

SALEM CITY MASTER PLAN - 1978

CITY OF SALEM
SALEM COUNTY, NEW JERSEY

Adopted by the Salem City Planning Board
May 2, 1978

A. Introduction

In October, 1974, the Salem City Planning Board completed and adopted the Salem Comprehensive Plan of 1974. This Plan

had been prepared over a two-year period, in accordance with the New Jersey Municipal Planning Act, the requirements of the New Jersey Department of Community Affairs, and the provisions of Section 701 of the Federal Housing Act of 1954. Costs of the Plan preparation were financed in part by a grant from the Department of Housing and Urban Development.

In December, 1975, the New Jersey Legislature enacted the

Municipal Land Use Law (MLUL) which requires that each

municipality review and revise its master plan to comply with the new Law. Required Master Plan components are as follows:

1. Statement of Objectives and Development Policies
2. Land Use Plan Element
3. Circulation Plan-Element
4. Community Facilities Plan Element
5. Conservation Plan Element
6. Housing Plan Element
7. Recreation Plan Element
8. Utility Service Plan Element

Each of the components are to be reviewed and revised

periodically.

The Salem City Planning Board has reviewed its 1974

Comprehensive Plan to determine compliance with the Municipal

Land Use Law, and to make certain that the recommendations

included therein are still appropriate. Conclusions resulting

from this review are as follows:

1. Although the organization of major sections of the

1974 Plan differs from the order in which the required elements are listed in the MLUL, each of the required elements are included. The attached Appendix indicates

the required elements, and the Section and pages of the 1974 Plan where the substantive provisions are

located. As future revisions to the Plan are made,

the order of elements prescribed by the Municipal Land

Use Law will be followed.

2. The required review and policy statement indicating

the relationship of the City Plan to those of adjoining municipalities and to the County is not included in

the 1974 Plan. This study and analysis has been

accomplished, and the statement of fundings is included in this Report as an addition to Section IX, Future

Land Use Plan.

3. The text and recommendations included in the 1974

Plan have been reviewed and are re-affirmed with the exception of the additions and modifications listed

in Section B of this report.

B. Modifications to the 1974 Comprehensive Plan. Modifications

and additions to various Sections of the 1974 Plan are as

follows:

1. Section II: Existing Land Use

Major land use changes since October 1974 include the

following:

- a. Construction of a 148 unit garden apartment development, Whispering Waters, on the south side of Grieves Parkway, east of Kent Street. The development is constructed in a PA-Planned Apartment District, a new District which was added to the Zoning Ordinance by Council in 1977, in accordance with the recommendations of the 1974 Comprehensive Plan.
- b. Demolition of the Grammer and Grant School Buildings on Grant Street. This area, to which the City has title, is currently being used for parking.
- c. The approval and construction of approximately 4 single family dwelling units in scattered sections of the City. Approximately 75 dwelling units which failed to meet and comply with Housing Code standards have been demolished during the last three years.
- d. Changes in the occupancy of several commercial buildings in the central business area, but not the type of occupancy.
- e. The closing of the Heinz food processing plant and the Gaynor Glass plant, resulting in the loss of approximately 500 jobs within the City.
- f. Approval by the Planning Board of several small subdivisions, totalling approximately 60 units. These changes have not affected either the existing use patterns or the Future Land Use Plan.

2. Section III - Population

Population projections for the City have been reviewed and re-affirmed. A population of 8,800 is estimated as of January, 1978, with an expected population of 9,200 by 1980. The demographic data included in this Section on family composition, race, income, age distribution, and other characteristics will be revised and up-dated as soon as the 1980 Census data becomes available.

3. Section IV - Housing

Salem has strengthened its Housing Code enforcement program since 1974, by the addition of a full-time Housing Officer and support staff. This has resulted in a more rapid decrease in the number of substandard housing units. City Council, in cooperation with private owners, has declared an 84-unit substandard apartment project as blighted. Plans are being developed to rehabilitate those units to meet sound health and building standards. The City also has applied to the New Jersey Department of Community Affairs for a Neighborhood Preservation Grant as a positive means of improving housing conditions and neighborhood amenities. City wide data on housing characteristics, quality, and occupancy will be added to the Master Plan upon completion of the 1980 Census. An analysis and comparison with similar data from the 1970 Census will be accomplished also.

4. Section IX - Future Land Use Plan.

This is the Land Use Element portion of the Master Plan required by the Municipal Land Use Law as the basis for the City Zoning Ordinance. The text, objectives, and policies of the 1974 Plan are re-affirmed. Revisions to the Future Land Use Plan Map include the following:

- a. Change from Residential - Medium Density to Residential - Low Density, the area north of Stratford Drive, the area to the east of the rear property lines of lots fronting on Kent Street between Stratford Drive and Grievess Parkway, and the area east of Grievess Parkway between the City utility area and the Whispering Waters Apartment development. This change is based on a review of the remaining undeveloped land in the several density classifications, and the desire to obtain a better balance of dwelling types in this section of the City. The density of the proposed change is compatible with adjoining development to the south between Stratford Drive and Grievess Parkway. Residence Zoning District use and density regulations in the area are consistent with this change.

- b. Add a proposed recreation area in the undeveloped

area between Stratford Drive and East Broadway. General location only is to be indicated to allow the developer and Planning Board maximum flexibility in determining the most appropriate location for this facility. Current subdivision and development regulations contain the requirement there where public recreation sites are shown on the Master Plan, such facilities shall be considered in the design of the subdivision by the developer, and in the review of the plan by the Planning Board. It is proposed, in addition, that specific standards indicating required amounts of open space in relation to number of dwelling units be added to the Subdivision Ordinance through amendment.

The Future Land Use Plan Map which indicates these changes follows the Appendix.

Compatibility with Land Use Plans in Adjoining Municipalities

Available land use proposals of the master plans of municipalities adjoining Salem, from the files of the Salem County Planning Board, have been reviewed for compatibility with Salem's Land Use Plan, as required by the Municipal Land Use Law. Adjoining municipalities include the Townships of Pennsville, Mannington, Quinton, Lower Alloway Creek, and Elsinboro. Where plan documents were unavailable, the most recent zoning ordinances and maps were examined. The future plan proposals reviewed were those of Pennsville, 1977, Quinton, 1976, and Mannington, 1969. Zoning patterns of all Townships were examined.

Generally, the use proposals of Salem relate well to those of adjoining municipalities. To the west, Salem's Conservation District adjoins Pennsville's Development and H-Industrial Districts. The Pennsville Plan notes that practically all areas adjoining Salem are in marsh and meadowland, have serious development constraints, and

are virtually unusable except for occasional agricultural use. The Salem River forms a natural boundary in this direction.

To the north and east, Fenwick Creek and Keasbey's Creek forms the city boundary with Mannington and Quinton. Mannington has a 5-Acre, R-300C Conservation District in most of this area, and most of Quinton area on the eastern boundary is included in a flood plain classification. Along the southern boundary,

Elsinboro has an Agricultural District which requires a minimum lot area of 25,000 square feet and limits residential development to single-family detached dwellings.

Areas of possible conflict include the small portion of Lower Alloway Creek which is zoned for, and which includes, a mobile home complex; an industrial district in Quinton on the north and south sides of East Broadway - Quinton Road; and Salem's Manufacturing District which adjoins Elsinboro's Agricultural District on the north side of Tilbury Road. Dis- tricting in each municipality probably can be justified on the basis of established existing development patterns and are not considered a matter of major concern.

The Salem County Plan for Comprehensive Development, November, 1971, was reviewed also, and no conflicts with the Salem City Plan were noted. The County Plan is highly generalized, and includes Salem City in its entirety in an "Urbanization" classification. The Salem City Streets and Transportation Plan is also consistent with the County Transportation Plan. As County Plan additions and modifications are completed, the City Plan will be reviewed for compatibility. Compatibility of Salem City Master Plan and Coastal Zone Management Strategy

In 1973, the Coastal Area Facility Review Act (CAFRA) was passed in New Jersey requiring the issuance of a permit for any major new or reconstructed facility located in the Coastal area of New Jersey. The delineation of the CAFRA boundary included in the Coastal Zone the northwest quadrant of the City (north of Broadway and west of Market), plus the marsh west of the Salem River, and the area west of Tilbury Road to the River. Although no permit applications have been made in that area,

any substantial new or reconstructed facilities would be subject to this Act. In 1976, the Federal Coastal Zone Act was passed which strongly encouraged states to develop an approved coastal management program utilizing appropriate regulatory authority.

The New Jersey Office of Coastal Zone Management has recently developed such a strategy which clarifies the manner in which the CAFRA, wetland and waterfront development permits will be handled. The policy document prescribes a Coastal Location Acceptability Method in order to determine a project's appropriateness for the Coastal Zone. This method and the resource policies of the document are generally based on the preservation of existing environmental resources.

The Salem City Master Plan is generally compatible with the Coastal Zone Management Strategy. The Master Plan generally encourages manufacturing development along the Salem River and conservation between the Salem River and the cut-off in the coastal zone. Although the permitted manufacturing uses may conflict with some of the environmental principles in the

coastal management strategy, these policies were chosen because of present land use development, available resources, and existing infrastructure. For these same reasons, the coastal management strategy lists Salem City as a growth area in which continued development could be encouraged in deference to other resource policies. Therefore, the Master Plan's use policies are generally in conformance with the management strategy if the permitting authority properly considers the trade-off between economic development and environmental principles.

C. Adoption of the 1978 Master Plan for Salem.

On April 4, 1978 the Planning Board held a legally advertised public hearing on the proposed revisions to the 1974 Salem Plan. At its regular meeting on May 2, 1978, the Board reviewed the recommendations which had been submitted, and approved the foregoing by a Resolution which adopts the Salem Comprehensive Plan of 1974, as herein modified and supplemented, as the Salem Master Plan of 1978.

APPENDIX

The components of a Master Plan as required by the

Municipal Land Use Law are listed in the left column.

The location of provisions of the 1974 Plan pertaining to

these required components are indicated in the right columns.

Section	Page
1. Objectives, Policies, Standards	I 1-4
2. Land Use Plan Element	II 5-13 IX 93-101
3. Housing Plan Element	III 14-26 IV 27-38 IX 95-
4. Circulation Plan Element	VI 48-71
5. Utility Service Plan Element	V 41-42 IX 99
6. Community Facilities Plan Element	V 39-47 IX 98, 99, 100
7. Recreation Plan Element	V 43, 46, 47 IX 98, 99
8. Conservation Plan Element	IX 99 X 102-107
9. Compatibility with Land Use Plans in Adjoining Municipality	Addition to Section IX included in this report, Part B.

FUTURE LAND USE PLAN














CITY OF SALEM

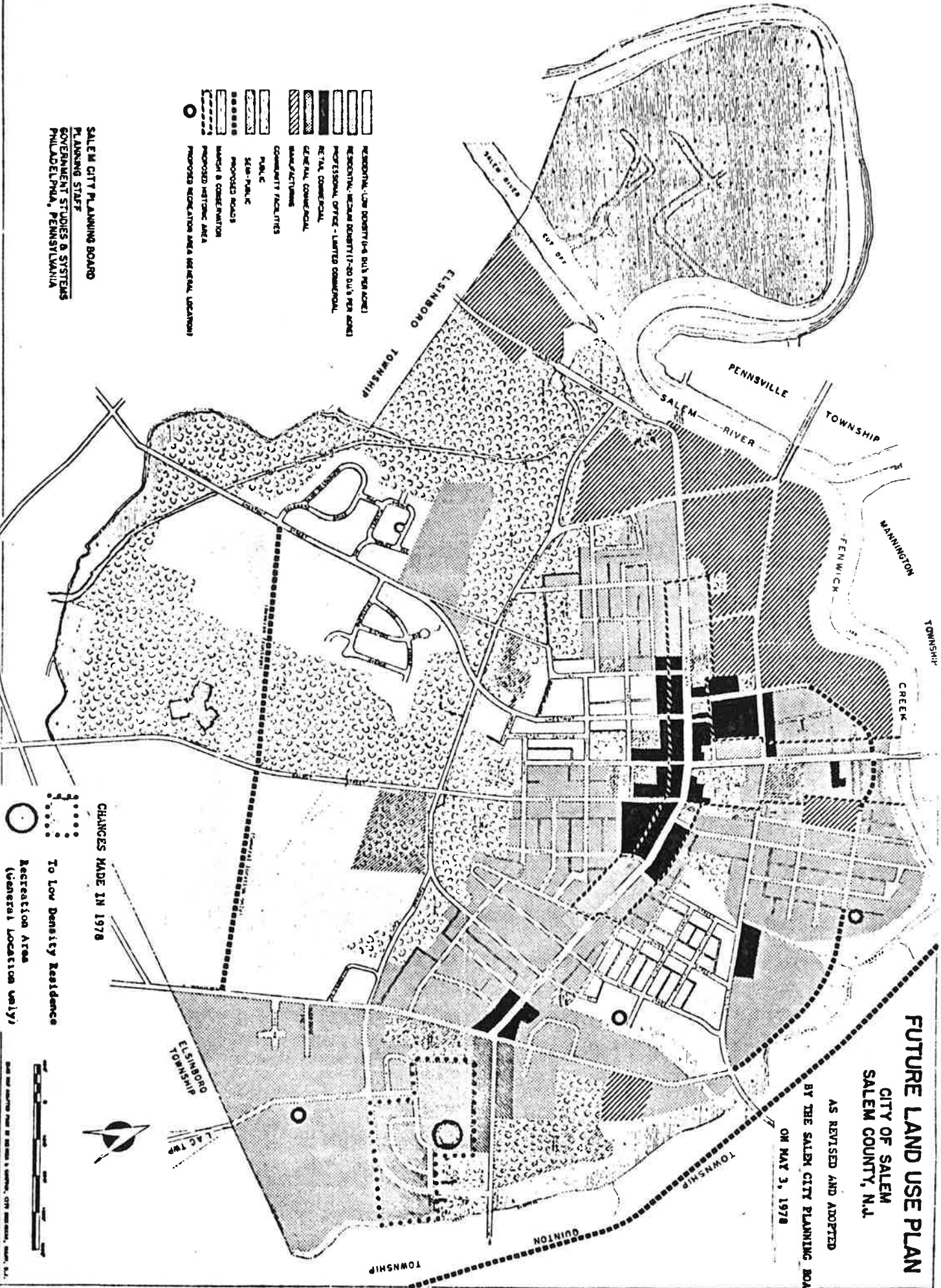
SALEM COUNTY, N.J.

AS REVISED AND ADOPTED

BY THE SALEM CITY PLANNING BOARD

ON MAY 3, 1978

-  RESIDENTIAL, LOW DENSITY (4-9 D.U.'S PER ACRE)
-  RESIDENTIAL, MEDIUM DENSITY (10-20 D.U.'S PER ACRE)
-  PROFESSIONAL, OFFICE - LIMITED COMMERCIAL
-  RETAIL, COMMERCIAL
-  GENERAL COMMERCIAL
-  MANUFACTURING
-  COMMUNITY FACILITIES
-  PUBLIC
-  SEMI-PUBLIC
-  PROPOSED ROADS
-  PARKS & RECREATION
-  PROPOSED HISTORIC AREA
-  PROPOSED RECREATION AREA (GENERAL LOCATION)



CHANGES MADE IN 1978

To Low Density Residence
Recreation Area
(General Location only)

Scale and Location Map of Salem, N.J., showing City and County, State, U.S.A.

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