

**2020 Master Plan Reexamination Report  
Master Plan Update  
Borough of Woodbury Heights  
Gloucester County**

**May 2020**

Adopted by the Planning Board on \_\_\_\_\_ by Resolution \_\_\_\_\_  
Endorsed by the Governing Body on \_\_\_\_\_ by Resolution \_\_\_\_\_  
\_\_\_\_\_

Prepared for:  
Borough of Woodbury Heights  
500 Elm Avenue  
Woodbury Heights, NJ 08097

PREPARED BY:

**Tiffany A. CuvIELLO, PP, LLC**  
*Community Development and Planning*

---

---

7 Equestrian Drive • Galloway, NJ 08205  
Phone (856) 912-4415  
[tcuvIELLO@comcast.net](mailto:tcuvIELLO@comcast.net)

**2020 Master Plan Reexamination Report  
Master Plan Update  
Borough of Woodbury Heights  
Gloucester County**

**Mayor and Council**

Mayor William C. Packer  
Richard J. Gambale  
Joseph Getsinger  
Robert Morison  
Jeffrey Pitzo  
Cara Witasick

**Planning Board**

Bruce Farrell – Chairman  
Harry W. Elton, Jr.– Vice Chairman  
William Packer, Mayor  
Sean Flynn  
Stephen Hart  
Victoria Holmstrom  
Joseph Martino  
Jeffrey Pitzo, Councilman  
Debra Sesko  
Scott Norcross, Alt 1  
Robbie J. Conley, Alt 2  
Michael McCabe, Alt 3  
Susan Reim, Alt 4

Prepared by:

---

Tiffany A. Morrissey, AICP, PP #5533

The original of this document was signed  
and sealed in accordance with NJAC 13:41-1.3

# TABLE OF CONTENTS

INTRODUCTION.....	4
PART I: MAJOR PROBLEMS AND OBJECTIVES .....	5
PART II: GENERAL CHANGES AND DEMOGRAPHIC ANALYSIS .....	7
General Changes .....	7
Demographic Analysis .....	7
Population .....	8
Housing .....	12
Employment and Labor .....	17
Income .....	19
PART III: CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES .....	21
Housing .....	21
Bonding .....	21
PART IV: RECOMMENDED CHANGES .....	22
Corner Lots, Fences and Residential Accessory Structures .....	22
Parking and Loading .....	23
Signs .....	25
Site Plans .....	25
Zoning Map .....	26
PART V: REDEVELOPMENT PLANS .....	27
Borough Wide Plan .....	27
PART VI: PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE .....	28

## APPENDIX 1 – Proposed Zoning Map

## INTRODUCTION

A vital part of any Municipality's future is its Master Plan. The Master Plan enables a municipality to plan for its future growth. A Master Plan is not a static document and should be reviewed on a periodic basis in order to address changes that inevitably occur as a municipality grows. Recognizing this, the Municipal Land Use Law (N.J.S.A. 40:55D-89) requires a re-examination of the master plan to be completed every ten years. The report must state the major land development problems and objectives present when the last report or plan was prepared and the status of these conditions today. The report must also make any recommendations for changes to the master plan or development regulations that would further achieve the original goals or address any significant changes that have occurred since the last report was adopted. This report is separated into six sections addressing each element required by the Municipal Land Use Law.

The Borough of Woodbury Heights' Master Plan was first adopted in May of 1979. Subsequent Reexamination Reports occurred in 1998 and in May of 2008. The Borough has also adopted a Housing Element and Fair Share Plan in 2013 with a subsequent amendment in 2019 to include a Vacant Land Adjustment and Spending Plan.

## **PART I: MAJOR PROBLEMS AND OBJECTIVES**

### **40:55D-89.a.**

The major problems and objectives relating to land development in the municipality at the time of the adoption of the 2008 Master Plan Reexamination Report.

The last Reexamination Report was adopted in May of 2008. The report recognized the following Goals from the 1979 Master Plan Report as remaining valid:

1. The Land Use Plan should be simple, straightforward and sensible, and provide a direction for Borough growth which will eliminate existing problems and exploit new potentials for sound land use development.
2. The Land Use Plan should recognize the identity of the Borough as a totality while, at the same time, preserving the neighborhood characteristics existing throughout the municipality.
3. The Land Use Plan should strive to foster aesthetically pleasing commercial areas, designed for convenience and safety.
4. The Land Use Plan should acknowledge the existing development pattern within the Borough.
5. The Land Use Plan should recognize the inherent characteristics of land use activities and strive to separate those uses that are potentially incompatible with each other.

In 2008 the Land Use Board had recommended reviewing and amending parts of the Ordinance relative to the following:

1. The Plan recommended clarifying how to address development on corner lots.
2. The Plan recommended adding a building coverage of 25% and an impervious coverage of 35% for residential lots.
3. The Plan recommended updating various definitions in the ordinance relative to corner lots and coverages.

4. The Plan recommended addressing parking on residential lots and the conversion of garages.
5. The Plan recommended creating a Residential Design Review Committee as a subcommittee of the Planning Board with the role of reviewing applications which request conversion of garage space to living space and ensuring the required parking is satisfied.
6. The Plan recommended amending the sign controls in commercial districts.
7. The Plan recommended requiring sidewalks and/or pedestrian connections for all development in the Borough.
8. The Plan recommended establishing controls for Collection Bins.
9. The Plan recommended preparing and adopting a Housing Element and Fair Share Plan.

## PART II: GENERAL CHANGES AND DEMOGRAPHIC ANALYSIS

### 40:55D-89.b.

The extent to which such problems and objectives have been reduced or have increased subsequent to the adoption of last 2008 Master Plan Reexamination Report.

### General Changes

Over the past ten years the Borough has addressed several of the recommendations from the 2008 Reexamination Report. The Borough also reviewed the various recommendations and found that some items were no longer of concern.

Specifically, the Borough worked with the Courts to create and adopt a Housing Element and Fair Share Plan. This was one of the primary land use issues the Borough has worked through over the past ten years. The Borough completed a Vacant Land Analysis which clearly identified a lack of available land for new development. These findings are important not only in affordable housing development, but also in terms of future commercial development. Recognizing the lack of available land has led to a reduced concern with specific site development on corner lots, new housing and parking standards and coverages.

### Demographic Analysis

The last Reexamination Report was adopted prior to the 2010 Census. The following analysis reviews the 1990, 2000 and 2010 changes in population, housing and employment in the Borough.

## Population

The following tables portray the population and housing change in the Borough, Gloucester County, and the State. Between 1990 and 2000, the Borough's population decreased by 12%. From 2000 through 2017 the Borough saw a population growth of 0.7%. Compared to Gloucester County's population increase of 14.4% over the same 17-year period and the State's population growth of 6.5% for the same time period. The Borough's population growth is similar to the housing growth over the same 17-year period with an increase of 6.5% of occupied housing units from 2000-2017.

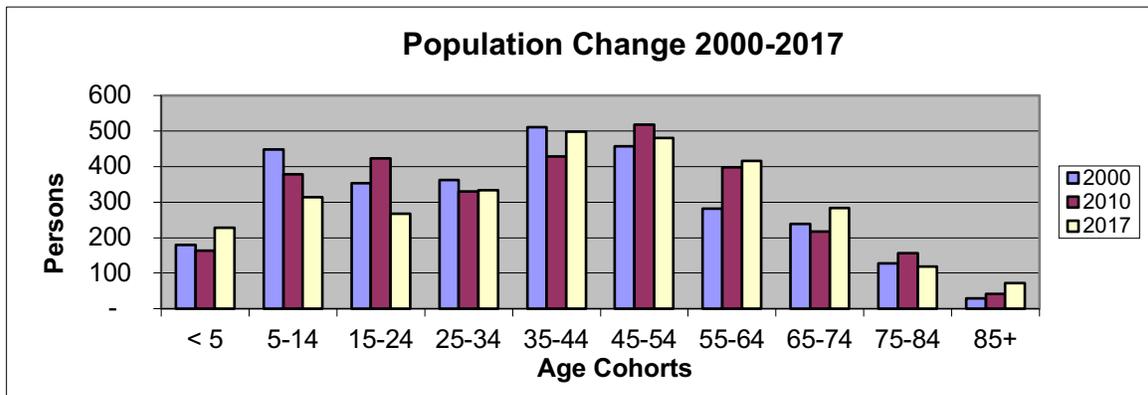
Population Trends			
	Borough of Woodbury Heights	Gloucester County	New Jersey
1990	3,392	230,082	7,730,188
2000	2,988	254,673	8,414,350
2010	3,055	288,288	8,791,894
2017	3,008	291,372	8,960,161
1990 to 2010	-11.3%	26.6%	15.9%
1990 to 2000	-11.9%	10.7%	8.9%
2000 to 2018	0.7%	14.4%	6.5%

Source: US Census Data/American Community Survey 5-Year Estimates (2013-2017)

Housing Trends			
	Borough of Woodbury Heights	Gloucester County	New Jersey
1990	1,130	82,459	3,075,310
2000	1,045	95,054	3,310,275
2010	1,125	109,796	3,553,562
2017	1,113	112,516	3,595,055
1990 to 2010	-0.4%	33.2%	15.6%
1990 to 2000	-7.5%	15.3%	7.6%
2000 to 2017	6.5%	18.4%	8.6%

Source: US Census Data/American Community Survey 5-year estimates (2013-2017)

The largest growth over the past seventeen years took place in the 55-64 population cohort, second only by the 65-74 cohort. This is reflective in the increasing median age for the Borough, now at 42.8 years. Looking at the Population Change chart you can see how the population has aged with the growth in the over 45 cohorts.



2000 - 2017 Population Profiles or Cohorts - Woodbury Heights						
Age	Population					
	Persons			Population Change		
	2000	2010	2017	2000 to 2010	2010 to 2017	2000 to 2017
< 5	179	164	227	-8.4%	38.4%	26.8%
5-14	449	378	313	-15.8%	-17.2%	-30.3%
15-24	353	423	268	19.8%	-36.6%	-24.1%
25-34	363	330	333	-9.1%	0.9%	-8.3%
35-44	510	429	498	-15.9%	16.1%	-2.4%
45-54	457	518	480	13.3%	-7.3%	5.0%
55-64	281	398	415	41.6%	4.3%	47.7%
65-74	239	217	284	-9.2%	30.9%	18.8%
75-84	128	157	118	22.7%	-24.8%	-7.8%
85+	29	41	72	41.4%	75.6%	148.3%
18+	2,207	2,365	2,390	7.2%	1.1%	8.3%
62+	452	521	638	15.3%	22.5%	41.2%
65+	396	415	474	4.8%	14.2%	19.7%
Median Age	38.3	41.2	42.8	7.6%	3.9%	11.7%
Source: US Census Data/American Community Survey 5-year estimates (2013-2017)						

The Borough's population is 50% female, slightly lower than the County and State. The ethnicity of the Borough includes a higher percentage of Caucasians and less of other ethnic groups unlike the County and the State.

2017 Population by Categories						
	Woodbury Heights		Gloucester County		New Jersey	
	Persons	%	Persons	%	Persons	%
<b>Total</b>	3,008	100%	291,372	100%	8,960,161	100%
<b>Sex</b>						
F	1,508	50.1%	149,783	51.4%	4,587,840	51.5%
M	1,500	49.9%	141,589	48.6%	4,372,321	48.5%
<b>Race</b>						
White	2,815	93.6%	238,127	81.7%	6,085,474	72.6%
Black or African American	51	1.7%	29,948	10.3%	1,207,356	13.6%
Asian	36	1.2%	8,894	3.1%	844,105	5.7%
American Indian and Alaska Native	-	0.0%	87	0.0%	18,006	5.6%
Native Hawaiian and Other Pacific Islander	-	0.0%	78	0.0%	3,013	5.6%
Other	36	1.2%	6,394	2.2%	573,146	2.5%
Two or More Races	70	2.3%	7,844	2.7%	229,061	2.5%
Hispanic or Latino	169	5.6%	16,799	5.8%	1,764,520	13.3%
<b>Age</b>						
25-64	1,726	57.4%	156,476	53.7%	4,809,700	53.9%
65+	474	15.8%	42,145	14.5%	1,353,999	13.2%
Median Age	42.8	n/a	39.9	n/a	39.6	n/a
Source: US Census Data/American Community Survey 5-year estimates (2013-2017)						

## Housing

The primary unit in the Borough is single-family detached at 92%. The Borough does have a small percent of its total housing units with over 5 units per building, at just over 2% of its total units. There are a total of 950 owner occupied units and 133 rental units in the Borough. The total housing units in the Borough as of the 2017 Census Estimates was 1,113, a 6.5% increase from 2000. This is generally consistent with the population growth in the same time period.

<b>Housing Trends</b>			
	<b>Borough of Woodbury Heights</b>	<b>Gloucester County</b>	<b>New Jersey</b>
1990	1,130	82,459	3,075,310
2000	1,045	95,054	3,310,275
2010	1,125	109,796	3,553,562
2017	1,113	112,516	3,595,055
1990 to 2010	-0.4%	33.2%	15.6%
1990 to 2000	-7.5%	15.3%	7.6%
2000 to 2017	6.5%	18.4%	8.6%

Source: US Census Data/American Community Survey 5-year estimates (2013-2017)

<b>Woodbury Heights Housing Units by Tenant and Occupancy Status, 2017</b>						
<b>Year Round Housing Units</b>			<b>Owner-occupied</b>		<b>Rental</b>	
<b>Occupied</b>	<b>Vacant</b>	<b>Total</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>
1,083	30	1,113	950	87.7%	133	12.3%

Source: US Census Data/American Community Survey 5-year estimates (2013-2017)

Of the total occupied housing units in the Borough, 77% are family households and 23% are non-family households. Of the total 832 family households, 80% consist of married couples.

<b>Summary of Household Characteristics - Woodbury Heights 2017</b>		
	No. of Persons	% of Total
Family Households	832	76.97%
Non-Family Households	249	23.03%
<b>Non-Family Households</b>		
Living Alone	197	79.12%
Not Living Alone	52	20.88%
<b>Family Households</b>		
Married Couple	662	79.57%
Single Male	50	6.01%
Single Female	120	14.42%
Total Households	1,081	100%
Persons Per Household	2.82	N/A
Source: US Census Data/American Community Survey 5-year estimates (2013-2017)		

The bulk of the Borough's housing stock was built prior to 1969. There has not been a substantial increase in the housing stock subsequently, with the greatest increase in the 1980's at 7%. Since 2000 through 2014 there have been no new housing units according to Census data. A review of the 2013-2017 American Community Survey 5-Year Estimates indicated that the Borough's housing stock is well maintained. No units were reported as lacking complete kitchen or plumbing facilities or lacking a source of fuel.

<b>Housing Units by Number of Units in Structure, Borough of Woodbury Heights</b>		
<b>Number of Units</b>	<b>Units</b>	<b>Percent of Total</b>
1-unit, Detached	1,029	92.45%
1-unit, Attached	5	0.45%
2 units	48	4.31%
3 or 4 units	5	0.45%
5 to 9 units	16	1.44%
10 to 19 units	-	0.00%
20 or more units	10	0.90%
Mobile Home	-	0.00%
Other	-	0.00%
<b>Total</b>	<b>1,113</b>	

Source: US Census Data/American Community Survey 5-year estimates (2013-2017)

<b>Housing Units by Age</b>		
<b>Year Built</b>	<b>Units</b>	<b>Percent of Total</b>
2014 or later	-	0.00%
2010 to 2013	-	0.00%
2000 to 2009	36	3.23%
1990 to 1999	15	1.35%
1980 to 1989	73	6.56%
1970 to 1979	148	13.30%
1960 to 1969	349	31.36%
1950 to 1959	221	19.86%
1940 to 1949	81	7.28%
1939 or earlier	190	17.07%
<b>Total</b>	<b>1,113</b>	

Source: American Community Survey 5-year estimates (2013-2017)

The Borough has a greater percentage of four-plus room units, with the median number of rooms in the Borough at 7.3 per unit. There are only 44 units with less than 4 rooms per unit.

<b>Occupied Housing Units by Number of Rooms</b>		
<b>Rooms</b>	<b>Housing Units</b>	<b>Percent of Total Housing Units</b>
1	5	0.4%
2	-	0.0%
3	39	3.5%
4	41	3.7%
5	118	10.6%
6	145	13.0%
7	278	25.0%
8	193	17.3%
9+	294	26.4%
<b>Total</b>	<b>1,113</b>	<b>100.0%</b>
Median Rooms	7.3	

Source: American Community Survey 5-year estimates (2013-2017)

<b>Occupied Housing Units by Number of Bedrooms</b>		
<b>Bedrooms</b>	<b>Housing Units</b>	<b>Percent of Total Housing Units</b>
No Bedrooms	5	0.4%
1-Bedroom	41	3.7%
2-Bedrooms	113	10.2%
3- Bedrooms	475	42.7%
4-Bedrooms	393	35.3%
5 + Bedrooms	86	7.7%
<b>Total</b>	<b>1,113</b>	<b>100.0%</b>

Source: American Community Survey 5-year estimates (2013-2017)

The Borough has a median gross rent of \$1,222, higher than Gloucester County. The Borough's median housing value of \$203,800 is consistent with the County's median housing value of \$213,800. Fifty percent (50%) of the housing stock is valued between \$200,000 and \$299,999.

<b>Housing Value, Owner-Occupied Units</b>		
<b>Value</b>	<b>Housing Units</b>	<b>Percent of Total Housing Units</b>
Less than \$50,000	31	3.3%
\$50,000 to \$99,999	-	0.0%
\$100,000 to \$149,999	75	7.9%
\$150,000 to \$199,999	341	35.9%
\$200,000 to \$299,999	475	50.0%
\$300,000 to \$499,999	28	2.9%
\$500,000 to \$999,999	-	0.0%
\$1,000,000 or more	-	0.0%
<b>Total</b>	<b>950</b>	<b>100.0%</b>
Median Housing Value	\$ 203,800	

Source: American Community Survey 5-year estimates (2013-2017)

<b>Selected Housing or Housing Related Characteristics (Occupied Units)</b>					
	<b>Median Value Housing (owner-occupied)</b>	<b>Median Gross Rent</b>	<b>Median Household Income</b>	<b>Value Income Ratio</b>	<b>Rental Vacancy Rate</b>
Borough of Woodbury Heights	\$203,800	\$1,222	\$80,444	2.53	0.0%
Gloucester County	\$213,800	\$1,134	\$81,489	2.62	6.3%

Source: American Community Survey 5-year estimates (2013-2017)

## Employment and Labor

According to the Census, 67% of the Borough’s labor force is employed. Six-percent (6%) of the population age 16 and over are unemployed, and 33% are not considered part of the labor force. The majority of the employers in the Borough are in the Educational Services, and Health Care and Social Assistance field.

<b>WOODBURY HEIGHTS EMPLOYMENT STATUS</b>		
	<b>Total</b>	<b>Percent of Population 16 Years and Over</b>
Population 16 years and Over	2,418	100%
In Labor Force	1,615	66.79%
Civilian Labor Force	1,615	66.79%
Employed	1481	61.25%
Unemployed	134	5.54%
Armed Forces	0	0.00%
Not In Labor Force	803	33.21%
Source: American Community Survey 5-year estimates (2013-2017)		

<b>Employment by Industry, Civilian Employed population 16 years and over</b>		
<b>Occupation</b>	<b>No. Persons</b>	<b>% Wdbry Hts</b>
Agriculture, Forestry, Fishing and Hunting, and Mining	0	0.00%
Construction	136	9.18%
Manufacturing	165	11.14%
Wholesale Trade	81	5.47%
Retail Trade	163	11.01%
Transportation and Warehousing, Utilities	66	4.46%
Information	26	1.76%
Finance and Insurance, and Real Estate and Rental and Leasing	83	5.60%
Professional, Scientific, and Management, and Administrative and Waste Management Services	129	8.71%
Educational Services, and Health Care and Social Assistance	344	23.23%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	101	6.82%
Other Services, except Public Administration	95	6.41%
Public Administration	92	6.21%
<b>Total</b>	<b>1,481</b>	<b>100%</b>

Source: American Community Survey 5-year estimates (2013-2017)

<b>Employment by Occupation Civilian Employed population 16 years and over</b>		
<b>Occupation</b>	<b>No. Persons</b>	<b>% Wdbry Hts</b>
Management, Business, Science, and Arts	568	38.35%
Service	214	14.45%
Sales and Office	281	18.97%
Natural Resources, Construction and Maintenance	219	14.79%
Production, Transportation & Material Moving	199	13.44%
<b>Total</b>	<b>1,481</b>	<b>100%</b>

Source: American Community Survey 5-year estimates (2013-2017)

**Income**

The income statistics indicate that Woodbury Heights has a lower median income than County. Seventeen-percent (17%) of the total households in the Borough have a household income in the range of \$75,000 to \$99,999, which includes the median and mean income levels per census data. The Borough also has a much lower percentage of persons and households below the poverty level than the County and State.

<b>Income Levels</b>			
	Borough of Woodbury Heights		
	Households	Families	Non-Family
Median Income	\$80,444	\$88,438	\$41,618
Mean Income	\$94,696	\$101,821	\$57,052
Source: American Community Survey 5-year estimates (2013-2017)			

<b>Median Income for Households and Families</b>		
	Households	Families
Borough of Woodbury Heights	\$80,444	\$88,438
Gloucester County	\$81,489	\$98,313
New Jersey	\$76,475	\$94,337
Source: American Community Survey 5-year estimates (2013-2017)		

<b>Household Income</b>		
	<b>Woodbury Hts Households</b>	<b>(% of Total Households)</b>
Total Households	1,083	n/a
Less than \$10,000	0	0.0%
10,000 - 14,999	50	4.6%
15,000 - 24,999	66	6.1%
25,000-34,999	76	7.0%
35,000 - 49,999	128	11.8%
50,000 - 74,999	148	13.7%
75,000 - 99,999	181	16.7%
100,000 - 149,999	220	20.3%
150,000 - 199,999	147	13.6%
200,000 +	67	6.2%

Source: American Community Survey 5-year estimates (2013-2017)

<b>Percent Distribution Persons and Families below Poverty Level</b>				
	<b>All Persons Below Poverty Line</b>	<b>Persons Age 18+ Below the Poverty Line</b>	<b>Persons Age 65 + Below the Poverty Line</b>	<b>Families Below Poverty Line</b>
Borough of Woodbury Hts	3.0%	3.2%	2.5%	1.7%
Gloucester County	7.9%	7.2%	4.9%	5.3%
New Jersey	10.7%	9.4%	8.2%	7.9%

Source: American Community Survey 5-year estimates (2013-2017)

## **PART III: CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES**

### **40:55D-89.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:

### **Housing**

The Borough adopted the 2019 Housing Element and Fair Share Plan and implementing ordinances pursuant to a settlement agreement between the Borough and Fair Share Housing Center dated March 28, 2018. The following amendments were made to the zoning ordinance to implement the approved Fair Share Plan:

The Borough amended the land use ordinance to create a new zoning district for the property located along Glassboro Road. This site received a use variance approval to construct a 70 family unit rental development, 100% affordable. The new zoning district will make this a permitted use and enable the construction of the units once funding is secured. The new zoning district would replace the existing zoning designation for the subject property.

The Borough further amended the zoning ordinance to require any multi-family housing development of 10 or more units to provide an affordable housing set-aside of 15% for rental units or 20% for sale units. The ordinances were also amended to update the affirmative marking requirements and to include all of the standards pursuant to the Uniform Housing Affordability Control Act.

### **Bonding**

Recently the State of New Jersey amended the bonding requirements for developments. The ordinance should be updated to address these changes and remain consistent with the State regulations. The Borough has recently amended the local land development ordinances to implement these changes in accordance with the regulations.

## PART IV: RECOMMENDED CHANGES

### 40:55D-89.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.

### Corner Lots, Fences and Residential Accessory Structures

Corner lots create a conflict in terms of the location of fences and residential accessory structures. The ordinance does not permit fences or accessory structures in a front yard. On corner lots there is a need to identify how to identify the front yard and what is permitted in the secondary yard area that abuts the street. The intent of the ordinance is to limit the activity in yard areas along street frontages. In an effort to maintain consistency the ordinance should restrict any fencing and accessory structures between the building line and the street line for corner lots and standard lots. Additionally, the definition of corner lot shall be updated to create certainty and not leave the choice up to the Construction Official.

The ordinance contains a provision for a fence review committee under Section 70-19. This should be eliminated and all fences should be given precise standards. If a property owner does not meet the standard, a variance would be required from the Land Use Board. It is not appropriate to allow a fence committee to grant variances per Statute and all fences which do not conform would require the appropriate variance approval. The fence standards should be clarified to create certainty and consistency throughout the Borough.

The following changes are recommended in the ordinance including the proposed diagram for clarification and consistency:

Section 70-8 Definitions – Amend the definition of Lot, Corner. **Lot, Corner** – A lot fronting on two (2) streets at their intersection in a residence district. The front yard on a corner lot shall be designated along the improved street frontage which the front door of the house faces. The front yard shall meet the minimum required lot frontage. The rear yard shall be opposite the front yard. ~~, the Construction Official, when reviewing an application for a construction permit, shall~~

~~designate which of the two (2) streets is to be the principal frontage for establishing the front, rear and side yard requirements of the lot. The Construction Official shall consult with the Planning Board in making his determination.~~

Section 70-17E. Location. All accessory buildings and structures must be erected in the rear yard only, with the exception, however, of a detached garage, which may be erected in the side yard. All setback requirements prescribed by Article IV shall be adhered to, except that if an accessory building or structure is erected on a corner lot, the accessory building or structure shall be set back from the side street to comply with the setback line applying to the principal building for that side street. ~~Any additional applications and/or requests for an accessory building or structure other than a garage to be constructed in a side yard may be presented by way of an application to the Fence Architectural Review Committee as outlined in Section 70-19 of the Woodbury Heights Code.~~

Section 70-19.A(2) Fences shall be erected or constructed only in the rear and side yards and only after a permit for the same has been obtained from the Construction Code official. There shall be no fences constructed in the front yard, with the exception of a living fence ~~unless approval has been received in accordance with the provisions of Paragraph C.~~ A living fence shall be planted no closer than four (4) feet from the property line and shall not encroach over a sidewalk or beyond a property line. Living fences shall be maintained in a neatly-trimmed condition. On a corner lot a fence may not be located between the street line and the building line.

Delete in full Section 70-19A(3) eliminating the Fence Architectural Review Committee.

### **Parking and Loading**

The ordinance contains parking standards in the commercial zoning districts and then more detailed parking standards in Section 70-23 and Section 70-49.20. The standards are inconsistent. The ordinance should be amended to reference only one parking standard and clearly identify non-conformance as a variance. The standards for the number of parking spaces within Section 70-49.20 shall be the standard and all references within the specific zoning districts shall refer to these standards.

The following changes are recommended in the ordinance:

Section 70-13E (1), (2), (3) & (4) shall be deleted and replaced with the following:

E. Minimum off-street parking

(1) The number of parking spaces for all uses shall be provided in accordance with Section 70-49.20. If the minimum number of spaces are not provided a variance is required.

(2) See Section 70-23 for additional standards.

Amend Section 70-14F (1) Each activity should provide for off-street loading and unloading with adequate ingress and egress from streets with adequate space for maneuvering and shall provide such area or areas at the side or rear of the building. ~~Each space shall be at least fifteen by forty (15 x 40) feet.~~ There shall be no loading or unloading from the street. All loading areas shall conform with Section 70-49.20.

Section 70-14G (1), (2), (3) & (4) shall be deleted and replaced with the following:

G. Minimum off-street parking

(1) The number of parking spaces for all uses shall be provided in accordance with Section 70-49.20. If the minimum number of spaces are not provided a variance is required.

(2) See Section 70-23 for additional standards.

Amend Section 70-15F (1) Each activity should provide for off-street loading and unloading with adequate ingress and egress from streets with adequate space for maneuvering and shall provide such area or areas at the side or rear of the building. ~~Each space shall be at least fifteen by forty (15 x 40) feet.~~ There shall be no loading or unloading from the street. All loading areas shall conform with Section 70-49.20.

Section 70-14G (1) shall be deleted and replaced with the following:

G. Minimum off-street parking

(1) The number of parking spaces for all uses shall be provided in accordance with Section 70-49.20. If the minimum number of spaces are not provided a variance is required.

Amend Section 70-49.20K

Warehouse, shipping and receiving 1 per ~~5,000~~ 1,000 square feet of GFA

## Signs

In the 2008 reexamination report there was a recommendation to review the sign ordinance. Over the past ten years the Borough has granted variances for signs in the commercial corridor. Many of these are not substantial but do relate to the provision which requires only one wall sign and one freestanding sign. It is recommended that the ordinance be updated to provide the opportunity for shopping centers to permit each tenant to have a wall sign of an appropriate size.

The following changes are recommended in the ordinance:

### Section 70-14H. Permitted Signs.

(1) Local retail and service activities, office buildings, banks, restaurants, bars and taverns may have two (2) signs, each not exceeding an area equivalent to five percent (5%) of the first floor portion of the front façade or seventy-five (75) square feet, whichever is smaller. Tenants within a shopping center are each permitted one wall sign not exceeding an area equivalent to five (5%) of the first floor portion of their front façade or seventy-five (75) square feet, whichever is smaller. Shopping centers are only permitted a single freestanding sign not exceeding an area equivalent to five percent (5%) of the first floor portion of the total front building façade or seventy-five (75) square feet, whichever is smaller. Freestanding signs shall be set back at least ten (10) feet from all street and lot lines.

## Site Plans

The Borough requires a site plan for all development and change of use. The ordinance does not include a provision for a Minor Site Plan which would be appropriate for those developments that have previously received a site plan approval and are requesting a change of use or for site improvements which are not substantial. The Board should also update the checklist requirements to include items for a minor site plan.

The following definitions are recommended to be added to the ordinance:

SITE PLAN, MAJOR -- Any site plan not classified as a minor site plan.

SITE PLAN, MINOR -- A site plan of one or more lots which is not exempted from site plan review by this chapter. Individual lot applications for one- or two-dwelling-unit buildings and accessory structures shall not be required to obtain minor site plan approval. A minor site plan shall include any of the following:

1. Construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure that results in not more than 15% additional building coverage;
2. Clearing, grading or disturbance of any area less than 5,000 square feet for nonagricultural purposes;
3. Any change in use of any building or other structure or land;
4. Any extension of use of land, including the use of land for outdoor sales of products approved off-site, whether such use is temporary or permanent;
5. Any development that requires no more than five (5) new parking spaces as determined in accordance with Section 70-49.20 of the ordinance;

Any application that includes one or more of the following shall be considered a major site plan:

1. A planned development;
2. A new street;
3. A connection with an off-site drainage system or outfall of drainage onto an adjoining property;
4. An extension of any off-tract improvement.

## **Zoning Map**

The zoning map should be revised/updated to reflect the new zoning districts as created in the Housing Element and Fair Share Plan.

**PART V:  
REDEVELOPMENT PLANS**

**40:55D-89.e.**

The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” 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.

**Borough Wide Plan**

In 2016 the Borough approved a Designation that the entire municipality satisfied the criteria as an “Area in Need of Rehabilitation”. This permits the Borough to adopt a Redevelopment Plan. This plan has not been adopted, and is recommended for consideration in an effort to provide incentives through zoning or otherwise for new development and local improvements.

## PART VI: PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE

### 40:55D-89.f.

The recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

In 2019 the Municipal Land Use Law (MLUL) was amended to require the identification of all existing and proposed locations of public electric vehicle charging infrastructure in the Land Use Plan Element and in any adopted Circulation Plan Element. (N.J.S.A. 40:55D-28b(2)g & 28b(4)) The MLUL also required that any Sustainability Plan Element to consider, encourage and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops.

There are currently no public electric vehicle charging areas within the Borough of Woodbury Heights. The closest station is located in the City of Woodbury at the Nissan car dealership, according to the NJ Drive Green website ([www.drivegreen.nj.gov](http://www.drivegreen.nj.gov)). It is recommended that the local ordinance be amended to include guidelines for public electric vehicle charging infrastructure. These should be permitted accessory use in all commercial districts, multi-family developments and on public property. Parking spaces dedicated to public electric vehicle charging stations shall not be included in the minimum required parking but shall be in addition to the minimum requirement. This can be revisited in the future as the demand for PEV charging stations increases as part of future Master Plan reports.

The following changes are recommended to be included in the land development ordinance. The use of Electric Vehicle Charging Stations should also be included in the new affordable housing zoning ordinances.

ELECTRIC VEHICLE CHARGING STATION -- A parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle, and that is 1) publicly owned and publicly available (e.g., Park & Ride parking, public library parking lot, on-street parking), or 2) privately owned and publicly available (e.g., shopping center parking, non-reserved parking in multi-family parking lots).

ELECTRIC VEHICLE PARKING SPACE -- Any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

Add Section 70-13B(1)(g) Electric Vehicle Charging Stations on non-residential properties including churches, schools, and public properties.

Add Section 70-14B(6) Electric Vehicle Charging Stations.

Add Section 70-15B(6) Electric Vehicle Charging Stations.

Amend Section 70-49.20K to include the following new sentence at the end of the existing paragraph: Parking Spaces dedicated as Electric Vehicle Charging Stations shall not be counted in the total number of required parking spaces and shall be in addition to the minimum required parking spaces.

**APPENDIX 1 – Proposed Map (if necessary)**