

Route 73 Proposed Rezoning

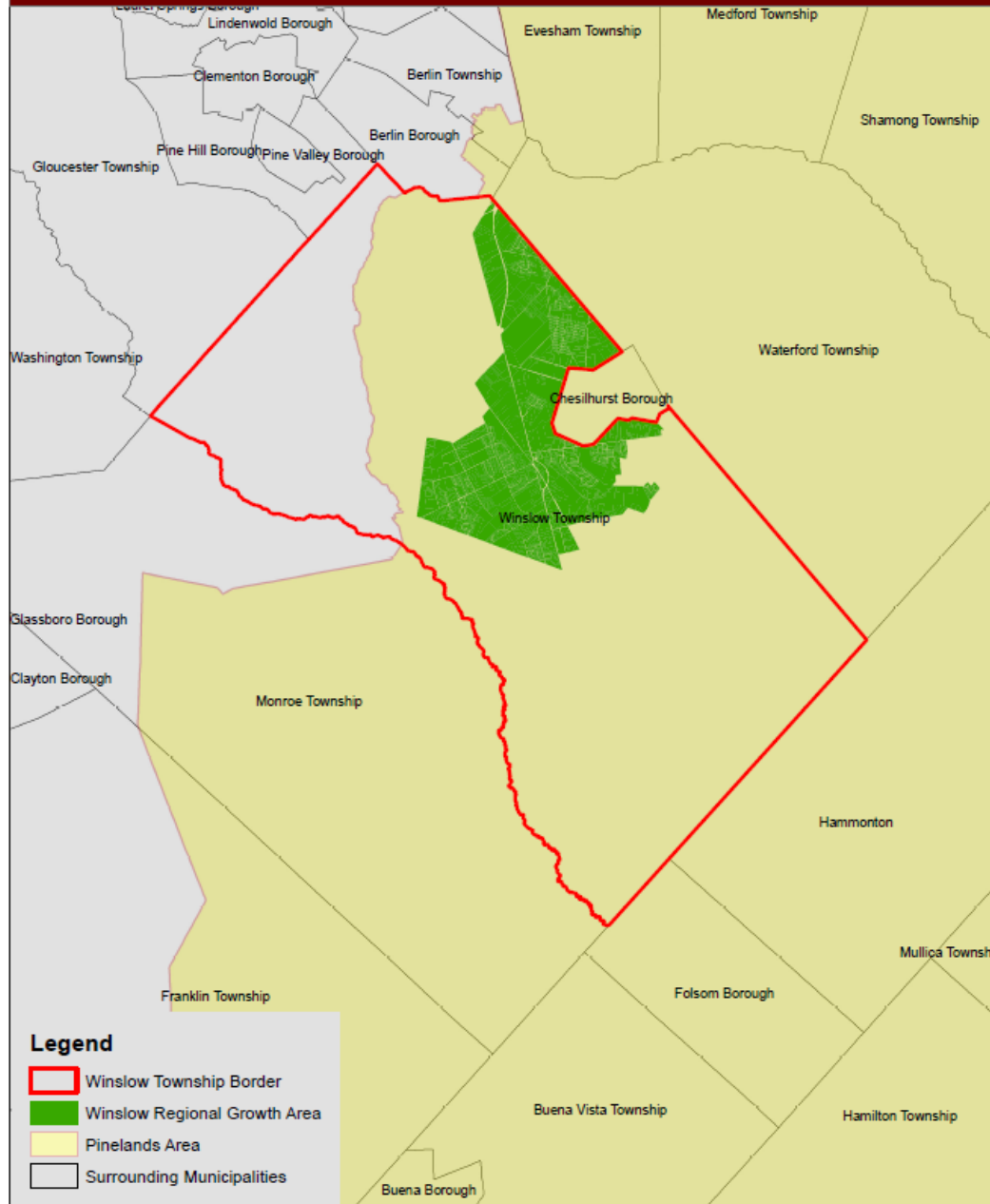
Prepared by



On Behalf Of



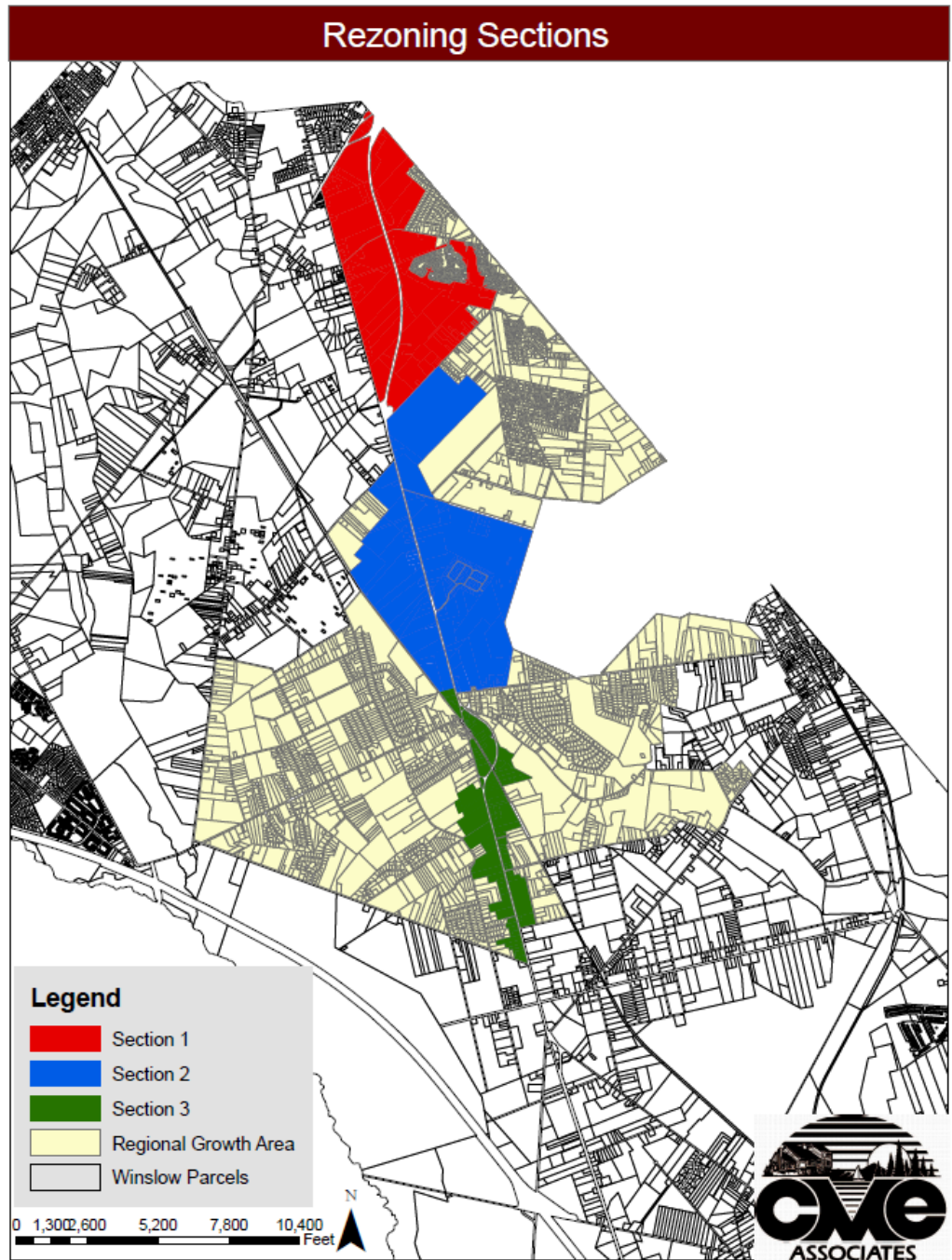
WINSLOW TOWNSHIP



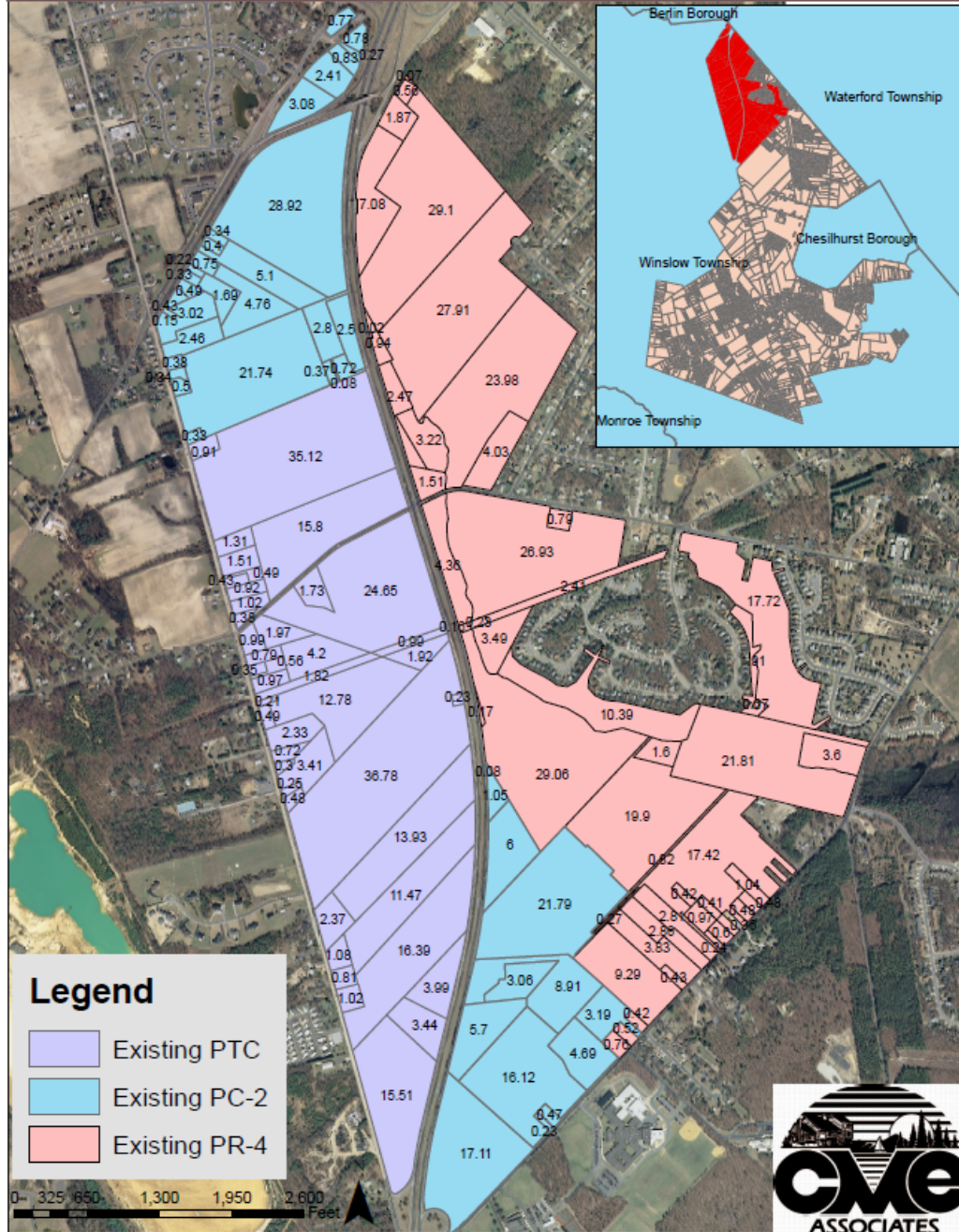
Township Goals

- Create a more viable commercial corridor in the Regional Growth Area along Route 73 through rezoning and increased residential density.
- Recognize that the PTC (Pinelands Town Center) Zone, created in 2002, has been unsuccessful in increasing commercial development or encouraging mixed use development.
- Eliminate PDC requirements for commercial uses.
- Encourage townhouse development.

Proposed Rezoning



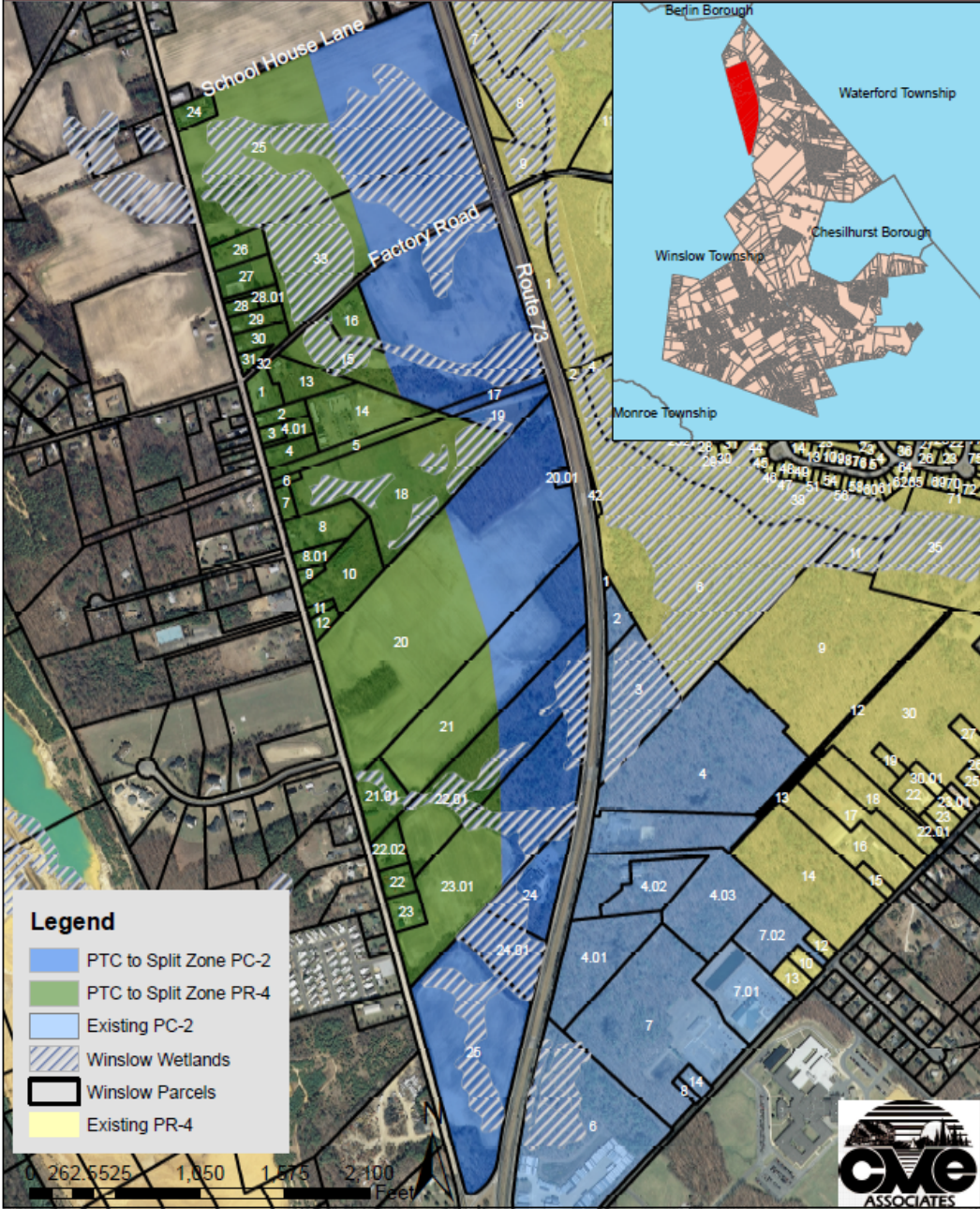
Current Zoning Section 1



PTC = 227 acres

Route 73 Rezoning Section 1

Split Zoning allows for commercial development along Route 73 and encourages residential development to support commercial development.

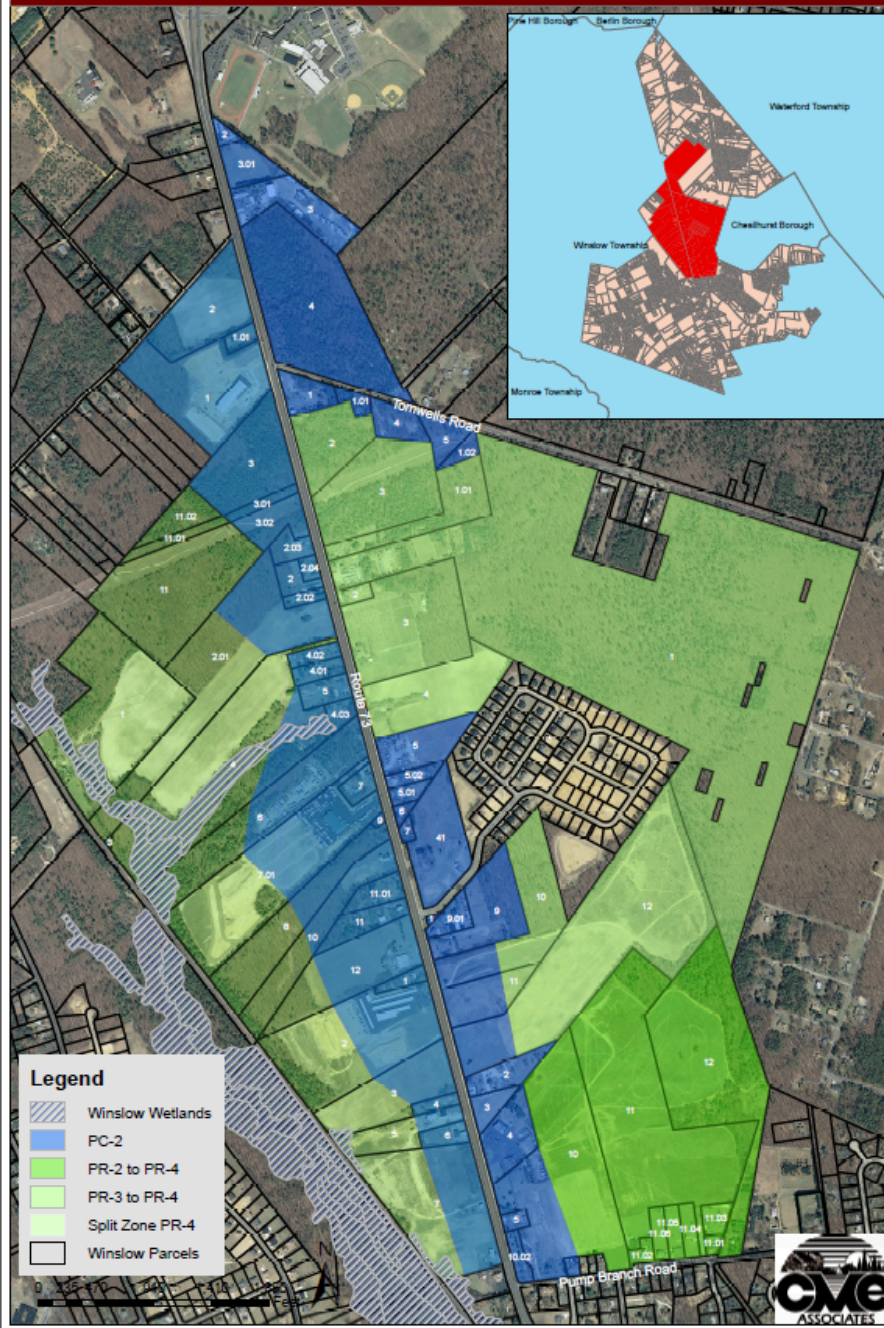


PTC rezoned
PC-2 and PR-4
PC-2 = 107 acres
PR-4 = 119 acres

Section 2 Proposed Rezoning

- This section starts at the south end of Winslow Township High School and continues to the intersection of Pump Branch Road and Route 73.
- There are several proposed rezonings in this section which include:
 - PC-1 (Minor Commercial) to PC-2 (Major Commercial)
 - 84 acres
 - PR-3 (Medium Density Residential) to PR-4 (High Density Residential)
 - 223 acres
 - PR-3 (Medium Density Residential) to PC-2 (Major Commercial)
 - 17 acres
 - PR-2 (Low Density Residential) to PR-4 (High Density Res.)
 - 88 acres
 - PI-1 (Industrial) to a Split Zone of PR-4 and PC-2
 - PI-1 to PC-2, 82 acres
 - PI-1 to PR-4, 86 acres
- Total Section 2 Rezoning
 - 582 acres

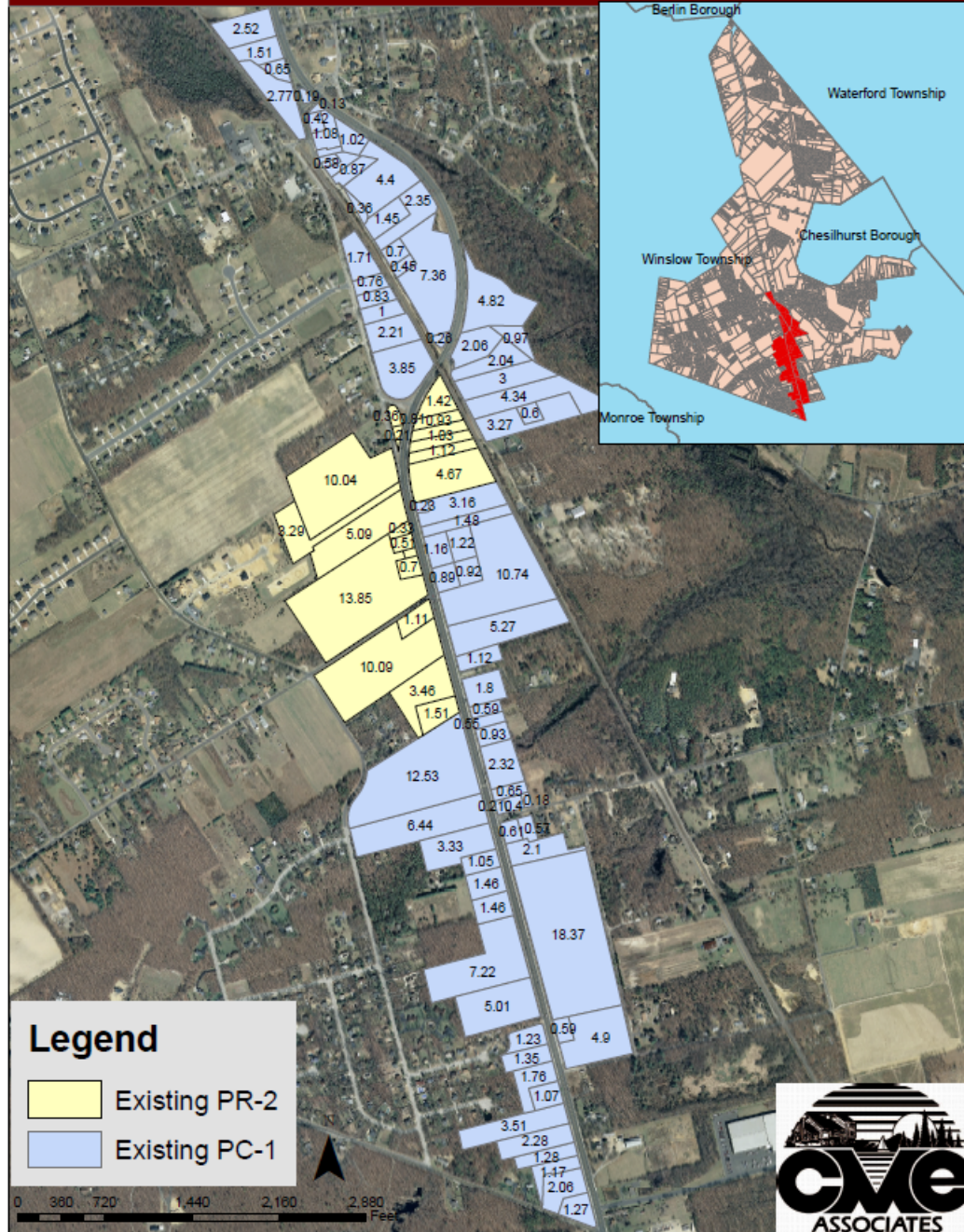
Route 73 Rezoning Section 2



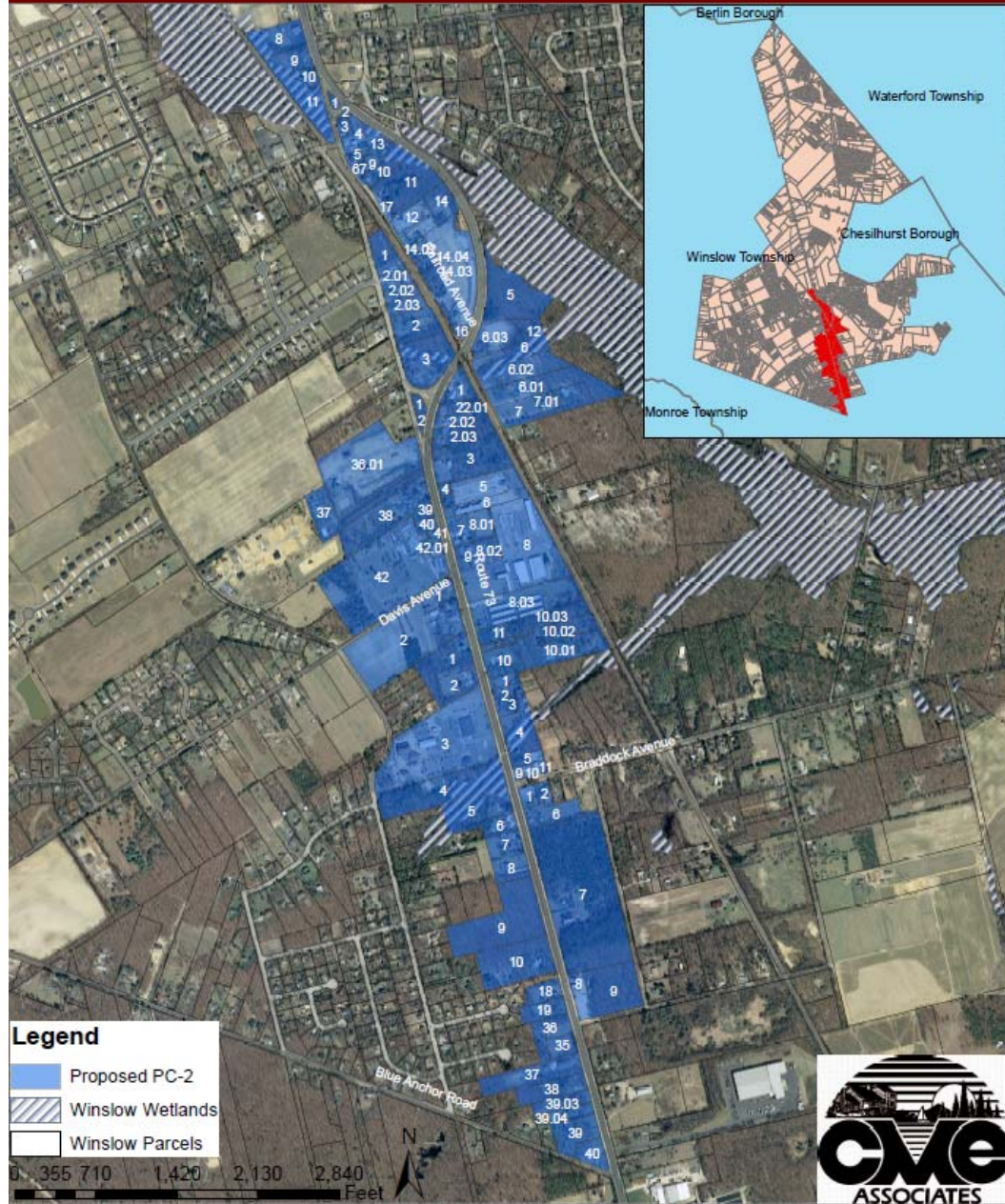
Section 3 Proposed Rezoning

- This section begins at the intersection of Pump Branch Road and terminates at the intersection of Blue Anchor Road and Route 73.
- There are only 2 proposed rezonings for this section which include:
 - PC-1 (Minor Commercial) to PC-2 (Major Commercial)
 - 184 acres
 - PR-2 (Low Density Residential) to PC-2 (Major Commercial)
 - 60 acres
- A total of 244 acres will be rezoned in Section 3

Current Zoning Section 3



Route 73 Rezoning Section 3



Cluster Development

- Cluster development will continue to be permitted for single family detached units in the three RGA residential zones (PR-2, PR-3, PR-4).
- Bonus density will be provided to encourage clustering and lot consolidation.

PARCEL SIZE	PR-2, PR-3, PR-4 DISTRICTS	
<50 acres	0	
50-99.99 acres		15%
100-149.99 acres	20%	
<u>≥</u> 150 acres	25%	

- Currently, only two properties are large enough to qualify for clustering bonus density, resulting in 43 additional units. However, future lot consolidation may result in large enough properties to trigger the bonus density.

Impacts to Natural Resources

- It is anticipated that impervious coverage increase from our proposed build-out will be *de minimus*. A total increase of 26.5 acres or 1% increase is anticipated for the entire RGA.
- The Township's current stormwater ordinance will ensure stormwater management systems properly treat increased volume and run-off as required by the State.
- The Township has a Water Conservation Program which alternates outdoor water use on even and odd numbered days and regulates water saving fixtures and irrigation.
- Additionally, the Township has and will continue to promote sustainable lifestyle practices and education on the importance of water conservation, preventing stormwater pollution, and increasing groundwater recharge.

Conclusion

- The proposed Route 73 rezoning would increase residential zoning capacity in the RGA while maintaining a proper balance of infrastructure capacity, open space preservation through clustering, and use of PDC's.
- Our rezoning proposal will allow for more efficient development than can be found under current zoning.
- The adoption of this rezoning proposal can achieve a more practical utilization of Winslow's Regional Growth Area without sacrificing the integrity of the Pinelands.

RGA Vacant Acres (2012)

Zone	Current	Proposed
PR-2 (Low Density)	1,102	1,022
PR-3 (Medium Density)	239	15
PR-4 (High Density)	118	642
PTC (Town Center)	193	0
PC-1 (Minor Commercial)	91	0
PC-2 (Major Commercial)	185	417
PI-1 (Industrial)	188	19
TOTAL	2,116	2,116

RGA Densities and PDC Use

Zone	Current		Proposed	
	Base Density	Maximum Density	Maximum Density	Required PDC %
PR-2	0.70	1.45	1.50	50
PR-3	1.40	2.55	2.50	40
PR-4	2.25	5.25	4.25	25
PTC	2.00	5.25	n/a	n/a

RGA Residential Zoning Capacity

Zone	Current Units	Proposed Units*
PR-2	1,598	1,575
PR-3	610	38
PR-4	620	2,731
PTC	314	0
TOTAL	3,142	4,344

***includes 43 units permitted through clustering bonus on multiple properties**

RGAs Summary

Zone	Current	Proposed
Residentially Zoned Land	1,556 acres	1,679 acres
Net Density	2.02	2.59
PDC Units	1,577 (optional)	1,486 (mandatory)

Sewer Capacity

- The Cedarbrook Pumping Station handles wastewater flow for the RGA
- 1.63 mgd is allocated to Winslow
- Winslow is currently using only 0.20 mgd, with approximately 1.43 mgd in remaining capacity
- Although the system can absorb a large amount of future development, additional capacity may be needed to address full buildout under the rezoning proposal
- Continued I & I may reduce current wastewater flow to the pumping station

Future Water Use

- Demand
 - Current usage: 2,357,000 gpd
 - Future demand: 2,015,400 gpd
 - Total demand: **4,372,400** gpd
- Supply
 - K/C maximum: 1,300,000 gpd
 - NJ American: 1,500,000 gpd
 - Other wells: 240,000 gpd
 - Total supply: **3,040,000** gpd
 -
- Future Need: 1,332,400 gpd
 - Requires non-K/C source, per 2018 Amended MOU

Justification for Increased Density

The CMP allows municipalities to zone for increased residential zoning capacity and provide additional density bonuses in RGAs if:

- The lands being “upzoned” are appropriate for higher intensity development
 - Clustering and variety of housing types address on-site environmental limitations (wetlands)
- Sufficient PDC opportunities are provided
 - Rezoning includes 25-50% mandatory PDC requirements
- Sufficient infrastructure exists or can be provided
 - 2018 Amended MOU protects K/C