



Galloway Township New Jersey

COMMUNITY VISIONING



March 28, 2022

Facilitated by the Township of Galloway,
Polistina & Associates, LLC &
NJ Office of Planning Advocacy

Welcome and Introductions

Galloway Township

- Mayor Tony Coppola & Councilmembers
- Polistina & Associates, LLC, Township Planner
- Plan Endorsement Advisory Committee

NJ Department of State

Office of Planning Advocacy

- Meghan Wren, AICP, CFM
Area Planner



Visioning Agenda

- Introductions
- Plan Endorsement Purpose
- Background Overview
- What is a Vision?
- Facilitated Discussion
- Brainstorming Activity
- Summarize
- Next Steps



Purpose – Plan Endorsement (PE)

- December 5, 2001 – the New Jersey State Planning Commission (SPC) designated the Centers of Galloway Township: Oceanville, Smithville and Wrangleboro Estates
- 2007 State Planning Commission formalized the 'Center Designation' process to the Plan Endorsement process which must be renewed every 10 years
- Plan Endorsement recognizes communities that implement 'good planning'
- Endorsed communities receive financial opportunities, planning & technical assistance
- The State is here to help communities move through the process
- In addition to traditional planning themes, there's a new focus on strategies for Resiliency/Sustainability & Climate Change, Social/Environmental Justice & Equity
- Guidelines require formation of a Citizen's Advisory Committee and Visioning

Galloway Township Fast Facts

Galloway's population has grown, sometimes exponentially, since the 1940s. In fact the 2020 population of 37,813 is more than 10X the 1940 population – 3,457. Density 419.3/sq mi

Housing Units approx. 14,769

Largest Municipality in NJ – over 112 square miles

1/3 islands & wetlands * 1/3 Pinelands * 1/3 developed land between GSP/ RT 9 + RT 30

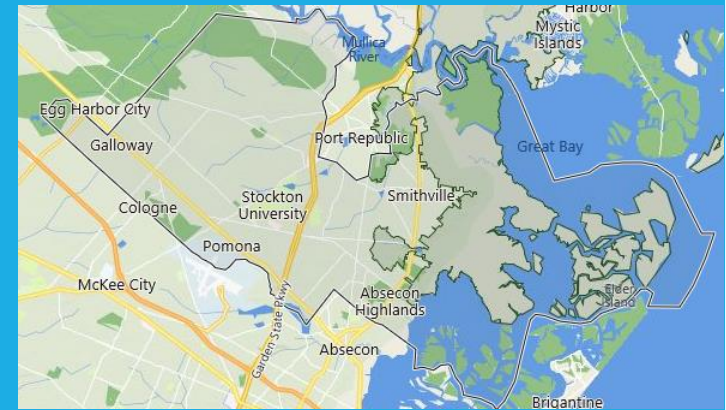
70.6% White, 11.7% Black, 9.8% Asian, .2% American Indian and Alaska Native
11.6% Hispanic

Median Age (41) Atlantic County (41.5) New Jersey (39.8)

Median Income \$68,638 (Higher than Atlantic County at \$59,989)

6.4% residents living below poverty line

12.8% Housing vacancy in 2018



Demographics

2010 Census

- Population – 37,349
- Households – 13,067
- Household Size – 2.64
- Residential Units – 14,132
- Vacancy Rates – 7.5%

2020 Census

- Population – 37,813 +464
- Households – 12,713 -354
- Household Size – 2.58 -0.06
- Residential Units – 14,584 +452
- Vacancy Rates – 10.9% +3.4%

Industry by Occupation for the Civilian Employed Population

	Galloway Township	Atlantic County	New Jersey
Civilian employed population 16 years and over	18,413	125,436	4,426,619
Agriculture, forestry, fishing and hunting, and mining	0	434	14,116
Construction	1,390	7,854	262,935
Manufacturing	683	5,585	359,528
Wholesale trade	254	2,431	145,005
Retail trade	2,488	14,934	473,583
Transportation and warehousing, and utilities	864	5,559	282,432
Information	293	1,559	116,482
Finance and insurance, and real estate and rental and leasing	643	5,838	377,720
Professional, scientific, and management, and administrative and waste management services	1,650	11,258	604,462
Educational services, and health care and social assistance	4,996	30,535	1,065,323
Arts, entertainment, and recreation, and accommodation and food services	3,669	27,220	344,465
Other services, except public administration	622	5,648	187,183
Public administration	861	6,581	193,385

Housing

Over half of the housing stock was built between 1980 and 2009 when there was a major population boom.

66% of housing units are detached single family homes. 9.3% are 5 to 9-unit structures.

Housing Units		
Units in Structure	Number	Percent of Total
1-Unit Detached	9,789	66.3%
1-Unit Attached	1,143	7.7%
2 Units	207	1.4%
3 or 4 Units	747	5.1%
5 to 9 Units	1,376	9.3%
10 to 19 Units	651	4.4%
20 Units or more	761	5.2%
Mobile Home	95	0.6%
Other	0	0.0%
Total	14,769	100%

Housing Occupancy and Tenure				
Unit Type	2010		2018	
	Number	Percent	Number	Percent
Number of Housing Units	14,132	100%	14,769	100%
Occupied Housing Units	13,067	92.40%	12,877	87.20%
Owner-Occupied	9,987	70.60%	9,846	66.60%
Renter-Occupied	3,053	21.60%	3,031	20.50%
Vacant Units	1,065	7.50%	1,892	12.80%
Average Household Size	Number		Number	
Owner	2.71		2.66	
Renter	2.43		2.45	

Infrastructure/ Circulation/ Transportation

Public Sewer & Water for much of Township
(Some private wells & individual septic systems)

Municipal, County and State Highways

New Jersey Transit Buses

New Jersey Transit Rail Line

Limited sidewalks/pedestrian/bikeways

Opportunities for center-based development

What are some of the types of new or expanded infrastructure and transportation that Galloway needs?

Commercial/Industrial Initiatives



- Healthcare
 - Atlanticare
 - Assisted Living Centers
 - Medical Offices
- Tourism & Hospitality
 - Seaview Resort & Golf
 - Renault Winery
 - Historic Towne of Smithville



- Commercial
 - Nantucket at Galloway
 - Galloway Town Center
 - Fairfield Inn & Hampton Inn Hotels
- Industrial
 - Barrette Outdoor Living
 - Last Mile Distribution Facilities
 - Warehouse Facilities



What other types of commercial or industrial development would benefit Galloway?

Community Facilities

- Galloway Township Senior Center
- Atlantic County Library
- Absegami High School
- Schools
- Churches



What can a community facility provide for Galloway Township?

Residential Neighborhoods



- Smithville
- Blue Heron Pines
- Four Seasons at Galloway
- Pomona Oaks
- Absecon Highlands
- Pinehurst
- Wrangleboro Estates
- Germania Gardens
- South Egg Harbor
- Leeds Point



NGO Facilities/Attractions

- Stockton University
- Atlanticare
- Assisted Living Facilities
- Galloway Township's diverse religious organizations



Parks and Recreational Facilities

- Patriot Lake
- Imagination Station
- Dog Park
- Basketball Courts
- Glenn by the Bay Park
- Pine Needle Park
- Wrangleboro Recreation Field
- Gabriel Memorial Field
- Tartaglio Field
- Zurich Soccer Fields
- Edwin B. Forsythe National Wildlife Refuge
- Galloway East – Seaview Bike Trails
- Galloway West A & B Tract Bike Trails
- Smithville Nature Reserve



What other types of recreation facilities (passive or active) should Galloway pursue?

Historic Resources

New Jersey and National Registers of Historic Places

- Historic Districts:
 - Camden and Atlantic Railroad Historic District
 - Conoverstown Historic District
 - Garden State Parkway Historic District
 - Oceanville/Leeds Point/Moss Mill Historic District
- Historic Places:
 - Roadside Cabins
 - L.N.Renault and Sons Winery
 - Smithville Apothecary
 - Modern Boat Works

What other historic places do you think should be preserved in Galloway?



Natural Resources

- Approximately 1/3 of the Township is located within the Pinelands
- Most environmentally sensitive areas in the Township are in the Pinelands Preservation Area and the Forest Area
- The Township continues to preserve open space through Green Acres funding through the NJDEP and Atlantic County
- The Township has adopted the current stormwater management regulations from the NJDEP
- The Township continues to preserve farmland
- The Township will be adopting a flood damage prevention ordinance consistent with the current FEMA regulations
- The Galloway Township Environmental Commission and the Go Green Galloway are working together to draft an updated Natural Resources Inventory for the Township



Status of Planning

Galloway Township Planning

- Zoning Map
- Township Development Ordinances
- 2012 Natural Resource Inventory
- 2001 Master Plan
- 2012 and 2020 Reexaminations of the Master Plan
- 2008 Recreation & Open Space Inventory ROSI
- Township-Wide Rehabilitation Plan
- 10 areas designated in need of redevelopment (including entire municipality)
- 2018 Community Forestry Plan
- Sustainable Jersey Silver Certification

Atlantic County lead initiatives

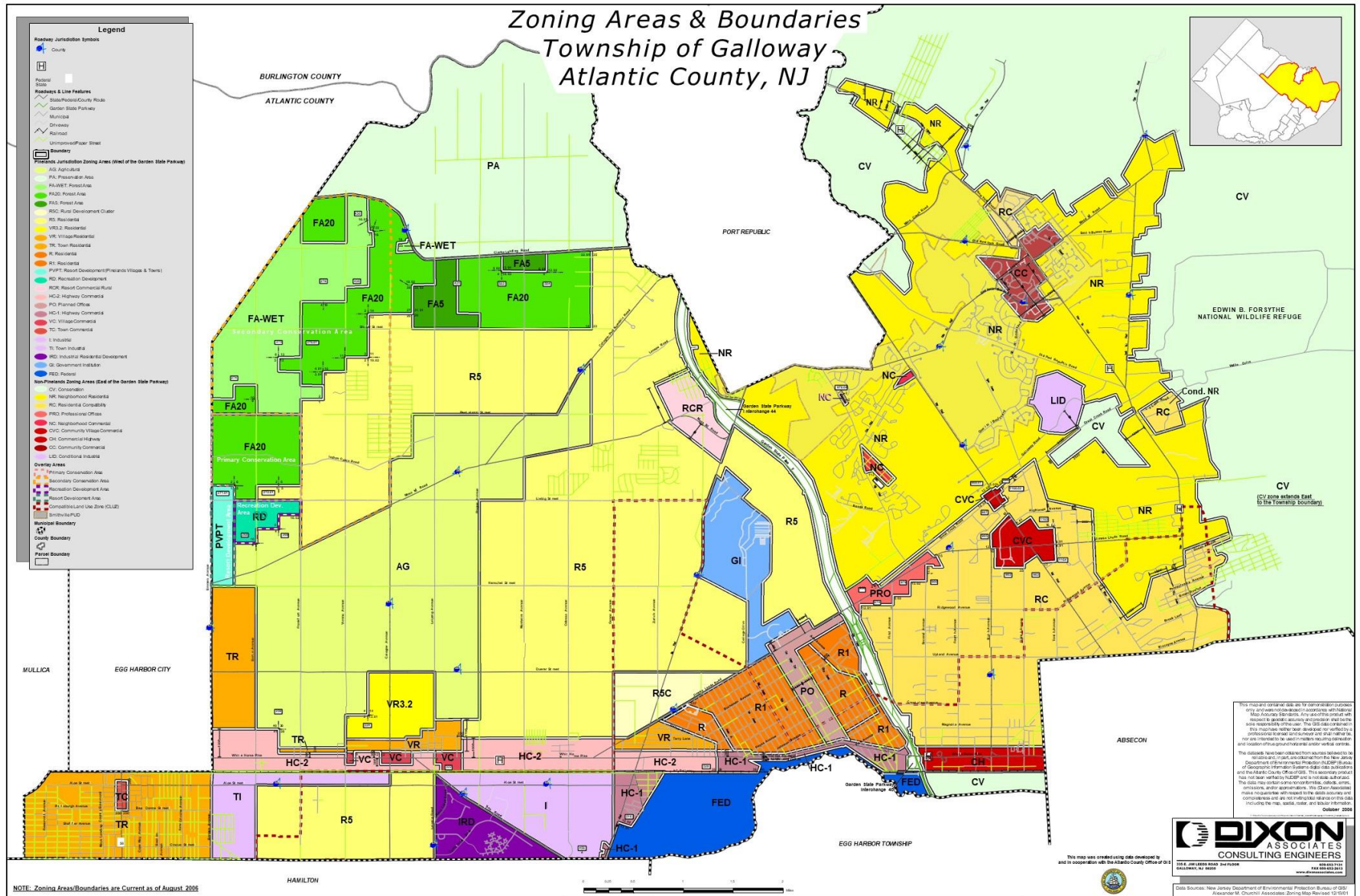
- 2018 County Master Plan
- 2021 County-Wide Hazard Mitigation Plan
- 2019 County Waste-Water Management Plan
- County Solid Waste Management Plan
- 2018 County Farmland Preservation Plan
- 2018 County Open Space & Recreation Plan

Regional Plans/Initiatives

- Pinelands Comprehensive Management Plan
- South Jersey Transportation Planning Organization
- Atlantic County Economic Alliance
- Resilient NJ – Atlantic County Coastal Region

State Plan - NJ State Development and Redevelopment Plan

Galloway Township Zoning Map



Zoning

- The 2020 Master Plan Reexamination Report removed “quarries” as a permitted use in the NR Neighborhood Residential zoning district in order to preserve the Township’s natural resources.
- The Township has designated areas in need of redevelopment to spur development and growth in appropriate locations throughout the Township.
- Existing Centers and Cores:
 - CAFRA Wrangleboro Estates Town Center
 - CAFRA Smithville Town Center
 - CAFRA Oceanville Village Center
 - CAFRA Downtown Smithville Core
 - CAFRA Galloway Downtown Core
- **Proposed Cores:**
 - CAFRA Oceanville Core
 - CAFRA Downtown Smithville Core
 - CAFRA Galloway Downtown Core

Purpose – Community Visioning

Hold a facilitated public workshop for the public to brainstorm, gather ideas and reach consensus on desirable visions for what the community should be like in 20 years

Visioning is a participatory process that engages residents in developing a consensus on:

- 1) what they want their community to be
- 2) where the community seems to be heading
- 3) what has to be done to correct that trend to achieve the desired common vision

The primary product of the visioning process will be a **Vision Statement** to be approved by the Planning Board and adopted by the Township Council.

The vision will be incorporated into the next Master Plan update & other planning tools.

What is a Vision Statement?

a common goal with hope and encouragement. Offers a possibility for fundamental change; gives people a sense of control; gives a group something to move toward; and generates creative thinking and passion.

The Vision Statement should look to the **long-term future** (20-year horizon) with regard to major planning issues, such as:

- Land Use and Housing
- Business and Economic Development
- Infrastructure & Services
- Circulation and Pedestrian Safety
- Historic Preservation, Open Space, Parks and Recreation
- Climate Resiliency and Sustainability
- Equity

Current Vision Statement

Galloway Township's Vision is for a community with the majority of its lands preserved or protected from future development. All future development is proposed to be directed in areas of existing infrastructure, or in the immediate vicinity of highways, sewer and water service lines, and other utilities. These areas are centered around primary intersections, and highway corridors such as Jimmie Leeds Road, Route 9, and Route 30 (White Horse Pike), as well as the interchanges with the Garden State Parkway. This concentrates development in the central area of the Township, between the Garden State Parkway and Route 9, and along the White Horse Pike.

The primary goal of the master plan, which can be taken as a vision statement of sorts, is to continue development patterns that **reduce trip generation**, create **livable communities**, and to enhance the overall **quality of life** for the residents of Galloway Township. Also, to correct the lack of necessary commercial facilities by creating **commercial nodes to serve residents of existing neighborhoods**.

Objectives or vision-like guidance from Master Plan

The Township continues to explore ways to spur redevelopment of all vacant sites or any other underutilized commercial sites as additional ratables which are a key component of trying to stabilize the tax rate in the Township.

The Township continues to seek grant funding for the bikeway projects to connect commercial centers to densely populated residential centers.

The Township remains committed to protecting and conserving its natural assets throughout the Township.

The Township continues to expand and improve the existing infrastructure by providing sanitary sewer service and improving the existing roadways in the Township.

Major Goals of the Master Plan Reexam

Center-based Planning/Walkability

- Promote non-residential development that is consistent with the natural capacity of the land and the availability of water and infrastructure to ensure the economic well-being of the Township.
- Direct retail and commercial development to appropriate locations in the villages, Town Center, and along the major transportation corridors.
- Create pockets or “nodes” of community commercial services in strategic locations that are designed to meet the needs of the local residents, reduce vehicle trips, and create/define Neighborhoods.

Future of Galloway?

Center-based development

Preservation of natural resources

Redevelopment

Walkability

Climate change adaptation

Cannabis industry

Warehouses

Brainstorming Activity

- What would your ideal community look like in 10 to 20 years?
- How would things change? People, housing, schools, jobs/businesses, health care, transportation, amenities, resiliency, environmental and public involvement?
- Make declarative positive statement about how the community will be in the future. Make the statement in the present tense.
- Highlight the major differences between now and the future you have created.
- What are the strengths of Galloway Township that can become future opportunities?
- What are weaknesses of Galloway Township that may present future challenges?

Brainstorming Rules

- We have about 60 minutes to share our thoughts
- Raise your hand to be called on
- Use the flip charts to capture thoughts
- Your comments will be recorded
- No idea is a bad idea
- Be creative
- Take risks
- No criticism allowed
- We'll use the 'Parking Lot' for issues to be dealt with somewhere else

Next Steps

- Additional comments to jheller@gtnj.org by April 8th
- Compile Results and Finalize Vision Statement
- Township Council Meeting
- Plan Endorsement Petition Review by NJ
- Mapping Consensus
- Develop PIA (Plan Implementation Agreement)
- State Planning Commission (SPC) Public Meeting