

# 2017 MASTER PLAN REEXAMINATION

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## Borough of Pitman

Gloucester County, New Jersey

Adopted: October 16, 2017

Resolution No. 2017-15

Prepared by:



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## **Borough of Pitman**

### **2017**

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Proposed Zoning Map

Resolution 2017-15 adopting the 2017 Master Plan Reexamination Report and Amendment

## I. INTRODUCTION

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55 D-1 et seq. stipulates that each municipality in the State of New Jersey shall reexamine its Master Plan and development regulations at least every ten years. Specifically, N.J.S.A. 40:55D-89 states:

*“The governing body shall, at least every ten years, provide for a general reexamination of its Master Plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the County Planning Board. A notice that the report and resolution have been prepared shall be sent to the municipal clerk of each adjoining municipality, who may, on behalf of the governing body of the municipality, request a copy of the report and resolution. A reexamination shall be completed at least once every 10 years from the previous reexamination.”*

This reexamination of the Borough of Pitman Master Plan conforms to the requirements of the Municipal Land Use Law and addresses the requirements of N.J.S.A. 40:55D-89 by including the following:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives.
- d. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law”, P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

These requirements are addressed in the sections of this report that follow. This Reexamination Report considers the municipal Master Plan adopted on April 17, 2000, Master Plan Appendix F with 2003 demographic updates, and a Master Plan Reexamination Report adopted April 21, 2007.

## II. PROBLEMS AND OBJECTIVES IDENTIFIED IN 2000 MASTER PLAN AND 2007 REEXAMINATION REPORT

This chapter of the 2017 Master Plan Reexamination Report examines the major problems and objectives relating to land development in the Borough of Pitman that were included in the last Master Plan and Reexamination Report.

Pitman's most recent Master Plan was adopted in 2000 and reexamined in 2007. This Master Plan, as well as a 2003 demographic update, outlines the demographic and development trends that the Borough had experienced both recently and for many decades, and from that information a long-term vision for the future of the Borough was developed.

### Problems and Objectives

The 2007 Master Plan Reexamination Report identified the following problems and objectives that existed in 2000. The 2007 Report did not specifically address if and how these were addressed since 2000, or if they were identified as continuing issues. As such, they are included herein.

- A need for a plan for infrastructure improvements and publicly owned land utilization in the Pitman Grove. (2007 Plan indicated that the quality of housing at Pitman Grove is improving. Infrastructure improvements and publicly owned land utilization was not addressed.)
- A need for a stormwater management plan to mitigate stormwater pollution of Alcyon Lake and other streams and water bodies. (2007 Plan indicated that stormwater management facilities were installed, and a Stormwater Management Plan was adopted, but the need for additional infrastructure improvements continues.)
- A need to coordinate planning efforts with surrounding municipalities, especially in relation to the traffic impact from Route 55. (This issue is identified in the 2007 Plan as unchanged.)
- A need to develop a source of water supply to replace withdrawal limitations from the Potomac-Raritan-Magothy Aquifer. (This problem was not addressed in the 2007 Plan.)
- A need to continue to be actively involved in the State Plan Cross Acceptance Process. (This problem was not addressed in the 2007 Plan.)

### Recommendations

The 2007 Master Plan Reexamination Report made the following recommendations:

- Implementation of the remainder of the public improvements plan for the Pitman Grove should continue to upgrade the infrastructure and enhance the utilization of the Borough owned interior spaces.
- Coordination of Pitman's stormwater management plan with the adjacent communities to mitigate stormwater pollution of Alcyon Lake and other streams and water bodies.
- Maintenance of common areas in the Pitman Grove.
- Continued review and update of the Master Plan and Zoning Ordinance.
- Preparation and adoption of the Redevelopment Plans to implement an age restricted zoning district.
- A continuing need to revitalize the Uptown Broadway Business District.

- A continuing need to redevelop the Pitman Hotel and the Armory properties.

### III. EXTENT THAT PROBLEMS & OBJECTIVES HAVE CHANGED SINCE 2000 AND 2007

This chapter of the Reexamination report looks at the extent to which problems and objectives identified above have been reduced or increased since the 2007 Reexamination Report, inclusive of the items originally identified in 2000 and continuing through 2007. The issues listed in Chapter II are summarized below, along with a 2017 status evaluation and response.

#### Problems and Objectives

The 2007 Master Plan Reexamination Report's problems and objectives, and their 2017 status:

- A need for a plan for infrastructure improvements and publicly owned land utilization in the Pitman Grove.  
***2017 response:** The Departments of Public Property and Public Works have in place a set of plans and objectives for the upkeep and maintenance of the publicly owned lands in the Pitman Grove, including maintenance and repairs to the Grove Auditorium and upkeep of the alleyways.*
- A need for a stormwater management plan to mitigate stormwater pollution of Alcyon Lake and other streams and water bodies.  
***2017 response:** A Stormwater Management Plan was adopted and work was done in collaboration with Camden County Soil Conservation District (CCSCD). In addition, a major county stormwater project along W. Holly Avenue from S. Broadway to Alcyon Lake to improve stormwater drainage, taking into consideration the Grove, was completed in 2015.*
- A need to coordinate planning efforts with surrounding municipalities, especially in relation to the traffic impact from Route 55.  
***2017 response:** This need remains.*
- A need to develop a source of water supply to replace withdrawal limitations from the Potomac-Raritan-Magothy Aquifer.  
***2017 response:** Borough is interconnected with NJAWC and this is no longer a concern.*
- A need to continue to be actively involved in the State Plan Cross Acceptance Process.  
***2017 response:** This item is no longer a concern, as that process has been discontinued.*

#### Recommendations

The 2007 Master Plan Reexamination Report's recommendations and their 2017 status:

- Implementation of the remainder of the public improvements plan for the Pitman Grove should continue to upgrade the infrastructure and enhance the utilization of the Borough owned interior spaces.  
***2017 response:** Ongoing implementation of maintenance efforts should continue.*

- Coordination of Pitman’s stormwater management plan with the adjacent communities to mitigate stormwater pollution of Alcyon Lake and other streams and water bodies.  
***2017 response:** While work has been performed in this regard, this will remain an ongoing item.*
- Maintenance of common areas in the Pitman Grove.  
***2017 response:** Extensive parking area and alley maintenance was completed in 2014 through CDBG grant funding. Public Works continues to maintain those improvements.*
- Continued review and update of the Master Plan and Zoning Ordinance.  
***2017 response:** This Reexamination Report and zoning changes recommended herein satisfy this recommendation.*
- Preparation and adoption of the Redevelopment Plans to implement an age restricted zoning district.  
***2017 response:** This is no longer a zoning recommendation; the age restricted zoning district was removed from the zoning ordinance.*
- A continuing need to revitalize the Uptown Broadway Business District and a continuing need to redevelop the Pitman Hotel and the Armory properties.  
***2017 response:** In 2009, the Pitman Hotel site was qualified as an Area in Need of Redevelopment. Subsequently, the Pitman Hotel was demolished and approved for four single-family dwelling lots. The Pitman Armory remains undeveloped, though clean-up is ongoing and is nearing completion. The Uptown Broadway Business District continues to undergo revitalization through a combination of private and public efforts.*

#### IV. EXTENT OF CHANGES IN POLICIES & OBJECTIVES FORMING THE BASIS OF THE 2007 REPORT

The third step in the reexamination process, known as letter “c”, looks at the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or regulations as last revised and changes in State, County and municipal policies and objectives. This chapter first examines demographic and land use trends since the 2007 Reexamination Report. Since the 2007 Master Plan Reexamination report, a number of State, County and Municipal planning policies and agencies have been created, updated, or significantly changed, including but not limited to the State Development and Redevelopment Plan and the Council on Affordable Housing (COAH).

##### Community Profile & Demographics

In order to evaluate how the 2000 Master Plan and 2007 Reexamination’s goals and objectives have been addressed, or how those needs may have changed in the intervening years, it is necessary to understand the current community profile as it relates to the most recent population, housing and land use, age, and income statistics. In most cases below, 2010 data is used, which is from the most recent decennial census.

The Borough of Pitman is located in the central portion of Gloucester County approximately six miles south of the City of Woodbury, the county seat of government. Pitman is within the Philadelphia

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metropolitan region and is directly south of the City, some twelve miles distant from its borders. Pitman is bordered by three municipalities: Mantua and Washington Townships and the Borough of Glassboro, all of which are considerably larger than Pitman.

#### Population

Table 1 shows the population growth of the Borough between 1970 and 2010. The Census reveals slight though consistent loss over the last forty years.

**Table 1**

POPULATION GROWTH			
Year	Population	Change	Percent
1970	10,257	-	-
1980	9,744	-513	-5.0%
1990	9,365	-379	-3.9%
2000	9,335	-30	-0.3%
2010	9,011	-324	-3.5%

Source: <http://lwd.dol.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf> and DP-1 Profile of General Population and Housing Characteristics 2010

Source: DP-1 Profile of General Population and Housing Characteristics 2010

Table 2 shows that several surrounding municipalities experienced growth, though three – Wenonah, Glassboro, and Pitman – showed slight loss. Pitman, therefore, is not out of character as it relates to the other nearby established communities. In fact, much of this loss of population is due to a decline in average household size, which is consistent with the national decline in the number of persons per dwelling unit from 3.1 in 1970 to 2.51 in 2013.

**Table 2**

POPULATION GROWTH IN NEIGHBORING MUNICIPALITIES 2000 & 2010			
Municipality	2000 Census	2010 Census	Percent Change
Harrison	8,788	12,417	41.3%
Monroe	28,967	36,129	24.7%
Elk	3,514	4,216	20.0%
Clayton	7,139	8,179	14.6%
Deptford	26,763	30,561	14.2%
Mantua	14,217	15,217	7.0%
Washington	47,114	48,559	3.1%
Wenonah	2,317	2,278	-1.7%
Glassboro	19,068	18,579	-2.6%
<b>Pitman</b>	<b>9,335</b>	<b>9,011</b>	<b>-3.5%</b>
<b>Totals</b>	<b>167,222</b>	<b>185,146</b>	<b>10.7%</b>

Source: DP-1 Profile of General Population and Housing Characteristics 2000 / 2010



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The Delaware Valley Regional Planning Commission (DVRPC) makes population projections for counties and municipalities within its jurisdiction. Despite the 2000-2010 loss in the Borough of Pitman, DVRPC shows an expected growth of 11.4% between 2000 and 2040, with an estimate of 10,041 residents by 2040.<sup>1</sup>

Municipal density also reflects the character of Pitman and the nearby municipalities. As shown by Table 3, of all neighboring municipalities, Pitman has the highest density, with 3,918 persons per square mile. Harrison, on the opposite end of the spectrum, has only 650 persons per square mile. Between 2000 and 2010, the overall population density decreased in Pitman from 4,058 persons per square mile to 3,917 persons per square mile. While Pitman remains the densest of the neighboring communities, other municipalities are experiencing much more dramatic change while Pitman remains relatively steady.

Table 3

DENSITY IN NEIGHBORING MUNICIPALITIES 2000 & 2010						
Municipality	Area (sq. mi.)	2000		2010		Percent Change
		Population	Persons / sq. mi	Population	Persons / sq. mi	
Harrison	19.1	8,788	460.1	12,417	650.1	41.29%
Monroe	46.4	28,967	624.3	36,129	778.6	24.72%
Elk	19.5	3,514	180.2	4,216	216.2	19.98%
Clayton	7.1	7,139	1,005.5	8,179	1,152.0	14.57%
Deptford	17.4	26,763	1,538.1	30,561	1,756.4	14.19%
Mantua	15.8	14,217	899.8	15,217	963.1	7.03%
Washington	21.4	47,114	2,201.6	48,559	2,269.1	3.07%
Wenonah	1.0	2,317	2,317.0	2,278	2,278.0	-1.68%
Glassboro	9.2	19,068	2,077.1	18,579	2,023.9	-2.56%
<b>Pitman</b>	<b>2.3</b>	<b>9,335</b>	<b>4,058.7</b>	<b>9,011</b>	<b>3,917.8</b>	<b>-3.47%</b>

Source: DP-1 Profile of General Population and Housing Characteristics 2000 / 2010

### Housing and Land Use

The Borough of Pitman is primarily a residential community. As of 2010, the Borough of Pitman consisted of 3,208 parcels. Table 4 summarizes the land use categories and displays the number of parcels and land value for each category.

<sup>1</sup> "Analytical Data Report: Municipal, County, and Municipal Population Forecasts, 2010-2040," ADR 18-A, DVRPC, March 2013.

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**Table 4**

Land Use - 2010				
Land Use Class	Number of Lots	Percentage	Total Value	Percentage
Vacant	55	1.7%	\$1,867,500	0.5%
Residential	3,002	93.6%	\$328,242,800	85.6%
Farm Homestead	1	0.0%	\$189,700	0.0%
Farmland	3	0.1%	\$13,000	0.0%
Commercial	133	4.1%	\$22,736,700	5.9%
Industrial	4	0.1%	\$22,074,500	5.8%
Apartment	10	0.3%	\$8,165,500	2.1%
<b>Total</b>	<b>3,208</b>	<b>100.0%</b>	<b>383,289,700</b>	<b>100.0%</b>

Source: [http://nj.gov/dca/divisions/dlgs/resources/property\\_tax.html](http://nj.gov/dca/divisions/dlgs/resources/property_tax.html)

In 2010, a total of 93.6% of the parcels in Pitman were residential and had a total value of over \$328 million. Residential property values were 85.6% of the total property value within the Borough. The second most common use category was commercial land uses, which comprised 4.1% of all parcels – a far cry from the residential category - and only 5.9% of the Borough's total value. Farmland, farm homestead, and industrial properties were very scarce, with a combined total of only 8 properties, and less than 1% of the municipal parcels. In 2010 there were 55 vacant properties in the Borough, with 0.5% of the municipal value.

It is of note that according to the New Jersey Division of Local Government Services, between 2010 and 2016 the number of vacant parcels increased slightly, as did the number of commercial and industrial parcels. The number of residential parcels fell slightly.

Of the residential properties, Table 5 shows that the Borough of Pitman has overwhelmingly single-family detached homes (75.7%), of which over 72.6% were owner-occupied according to the 2008-2012 ACS 5-year estimates. Additionally, most of the housing stock in Pitman was built prior to 1960 and either has or will be in need of upgrading and modernization.

**Table 5**

HOUSING TYPE BY UNITS IN STRUCTURE 2008-2012 estimates		
Unit Type	Number of Units	Percent
1, Detached	2,766	75.7%
1, Attached	139	3.8%
2 to 4	458	12.5%
5 to 9	85	2.3%
10 or more	205	5.6%
Mobile Home	0	0.0%
Other	0	0.0%
<b>Total</b>	<b>3,653</b>	<b>100.0%</b>

Source: DP04: Selected Housing Characteristics 2008-2012 American Community Survey 5-Year Estimates

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Table 6

OCCUPANCY STATUS 2008-2012 estimates		
	Households	Percent
Owner Occupied	2,610	72.6%
Renter Occupied	986	27.4%
Total	3,596	100.0%

Source: DP04: Selected Housing Characteristics 2008-2012 American Community Survey  
5-Year Estimates

Table 7 illustrates the aging housing stock in Pitman. 72% of existing units were built prior to 1960 and only 1% were built subsequent to 2000.

Table 7

AGE OF HOUSING STOCK 2008-2012 estimates	
Year Built	Percent
1939 or earlier	41.0%
1940 to 1959	31.0%
1960 to 1979	18.0%
1980 to 1999	9.0%
2000 to 2009	1.0%
2010 or later	0.0%
Total	100.0%

Source: US Census Bureau 2008-2012 ACS 5-Year Est.,  
DP-04 Selected Housing Characteristics

### Age & Income

Table 8 shows the distribution of population by age cohort at the time of the 2010 Census. The largest age cohort within the Borough was the “Baby Boomers” (those born between 1946 and 1964) at 28.1% followed by school children (age 5 through 19) at 19.6%.

The change in population between 2000 and 2010, however, shows that the population of school children, and in fact among most cohorts under 45 years of age, was dropping while the population of those over the age of 45 was rising. In other words, the Borough population is aging.

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Table 8

POPULATION BY AGE COHORT					
Age	2000	Percent	2010	Percent	Change
Under 5 years	542	4.8%	462	5.1%	-14.8%
5 to 9 years	669	5.9%	538	6.0%	-19.6%
10 to 14 years	712	6.3%	650	7.2%	-8.7%
15 to 19 years	679	6.0%	578	6.4%	-14.9%
20 to 24 years	492	4.3%	526	5.8%	6.9%
25 to 34 years	1,128	10.0%	1,032	11.5%	-8.5%
35 to 44 years	1,514	13.4%	1,171	13.0%	-22.7%
45 to 54 years	1,345	11.9%	1,430	15.9%	6.3%
55 to 59 years	519	4.6%	582	6.5%	12.1%
60 to 64 years	327	2.9%	517	5.7%	58.1%
65 to 74 years	623	5.5%	645	7.2%	3.5%
75 to 84 years	533	4.7%	431	4.8%	-19.1%
85 years and over	248	2.2%	449	5.0%	81.0%
Total	11,331	100.0%	9,011	100.0%	-20.5%

Source: DP-1: Profile of General Population and Housing Characteristics 2000 & 2010

Table 9 shows Pitman's median income falls within the range of the county as a whole, but is below the county median. It does, however, have a lower rate of poverty than the county and state.

Table 9

INCOME CHARACTERISTICS			
Income Type	Borough of Pitman	Gloucester County	New Jersey
Median Household Income	\$68,763	\$74,915	\$71,637
Median Family Income	\$91,270	\$88,670	\$87,389
Per Capita Income	\$32,403	\$32,459	\$35,928
Poverty Status (Percent of People)	5.2%	7.7%	9.9%
Poverty Status (Percent of Families)	2.7%	5.3%	7.4%

Source: DP03: Selected Economic Characteristics 2008-2012 American Community Survey 5-Year Estimates

### Schools

A consequence of the aging population and decline in family size discussed above is the dropping enrollment in the Pitman schools. Between 1982 and 2017, the total enrollment has dropped 28.6%.

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Table 10

School Enrollment			
Year	Enrollment	Change	Percent
1982	1,909	-	-
1999	1,747	-162	-8.5%
2017	1,363	-384	-22.0%

As of 2015, Pitman High School school's composite SAT score of 1496 is close to the state average of 1508 but is well below the peer average of 1554.<sup>2</sup> (Peers are schools that have similar grade levels and students with similar demographic characteristics, such as the percentage of students qualifying for Free/Reduced Lunch, Limited English Proficiency programs or Special Education programs.) Pitman High School's standardized test scores have been below the state average. This is to some degree affected by the Gloucester County Institute of Technology, which in 2017 enrolled 65 Pitman students. Between 2011 and 2015, 91% of Pitman High School students graduated within four years, much higher than the state average of 62% and statewide target of 78%. In 2015, seventy-two percent of these students went on to post-secondary education (68.4% in a 2-year program, 31.6% in a 4-year program).<sup>3</sup>

## State Changes

### State Development and Redevelopment Plan

In 2010, the State released a new draft State Plan, which has been going through public comment and hearing. The *Draft Final State Strategic Plan: State Development and Redevelopment Plan* was approved in November of 2011 and is awaiting final adoption. As this is the most recent SDRP, it has been reviewed for the purposes of this report. The document contains only four goals, which are:

Goal #1: Targeted Economic Growth – Enhance opportunities for attraction and growth of industries of statewide and regional importance.

Goal #2: Effective Planning for Vibrant Regions – Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.

Goal #3: Preservation and Enhancement of Critical State Resources - Ensure that strategies for growth include preservation of the State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the roles they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.

Goal #4: Tactical Alignment of Government – Enable effective resource allocation, coordination, cooperation and communication among those who play a role in meeting the mission of this Plan.<sup>4</sup>

<sup>2</sup> Due to rescoring of SAT exams, these numbers may not be reflective of the most current achievements.

<sup>3</sup> Pitman High School Performance Report 2014-2015, by State of New Jersey Dept. Education.  
<http://www.nj.gov/education/pr/1415/nav/county15/4140/index.html>

<sup>4</sup> <http://nj.gov/state/planning/publications/192-draft-final-ssp.pdf>, page 20.

It should be noted that this new plan does not include a map, nor does it include planning area designations as the 2001 plan did.

## County & Regional Changes

### Gloucester County Master Plan

The Gloucester County Master Plan was last updated in 1982, and there are therefore no changes as it pertains to consistency.

### 2005 Gloucester County Northeast Region Strategic Plan

Though adopted prior to the 2007 Reexamination Report, it is still worth noting that The *Gloucester County Northeast Region Strategic Plan* was developed in 2005 to provide a uniform growth strategy for the 14 municipalities in the northeastern portion of the county. The plan establishes a regional context for identifying strategies and implementation mechanisms for addressing four themes: towns, corridors, subdivisions, and open space.

Each of these four themes has a series of vision statements, including: towns: “Support vibrant, fully productive, compact and walkable, mixed-use town centers,” and corridors: Create compact, focused, mixed-use developments that enable the surrounding farms and open spaces to be preserved.”

Additionally, Land Use Goals in the Strategic Plan include but are not limited to the following:

- For towns: “Support vibrant, fully productive, compact and walkable, mixed-use town centers.” And, “stabilize, maintain, and expand the neighborhoods of the older towns and boroughs.”
- For corridors: “Ensure that corridors function smoothly and efficiently at acceptable levels of service through all of the County’s communities.” And, “ensure the economic sustainability of well-designed corridors and their economic compatibility with the region’s towns.”
- For subdivisions: “Provide meaningful, useful open spaces and appropriate community facilities in all new neighborhoods.” And, “ensure that new residential developments provide a variety of house types for a variety of family types, so that growing, changing, and aging families can remain in the neighborhoods.”
- For open space: the Strategic Plan incorporates that 1997 county Open Space Plan, which recommends open space preservation programs.

Locally, Pitman enjoys a walkable town center and prioritizes its older neighborhoods. Pitman seeks to have well-designed corridors that move traffic smoothly. Pitman seeks to protect its open spaces and understands the need to provide a home for all residents amidst changing demographics.

These are just a few examples of ways in which the Pitman Master Plan is similar to and reflects the goals of the *Gloucester County Northeast Region Strategic Plan*.

### Connections 2040 Plan for Greater Philadelphia

In 2013 the Delaware Valley Regional Planning Commission created a long-range plan for the future growth and development of the DVRPC region, which includes Gloucester County and thereby the Borough of Pitman. The Connections 2040 Plan includes land use, environmental, economic

competitiveness, and transportation strategies, and to put forth a vision for investing in the transportation system.

Within the document, four *Core Plan Principles* are identified which are intended to guide growth: Manage Growth & Protect the Environment; Create Livable Communities; Build the Economy; and Establish a Modern Multimodal Transportation System.

The following are relevant to this Reexamination Report.

- Manage Growth & Protect the Environment. The establishment of greenspaces and environmental conservation is promoted in the Connections 2040 Plan. Within Pitman, this specifically includes Mantua Creek.
- Create Livable Communities. The 2040 plan, like the State Development and Redevelopment Plan, identifies planning areas and centers as a means by which to direct growth. The Borough of Pitman is listed as a Town Center, which is described as having “a mixture of high-density residential and commercial land use,” “an integrated mix of land uses...[and] a unique history, character, and sense of place.” These centers have “a distinct uptown/main street area surrounded by relatively dense residential development” surrounded by suburban land uses.
- Build the Economy. While there is no directive specifically for Pitman in the Connections 2040 Plan, the general emphasis on “coordination across state, city, and county lines, across sectoral interests, and across the public and private sectors is essential to maintaining a broad view of the region and finding a common vision, goals, and policies” is certainly applicable.
- Establish a Modern Multimodal Transportation System. The Connections 2040 Plan emphasizes Complete Streets policies, transportation safety, increased accessibility, and congestion and environmental impact reduction for transit in the region. The Gloucester County Light Rail with Trail, identified as “planned” in the document, passes through and is supported by Pitman.

## **Municipal Changes**

Since the 2007 Master Plan Reexamination Report was adopted, the following Master Plan documents and relevant ordinances were reviewed and adopted:

### Pitman Redevelopment Plan

In May 2010 the entire Borough was determined to be In Need of Rehabilitation. The PI (industrial) district and TOD overlay are specifically addressed.

### Pitman Armory Redevelopment Plan

In 2009 the Borough conducted a Redevelopment Area in Need study for the Pitman Armory. This study area, a 7.5 acre site located along Route 47 (Delsea Drive) and Woodbury-Glassboro Road, was found to qualify as an Area in Need of Redevelopment based on its total unproductivity, including obsolete and substandard buildings, untenable buildings, and unimproved vacant land.

On April 30, 2009, the Pitman Armory Redevelopment Plan was adopted.

Borough of Pitman

Pitman Hotel Redevelopment Plan

In 2009 the Borough conducted a Redevelopment Area in Need study for the Pitman Hotel (Block 80, Lot 20). This study area was found to qualify as an Area in Need of Redevelopment based on its substandard condition, discontinuance of use, and obsolete layout. In 2010 the Plan was adopted, and the hotel was subsequently demolished.

Housing Element and Fair Share Plan

Pitman adopted Housing Elements to the Master Plan in 1986, 1990, 1992, and 2000, which addressed the Borough's obligation for 1987-1999. The Borough's 1st Round Housing Element and Fair Share Plan (HEFSP) was certified by the New Jersey Council on Affordable Housing (COAH) in November 1992. The 2nd Round HEFSP (1994-2000) was petitioned with COAH in June 2000; however, it was not COAH certified and expired December 20, 2005. In 2005, the Borough prepared a draft HEFSP addressing Pitman's cumulative housing obligation for the period 1999-2014, which anticipated the implementation of RCA's due to the lack of developable land in the Borough.<sup>5</sup> The Council on Affordable Housing 3<sup>rd</sup> Round rules were invalidated and new 'Growth Share' rules adopted by COAH in 2008. In December 2008, the Borough of Pitman adopted a HEFSP, as required by the Fair Housing Act and in accordance with COAH requirements. The New Jersey Supreme Court has since thrown out COAH's 2008 rules, leaving municipalities in limbo as to their compliance.

By September 2017, the Courts were still in the process of creating the rules and determining all municipalities' affordable housing obligations. It is known that the Borough still has a Prior Round Obligation (1987-1999) of 40 units, which, as stated in the 2008 HEFSP, Pitman has a remaining unmet obligation of 10 units.<sup>6</sup> Pitman's additional affordable housing obligations, including Present Need (rehabilitation), Gap (1999-2015) and Prospective Need (2015-2025), are still to be determined.

Once the Court has determined Pitman's affordable housing obligation, the Borough should consider preparing and adopting an updated HEFSP.

Borough of Pitman Economic Development Strategic Plan

In January 2010, the Borough of Pitman adopted an Economic Development Strategic Plan. The report sets forth a vision for Pitman as a regional mecca for the arts, and to increase its economic viability and attractiveness through that vision.

This plan seeks to strengthen business relationships for the retention and expansion of commerce; to revitalize the uptown for business, dining, and cultural entertainment; to create economic stability through real estate development; to revitalize existing neighborhoods through infill development; to support entrepreneurs and small businesses; to maintain a competitive workforce; to create clusters and concentrations of businesses to stimulate the economy; to fund development initiatives; to better

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<sup>5</sup> Pitman Housing Plan (12-05) Adopted 12-15-08, prepared by Land Dimensions Engineering, Glassboro, NJ, page 4.

<sup>6</sup> Ibid, page 16 -17.



use industrial sites, whether by enhancing them for current uses or by replacing obsolete space with more productive uses; and, by developing arts-related retail businesses.

#### Pitman Historic Preservation Commission Design Guidelines

In 2014, updates were adopted by the Pitman Historic Preservation Commission as they pertain to the Design Guidelines for historic development and preservation in the Historic District. C-1 Historic District Design Guidelines are currently undergoing further amendments as they pertain to storefront facades on Broadway.

#### Liquor Licensing

In November 2016, the residents of the Borough of Pitman voted to permit *“the retail sale of all kinds of alcoholic beverages, for consumption on the licensed premises by the glass, or other open receptacle...at a restaurant facility in this municipality,”* overturning a 112-year prohibition. The mechanisms to implement the disbursement of the licenses are within the purview of the Borough Council and are anticipated to be addressed in the near future.

## **V. CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS**

This chapter of the 2017 Master Plan Reexamination looks at specific changes that are recommended for the Master Plan or existing development standards, which can include the underlying objectives, policies and standards. The following recommendations are made in no particular order.

1. The Land Use Ordinance should be revised with the following:
  - a. Rezone Block 118, Lot 5 and Block 147, Lot 1 from C-2 to C-1 district. (Map 3 and Proposed Zoning Map.)
  - b. Correct the zoning map (block 145, lot 8.01) from C-1 to RA district, pursuant to Ordinance No. 07-01. (Proposed Zoning Map.)
  - c. Investigate the existing C-2 district north of Elwood Ave. to determine whether there is a more appropriate zoning district to reflect existing uses and conditions.
  - d. Expand TRC-1 area to include the northwest corner of Broadway at Woodland. (Proposed Zoning Map.)
  - e. Amend zoning map boundaries to eliminate most split-zoned lots. The proposed zoning map changes, in both municipal-wide format and magnified views are attached to this report for reference. (Maps 1, 2, 4, 5, 6, 7, 8, and Proposed Zoning Map.)
  - f. Reevaluate the uses permitted in the C-1 and C-2 districts. Add a definition of restaurant and retail sales to ensure consistency with the law and intended desires of the Borough.
  - g. Establish regulations for alcohol sales, possibly including but not limited to required distances between liquor sales establishments, distances from schools and houses of worship, and hours of operation.
  - h. Add 55 Simpson Avenue (Block 75, Lot 10), the original fire house for Pitman Fire Company #1, into the Historic District Boundary.

Borough of Pitman

2. Several Goals and Objectives from the 2000 Master Plan were not included in the 2007 Reexamination Report, but remain relevant today and are changes still worth pursuing. They are as follows:
  - a. To preserve environmentally sensitive lands from development.
  - b. To create standards and regulations to preserve and protect trees in the Borough. This includes undertaking a Tree Canopy Study and developing policies aimed at preserving trees, especially specimen or landmark trees, requiring new trees be planted as part of new development, and controlling the clearing of woodlands. Efforts should be coordinated through the Environmental Commission and Shade Tree Committee of that Commission where appropriate.
  - c. To coordinate Pitman's recreation and open space planning with Gloucester County's efforts as presented in the adopted Gloucester County Farmland Preservation, Open Space Protection and Recreational Needs Study.
  - d. To provide and to improve a circulation system friendly to the pedestrian and bicyclist.
  - e. To plan for the recreational, social and service needs for an increasing population over 55 years of age.
  - f. To increase the Borough's recycling efforts while decreasing the amount of waste going to the incinerator or landfill.
  - g. To focus on the historic preservation of buildings and districts in Pitman, including the Pitman Grove, the Broadway Theatre and the Uptown Broadway Business District, and to encourage registration of such buildings on the State and National Registries of Historic Places.
  - h. To encourage and zone for the adaptive reuse of significant historic structures.
  - i. To expand the historic district designations where appropriate.
  - j. To preserve, to the greatest extent possible, undeveloped Borough owned land as open space.
  - k. To develop and implement strategies to maintain the uptown shopping area and to encourage more use of the businesses by those living in and around Pitman.
3. The Borough should continue to identify publicly owned buildable lots in the Grove and determine potential for sale and development, while balancing these opportunities with the competing need for open space.
4. The Borough should address the opportunities and challenges of an aging community. Consider the development of a senior center to serve the needs of older Borough residents.
5. The Borough should address the opportunities and challenges for families.
  - a. Create family- and child-friendly spaces in town, including parks and playgrounds.
  - b. Encourage private investment in facilities geared toward children, such as a children's theater, play places, and day camp programs.
  - c. Promote the school district.
6. Study bike, pedestrian, and transit opportunities in Pitman.

Borough of Pitman

- a. Undertake a sidewalk study to identify areas that do not have sidewalks. Provision of sidewalks will promote safe streets, making Pitman a place that families of all ages feel safe.
  - b. Study the potential for a light-rail line and station in and through Pitman. This will not only incentivize uptown businesses, but provide an added layer of mobility for residents.
  - c. Promote the redevelopment of the former Sony Plant in coordination with the desired light rail line. One alternative to consider is Transit Oriented Development as proposed in the TOD Study.
  - d. The Gloucester County Multi-Use Trails Network Study rates the Bicycle Level of Service (LOS) on County roads in Pitman as C and D, which should be improved to promote bike riding. LOS is a qualitative measure used to relate the quality of traffic service from A to F, with A being the best and F being the worst, similar to academic grading. Encouraging the use of a Complete Streets policy when reconstructing roads, which encourages planning for all modes of transportation and users, is recommended.
  - e. Also as detailed in the Gloucester County Multi-Use Trails Network Study, a “town and gown” trail is proposed through Pitman and beyond which should be supported and encouraged as a way to attract regional cyclists to the natural and historic assets of Pitman.
7. Encourage uptown activity
- a. As part of establishing an arts and culture presence, consider the possibility of creating a regularly occurring public event showcasing local merchants, food, arts, and music.
  - b. Implement strategies to facilitate start-up businesses and encourage businesses to locate and invest in the Uptown Broadway Business District. This could include tax incentives, regulatory relief, and increased public support for infrastructure improvements. Engage the Economic Development Commission in this effort.
  - c. Facilitate the rehabilitation of the Pitman Armory and vacant bank, which have remained undeveloped for many years.
  - d. Facilitate the development of pocket parks on vacant parcels or potentially in street rights-of-way, including but not limited to along Theatre Avenue or along First Ave. between Broadway and East Ave.
  - e. Expand upon existing community events such as the craft fairs, 4<sup>th</sup> of July parade, Christmas display, 4<sup>th</sup> Fridays, and the bicycle Tour de Pitman to bring visitors to town and experience the full range of Pitman amenities, including parks, restaurants, and shops.
8. Establish commercial and office parking standards and programs that will both meet the needs of uptown businesses but also encourage turnover.
9. Encourage intersection improvements at the Route 553/Holly Avenue intersection.
10. Continue to review the historic design standards as applied to the C-1 District.
11. Consider preparing and adopting an updated Housing Element and Fair Share Plan once the Borough’s affordable housing obligation has been determined by the Court.

Borough of Pitman

12. Anticipate possible spillover effects from neighboring Glassboro, particularly the expansion of Rowan University and the health care services (Inspira) and evaluate how to best address the effects that this growth may have on Pitman.
13. Encourage the Economic Development Commission to help to implement strategies to promote business/commercial growth not only in the Uptown Broadway Business District but in all commercial districts.

## **VI. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS**

Recommendation to investigate the former Sony Plant property to determine if it should be declared an Area in Need of Redevelopment.

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## APPENDICES

Key Map

Map 1 – Recommended Zoning Changes

Map 2 – Recommended Zoning Changes

Map 3 – Recommended Zoning Changes

Map 4 – Recommended Zoning Changes

Map 5 – Recommended Zoning Changes

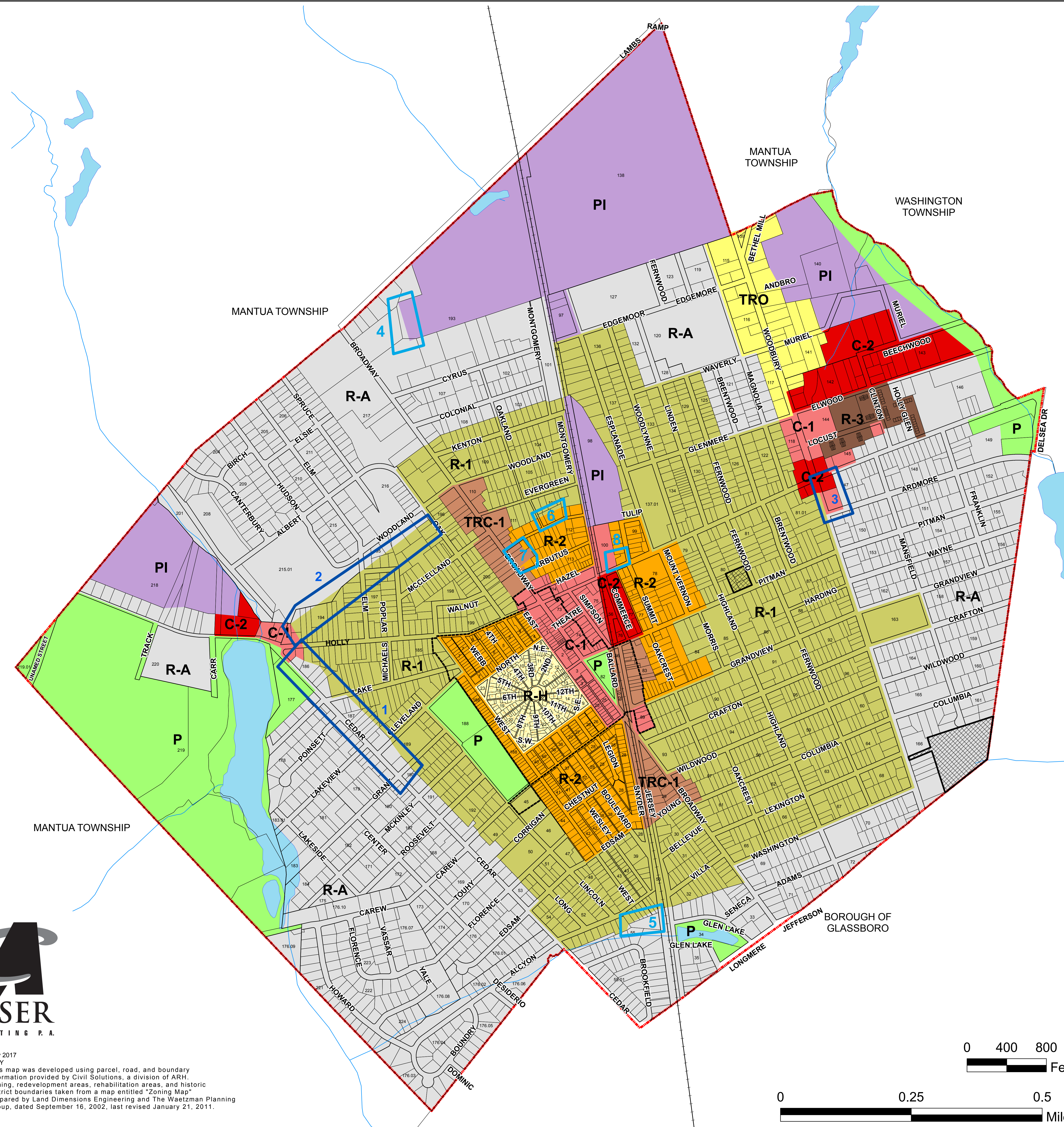
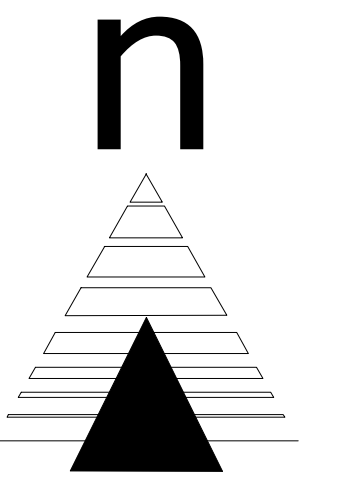
Map 6 – Recommended Zoning Changes

Map 7 – Recommended Zoning Changes

Map 8 – Recommended Zoning Changes

Proposed Zoning Map





### Existing Zoning Legend

- Requested Changes/Examination
- Other Changes/Examination
- Rail\_Lines
- Block Limits

### Redevelopment Areas

- Armory Site: BI 166, L: 1: Resolution No. 112, 2009, dated 5/26/09
- Pitman Hotel: BI 80, L: 20: Resolution No. 50, 2010, dated 2/22/10
- Historic District Boundary
- Municipal Boundary & Rehabilitation Area
- Parcels
- Water Bodies

### Zoning Districts

- P, Park Conservation
- R-A, Residence District
- R-1, Residence District
- R-2, Residence District
- R-3, Residence District
- R-H, Historic Residence District
- TRO, Transitional Residential Office
- TRC-1, Transitional Residential Commercial
- C-1, Commercial District
- C-2, Commercial District
- PI, Planned Industrial

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Feet

0 0.25 0.5  
Miles

## KEY MAP

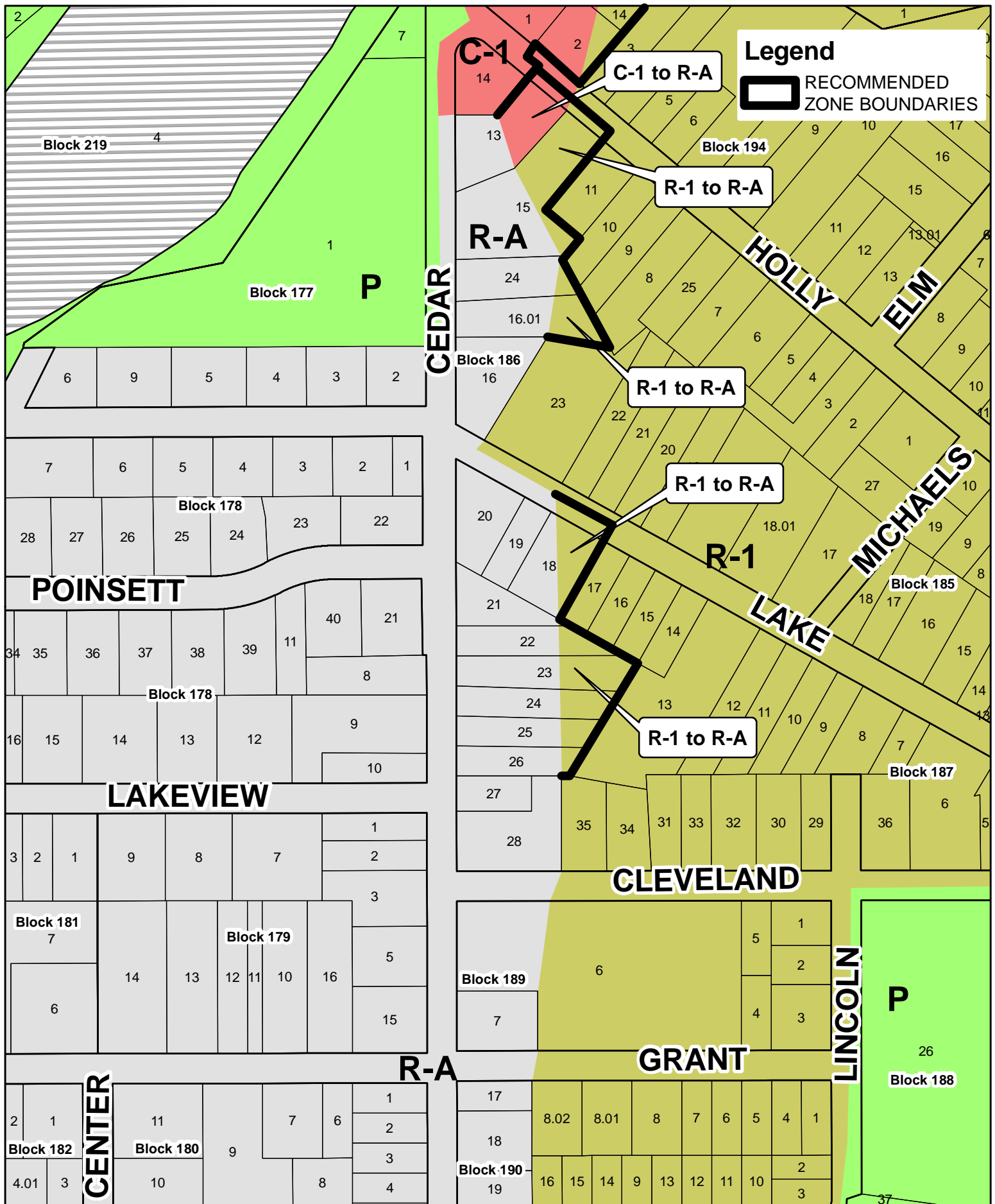
### BOROUGH OF PITMAN

Gloucester County, New Jersey



Date: May 2017  
Prepared by: MSY  
Source: This map was developed using parcel, road, and boundary information provided by Civil Solutions, a division of ARH. Zoning, redevelopment areas, rehabilitation areas, and historic district boundaries taken from a map entitled "Zoning Map" prepared by Land Dimensions Engineering and The Waetzman Planning Group, dated September 16, 2002, last revised January 21, 2011.

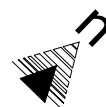


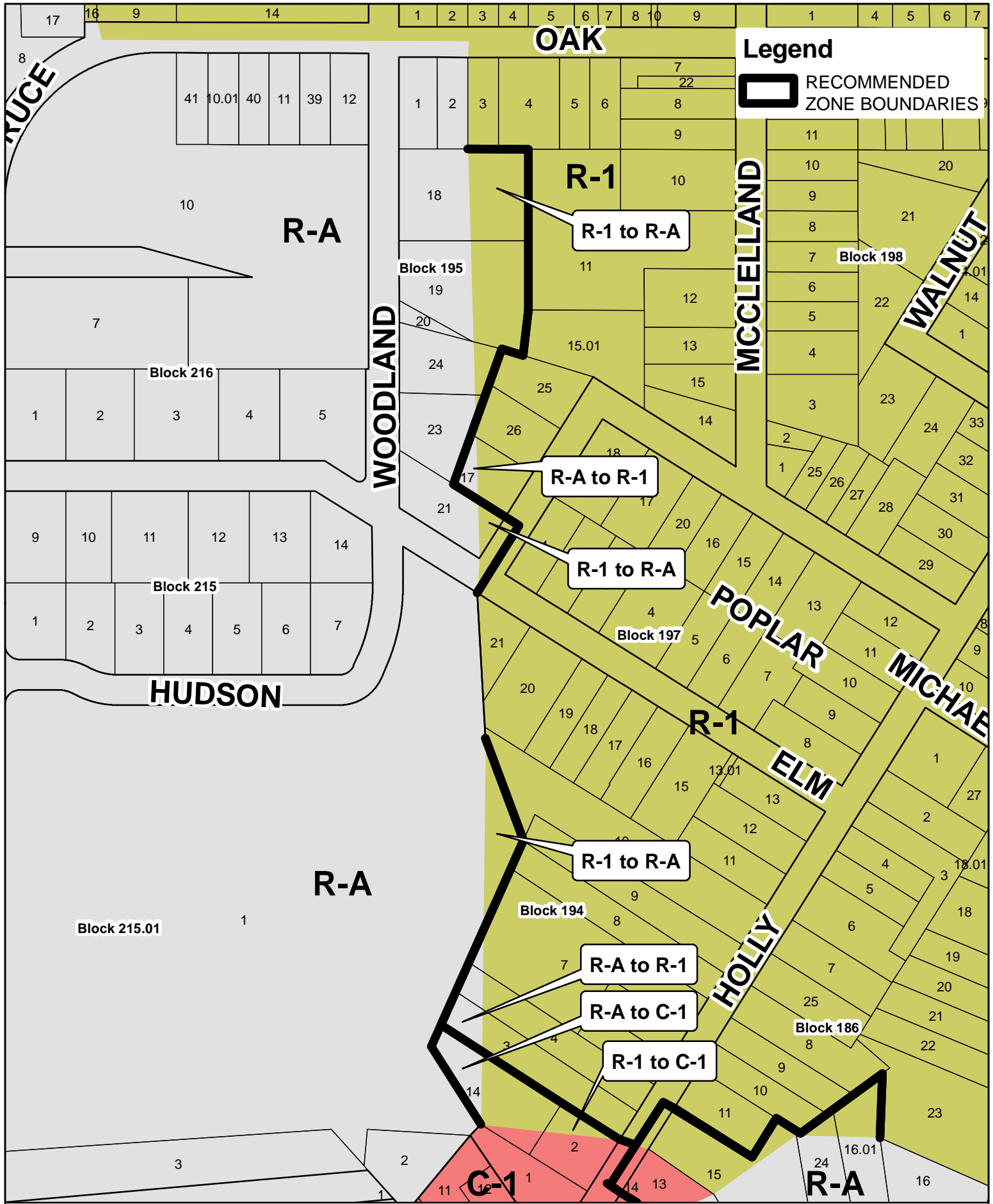


# MAP 1


**RECOMMENDED ZONING CHANGES**  
 Borough of Pitman, Gloucester County, New Jersey

Date: May 2017





**Legend**

 RECOMMENDED ZONE BOUNDARIES

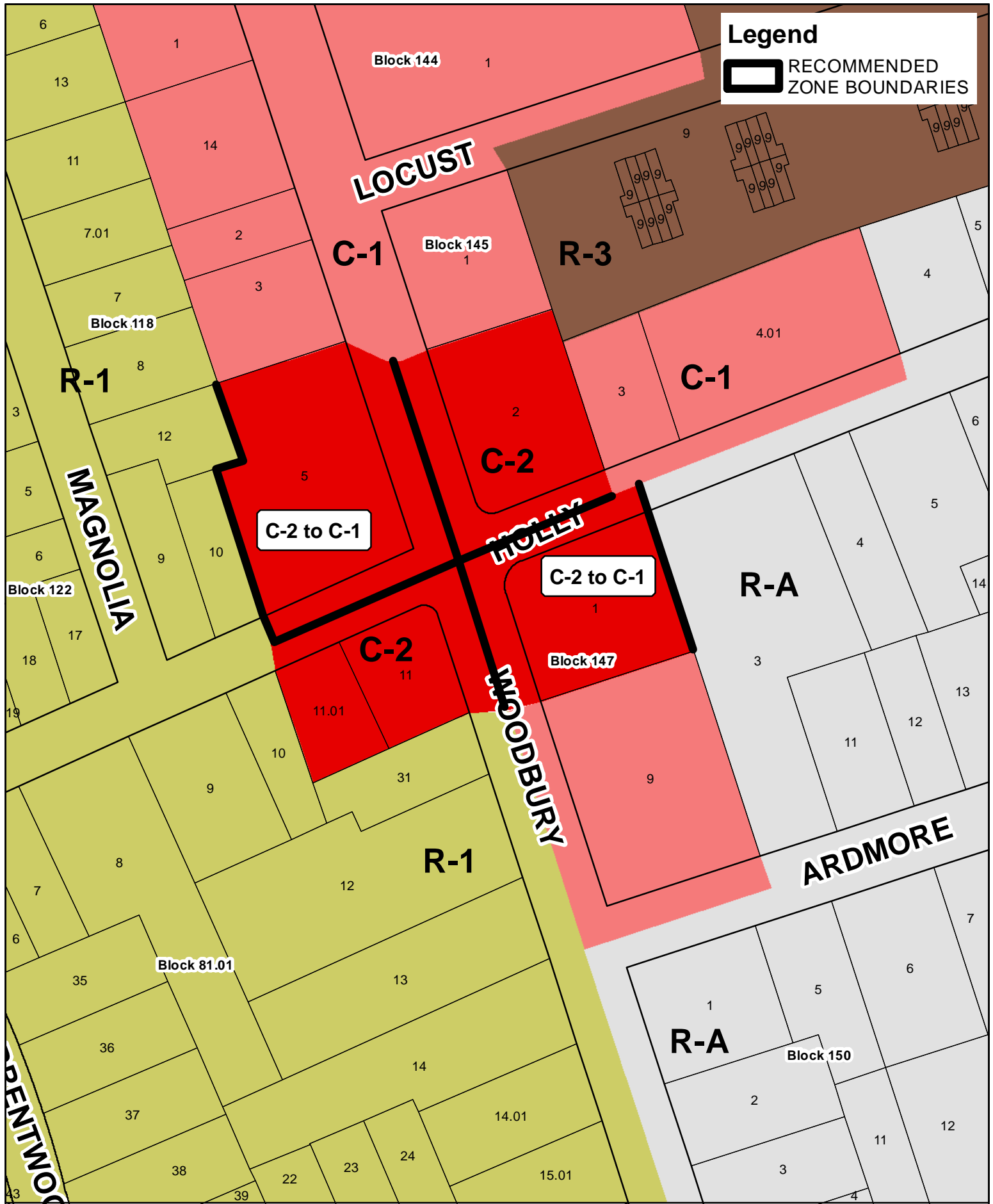
# MAP 2

**RECOMMENDED ZONING CHANGES**  
Borough of Pitman, Gloucester County, New Jersey


Date: May 2017







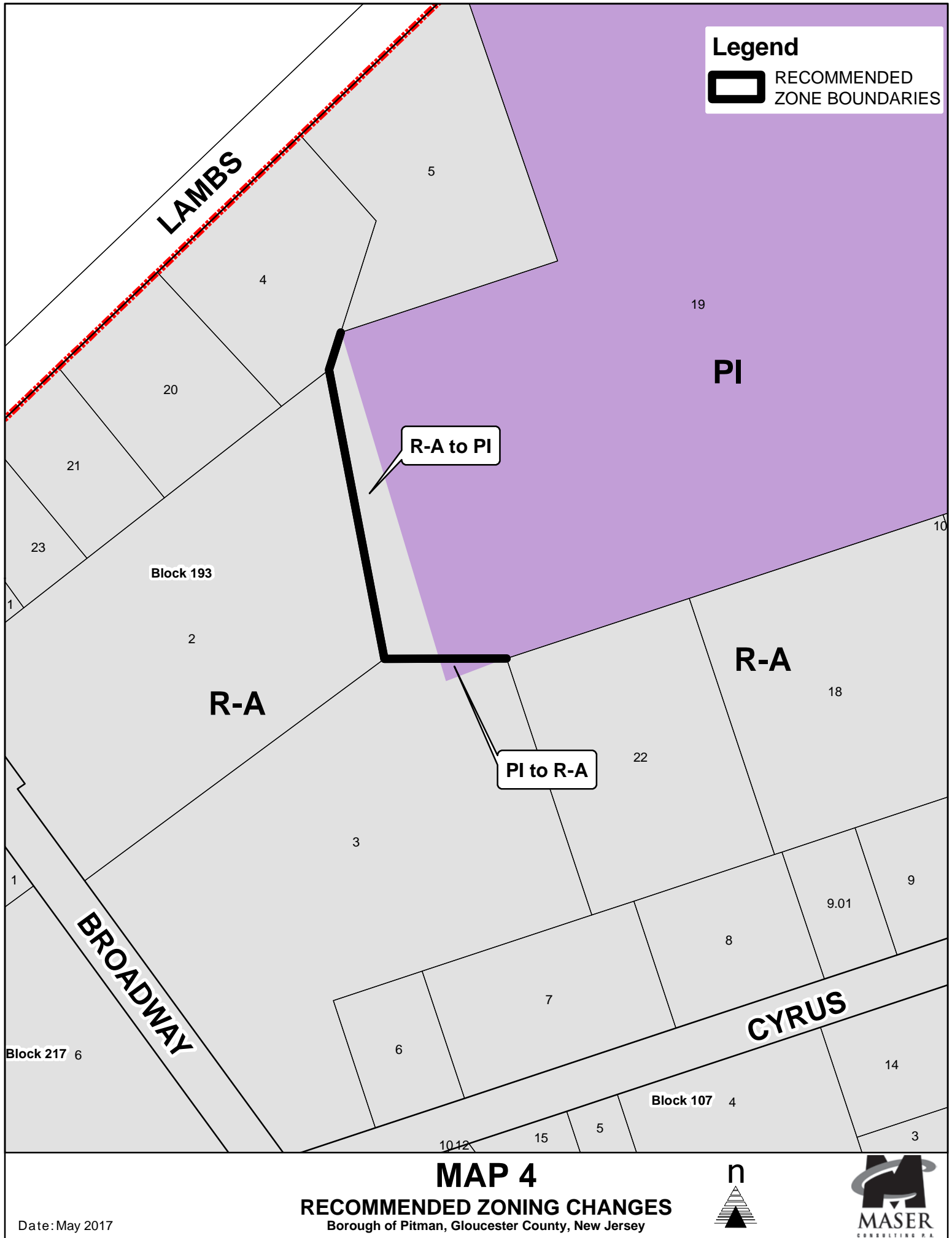
**Legend**

 RECOMMENDED ZONE BOUNDARIES

**MAP 3**  
**RECOMMENDED ZONING CHANGES**  
Borough of Pitman, Gloucester County, New Jersey

September 2017





**Legend**

 RECOMMENDED ZONE BOUNDARIES

R-A to PI

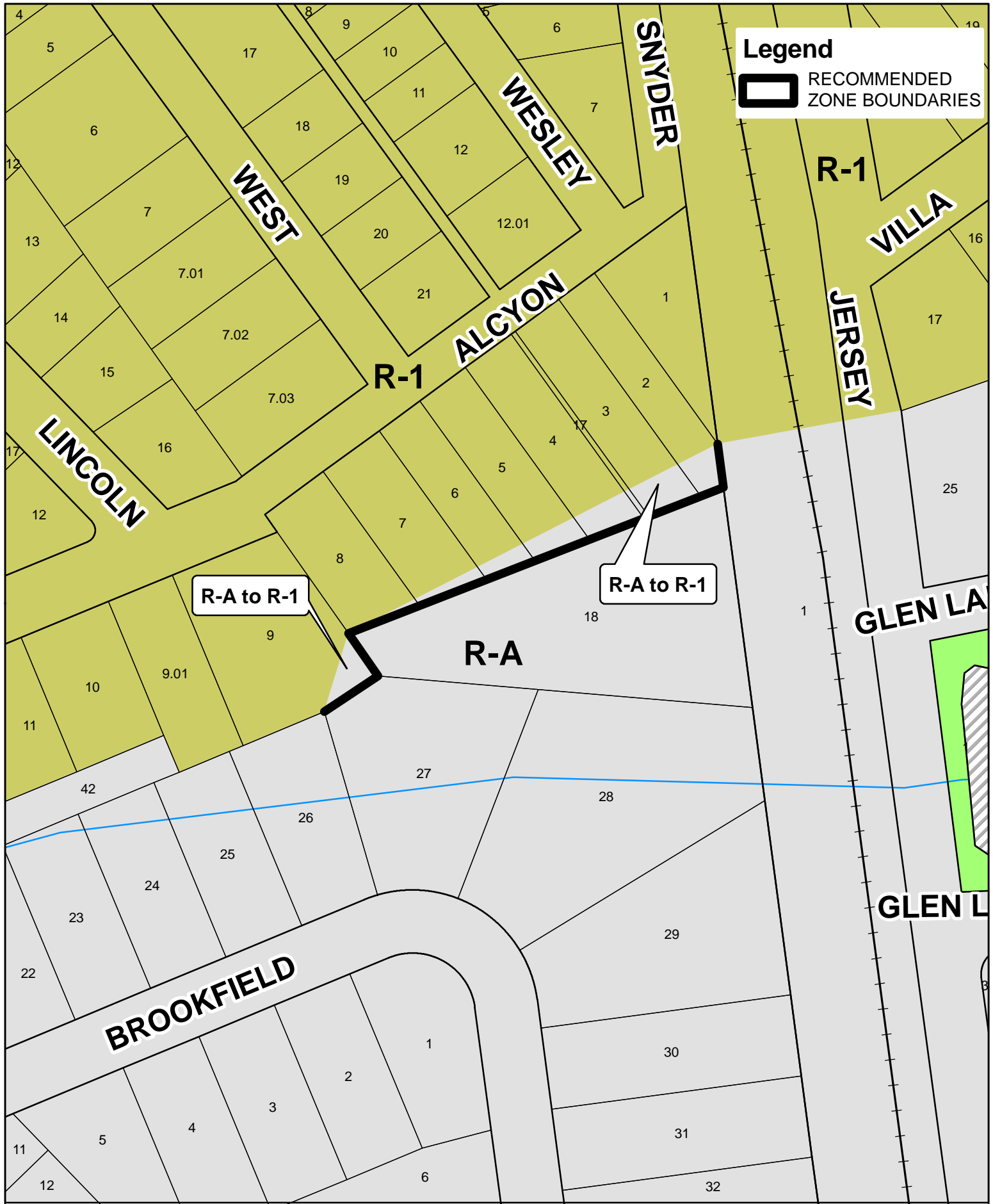
PI to R-A

# MAP 4


**RECOMMENDED ZONING CHANGES**  
Borough of Pitman, Gloucester County, New Jersey



Date: May 2017



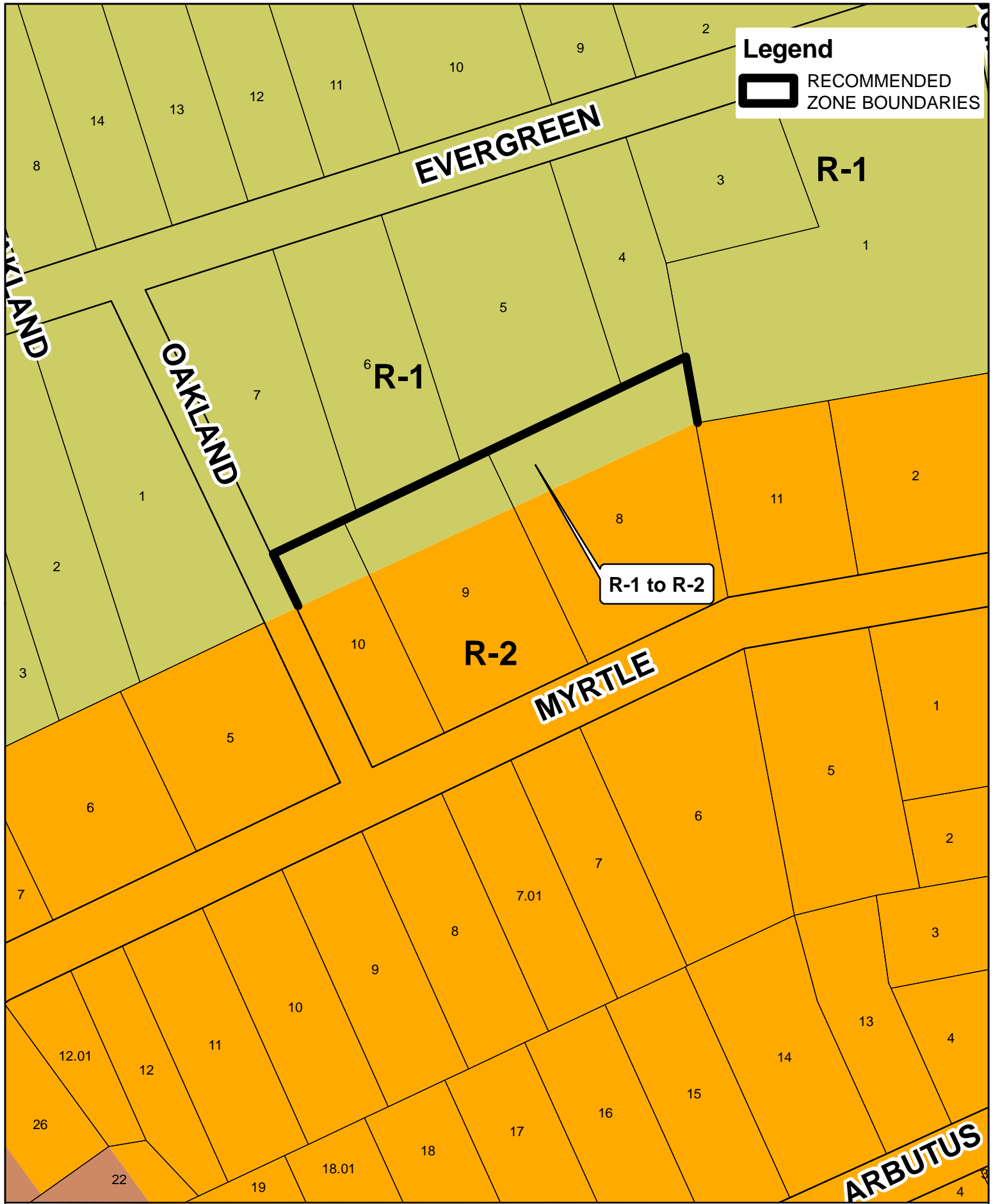
**Legend**

 RECOMMENDED ZONE BOUNDARIES


**MAP 5**  
**RECOMMENDED ZONING CHANGES**  
Borough of Pitman, Gloucester County, New Jersey

Date: May 2017





**Legend**

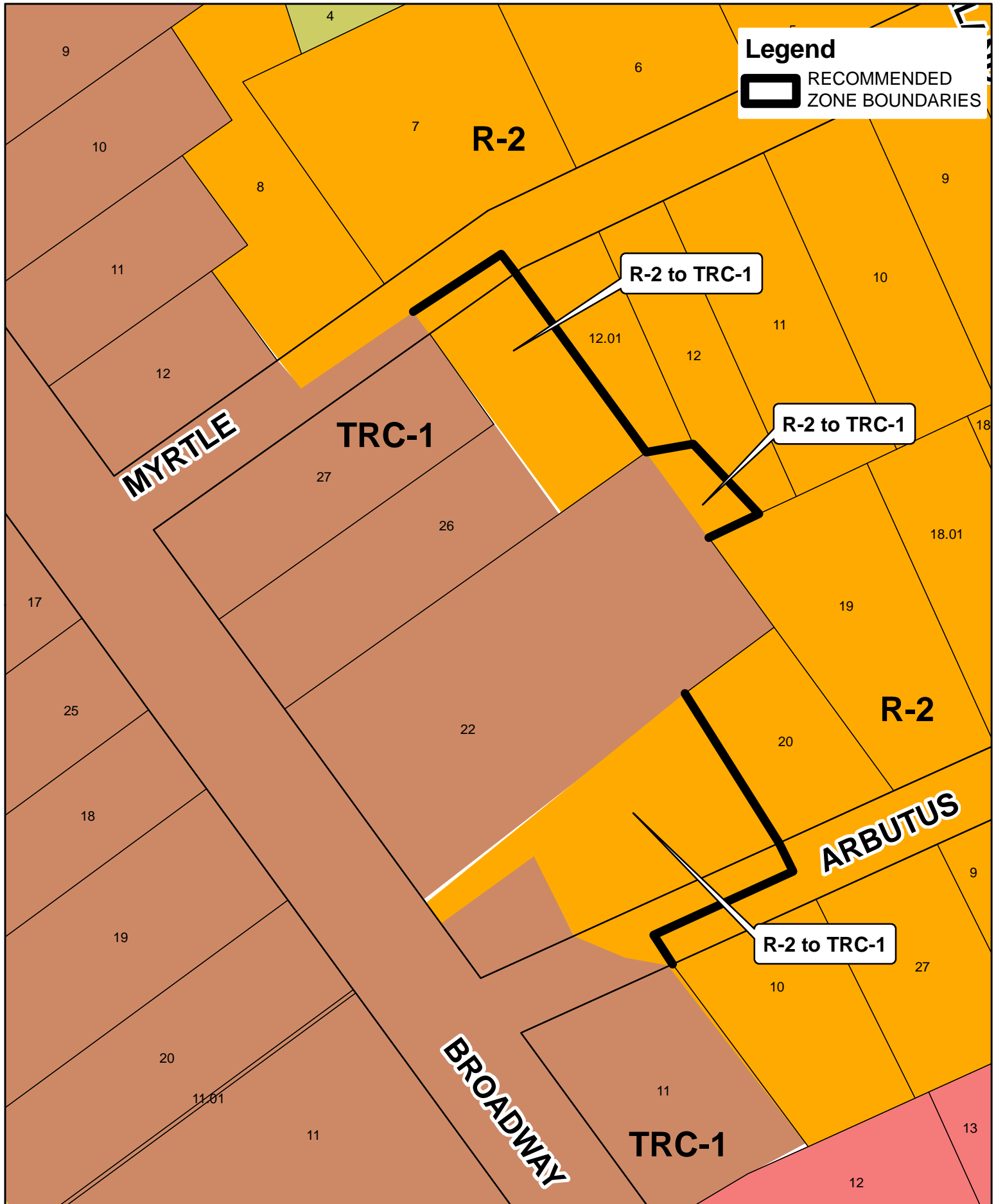
 RECOMMENDED ZONE BOUNDARIES

R-1 to R-2

**MAP 6**  
**RECOMMENDED ZONING CHANGES**  
Borough of Pitman, Gloucester County, New Jersey

Date: May 2017

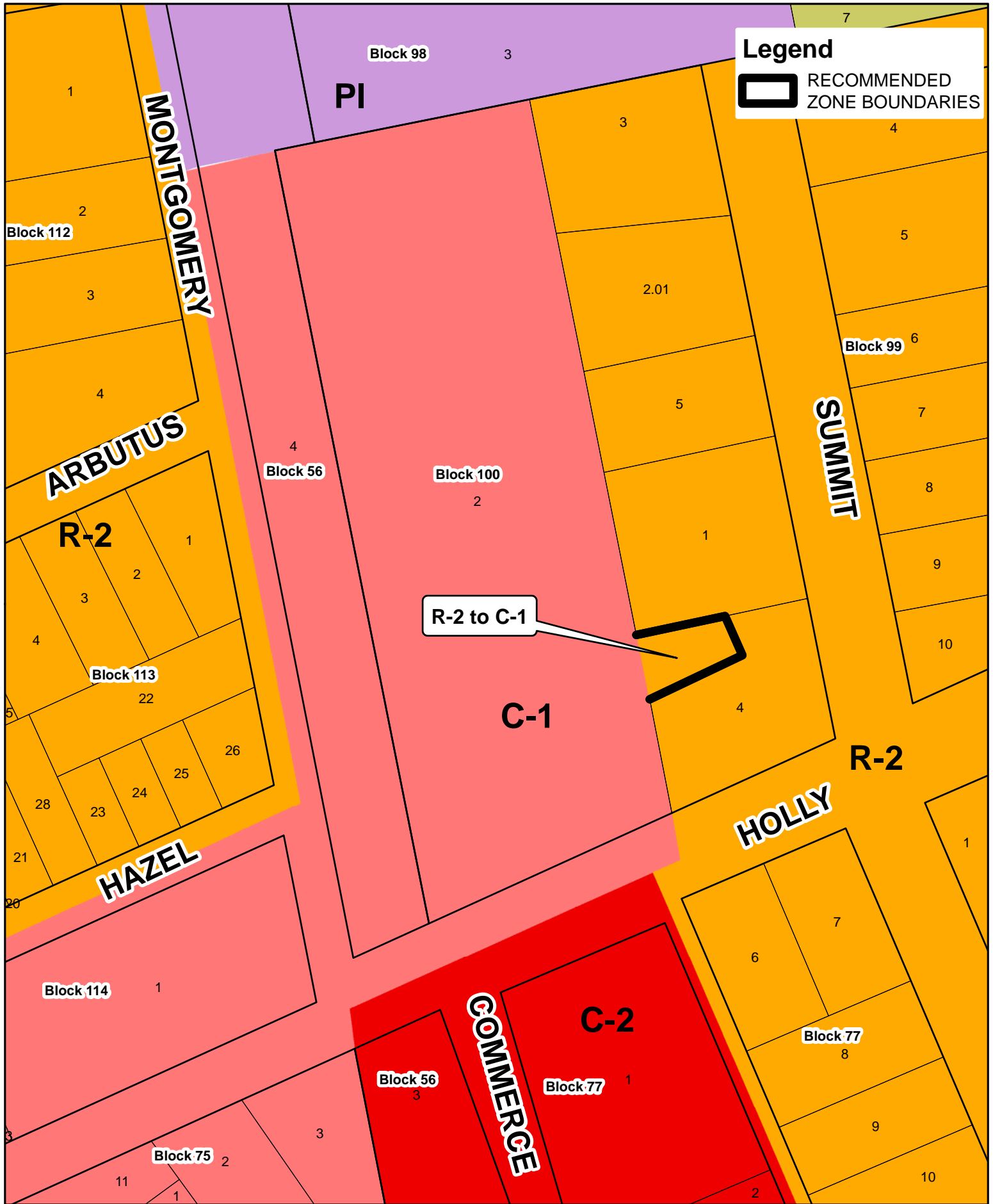




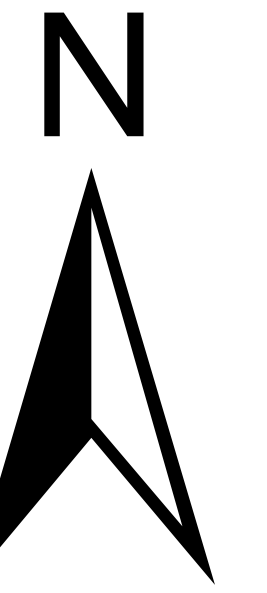
# **MAP 7** **RECOMMENDED ZONING CHANGES** Borough of Pitman, Gloucester County, New Jersey

Date: May 2017









## Legend

- Rail Lines
- Block Limits

## Redevelopment Areas

- Armory Site: BI 166, L: 1: Resolution No. 112, 2009, dated 5/26/09
- Pitman Hotel: BI 80, L: 20: Resolution No. 50, 2010, dated 2/22/10
- Historic District Boundary
- Municipal Boundary & Rehabilitation Area

- Parcels
- Water Bodies

## Zoning Districts

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- R-A, Residence District
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- R-H, Historic Residence District
- TRO, Transitional Residential Office
- TRC-1, Transitional Residential Commercial
- C-1, Commercial District
- C-2, Commercial District
- PI, Planned Industrial



Prepared by: Maser Consulting P.A.  
Date: November 2017  
Prepared by: MSY  
Source: This map was developed using parcel, road, and boundary information provided by Civil Solutions, a division of ARH. Zoning, redevelopment areas, rehabilitation areas, and historic district boundaries taken from a map entitled "Zoning Map" prepared by Land Dimensions Engineering and The Waetzman Planning Group, dated September 16, 2002, last revised January 21, 2011.

File: R:\AllOffices\RedBank\Survey\GIS\GISPROJECTS\Municipal\IM-P\PTP\PTP-003\Prop Zoning Map.mxd

# PROPOSED ZONING MAP BOROUGH OF PITMAN Gloucester County, New Jersey

0 400 800  
Feet

0 0.25 0.5  
Miles



## APPENDICES

Resolution 2017-15

Adopting the 2017 Master Plan Reexamination Report and Amendment



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**PITMAN PLANNING/ZONING BOARD**  
**RESOLUTION OF THE PLANNING/ZONING**  
**BOARD OF THE BOROUGH OF PITMAN**  
**ADOPTING THE 2017 MASTER PLAN REEXAMINATION REPORT**  
**AND AMENDMENT**  
**FOR THE BOROUGH OF PITMAN**

**RESOLUTION NO: 2017- 15**

---

**WHEREAS**, pursuant to the provisions of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., every municipality in the State of New Jersey must reexamine its Master Plan and Development Regulations at least every 10 years; and

**WHEREAS**, the Pitman Master Plan adopted on April 17, 2000 was most recently reexamined by Master Plan Reexamination Report adopted April 21, 2007; and

**WHEREAS**, the Pitman Planning/Zoning Board, with the assistance of Kristin J. Russell, P.P., AICP, of Maser Consulting, the Planning/Zoning Board Planner, has reviewed the Pitman Master Plan of April 17, 2000, together with the Master Plan Appendix F, and the Master Plan Reexamination Report adopted April 21, 2007, and has prepared the 2017 Master Plan Reexamination Report and Amendment attached hereto and made a part hereof; and

**WHEREAS**, the Pitman Planning/Zoning Board has determined that specific recommendations set forth in the Reexamination Report are themselves substantially in such form as could be set forth as an Amendment to the Master Plan; and

**WHEREAS**, the Planning/Zoning Board has provided appropriate notice for a public hearing on the Reexamination Report, said notice following notice requirements for an Amendment to the Master Plan itself; and

**WHEREAS**, a hearing on the 2017 Master Plan Reexamination Report and Amendment to the Master Plan was held on October 16, 2017; and

**WHEREAS**, following a thorough review of the said Reexamination Report by Timothy Kernan, P.E. of Maser Consulting, PA, the Planning/Zoning Board Engineer and following testimony by members of the public including Cheri Hulitt and Matt Blake, together with comments and questions from members of the Board; the Pitman Planning/Zoning Board has made the following findings and conclusions based thereon:

1. The 2017 Master Plan Reexamination Report was made in a timely fashion in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1;

2. The 2017 Master Plan Reexamination Report addresses the following:

- (1) Problems and objectives identified in the 2000 Master Plan and 2007 Reexamination Report;
- (2) Problems and objectives that have changed since 2000 and 2007;
- (3) Changes in policies and objectives forming the basis of the 2007 report; and
- (4) Recommendations for the Master Plan or Development Regulations, several of which recommendations rise to the level of an Amendment to the Pitman Master Plan.

3. Those recommendations to amend the Pitman Master Plan are as follows:

- a. Rezone Block 118, Lot 5 and Block 147, Lot 1 from C-2 to C-1 district. (Map 3 and Proposed Zoning Map);
- b. Correct the zoning map (Block 145, Lot 8.01) from C-1 to RA district, pursuant to Ordinance No. 07-01. (Proposed Zoning Map);
- c. Expand TRC-1 area to include the northwest corner of Broadway at Woodland. (Proposed Zoning Map);

d. Amend zoning map boundaries to eliminate most split-zoned lots. The proposed zoning map changes, in both municipal-wide format and magnified views are attached to this report for reference. (Maps 1, 2, 4, 5, 6, 7, 8 and Proposed Zoning Map);

e. Add 55 Simpson Avenue (Block 75, Lot 10), the original fire house for Pitman Fire Company #1, as an historic site under Section 35-12.4b of the Pitman Borough Code.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning/Zoning Board of the Borough of Pitman that the 2017 Master Plan Reexamination Report as presented is hereby adopted both as a Reexamination Report and as an Amendment to the Pitman Master Plan.

The Resolution of Adoption shall be published in accordance with the provisions of N.J.S.A. 40:55d-13(3)(b) and N.J.S.A. 40:55d-89.

This Resolution was adopted by the Planning/Zoning Board of the Borough of Pitman at its meeting on October 16, 2017.

**ATTEST:**

  
BRUCE LOWDEN, Secretary

**PITMAN PLANNING/ZONING BOARD**

  
NICHOLAS ASPRAS, Chairman

*Those Planning/Zoning Board members voting in favor were: Chairman Aspras, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi*

*Those Planning/Zoning Board members voting to deny were: Councilman Austin*

*Those Planning/Zoning Board members abstaining were:*

**PITMAN PLANNING/ZONING BOARD**

By:   
NICHOLAS ASPRAS, Chairman

**ATTEST:**

  
BRUCE LOWDEN, Secretary

The foregoing is a memorialization of a resolution adopted by the Planning/Zoning Board of the Borough of Pitman at its meeting on November 20, 2017.

*Those Planning/Zoning Board members voting in favor of memorialization were:*

*CHARLTON ASPRAS, MR. LOWDEN, MR. RYDER, MR. RAVICH, MR. FRANCHI*

*Those Planning/Zoning Board members voting against memorialization were:*

**ATTEST:**

  
**BRUCE LOWDEN, Secretary**

  
**DATE**