffic in both towns.

9. Westbound Broad Street to Harmony

widened slightly to accommodate a left-hand turning lane in the westbound direction.
The Master Plan continues to recommend lower densities within certain areas of the Township. The Master Plan continues to recommend lower densities within certain areas of the Township. The Master Plan continues to recommend lower densities within certain areas of the Township. The Master Plan continues to recommend lower densities within certain areas of the Township. The Master Plan continues to recommend lower densities within certain areas of the Township.

Roadway Widening

Safety and welfare of the current and future residents of the Township.

Any expenditure found by the Township board as necessary in providing the health, welfare, and safety of the Township.

Provision of roadway widenings where necessary.

A plan for enhancement for current and future roadway improvements, where applicable.

Installation of sidewalks and/or bike paths where proposed in the Master Plan.

Decision of proposed widening of roadway.

The impact of the development on the Township.

Understanding that the developer is responsible for his fair share of improvements based in accordance with the Master Plan. The following improvements are suggested with the recommendation that the developer provide additional roadway improvements in addition to the design and construction of internal roads in any proposed subdivision. The

Priority of Road Improvements for Developments
Outline of the islands should have a minimum radius of 25 feet. The radius for the outside outline should be a minimum of 50 feet and the inside outline a minimum of 47 feet. The plan economics that encompass services provided at the can of all out-cen-
access. The plan economics that encompass services provided within an outside radius of 25 feet should provide adequate en-
centrity vehicles. Since most trucks are no more than 10 feet wide, a cul-de-
sac properly designed, a cul-de-sac with an island should not create an access conflict with the street. Acceptable the maintenance responsibility for the street. Concerns have been raised regarding the maintenance by the municipality and proper}

Playing in the street

The amount of playing which is aesthetically advantageous and discourages children from the streets is a problem. In those months the island provides a means for snow removal and a roadway which discourages parking perpendicular to the outside curb, which

Cul-de-Sac Islands

Described for residential relaxation, these islands should be planned. Open web pedestrian path may be employed. walkways around islands and streets are

Blinghempton Road

Democrat Road

Above Sweedsboro-Blinghempton Road from Town Hall Station Road to Harmony Road.

Along Town Hall Station Road.

Follow:

Memorial Avenue to the Newaymesy School.

On both sides of the Newaymesy Creek between Democrat and Sweedsoro.

New bikeways are recommended throughout the residential areas of the community and

Pikeveways

should be comparable to existing sidewalks. Location of proposed bikeways as

Public Transportation

according to the community, additional service is not warranted at this time. Currently, New Jersey Transit serves Greenwhich Township with two stops in the morning and four stops in the evening to Philadelphia and Wilmington. In addition, an agency of Greenwhich Township provides weekly bus service to malls and shopping areas. Given the

Choocher Company provides weekly bus service to malls and shopping areas. Given the

Choocher Company provides weekly bus service to malls and shopping areas. Given the
SUMMARY/RECOMMENDATIONS

Traffic volume and peak vehicular flow

For fair share contributions should be in place as part of the approval process. Improvements may not be required until the need is warranted. However, the mechanism of the review board may require a program contribution for on-street improvements. Those competitive developments can receive a prescriptive, over-programmed road, the average annual daily traffic flow (AADT) is generally 10% of the ADT.
should be provided for 55 to 65 cars while in operation.

Emergency Coordination Center and Court to be adequately served. In addition, Parking

has a total of 6,744 square feet of space is required for the Police, Ambulance and

responsibilities, public access, operations, integration and detention. The conclusion is

there is inadequate space for administrative

one-third of what is actually needed.

less than

use, a Parking Facilities Planning Study indicated the existing police facilities are

use of the physical condition of existing facilities being considered for conversion to municipal

police department, court, ambulance, and community services. The study also assessed

the Townships' collective and other municipal functions are in need of additional space. In early 1989,

the Township's administration building was determined to be located in areas of the

To provide facilities in areas of the Township where there are deficiencies.

The goals of the community facilities element are:

The community facility plan is closely related to the land use element. As planned

elements that enhance the quality of life of any community.

a larger future population and their relationships to surrounding areas. These are the

examine for their ability to provide for their population, their ability to serve

buildings' parks and recreation provide services that are vital to any community. Those

Community facilities such as schools, libraries, museums, parks, hospitals, churches, retail

D. Community Facilities

MUNICIPAL COMPLEX AND POLICE FACILITIES

visited facilities.

To broaden the range of facilities to meet the demands of a growing population with

uses.

To replace facilities that are obsolete or are unable to meet future demands on their

the facilities being located in close proximity to the population they are intended to serve.

can be incorporated as part of these development concepts. This will result in community

development and cluster development. Community facilities are advanced, along with the

Community planning.
A new municipal structure should establish a positive statement consistent with the upgrading and "sprucing up" of buildings on Broad Street. The effect of building a new "campus" of administrative functions.
GIBBSTOWN FIRE COMPANY

The main Fire Department is located at Walnut and Washington Streets. There is a fire substation at the eastern side of town, also on Broad Street. The fire service is an ‘on-call, mutual-aid’ service, meaning it is a volunteer company that aids adjacent communities as requested. There are 26 to 30 active, volunteer firefighters in the total company of 60 people. Currently, the equipment is not centralized. The Fire Chief would prefer a single fire station, large enough to accommodate all of the equipment. Space is severely limited at the existing building. Fire Department movement is complicated by other functions that take place at the municipal center and a new station would eliminate parking conflicts, etc.

GIBBSTOWN AMBULANCE CARE

Gibbstown has a volunteer ambulance service. There is a need for an ambulance building since none exists at the moment. In light of the need for a new fire house, the township funds for construction of a new Fire Hall would allow police expansion into the existing fire station leaving the fire station for the Ambulance Care Unit. This approach may well be a first phase for municipal expansion.

EDUCATIONAL FACILITIES

The Broad Street School houses grades K through 8 in Gibbstown. Enrollment as documented in the 1990 census is as follows:

<table>
<thead>
<tr>
<th>School Enrollment and Type of School</th>
<th>Enrolled in Pre-Primary School</th>
<th>Enrolled in Elementary of High School: Public School</th>
<th>Enrolled in College: Public School</th>
<th>Total Students</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>71</td>
<td>804</td>
<td>237</td>
<td>1,281</td>
</tr>
<tr>
<td></td>
<td>Private School</td>
<td>Private School</td>
<td>Private School</td>
<td></td>
</tr>
<tr>
<td></td>
<td>44</td>
<td>43</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

St. Michael's Parochial School was closed in 1987-88 and is currently leased by the Gloucester County Vo-Tech School. St. John's Parochial School in Paulsboro and St. James High School also enroll children from Gibbstown. The Nekquasey School is a facility located on Swedesboro-Billingport Road. Currently, 100 students attend this facility.
Churches

- Christ Presbyterian Church
- Gospel Tabernacle Church
-Commonwealth United Methodist Church
- St. Michael's Roman Catholic Church

Represented in Gibbstown.

Churches

Need a new home.

Reorganization of library may be used for some other purpose; the library may
recommend for non-book items. The future of the library is not yet in the near
is limited to re-organization of books allows for efficient use of space. Additional space is
Currently, the library is in the Newbury School on Sweederson Road. Although space
Greenwich Township continues to adhere to the "Mandatory Source Separation and Recycling Act" as established in 1987. Under this program, single-family detached homes receive municipal trash pickup, seasonally collected recyclables include glass, aluminum, plastics, and newspapers. Townhomes and condominiums are required to provide a private hauler for pickup at centralized locations. The township provides additional opportunities for residents to drop off recyclables at the municipal building for use by all township residents as required by the Act. Their center provides additional opportunities for residents to drop off materials.

Gloucester County anticipates that, in the near future, capacity at landfills will diminish. Ultimately, this situation impacts residents, businesses, and the municipality by increasing costs for removal of trash. Recycling can play a role in slowing the progression of landfill capacities by requiring all institutional and commercial users to recycle.

Under the mandatory recycling program, municipalities are required to provide residents with recycling containers. Recycling can play a role in slowing the progression of landfill capacities by requiring all institutional and commercial users to recycle.

The plan also recommends that the county develop a recycling program for multi-family developments to ensure that sufficient areas are provided for recycling drop-off centers.

In order to be responsive to current regulations, this plan recommends that the Township's recycling ordinance be amended to include the collection of plastic and #1 and #2 bottles. The plan also recommends that a source reduction program be implemented. Source reduction is any activity by an individual, business, institution, or government that decreases the amount of material that would otherwise have been recycled or placed into a landfill. The Township's successful recycling program will become more important as the cost of solid waste disposal increases and land space for disposal becomes scarce.
opportunities for his citizens (Example #10).

responsible to the economic market conditions in order to generate new trails and job

Creeview Township continues to adequately balance its land use opportunities to be

middle management, thus contributing to support the economic growth of the community.

and initial employment for recent high school graduates as well as career opportunities for

teaching centers are healthy. The hope for the real estate market will include part-time

at 2.75%. This would suggest that the economic conditions of the region are well as

According to the 1990 census data, the unemployment rate in Creeview Township stood

the Township and the potential of providing additional employment opportunities.

An important element of the planning process is to assess the economic environment of

extract new business opportunities anticipated to grow at 1% to 3% of land area per year.

cover building in neighboring communities. Creeview's industrial district continue to

of the office market remains non-existent as a result of

over the next six-year period. The office market remains non-existent as a result of

It is anticipated that new commercial and service business will be attracted to Creeview

diverse economic development that can be supported as changes in the market occur.

the balance of industrial, office and commercial amenities of the land use plan provides

Impacts on existing residential neighborhoods

provide for personal service shops, art shops and retail service offices that have minimal

park a mix of commercial, office park and residential zones that will support development. As a component to these districts, the plan continues to support zones that

variety of commercial districts. Close to 100 acres are available for commercial

Creeview continues to encourage growth along the Route 295 corridor by permitting a

The "balance" of land use will be achieved.

moderate increase of residential zones areas. Should Creeview be developed as planned,

This plan proposes an increase in non-residential opportunities while also preserving a

opportunities thus creating a balanced, self-sustained and well established municipality.

importance is balance residential growth with the growth of non-residential

Economic viability is important to the quality of life within any community. It is

F. Economic Development
<table>
<thead>
<tr>
<th>Tax Rate</th>
<th>Appportionment of Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.130</td>
<td>10.764</td>
</tr>
<tr>
<td>$86,404.38</td>
<td>Open Space</td>
</tr>
<tr>
<td>$335,413.10</td>
<td>Library</td>
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<tr>
<td>$6,015,202.00</td>
<td>School</td>
</tr>
<tr>
<td>$4,980,027.14</td>
<td>County</td>
</tr>
<tr>
<td>$6,401,173.51</td>
<td>Municipal</td>
</tr>
</tbody>
</table>

Budget: $1,792,824,220.13

(Exhibit #10)

Budget based upon 1998 tax rate
SUMMARY/RECOMMENDATIONS

The total land area dedicated to highway commercial use is now over 200 acres. The highway, which commercial districts are proposed at the Route 295 corridor interchange, addresses retail opportunities and provides economic and aesthetic benefits to a major transportation artery, along with measurable economic growth.

I-95 interchange, providing access to the development. This center, the South Jersey Shopping Center, was completed across Commerce Road and is the center for the major city center for commercial activity. The interchange is located at the junction of Route 295 and is adjacent to Exchange

COMMERCIAL RETAIL OPPORTUNITIES

New Opportunities

The Town Planning Board continues its focus on a number of undeveloped parcels within this triangle. An obvious commercial center on the north, South Jersey Avenue on the west, and the north, South Jersey Avenue on the west, and the east, Route 295. These areas are 597 acres of land, excluding certain roads with approximately 464 developable acres within. The Town Planning Board continues to focus on a number of undeveloped parcels within this triangle.
One service is available and contributes to the role of commercial and office

11. Announce the campaign in the newspapers and hold a meeting for all residents in the area.

commodity potential agents for success.

10. Meet with the entire Township staff and all governing bodies to make all members of the

| Establish a primary contact person for questions and information required.
| This information should be presented in a professionally prepared brochure cover.
| 7. Establish a packet of information consisting of:
| (a) and (b) a map of the area.
| (c) Industrial Development Committee Report.
| (d) The time table for completion of items listed above.

6. Establish a marketing fund for a brochure and advertise those streets Crescent.

5. Pursue the name change of Swedishboro Avenue.
C. Recreation

Neighborhood Playgrounds

The standards in proposed based on national parks and recreation standards.

The following is part of the Township's open space and associated recreational goals. The following is part of the Township's open space and associated recreational goals.

To accommodate athletic facilities.

To adequately provide present and future neighborhood with safe, accessible and

To integrate the Township's open space and school facilities so that both may serve the

To provide athletic fields for competitive sports for the children of Greenwich.

To accommodate athletic facilities.

The following include the following:

Provide shade and separation.

can be thrown and not area with bicycle paths, hills, jumps, etc. Landscaping should

then (1 - 15) will use two types of space: a general use field, where a frisbee of football

stars, balance beams, rope climbing area, zip line at the top of the area. Children six (6) through (10) are interested in movement—slides, see-saws, balance beams, rope climbing area, zip line. The age of eleven (11) to

part of this area. Children six (6) through (9) are interested in movement—slides, see-saws, balance beams, rope climbing area, zip line. The age of eleven (11) to

provision in close proximity to the play area. Icy, slippery, and bumpy should be a

provided in close proximity to the play area. Icy, slippery, and bumpy should be a

should be three to five acres in size and within walking distance of the people served.

A minimum standard of two acres per 1,000 residents is recommended. Individual sites

Grenwich citizens, demand for both active and passive recreation continue to grow. As

the population of Greenwich continues to increase, its recreational needs will increase.
Open Space Trails — One mile per 3,000 persons is recommended.

Fence and Fitness Trails — One mile per 1,000 persons is recommended.

These should link homes with the central recreation area and service

Bike Trails — One mile of trail per 1,000 persons is recommended.

Picnic Areas

1 field per 6,000 persons
1 field per 3,000 persons
1 field per 2,000 persons

Playfield Areas

A recommended standard is one court per 1,500 persons.

Tennis Courts

2,000 persons.

A recommended standard is one hard-surface play area with basketball nets for every 1,500 persons.

Basketball Courts and Court Games

A recommended standard is one softball diamond for every 3,000 persons.

Softball Diamonds

A recommended standard is one diamond for every 3,000 persons.
Money for the land would come from voluntary contributions by developers in lieu of providing facilities. A user fee should be established for public use of land and facilities. A user fee would help defray the cost of the park. The Public Improvement Board would decide the participation of fee charged, the costs, and the expenditures for park improvements.

The standards can be implemented through the approval process for new subdivisions by the County. In the community, indoor ice skating, indoor roller-skating, squash, racquetball, or a health club, tennis, etc., should be considered. The community standards do not preclude commercial activities such as an indoor water park, community pool, or community center. A pool with 4,500-5,000 people is recommended. A community pool for every 2,500 people is recommended. A pool served by 15 persons at one time is preferable.

(Chamber of Commerce, the community, may provide these facilities if there is support from the community.)

A Community Recreation Center should serve all ages. This facility should include a gymnasium, multipurpose social rooms, game rooms, and arts and crafts, dance rooms and examination rooms.

One ice-skating rink (85 x 150 ft.) for each 10,000 residents is suggested. Tennis courts.

Optional facilities:
<table>
<thead>
<tr>
<th>$00'000.00</th>
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</thead>
<tbody>
<tr>
<td>Associated Landscape</td>
</tr>
<tr>
<td>$30'000.00</td>
</tr>
<tr>
<td>Associated Parking</td>
</tr>
<tr>
<td>$00'000.00</td>
</tr>
<tr>
<td>Associated Lighting</td>
</tr>
<tr>
<td>$00'000.00</td>
</tr>
<tr>
<td>Parkland</td>
</tr>
<tr>
<td>$20'000.00</td>
</tr>
<tr>
<td>Trail (8', wide pathways)</td>
</tr>
<tr>
<td>$00'000.00</td>
</tr>
<tr>
<td>Tennis court (2 courts)</td>
</tr>
<tr>
<td>$35'000.00</td>
</tr>
<tr>
<td>Softball field</td>
</tr>
<tr>
<td>$00'000.00</td>
</tr>
<tr>
<td>Soccer field</td>
</tr>
<tr>
<td>$00'000.00</td>
</tr>
<tr>
<td>Playground with 10 lot</td>
</tr>
<tr>
<td>$00'000.00</td>
</tr>
<tr>
<td>General use field</td>
</tr>
<tr>
<td>$00'000.00</td>
</tr>
<tr>
<td>Football field</td>
</tr>
<tr>
<td>$00'000.00</td>
</tr>
<tr>
<td>Basketball court</td>
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<tr>
<td>$00'000.00</td>
</tr>
<tr>
<td>Baseball field</td>
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<tr>
<td>$00'000.00</td>
</tr>
</tbody>
</table>

The following chart is recommended as a measure of value when calculating fee in lieu. Contributions will be updated every two years.

The following chart is recommended as a measure of value when calculating fee in lieu. Contributions will be updated every two years.

The chart is designed to assist the community in the purchase of additional lands for recreation purposes. It will help the township in planning recreation facilities and ensuring that the township has enough space for future needs. The chart will also help determine the cost of the additional lands and ensure that the township has enough space for future needs. The chart will also help determine the cost of the additional lands and ensure that the township has enough space for future needs. The chart will also help determine the cost of the additional lands and ensure that the township has enough space for future needs. The chart will also help determine the cost of the additional lands and ensure that the township has enough space for future needs. The chart will also help determine the cost of the additional lands and ensure that the township has enough space for future needs.
Position of the Township:

The Township, as described by the Plat for the Township, is essentially rectangular in shape. The Township would welcome a new

maintenance of a positive recreational service provided by the private sector.

It is recommended that the eastern boundary of the Township be

Other Facilities

Homesowners Association

The Township should consider the declaration of the residential area as a

an additional maintenance and for long-term upkeep of the facilities. Should the

Parkland and active recreation areas proposed for dedication to the Township should have

Maintenance of Recreational Facilities

Pedestrian crossings should be employed for parks.

Pedestrian crossings should be employed for parks.

Pedestrian crossings should be employed for parks.

Pedestrian crossings should be employed for parks.

The bikeway should be considered a necessary part of the

The bikeway should be considered a necessary part of the

The bikeway should be considered a necessary part of the

The bikeway should be considered a necessary part of the

Greenwich Township’s bikeway/pedestrian routes are an integral part of the

Bikeway/Pedestrian Route
Greenwich Lake

Space per two fishermen. A boat launch and fishing opportunities are available at

Fishing — one acre of public access in a lake; one boat per dock per lake; one parking

Canoeing — one person per 1/4 mile of stream, 1/4 mile of stream per canoe.

Optional Facilities
The Township's needs are based upon current population. The Township needs recreation facilities in the Township. The Township's inventory outlines the number of quality recreation fields in the Township.

<table>
<thead>
<tr>
<th>Public Access—Public Park Company operated in cooperation with Greenwich Township.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Baseball field</td>
</tr>
<tr>
<td>1 - V.F.W. Post (private)</td>
</tr>
<tr>
<td>1 - Basketball court</td>
</tr>
<tr>
<td>St. Michael's School (private)</td>
</tr>
<tr>
<td>1 - Soccer</td>
</tr>
<tr>
<td>1 - Playground</td>
</tr>
<tr>
<td>1 - Basketball court</td>
</tr>
<tr>
<td>1 - Pool</td>
</tr>
<tr>
<td>2 - Baseball fields</td>
</tr>
<tr>
<td>2 - Baseball fields (private)</td>
</tr>
<tr>
<td>2 - Soccer</td>
</tr>
<tr>
<td>2 - Swimming areas</td>
</tr>
<tr>
<td>Paulsboro HS Field</td>
</tr>
<tr>
<td>1 - Play area</td>
</tr>
<tr>
<td>2 - Picnic tables</td>
</tr>
<tr>
<td>1 - Street hockey court</td>
</tr>
<tr>
<td>1 - Basketball court</td>
</tr>
<tr>
<td>1 - Soccer</td>
</tr>
<tr>
<td>1 - Swimming area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SOUTH TOWNSHIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Baseball</td>
</tr>
<tr>
<td>1 - Pitch and field</td>
</tr>
<tr>
<td>1 - Football</td>
</tr>
<tr>
<td>2 - Baseball</td>
</tr>
<tr>
<td>Greenwich School</td>
</tr>
<tr>
<td>1 - Play area</td>
</tr>
<tr>
<td>2 - Picnic tables</td>
</tr>
<tr>
<td>1 - Street hockey court</td>
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<td>1 - Basketball court</td>
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<tr>
<td>1 - Swimming area</td>
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<tr>
<td>2 - Swimming area</td>
</tr>
<tr>
<td>North School Avenue</td>
</tr>
<tr>
<td>1 - Play area</td>
</tr>
<tr>
<td>2 - Picnic tables</td>
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<tr>
<td>1 - Street hockey court</td>
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<tr>
<td>1 - Basketball court</td>
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<tr>
<td>1 - Swimming area</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>EAST TOWNSHIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Baseball</td>
</tr>
<tr>
<td>1 - Pitch and field</td>
</tr>
<tr>
<td>1 - Football</td>
</tr>
<tr>
<td>2 - Baseball</td>
</tr>
<tr>
<td>2 - Soccer</td>
</tr>
<tr>
<td>2 - Swimming areas</td>
</tr>
<tr>
<td>1 - Street hockey court</td>
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<tr>
<td>1 - Basketball court</td>
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<td>1 - Swimming area</td>
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<td>2 - Swimming area</td>
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<table>
<thead>
<tr>
<th>WEST TOWNSHIP</th>
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</thead>
<tbody>
<tr>
<td>1 - Baseball</td>
</tr>
<tr>
<td>1 - Pitch and field</td>
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<tr>
<td>1 - Football</td>
</tr>
<tr>
<td>2 - Baseball</td>
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<tr>
<td>2 - Soccer</td>
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<tr>
<td>2 - Swimming areas</td>
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<tr>
<td>1 - Street hockey court</td>
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<td>1 - Basketball court</td>
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<tr>
<td>1 - Swimming area</td>
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<tr>
<td>2 - Swimming area</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>INVENTORY OF PUBLIC AND PRIVATE RECREATION SITES IN GREENWICH</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Baseball</td>
</tr>
<tr>
<td>1 - Pitch and field</td>
</tr>
<tr>
<td>1 - Football</td>
</tr>
<tr>
<td>2 - Baseball</td>
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<tr>
<td>2 - Swimming areas</td>
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<tr>
<td>1 - Street hockey court</td>
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<td>1 - Basketball court</td>
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<td>1 - Swimming area</td>
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<td>1 - Street hockey court</td>
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<td>1 - Basketball court</td>
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<td>1 - Swimming area</td>
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<table>
<thead>
<tr>
<th>GREENWICH TOWNSHIP</th>
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<tbody>
<tr>
<td>1 - Baseball</td>
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<tr>
<td>1 - Pitch and field</td>
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<td>1 - Football</td>
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<tr>
<td>2 - Baseball</td>
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<td>1 - Street hockey court</td>
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<table>
<thead>
<tr>
<th>RIDGEFIELD TOWNSHIP</th>
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</thead>
<tbody>
<tr>
<td>1 - Baseball</td>
</tr>
<tr>
<td>1 - Pitch and field</td>
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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>1 - Baseball</td>
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</tr>
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<tr>
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<td>1 - Street hockey court</td>
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<thead>
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<td>1 - Street hockey court</td>
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<tr>
<td>1 - Basketball court</td>
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<tr>
<td>1 - Swimming area</td>
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<tr>
<td>2 - Swimming area</td>
</tr>
<tr>
<td>Facility</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td>Baseball</td>
</tr>
<tr>
<td>Basketball</td>
</tr>
<tr>
<td>Football</td>
</tr>
<tr>
<td>Tennis</td>
</tr>
<tr>
<td>Softball</td>
</tr>
<tr>
<td>Rinks</td>
</tr>
<tr>
<td>Trails</td>
</tr>
<tr>
<td>Parks</td>
</tr>
<tr>
<td>Beaches</td>
</tr>
<tr>
<td>Swimming</td>
</tr>
</tbody>
</table>
New developments should program a minimum of 10% urban open space for development adjacent to those lands.

Access to pedestrian and proposed open areas should be planned as part of any trails.

Open space and parks should be linked to one another through bike systems and constructed additional facilities. Funds would be utilized for long-term maintenance.

New development should be programmed to make a contribution in lieu of

Major new facilities will not be required.

However, repairs and maintenance mechanisms need to be implemented.

Greenwich Township’s recreational facilities are adequate for the community’s needs.

**SUMMARY/RECOMMENDATIONS**
Township’s main routes: 
Censtream be influenced to prohibit development within the critical edges of the 
preserve Greenwich’s visual resources, the plan continues to recommend that a scenic 
its rural roads are bordered by a simple, well-protected and attractive landscape. To 
Due to the small amount of development that has occurred in Greenwich to date, most of 

**SCENIC CORRIDORS**

- To maintain the Township’s woodland vegetation.
- To maintain the agricultural use of prime farmland.
- To encourage and promote the rural atmosphere of the Township and the continued
- To ensure the health and purity of Township fresh water resources.
- To increase the maintenance of the natural drainage system.
- To conserve and enhance the wildlife habitat of the Township.
- To maintain the visual quality of the Township along its roads, streams, open spaces.
- To maintain the visual quality of the Township along its roads, streams, open spaces.

The goals of the Conservation Element are:

- Encouraged amenity. The importance of scenic corridors, mayor woodlands and open space should be
- When reviewing development applications, public access to natural areas is an important
- The conservation of these resources should not be overlooked
- Greenwich Township is unique in the diversity and quality of its soils, stream corridors,

**Wall Whiting**

- "We must not know too much or be too precise, or scientific about birds, and trees"
- "Because, perhaps, ignorance, carelessly helps your employment of things."
Insurance restrictions make other areas more desirable.

Within the 100-year floodplain (under certain conditions), safety considerations and floodplain and are subject to severe flood hazards. Although development is possible, development is discouraged, and areas are designated as "F" on the map, "X" in "100-Year Floodplain Designated Areas," and "A" in "Areas that are Opportunities are Designated as "P" and "C" on the map". The Federal Emergency Management Agency views other floodplain development as undesirable, but the potential for development is not negligible.

Information regarding floodplains is derived from the National Flood Insurance Program.

**Floodplains**

Developments are proposed at 100 to 150 feet and do not significantly impact potential hillside corridors or connect wetland areas. These connections are important to maintain the ecological integrity of New Jersey's wetlands and provide opportunities for wildlife, recreation, and tourism. Conservation Corridors have been established to develop these buffer corridors. The goal of the Conservation Corridor Program is to develop these areas to support the needs of wetlands and buffers. Wetland buffers of at least 150 feet are in place along most of these corridors. Wetland areas are extensive and amount to a considerable amount of wetlands property on two water bodies: the Delaware River and the Passaic River. Wetlands have an extensive amount of wetland property on two water bodies: the Delaware River and the Passaic River. Wetlands have an extensive amount of wetland property on two water bodies: the Delaware River and the Passaic River.

**Conservation Corridors**

The plan recognizes the continuing preservation of scenic corridors through the Townships. The needs of natural and human residents of Greenwich conservation of open space as well as those areas suited for recreational activities to serve the needs of the Townships. The preservation of areas that present an opportunity for development while maintaining the ecological integrity of New Jersey's wetlands and buffers is crucial. In order to maintain the public interest, the establishment and preservation of open space is the only criterion to the possibility of over-crowding.

Open space in Greenwich, which derives much of its aesthetics from its rural character, is one of the pressures shaping development in Southern New Jersey, the desire of people.
LEGEND

A4
Areas of 100-year flood, base flood elevations and flood hazard factors determined.

Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one ft. or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood.

Areas of minimal flooding.

GREENWICH TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

FLOODPLAIN MAP
MARCH 1999

Scale: 1"=1000'

Data for the soil analysis was compiled from the Gloucester County Soil Survey published by the United States Department of Agriculture Soil Conservation Service and from site visits in the Township. (Exhibit #12)

The purpose of analyzing the soils of a given site is to determine the suitability for building. Three factors for each soil type found in Greenwich were analyzed: (1) depth to seasonal high water table, (2) ability to support building construction, and (3) septic field suitability. If all three factors were determined positive, the soil was designated as an opportunity for development on the Soils Map. If all three factors were determined poor, the soil was mapped as a constraint for development. If only one or two factors were determined positive, the soil was considered neither an opportunity nor a constraint and should be analyzed on a site-specific basis.

Development opportunities - soils with three good factors: DoB, IaB, SII, SIC, StC, StB.

Restrictions - soils with three poor factors: Ad, Fa, Fd, Mc, Mf, Pg, Tnm.

Exhibit #12

76
<table>
<thead>
<tr>
<th>Depth</th>
<th>Surface</th>
<th>Area</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poor</td>
<td>0.10</td>
<td>0.10</td>
<td>Sandy loam and Drenage (near or below sea level)</td>
</tr>
</tbody>
</table>
| Poor  | 0.10    | 0.10 | Sedimentary soils 
| Good  | 0.10    | 0.10 | Sedimentary sandy loam |
| Good  | 0.10    | 0.10 | Sedimentary sandy loam |
| Good  | 0.10    | 0.10 | Sedimentary sand |
| Good  | 0.10    | 0.10 | Sand dunes and gravel bars |
| Poor  | 0.10    | 0.10 | Muck and gravel beds }

**SOIL ANALYSIS**
The wetlands areas shown on the Wetlands Map (Exhibit #13) offer unique opportunities for passive recreational activities. For preservation of wildlife and vegetation, and for development. Jersey Department of Environmental Protection. These areas are restricted from these regulations and performance requirements. For the development. The wetlands areas. From high marshes to cedar forests, support the most diverse}

The wetlands in Greenwich occur along the streams and drainage ways flowing into the

Wetlands data was compiled from National Wetlands Inventory Plans published by the

Wetlands Map (Exhibit #13) offers unique opportunities for passive recreational activities.
The Conservation of Environmentally Sensitive Zones

Greenwood Township has a series of environmental constraints that limit new

Conservation of Environmentally Sensitive Zones

Promontory-Ramsey-Mahogany aquifer system is the main aquifer in Greenwood Township. They are 30 feet below the surface at the Delaware River and slope to the southeast. Prominent features of the sediments and surficial deposits of the Pre-Cretaceous Age. Cretaceous is the Quaternary Age. They are unconformable sedimentary deposits in the area. Fossils are part of the Atlantic Coastal Plain and range in age from the Cretaceous.

Promontory Group, the Mahogany Formation and the Monticello Formation. The exposed geologic formations in Greenwood Township are the Ramon Formation and

Geology/Surface Hydrology

Sheet. Topographic lows occur along the drainage ways. Topographic highs occur in the center of town and on the eastern border above Broad Street.

Township. All water drains into the Delaware River, a tidal river.

The major drainage basin of the Reapauto Creek and the various tributaries drain the

about 34°

Geomorphic

The Township is located on the edge of the Inner (Atlantic) Coastal Plain Physiographic Province with the Delaware River running above the northern border. The land can be

Physiography
The proposed Land Use Map (Exhibit #13) illustrates the areas of significant concern from an environmental point of view. Any anticipated development must conform to all regulatory provisions concerning these environmental attributes. New subdivision designs should embrace these areas as benefits and link the development to these beautiful resources.
Conserve trees throughout the design and approval process. Efforts of the proposed development can be known. All efforts should be made to protect the six acres of wood (minimum at least 30%) and no masses, so that the trees may serve. Applications for development approval should locate and identify trees that may serve.

Special stands of native woodlands and specified trees should be conserved due to their service. Applications for development approval should locate and identify trees that may serve.

Lay out and construct a series of nature trails as part of the Township's preservation program.

Encourage civic programs to educate incoming residents about the nature and type of vegetation.

Purchase wooded land in Northern Greenwich as part of a dual conservation.

Establish clearing limits as specified in the land use element.

**Recommended conservation steps are:**

- **Stream corridors.** These areas should be protected and enhanced as wildlife corridors.
- **Forest areas.** The most continuous areas of native vegetation occur along the stream corridor. The forest supports a rich diversity of vegetation, ranging from tall hardwoods to oak-pine forests.
- **Vegetation.**

  - Selecting trees to shade the energy of the winter sun.
  - Deciduous trees are recommended on west-facing exposures to intercept summer's heat.
  - Residential structures and on north-facing exposures.
  - Underwood of evergreen material are recommended both on north-facing exposures.
  - Window openings on northern exposures should be limited in size and number.
  - New structures should be oriented toward southern exposure.

**Development:**

- Reduce energy demands by reducing operating expenses and to all regional energy users by reducing energy that they need. The following techniques are recommended for all new land developments:

**Energy Conservation Through site Planning:**
Informal Recreation on the Green

- A municipal tree maintenance program should be developed.

- A municipal tree-planting plan should be created.

- A shade tree commission or advisory board should be established.

- Hedgerows should be used as buffers where appropriate.

- Waived unless trees are destroyed.

- Protection of wooded areas should be encouraged; street tree requirements should be

- Green ash and white ash are recommended as street trees.

- Successful indigenous or naturalized species such as red oak, sugar maple, red maple,

Implement measures for planting. The following measures are recommended:

Township Shade Tree Committee: Street tree locations should be determined and a plan

STREET TREES

The downtown area requires additional street trees. With the help of the Greenwich
4. Conservation and open space land should be incorporated into development plans as an asset.

3. Storm water should be controlled and directed prior to entering conservation areas.

2. Development adjacent to conservation areas should provide access and views to these areas relative to the site.

1. Any development proposal needs to be assessed for wetlands, floodplains, and soils.
is designed at one million gallons per day. The capacity of this plant
is estimated at approximately 700,000 to 720,000 gallons per day. The present treatment
process is the activated sludge process that has been in operation since 1974. The facility
was designed to handle 1.2 million gallons per day. The facility was built in
Greenwich Township runs its own wastewater treatment facility. This facility was built in

WASTEWATER MANAGEMENT

The daily average per gallon usage was 90,560 gallons per day. The daily average was 2,390 MGD in 1997. The Department of Environmental Protection is the agency responsible for the operation of the

WATER SUPPLY

WATER SUPPLY
4. Provide capital funding for improvements to water treatment and wastewater treatment facilities.

3. Maintain independence of the wastewater treatment plant in order to control their services: Required.

2. Review the present book-up fee to accommodate the expanded wastewater and water services.

1. Prepare the feasibility 208 and 201 plans for the expansion of wastewater treatment and

**SUMMARY/RECOMMENDATIONS**

areas of office/home industrial

additional 500,000 gallons of capacity would permit 625 new homes and 250 additional residents. When this development is "on-line", additional expansion will be necessary.

when the development of the development mentioned above is completed. The Township Water Authority, Township Water Authority, Township Water Authority, and Expansion of the Township Water Authority plans are not expected to be provided by the Glenoaks

in the long term. The Township Water Authority also has suggested that the installation of an improved backup power supply system for the plant and the station would also improve capacity.

the ventilation system to speed up the drying process should also be considered. The overall and providing feel for the plant drying operation. Improvement to handline system. Improvements would include improving the "dry beds", providing a one million gallons per day. A recommendation has been made to invest in the study however, the Public Works Director has expressed concern regarding the ability to meet...
In recent years our society has become increasingly conscious of the preservation of historic resources such as landmarks, residential neighborhoods, and commercial districts. These landmarks represent the development and character of a community, and preservation efforts aim to maintain their integrity.

H. Historic Preservation

...
The proceedings of the Gibbstown Public Library and Reproduced Here:

A post office was dedicated on a Saturday afternoon in March 1958.

In November 1979, the Gibbstown M.E. Church was dedicated.

Blown completely out

is under the personal supervision of Mr. J. P. Park.

Two-year-old women are soon to be employed at the mixing of the chemical compound.

Gibbstown's new homes will be erected on the road, which measured nearly 700 acres.

In the newspapers of the time, it was reported that the purchasers of property along the Delaware River, near Gibbstown, intended to engage in the manufacture of gain powder and explosives near Gibbstown. However, was not without its dangers. In 1884 an

I cannot go back farther to 1833.

The second article is authored by Oliver "Quaker" Daniel's entitled a Brief History of Gibbstown, New Jersey available at the Gibbstown Public Library and Reproduced Here:

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I cannot go back farther to 1833.
minutes to reach Gribbstown without parking a car, as the collector did not know what the road would be. If took him 55

inventor of the Food Macaroni, drove it at Dun Poon. He passed the Glencoe College.

May 5, 1913. The first automobile came through Gribbstown. One Hiram Hall, the

Refractory 18, 1913, Christian Crumpler opened a Grocery store.

company where we could get wages and had to be known before we could get them cashed.

In 1907, cleanhouse checks were paid to the employees of Dun Poon Works. It was the

In 1900 the Fire Company was organized.

Refractory 18, 1896 there was a regular service in the Gribbstown Hotel parlor.

The building now the Glidden Apartments were built for spoke in 1899.

and reaching as far as Meridanville. If continued considerable damage.

August 19, 1884, a severe cyclone passed up the Delaware River reaching heavily inland.

respect to our community.

friend. Dr. C. L. Ullmer, who settled in our midst. He has proved himself a valuable

Athens. and the present stone church was built. 1916 saw the coming of our esteemed

for $7,000. The Methodist Church was a frame building and in 1916 it was sold to Mr.

A man on a hill—when he looks out over the city, he is the old

The Public school was a two room stone building and in 1916 was sold to Thomas

have it

hill was not as high as the hills that had to be paid on it so they let Gribbstown Township

land where stands the present Old Companytoday. The school is the old

boundaries and establish our own Township. If there is a Township did not want the

Gribbstown was held to Punsbororo in 1890 we decided to drive from the mother

before election

dwellings. The roads were of loose sand and only got scraped down once a year—just

employing about 150 men and about 20 women. The town now had about forty

from a quarter was offered to me for the sum of five S. 400. At that time Dun Poon was

street and all the land from John Smidt to the Dumare good—none of the

sides between the railroad tracks and the main road all the way to Chrems at Herman.

Front—I which consisted the road present crosses from the bad and Remington Avenue. Both

I arrived in Gribbstown in 1887, prior to the Blizzard of 1888. I lived on the Satisfaction
The leading men in the community at this time were: Benjamin T. Irish, Eli Allen, Frank
Dunne, William B. Tressy, Samuel Cram, John C. Armstrong.

There were no automobiles, movies, radio, or television and a fight could start in a
minute and no one thought anything of it.

People were fishing with a string net and were caught a full basket of crappies, suckers,
In the early days of this settlement wages were $1.35 a day (10 hours). Nearly all of the
October 9, 1941, was the hottest day since 1870. It was 94 in the shade (3:00 p.m).

In 1941, (Sept 20) the new firehouse was dedicated.

In 1940, the Roman Catholic rectory was built.

February 9, 1934 was the coldest day in 93 years (below),
In 1929, the water works was built through Greenview Township,
In 1922, the concrete road was built through Emmons Township.

July 1918, we had a case of small pox in the village.

April 4, 1918 Easter Sunday, there was 4 1/2" of snow.

1916--Henry Huger built a block of concrete stores now occupied by Jim Boone.

1916--Du Pont built 16 new houses known as Du Pont Villa.
The history of the development follows:

A brief history of their development follows:

The Du Pont Company and the Mobil Oil Corporation have had a significant impact on

Du Pont / Mobil Oil History
Community Facilities Maps are important architecturally.

Residents in Gibbstown. Also, some of the buildings in Gibbstown on the day. The Township has some like 1970 and early 20th Century structures mainly.

Greenwich Township has retained much of its small town quality to the present.

Gibbstown: A Retrospective

America once worshipped from the Middle East, Asia, the North Sea and Japan.

holding approximately 100 million gallons of oil. The refinery recycles all of its 200,000,000 gallons of crude oil per day. The refinery's crude storage facilities are capable of advanced refineries in the world. The refinery is capable of processing 200,000 barrels per day.

Today, after several expansions and modernization programs, Mobile's catalytic cracker, the largest in the world, is the first to use this technology to manufacture the ethyl-ether.

In the mid-1970s, Mobile began the first commercial catalytic cracking unit. In 1980, the company decided to expand its ethyl-ether production to help meet the nation's energy needs.

The Model Oil Corporation, which it now owns, has been a major factor in the community since.
Approximate number of buildings (MAVR Associates)

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Broad Street</td>
<td>13</td>
</tr>
<tr>
<td>Valley Avenue</td>
<td>1</td>
</tr>
<tr>
<td>South Market</td>
<td>1</td>
</tr>
<tr>
<td>Democrat Road</td>
<td>1</td>
</tr>
<tr>
<td>Allen Avenue</td>
<td>1</td>
</tr>
<tr>
<td>Center Street</td>
<td>2</td>
</tr>
<tr>
<td>Oak Street</td>
<td>1</td>
</tr>
<tr>
<td>North Poplar Street</td>
<td>1</td>
</tr>
<tr>
<td>School Street</td>
<td>2</td>
</tr>
<tr>
<td>Patricia Avenue</td>
<td>1</td>
</tr>
<tr>
<td>Jackson Avenue</td>
<td>1</td>
</tr>
<tr>
<td>Keegan Avenue</td>
<td>1</td>
</tr>
<tr>
<td>Pine Street</td>
<td>1</td>
</tr>
<tr>
<td>Ashby Avenue</td>
<td>1</td>
</tr>
<tr>
<td>Railroad Avenue</td>
<td>1</td>
</tr>
<tr>
<td>Washington Avenue</td>
<td>1</td>
</tr>
<tr>
<td>Thompson Station Road</td>
<td>1</td>
</tr>
<tr>
<td>Thompson Avenue</td>
<td>1</td>
</tr>
</tbody>
</table>

*Note: Streets are identified as having historically significant buildings of the period.

*There are 49 structures on Broad Street constructed from 1875 to 1930. The following findings are summarized here:

**The MAVR Associates' study identifies historic streets and individual structures. Those streets and landscapes characterize the historic small town atmosphere.**

The residential streets north and south of Broad Street demonstrate various housing styles and architectural styles. Valley Road and Broad Street, unlike the Century Bungalows and American House, do not represent the mix of residential and commercial structures that included Delaware Avenue. The houses alone do not represent the historic center of a railroad district at the railroad intersection.

The summary of historically significant streets and buildings is as follows:
These buildings represent a link to our history and should be maintained. Owners of

Historically Significant Buildings

231 Broad Street c. 1950 Art Moderne
Volunteer Fire Building c. 1941
127 Patterson Avenue c. 1925 (American Restaurant)
Commercial Union Methodist Church c. 1879-1917
River Congress (R) c. 1910/1920
102 Regal Avenue c. 1875 (Victoria Bakery)
Phillipsport Road House c. 1820
I. A. H. House 50 Phillipsport Road c. 1790
Northeast Log Cabin c. 1638-48

*MAVR Associates: see appendix on the town of Greenwich, Township Municipal
Properties.
SUMMARY/RECOMMENDATIONS

All of the streets identified in the inventory have a value in the history of Gibbstown.

- New construction, in, around, or adjacent to these buildings on these streets should emulate the basic architectural characteristic of the neighboring properties.
- Additions and rehabilitation of units should be sympathetic to the historic features of the structure.
- The Development Review Board should review the architecture of any construction activity proposed on the above-identified streets.
- The streetscape of Broad Street is adequate, although some improvements should be implemented. Sidewalks should be continuous; gaps in sidewalks should be connected. A continuous Street Tree Program should be implemented for Gibbstown - first, along Broad Street, then on all of the side streets. Lighting is adequate although not decorative.
- The vacant structures along Broad Street require tenants. Broad Street's future appears to be local service, commercial, and residential. Any of these uses should be encouraged.
- The Township is considering a new Municipal Building/Police Addition. The architecture should be a building of 21st Century technology with the eclecticism of the early 1900's. The construction of a new building may re-institute the civic pride of Gibbstown residents, encouraging additional aesthetics (painting, siting) to existing buildings.

Sources

1. Under Four Flags - Old Gloucester County 1686-1964, editor Hazel B. Simpson.
2. Reminiscences of Old Gloucester by Isaac Mickle
3. History of the Counties of Gloucester, Salem and Cumberland, New Jersey
4. Old and Historic Churches of New Jersey
I. Continuation with the county for Housing Rehabilitation Programs for Residents on

HOUSING AND POPULATION

II. Reverse ordnances to implement various new design standards.

LAND USE

II. The council may act to phase the implementation over the next six years.

LIQUIDATION

I. The Township Council should establish capital fund and within their budgetary

CAPITAL IMPROVEMENT PROGRAM

A. The following list shall serve as a guide for short-term implementation:

PLAN IMPLEMENTATION

Upon acceptance of this document, the Township Council should immediately revise the
Greenwich

3. Pursue an aggressive marketing campaign to encourage businesses to come to

2. Provide services (water & sewer) for new office businesses to locate in Greenwich,

1. Continue to maintain existing industry.

ECONOMIC AND INDUSTRIAL GROWTH

3. Continue to expand all recycling efforts.

2. Review Library expansion every two years.

1. Make accommodations for expanded Township facilities (police, fire, ambulance,

COMMUNITY FACILITIES

8. Require all new developments to contribute to off-site improvements.

7. Establish a standard county right-of-way with 8" easements on each side of the street

6. Implement the Township-wide Bikeway Program

5. Widen the newly named road to four lanes as development progresses.

4. Establish a new name for Swedesboro Road.


2. Improve Broad Street as Swedesboro-Billinghurst Road.

1. Improve the Broad and Remiagro intersection with an increased turning radius and left

CIRCULATION
2. Provide architectural consistency to the historic features of houses along Broad Street.

1. Provide architectural review for all structures as identified in the report.

**HISTORY**

- Provide capital funding for improvements to water treatment and wastewater
- Establish a phased program to accommodate development
- The wastewater plant needs improved quality discharge and line expansions
- Extend the 208 sewer service area to the entire Township
- Extend the 201 water service area to the entire Township

**UTILITIES**

- Incorporate access to conservation areas as part of new developments
- Re-evaluate storm water into attenuation basins
- Begin a Shade Tree Program along all major Township and County roads
- Maintain high enforcement over illegal dumping in the tidal marsh and wetlands area

**NATURAL RESOURCES AND CONSERVATION**

- Provide 10% open areas in new developments

**Exercise**

- Establish a community-wide bike trail system linking recreational and school
- Establish a contribution in lieu of additional facilities
- Not provided on site

**RECREATION**

- Future development should provide maintenance funds if new recreation facilities are
The county. The plan is consistent with those documents and plans that have prepared for various facilities, services and land uses within the County. The County Planning Board has been coordinated with the County Planning Board.

The Master Plan is essentially compatible with the plans of Gloucester County. The

with tide hundred feet of woods and a waterfront.

Township, lands that are adjacent are agricultural. Many Creek separates these towns

School with the shrub arbor a buffer. In Logan Township and Woodrich

have been for years. Industrial and manufacturing exist adjacent to Paulsboro High

the Office Park District in Voorwerp. In Paulsboro, the uses are fully developed and

Greenwich is now adjacent to Office Campus in East Greenwich along with business

Greenwich and East Greenwich share a common border to the southeast. Office Park in

adjacent Boroughs and Municipalities.

points of conflict between land use boundaries of this Master Plan and land use of

Prepared with awareness of the land use designations of adjacent Boroughs

are but a few in this area. The Master Plan has been

Greenwich and adjacent Boroughs and Municipalities. The Master Plan has been

existed zoninng ordinance, the proposed Master Plan recommendations and the plans of

The background study on regional considerations sees the relationships between the

CONSISTENCY WITH ADJOINING COMMUNITIES

PLAN INTEGRATION

builten the tax base and the residents of Greenwich. To those entities, these capital funds should be programed over the years so as not to

exact Township contribution will depend upon state, county and developer contributions.

municipal financial reserves from these to one million dollars over the next eight years. The

These items, as they require expenditures, need to be budgeted into the Township’s
The State Development and Redevelopment Plan includes some mapping designations which are not entirely consistent with the long-range planning objectives of the Township. The major focus of the State Plan is to encourage growth within the existing growth corridors of the municipalities and to discourage growth in the rural agricultural portions of the state. The changes described below will be consistent with the overall objectives of the State Development and Redevelopment Plan.

- Greenwich proposes to amend a portion of the State Plan from Planning Area 5 (Environmentally Sensitive) to Planning Area 1 (Metropolitan). Planning Area 5 is inconsistent with the goals of the municipal redevelopment plan. The plan proposes a redevelopment overlay zone along its entire Delaware River. County planning support for this amendment since it is consistent with the long-range county planning goals for riverfront communities of Greenwich, Panisboro and West Deptford Townships. Exhibit #14 depicts the proposed change in the State Plan.

- The Township of Greenwich will provide development opportunities along its riverfront area and along the Route 255 corridor consistent with the goals of the plan thus maintaining its status as a major employment center within Gloucester County.

"Planes generally thought desirable are usually the remnants of a process of slow development, which occurred within sharp constraints of natural condition and cultural limitation and which have been enriched by continuous habitation and reformation."

Kevin Lynch
Managing the Sense of a Region