

PENNSVILLE TOWNSHIP COMBINED PLANNING/ZONING BOARD

RESOLUTION NO.: 15-16

WHEREAS, the Pennsville Township Combined Planning/Zoning 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 Combined Planning/Zoning Board members reviewed the relevant statutory authority prior to and during the commencement of the re-examination hearing; and

WHEREAS, the Combined Planning/Zoning 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 Combined Planning/Zoning Board members have conducted an extensive and rigorous re-examination of the Master Plan which was prepared by Ron Ruckenstein & Associates dated December 2002 together with the last re-examination report which was prepared by virtue of Resolution Number 12 – 08 adopted by the Pennsville Township Planning Board on July 9, 2012; and

WHEREAS, this resolution memorializes the Combined Planning/Zoning Board's findings and conclusions; and


NOW, THEREFORE, BE IT RESOLVED, by the Pennsville Township Combined Planning/Zoning Board that:

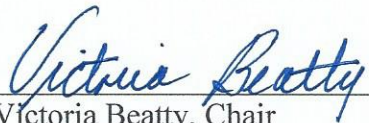
1. The 2002 Master Plan as last revised on July 9, 2012 is acceptable and requires only two changes-to wit: that the area along the northeasterly side of Industrial Park Road that is currently zoned Mixed Use and is bounded by Industrial Park Road, Sanderlin Road, Tufts Road and Riviera Drive be rezoned to Light Industrial (LI)). The Area to the South of Industrial Park Road shall be zoned Heavy Industrial in accordance with the attached color coded map. No other changes to the goals and objectives of the Master Plan of 2008 are required at this time and the same is incorporated herein by reference; and

BE IT FURTHER RESOLVED, that a copy of the adopted Master Plan re-examination report together with this resolution shall be forwarded within 30 days to the Salem County Planning Board as required by law.

This resolution memorializes actions taken at the regular meeting of the Pennsville Township Combined Planning/Zoning Board on August 10, 2015.

Attest:


Cynthia Wilson, Secretary
Pennsville Township Combined
Planning/Zoning Board


Victoria Beatty, Chair
Pennsville Township Combined
Planning/Zoning Board

**MASTER PLAN REEXAMINATION REPORT
AUGUST 2015**

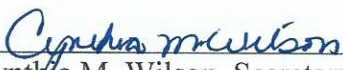
Prepared By: The Pennsville Township Planning Board

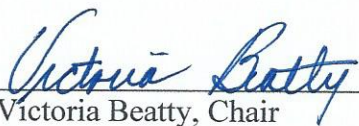
Background: The Pennsville Township Master Plan was last reviewed in 2008. By virtue of Resolution 127-15 the Governing Body of Pennsville Township has directed the Planning Board to conduct a reexamination of the Master Plan of 2008 and its predecessor from 2002 for purposes of making recommendations and with a focus on the properties located in the area of Industrial Park Road. This authority is vested in the Planning Board at the request of the Governing Body by virtue of the application of N.J.S.A. 40:55D-89.

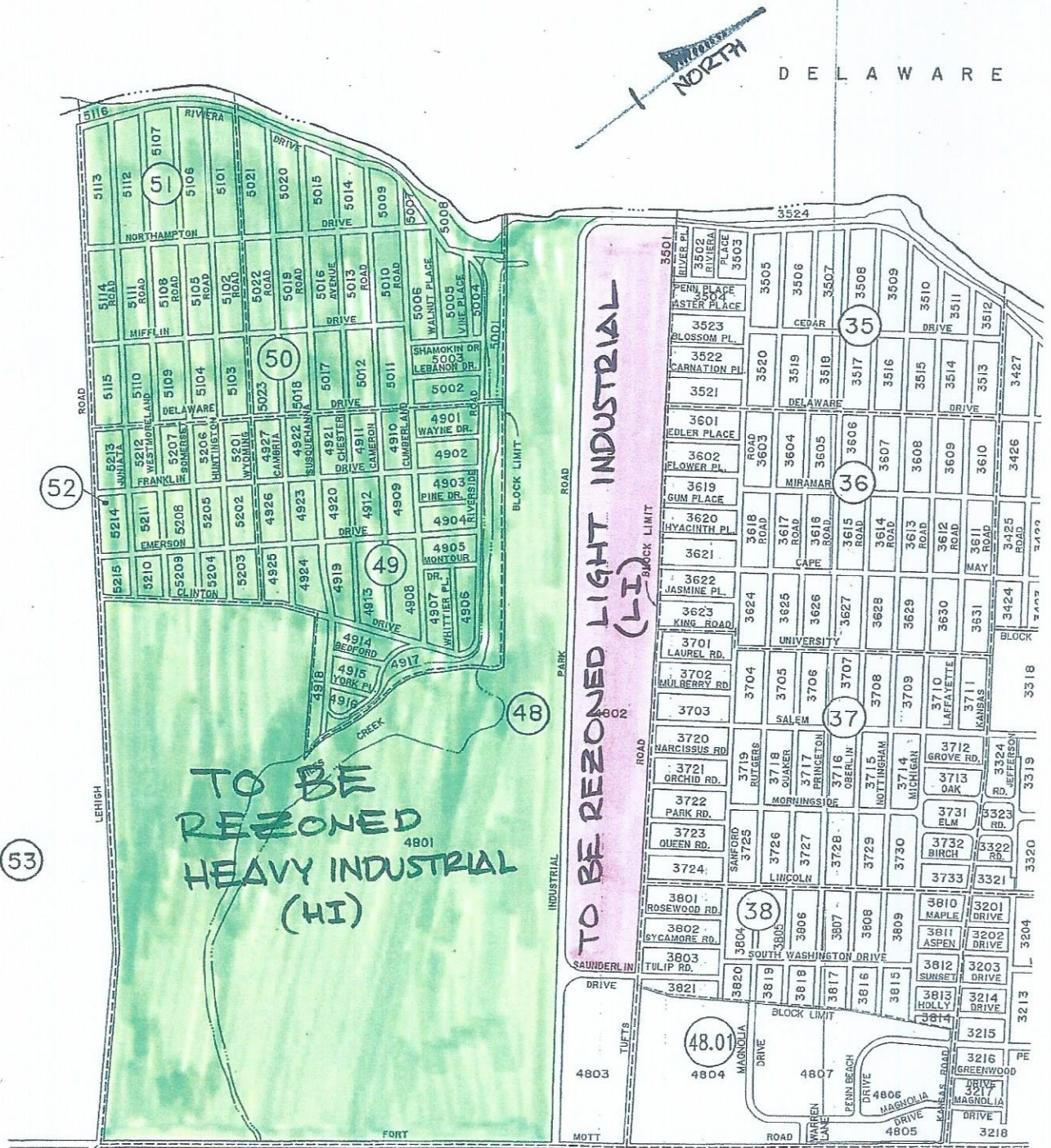
Procedure: A subcommittee of the Planning Board has reviewed the 2008 Master Plan and the 2002 Master Plan with an eye toward eliminating the necessity of certain businesses obtaining use variances because they have been rendered nonconforming as a result of certain changes made in 2008. The Subcommittee's report is dated March 9, 2015 and is attached hereto.

Recommendations and Findings: The 2008 Master Plan recommended changing the use designation from Industrial to Mixed Use/Commercial Office for the real property located along Industrial Road and along Hook Road just North of King Street and Humphries Avenue. The Planning Board believes that it will further the interests of the citizens of Pennsville Township to follow the recommendations of the subcommittee as follows: The area along the northeasterly side of Industrial Park Road that is currently zoned Mixed Use and is bounded by Industrial Park Road, Sanderlin Road, Tufts Road and Riviera Drive be rezoned to Light Industrial (LI). The Area to the South of Industrial Park Road shall be zoned Heavy Industrial in accordance with the attached color coded map. No other changes to the goals and objectives of the Master Plan of 2008 are required at this time and the same is incorporated herein by reference.

Attest:


Cynthia M. Wilson, Secretary
Pennsville Township Planning Board
Board


Victoria Beatty, Chair
Pennsville Township Planning



I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVISED UNDER MY IMMEDIATE SUPERVISION AND COMPLIES WITH THE LAWS OF THE STATE OF NEW JERSEY.

FERDINAND F. DIROSA, P.L.S.
NEW JERSEY LICENSE No. 20366

THE AREAS, BOUNDARIES AND DIMENSIONS SHOWN ON THIS TAX MAP ARE DERIVED FROM GROUND SURVEYS, AERIAL SURVEYS, AND RECORDED PLANS, MAPS, DEEDS AND WILLS, AND ARE TO BE USED FOR TAX ASSESSMENT PURPOSES ONLY.

I HEREBY CERTIFY THAT THIS MAP AND ANY REQUIRED SURVEY HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION AND COMPLIES WITH THE LAWS OF THE STATE OF NEW JERSEY.

ALBERT A. FRALINGER, JR., P.E.
NEW JERSEY LICENSE No. 1250