

PENNSVILLE TOWNSHIP PLANNING BOARD

RESOLUTION NO.: 12-08

WHEREAS, the Pennsville Planning Board was directed pursuant to N.J.S.A. 40:55D-89 (incorporated herein) to conduct a general re-examination of its Master Plan and development regulations; and

WHEREAS, the Planning Board members reviewed N.J.S.A. 40:55D-89 prior to and during the commencement of the re-examination hearing; and

WHEREAS, it is the obligation of the Planning Board to prepare and adopt by Resolution a report of its findings with the understanding a copy of the report and Resolution adopting same shall be sent to the County Planning Board; and

WHEREAS, the Planning Board is of the opinion that notice should be given for the re-examination and/or the amendments to the Master Plan by publication at least 10 days prior to the hearing, by forwarding via certified mail to the Clerk of each adjoining municipality the date of the hearing, and to the County Planning Board which shall include a copy of the proposed amendment/revision; and

WHEREAS, the Planning Board members have conducted an extensive re-examination of the Master Plan which was prepared by Ron Rukenstein & Associates dated December 2002; and

WHEREAS, this Resolution memorializes the Planning Board's findings and recommendations; and

NOW, THEREFORE, BE IT RESOLVED, on this 9th day of July, 2012, by the Pennsville Township Planning Board, that:

1. It has completed its re-examination of the Master Plan initially dated December 2002 and conducted a public hearing thereon.
2. The Planning Board reviewed the objectives of the 2002 Master Plan as set forth hereafter and disclosed in conclusions regarding the extent which same have been reduced and/or increased subsequent to the adoption of the 2002 Master Plan:

- A. Housing - Housing should be developed on fill-in lots and existing homes rehabilitated.

Due to the downturn of the economy in or about 2008, housing starts and rehabilitation have been limited, however, prior thereto the objective was being accomplished.

- B. Economic Development - The Board realizes the continued importance of

economic development so as to provide appropriate ratables. In furtherance thereof the Township revised its land use ordinances to create a central business district, mixed use/commercial/office district, and a redevelopment district. Due to the economic conditions the construction of new ratables is somewhat limited, however, the Board is of the opinion positive steps toward same have been accomplished as evidenced by the construction of a new hotel/motel, restaurants, and the rehabilitation of existing abandoned commercial structures which by way of example are being utilized as a veterinarian office, medical office, pharmacy, etc. Although ratables have been created, same have not matched the ratables lost due to the reduced activity at DuPont and Atlantic City Electric facilities.

- C. Redevelopment - The Township has created redevelopment zones in an effort to induce private entities to construct desirable ratables.
 - D. Circulation/Transportation/Communication - The Board, after reviewing the objective, feel that same has been reached and is continued to be satisfied when grants are extended for infrastructure improvements.
 - E. Environmental Protection - An amendment to the zoning/land use ordinance has established a conservation district to protect sensitive species and habitats.
 - F. Historic Preservation - The Township recognizes the importance of historical preservation. When reviewing applications the Planning Board attempts to preserve historic sites whenever at all possible.
 - G. Recreation - The Board feels there is adequate recreation at this time and urges that the Township seek appropriate grants in order to continue to maintain the infrastructures which provide access to the river and protect the river bank.
 - H. Community Facilities - The park and other facilities have been maintained at a satisfactory level.
- 3. The Board has reviewed the statistical data attached to the 2002 Master Plan and determined there were no significant changes in the assumptions or objectives which formed the basis of the 2002 plan.
 - 4. As a result of the Board's review the following findings, and/or revisions were made:
 - A. Updated current Planning Board and subcommittee members;
 - B. The six (6) year mandated re-examination has been changed to ten (10)

- years (Pages 2 and 3);
 - C. The population based upon the 2010 Census Bureau records were inserted (Page 3);
 - D. A typographical error has been corrected (Page 4);
 - E. The approximate number of employees at the DuPont Chambers Works facility has been updated (Page 5);
 - F. The new operator of Deepwater Generating Station has been noted and provided listing new commercial businesses near I-295 Interchange (Page 6);
 - G. The goals have been adjusted to develop a balance between residential and commercial growth (Page 9);
 - H. Eliminated recommendation of establishment of Conservation District under “Environmental Protection” objective as said district was created (Page 11);
 - I. Removed youth center from Item No. 4 under “Community Facilities” objective as plans have been prepared and funding pursued for a new youth center (Page 12);
 - J. Removed section referencing 1978 Master Plan under “Industrial” heading (Page 14);
 - K. Updated list of zoning districts created under “Relationship of Land Use to Existing Zoning” heading (Page 16);
 - L. Adjusted sentences to indicate zones created based upon 2002 Master Plan recommendations (Pages 17, 18, and 19); and
 - M. Reflected that Third Round Housing Element and Fair Share Plan were approved by the State on May 14, 2009 (Page 28).
5. The pages of the 2002 Master Plan containing the revisions referenced above are attached hereto and shall be incorporated into the 2002 Master Plan and noted on the top of each page “Revised/amended in accordance with 2012 re-examination”.

BE IT FURTHER RESOLVED that a copy of the adopted Master Plan Re-Examination Report be forwarded within 30 days to the Salem County Planning Board as required by the above-cited statute, together with a copy of the within Resolution.

The undersigned, Chair of the Pennsville Township Planning Board, hereby certifies that the above is a true copy of a resolution as adopted by said Board on July 9, 2012.

Attest:

Cynthia M. Wilson, Secretary
Pennsville Township Planning Board

Victoria Beatty, Chair
Pennsville Township Planning Board

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