

Parkway Overlay District

- Established through an amendment to the CMP in 2006.
- Boundaries coincide with Parkway right-of-way
- Includes lands in the Preservation Area District, Forest Area, Rural Development Area, Regional Growth Area, Military and Federal Installation Area and two Pinelands Villages
- Allows for consistent treatment of the Parkway, regardless of the underlying management area designation

Permitted Uses

- Roadways, bridges and outlying and accessory facilities associated with operation and maintenance of the Parkway
- Improvement, expansion, repair and reconstruction of existing interchanges
- Public service infrastructure
- Local communications facilities

Secondary Impacts

Proposed development cannot result in changes in the location, pattern or intensity of land use which would be **inconsistent with the Pinelands land use program**

Garden State Parkway Interchange 44

- Interchange 44: Garden State Parkway and Pomona Road
- Expansion from partial interchange to full interchange
 - Northbound exit ramp
 - Southbound entrance ramp
 - In Parkway Overlay District
- Project approved by the Commission in May 2013
- Secondary impacts agreement with Atlantic County signed December 2013

Interchange 44 in 2013



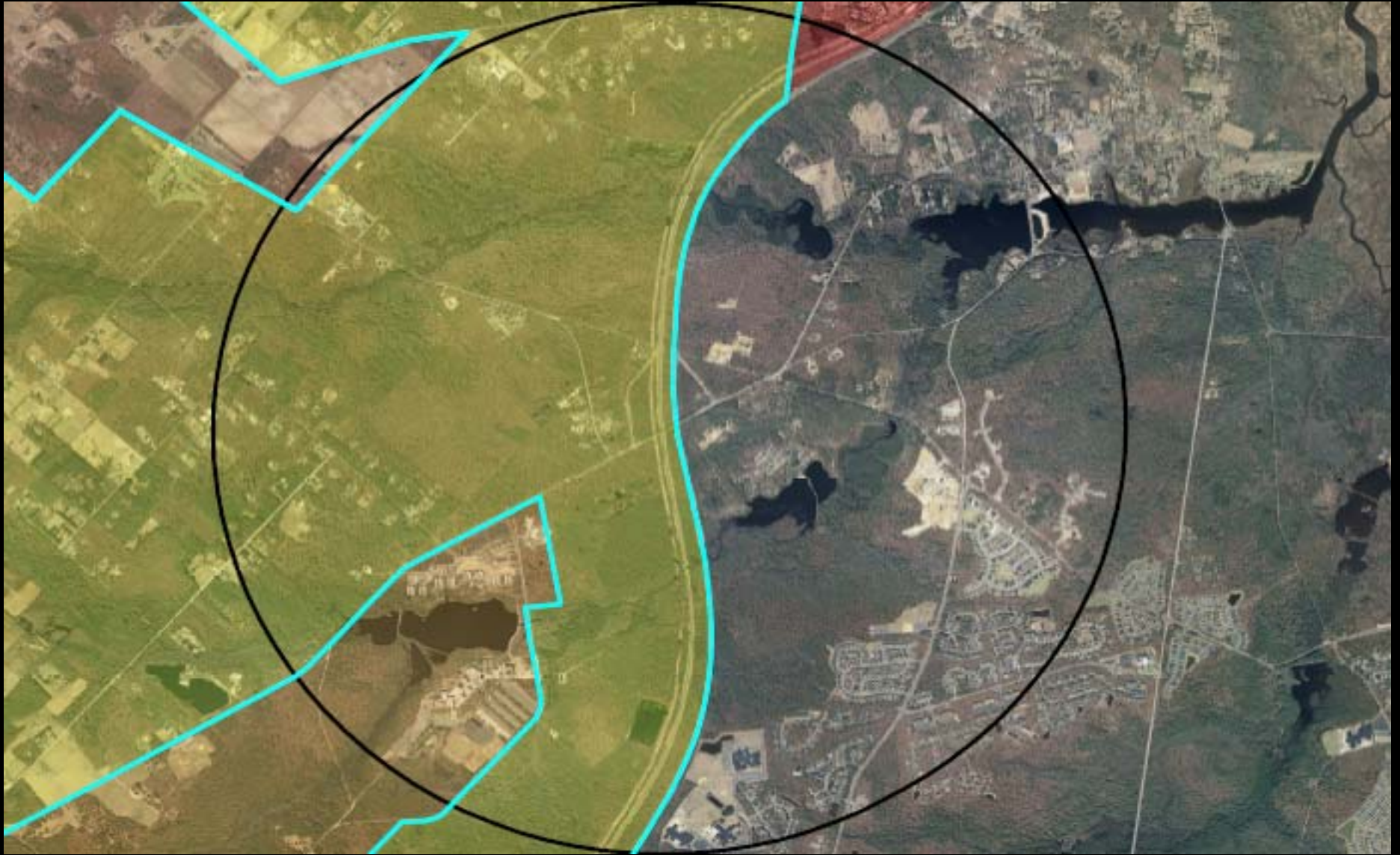
Current Zoning and Potential Secondary Impacts

- Current zoning:
 - Rural Development Area
 - Permitted density: 1 unit/5 acres
 - Commercial building coverage: 2% maximum
 - Sewer service not permitted
- Potential secondary impacts
 - Pressure to redesignate to RGA for high density residential or intensive commercial development
 - Pressure to allow sewer service

Addressing Secondary Impacts

- Identify parcels fronting on major roads leaving the intersection for a distance of 1.5 miles
- Include contiguous parcels under common ownership
- Freeze or “memorialize” the current zoning through acquisition of land or easements

1.5 Miles from Interchange 44



Secondary Impacts Agreement

- Atlantic County agreed to acquire lands or memorialize zoning
 - 356 acres within 1.5 miles of Interchange 44
 - Lands in outer tiers (further from Interchange 44) to be considered after 3 years, if necessary
 - Complete within 6 years (December 2019)

Mile 44 Interchange Expansion

Zones of Impact

