

Glassboro's Hollybush Mansion:
Site of the 1967 Summit with U.S. President Johnson and Soviet Union Premier Kosygin

**Borough of Glassboro
Gloucester County, New Jersey
Master Plan 2004
Adopted December 7, 2004**

BOROUGH OF GLASSBORO PLANNING BOARD

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Master Plan 2004

Borough of Glassboro
Adopted by the Planning Board
On December 7, 2004

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The Master Plan original was signed and sealed in accordance
with NJAC 13:41-1.3, and is on file with the Borough Clerk.



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Borough of Glassboro

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I. INTRODUCTION AND OVERVIEW

A. Land Use Planning in Glassboro: Intent and Purpose

The New Jersey Municipal Land Use Law (NJ MLUL) requires each municipal planning board to adopt a Master Plan in order to implement zoning powers. The Master Plan serves as the basis for a municipality's zoning ordinance. Glassboro's Master Plan guides and informs the decision making process involving all zoning provisions.

The Borough of Glassboro 2004 Master Plan and Zoning Ordinances are consistent with the intent and purpose of the "Municipal Land Use Law" of 1975, N.J.S. 40:55D (MLUL) by:

1. Guiding the appropriate use of its lands in a manner which promotes the public health, safety, morals, and general welfare;
2. Securing safety from fire, flood, panic and other natural and man-made disasters;
3. Providing abundant light, air and open space;
4. Ensuring that development of the community does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
5. Promoting the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
6. Encouraging the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
7. Providing sufficient space in appropriate locations for a variety of residential, recreational, agricultural, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of Borough residents;
8. Encouraging the location and design of transportation routes which will promote the free flow of traffic;

9. Promoting a desirable visual environment through creative development techniques and good civic design and arrangement;
10. Promoting the conservation of Glassboro’s historic sites, open space, energy resources and valuable natural resources, and preventing urban sprawl and degradation of the environment through improper use of land;
11. Encouraging planned developments which incorporate the best features of design and layout;
12. Encouraging senior citizen community housing construction;
13. Encouraging coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
14. Promoting utilization of renewable energy resources; and
15. Promoting the maximum practicable recovery and recycling of materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling programs.

Glassboro’s 2004 Master Plan guides the use of lands in a manner that protects public health and safety and promotes the general welfare of Glassboro’s residents and visitors alike.

B. Glassboro General Overview:

Glassboro is located within Gloucester County, New Jersey. Approximately forty-five (45) miles northwest of Atlantic City, Glassboro is surrounded by the municipalities of Elk, Harrison, Pitman, Clayton, Mantua, Monroe and Washington.

Incorporated:	1923
Land Area:	9.2 square miles (23.9 km)
Census 2000 Total Population:	19,068
Census 2000 Number of Housing Units:	6,555
Number of Parks:	7
Major Roadways:	US Routes 55, 47, 322, and 553
Major Connecting Routes:	US Routes 295 and 42
Public Transportation:	NJ Transit
Distance to Camden/Philadelphia	15 miles
Distance to New York City	100 miles
Distance to Baltimore/Washington, D.C.	100 miles

C. Overview of Adjoining Municipalities

<u>Municipality</u>	<u>Area</u>	<u>1990</u>	<u>2000</u>
<u>Pitman</u>	<u>2.26 square miles</u>	<u>9,365</u>	<u>9,331</u>
<u>Washington</u>	<u>21.61 square miles</u>	<u>41,960</u>	<u>47,114</u>
<u>Monroe</u>	<u>46.87 square mile</u>	<u>26,703</u>	<u>28,967</u>
<u>Clayton</u>	<u>7.42 square miles</u>	<u>6,155</u>	<u>7,139</u>
<u>Elk</u>	<u>14.7 square miles</u>	<u>3,806</u>	<u>3,514</u>
<u>Harrison</u>	<u>19.06 square miles</u>	<u>4,715</u>	<u>8,788</u>
<u>Mantua</u>	<u>16.04 square miles</u>	<u>10,074</u>	<u>14,217</u>

II. STRATEGIC VISION, COMMUNITY GOALS, ACHIEVEMENTS AND OBJECTIVES

Glassboro Council's mandate as the Borough's governing body is to meet the resident's needs by providing necessary services and facilities which are equitable, safe, high in quality, accessible, and cost efficient.

Glassboro Planning Board's principal role as the municipal planning entity is to develop a Master Plan that provides a shared community vision of its future, reflects a wide range of views and values, and presents a clear path for the future.

The Borough of Glassboro envisions a fiscally beneficial mix of retail, office and industrial uses; a variety of housing that creates a strong community of all ages and incomes in safe and friendly neighborhoods; services and facilities that efficiently and effectively serve the common good; ample recreational facilities and opportunities; preserved natural resources and open spaces; and the orderly and efficient movement of people and goods.

The Borough of Glassboro Planning Board, as empowered by Borough Council, intends to be proactive in helping to shape Glassboro as we move forward into the 21st Century. The Planning Board intends to maintain general continuity with the traditional goals, objectives, policies and standards established in prior Municipal Master Plans. Glassboro provides for the social, economic and educational needs of all current and future residents of the municipality. The Borough seeks to achieve a balance in land use involving state-of-the-art light industrial office uses, modern commercial enterprises designed with traditional Glassboro architectural features, and safe housing designed to accommodate the specific needs of all age and income groups. This is especially critical in view of the Borough's evolving demographics as further presented in this Master Plan.

Glassboro commits itself to:

- Planning effectively for the future of the Borough.
- Facilitating a robust economy by actively supporting economic development in the commercial and industrial sectors that create employment opportunities.
- Servicing the community equitably and with full public participation involving a broad range of programs and services that foster physical, social and cultural well-being.
- Contributing to regional smart growth.
- Protecting Glassboro's natural environment.

- Achieving an attractive physical landscape within our built environment.
- Promoting cultural and ethnic diversity.
- Fostering and providing equitable support and caring for all residents.
- Encouraging and enabling residents and others to take pride in Glassboro as a great place to live, work, shop, play or visit.

Key issues identified by the Borough for ensuring the future of the municipality:

- Redeveloping and revitalizing Glassboro.
- Creating a safe community.
- Supporting a caring community.
- Giving our youth a strong educational and civic-minded basis for their future.
- Nurturing an open community/government partnership.
- Enhancing the spirit of neighborhood.
- Protecting and enhancing Glassboro's natural and built environment.
- Providing and promoting ample recreation and sports opportunities.
- Building on the strengths of our multicultural and multiethnic community.
- Supporting Glassboro's arts, cultural and historic heritage.

Traditional Community Goals:

1. Basic Goal

In accordance with the Borough Master Plan, guide the completion of development within the community, and effectuate redevelopment where determined suitable. Maintain sensitivity to the environment, create a balance between jobs and housing, provide high quality and adequate municipal services, and promote the general health, safety and welfare of the Borough.

2. Character of Development Goal

Recognize the existing character of development as a means of establishing the type and intensity of future development. Shape new growth to be compatible with existing development, and consistent with the street systems, stormwater management facilities, utility services, and environmental resources.

3. Environmental Goal

Utilize state-of-the-art techniques to protect the environment, particularly where uses are to be built adjacent to environmental resources including wetlands, flood plains, and forested areas. Planted buffer areas along the road system are intended to enhance site appearances and screen from public view the parking, loading and similar service areas. Encourage groundwater recharge through stormwater management systems. This will assist regeneration of the region's ground water supply while implementing flood control measures. All septic and stormwater management systems should comply with NJDEP regulations. Utilize landscape architecture to enhance site design and buffer/screen uses as appropriate. Conserve our natural resources.

4. Housing Goal

Maintain a balance of housing in the Borough ranging from low density detached single-family housing, to higher density multi-family housing. Lower densities are intended adjacent to existing detached single-family homes. The multi-family uses, for the most part, are those already developed in and around the central business district. Encourage conversion of rental units into owner occupied housing. Maintain the Borough's on-going rehabilitation program. Implement Glassboro's new Housing Trust Fund Spending Plan as approved by the New Jersey Council on Affordable Housing.

5. Jobs and Retail Services Goal

Identify appropriate areas for expanding employment and retail services in order to balance housing and population growth in the Borough. Encourage banking, restaurants, small retail services, and day care services in larger employment centers convenient to the employees. New retail and business services are intended to be concentrated to create pockets of sales and service uses where traffic access can be controlled, strip frontage development avoided, and a sufficient concentration of customers and clients to benefit all the business.

6. Road System Goal

Identify the road and intersection improvements necessary to provide sufficient road capacity, safe movement of traffic, and a coordinated highway system. The major road system is intended to have controlled access. Strip frontage development is to be avoided, and where it already exists, is to be corrected as rehabilitation and redevelopment occur.

7. Water and Sewer Service Goal

Anticipate water and sewer services throughout the Borough. Water and sewer services should be extended where appropriate, and older facilities within the system should be upgraded. Financial participation from developers is necessary. Development permitted under the Zoning Ordinance can only be achieved where both utility services are provided. In the event either one, or both, utility systems would not be available, and on-lot wells and/or septic systems would be used, the intensity of development should be reduced significantly

8. Schools, Recreation and Municipal Services Goal

Anticipate as necessary new schools or school improvements, recreation areas, expanded emergency services, expanded library, and municipal services. Even though these facilities may not be needed for several years, reserving or acquiring sites to assure the necessary space must be considered prior to the time the need for the facility arises.

9. Historic Preservation Goal

Safeguard the heritage of the Borough by preserving those resources that reflect social, cultural, and architectural significance, by encouraging continued use and adaptive reuse while discouraging demolition. Identify sites of historic significance, and encourage appropriate standards that will preserve historic structures, yet be sufficiently flexible to permit maintenance and adaptive reuse. Promote civic pride and appreciation for the Borough's historic resources. Foster beautification and private reinvestment in historic sites and areas.

The Historic Preservation Plan Element of the Glassboro Master Plan was adopted December 1, 1998. This 2004 Master Plan supplements Glassboro's 1998 Historic Preservation Plan Element by strengthening and focusing even greater municipal emphasis on preserving Glassboro's historic features through the establishment of community design review standards, policies and strategies to be applied in the review of development/redevelopment proposals within the Borough.

Redevelopment Achievements and Municipal Objectives:

Glassboro's Mayor, Council, Planning Board, and Zoning Board, along with municipal officials, residents, and Borough professionals have examined and discussed the future of Glassboro and established a vision for the community. A significant amount of effort has gone into this endeavor, and great strides have been made toward achieving municipal goals and objectives. The following describes recent achievements, and outlines objectives and other specific projects and efforts, which the Planning Board supports and intends to pursue as the 2004 Master Plan is implemented:

1. The greatest strategic planning achievement by the Mayor, Council and Planning Board is the preparation and adoption of the award winning Redevelopment Plan for Glassboro's Central Business District (CBD). This achievement as recognized by the New Jersey Chapter of the American Planning Association included a Site Suitability Determination and Redevelopment Plan consistent with the New Jersey Local Redevelopment and Housing Law. Initially adopted in February 2000, it was amended in 2002, and is currently in the process of being updated. The CBD Redevelopment effort includes a detailed analysis and mapping of the redevelopment area, and identification of the area suitable for redevelopment in coordination with the Borough's Master Plan and zoning ordinance. The Borough also created a redevelopment plan, which provides the general framework for the planning, development, redevelopment, and rehabilitation of the project area. This effort works in coordination with the Neighborhood Preservation and Façade Programs within the Central Business District. Plan priorities include the implementation of a community plan based on public input, the encouragement of redevelopment and rehabilitation of existing structures, the promotion of orderly economic growth and increased employment, and the promotion of safe and desirable housing for all age and income groups. This effort is further enriched by cooperative efforts with Rowan University. Partnerships between public and private sectors in Glassboro are strongly encouraged toward this unified goal of achieving successful redevelopment of Glassboro's Central Business District and Nearby Environs.
2. Glassboro has been presented with significant opportunities to realistically implement objectives stated in prior Master Plans. For example, Route 55 has created a major transportation corridor for the municipality. This corridor, in conjunction with new development opportunities, will help to further Master Plan goals involving senior housing, employment growth, and a strong economic and fiscal environment. The Glassboro Planning Board hereby intends to actively encourage implementation of the following projects:

- a. Consistent with redevelopment success currently being realized in Glassboro's traditional downtown area, the OP Office Park District and adjacent districts within the vicinity of Route 55 provides further opportunity for Glassboro to achieve development and additional redevelopment success. This area has been designated as a Redevelopment Area, consistent with the New Jersey Redevelopment and Housing Law.
- b. Opportunities exist for Glassboro to help achieve senior housing goals, provide municipal fiscal advantage, and allow for professional office and limited commercial uses within the vicinity of Route 55 at Exit 48 and south on Ellis Mill Road. This determination is based on new zoning within this area, the pursuit of goals and objectives in the Municipal Master Plan, and the preparation of tax impact analyses. Development of the active adult life style community known as Camelot with a multitude of amenities, along with potential professional office and limited commercial development, is currently underway.

An analysis examining the general projection of costs, and the immediate revenues that will be generated by Camelot was developed in comparison to the direct costs and revenues that will be generated under existing zoning. This analysis indicates a significant fiscal advantage for the Borough of Glassboro.

This project could also include assisted care facilities. The adult community will provide specific facilities for our aging residents, allowing them the opportunity to continue living and participating in their hometown community while continuing to support businesses with the Borough's business districts, particularly the CBD.

- 3. The Borough establishes an increased focus on strengthening its commercial and industrial tax base, and ensuring business viability, especially within the Borough's Central Business District.
- 4. The Borough of Glassboro welcomes the rehabilitation and upgrade of existing homes and structures, particularly in a manner consistent with traditional and historic designs, which help define community character.
- 5. Continued use of historic structures is encouraged in the function for which they were built. In the alternative, adaptive reuse of existing historic structures is preferable to demolition. Borough actions should strive to achieve and sustain a desirable traditional visual environment, and to protect and preserve established residential and commercial neighborhoods consistent with Glassboro's well-

documented history, by applying traditional and creative techniques of good civic design and arrangements.

6. Water conservation and water quality design techniques are to be applied wherever possible including the preservation of existing vegetation; the use of subsurface trickle irrigation or similar controlled irrigation where necessary for the viability of trees and shrubs; the control of excessive paving and other impervious surfaces; the design of natural watershed management facilities; and the prudent control of fertilizers and pesticides to help maintain the highest possible water quality in our lakes, streams and ground water. Existing trees and other vegetation must be preserved to the greatest extent possible by limiting clearing to the minimum needed for use, safety, access and sight distance.
7. Residential neighborhoods must be protected from on-street parking, non-local traffic, and the loss of traditional Glassboro environmental, historical, and neighborhood ambiance. Glassboro seeks to achieve a safe and efficient movement of people and goods, as the community is developed and redeveloped in accordance with the Master Plan. The Borough seeks to coordinate with DVRPC, Gloucester County, NJDOT, and DCA regarding transportation and circulation planning efforts. Furthermore, the Borough supports adequate access for emergency vehicles and personnel in all development and redevelopment.
8. The Borough seeks to coordinate with Gloucester County as well as our neighboring communities to achieve sustainable development using smart growth planning approaches for the benefit of the entire region. All municipal development regulations and zoning code requirements should be evaluated relative to their impact on and encouragement of Redevelopment efforts throughout the municipality.
9. Subsequent to the adoption of the updated Master Plan, the Municipal Zoning Ordinance will need to be updated to achieve substantial consistency with the Master Plan. In particular, the zoning ordinance should be updated to further encourage municipal redevelopment initiatives, a balanced tax base, traditional community design consistency, and implementation of state-of-the-art planning, engineering and landscape architecture design techniques and standards.

III. MASTER PLAN ELEMENTS

A. Land Use

Historical Land Use Perspective: 1973, 1989 and 2004

Land use surveys, which have been conducted in fifteen (15) year intervals from 1973 to the present, provide for valuable comparisons that allow for a deeper understanding of the pace and how growth has occurred in Glassboro, and where the community is positioned for the future.

In 1989, a field survey to record land uses was conducted and comparisons were made to the 1973 survey. The survey and mapping conducted with this current Master Plan in 2004 brings this effort up to date.

The major factors that have influenced development in Glassboro are Delsea Drive, Route 55, ample water and sewer service, and the synergy from existing development. Available lands near and within university grounds also influence growth of Glassboro's Rowan University.

In 1989, residential uses dominated the developed land in Glassboro and accounted for twenty-two percent (22%) or 1,322 acres of the total borough. This acreage is a sixty-nine percent (69%) increase from the 781 residential acres of the 1973 survey. The increase in residential acreage was primarily located in the northeastern area. Now in 2004, residential uses account for approximately thirty percent (30%) or 1,800 acres of the total borough.

While single-family homes have continued to dominate, there were developments constructed in the late 1970's and 1980's with apartments, townhouses and duplexes. As of 1989, 527 new dwelling units had been built since the 1973 survey. Of these, 357 or sixty-eight percent (68%) were single-family homes in large developments with internal street systems. The area northeast of Delsea Drive and Cross Keys Road had received the largest concentration of development. Of the 527 new dwelling units, twenty-four (24) (or 5%) were constructed as duplexes, thirty-eight (38) (7%) were new townhouses, and 108 (20%) were new apartment units. The 1980 Census, updated by the authorized building permits and demolition figures from the New Jersey Building Permit Summary reports for 1980 through 1988 put the estimated total number of dwelling units in the Borough at around 5,874 for 1990. The initial 1990 Census indicated 5,440 units. This compares with 5,000 units in the 1980 Census (excluding seasonal/migratory units).

As part of the Borough's housing stock, there were 287 rental units as of 1989, located in one and two-family units. The Master Plan Housing Element and appendix provides 2000 Census housing statistics and tables.

In 1989, commercial uses represent approximately five percent (5%) of the total borough acreage, an increase of sixty-seven percent (67%) or 210 acres.

The north portion of Delsea Drive expanded in the late 80's and early 90's with retail facilities, including the College Town Shopping Center. Other new commercial uses had been added in scattered fashion along Delsea Drive and in the central business district.

The role of shopping centers continues to have a strong impact on the nature of the commercial uses in the Borough. While the growth on acreage has been large, there has been little growth in the number of commercial properties. Currently, there are 252 commercial uses. Current valuation of ratables indicates that the 252 commercial parcels in Glassboro comprise 14.58% of total Borough valuations. In 1989, there were 305 commercial uses, including shopping centers containing multiple uses, compared to the 299 total uses in 1973. This figure suggests that new shopping areas have replaced the numerous smaller isolated neighborhood stores and the central business district stores. The slow growth of commercial uses occurred in spite of the dramatic increase in dwelling units and population potential.

The central business district has suffered the most losses of commercial uses. Numerous commercial uses have closed or were converted back to residential use. Elsewhere along Delsea Drive, highway uses prevail in the form of service stations, automotive facilities, fast food outlets, and individual retail uses.

In 1989, industrial uses accounted for only two percent (2%) of the total acreage in the Borough in 1989. This is an increase of only forth-five (45) acres since the 1973 land use survey. In 2004 industrial users accounted for 2.2% of Glassboro's tax base, on fifteen (15) industrial parcels. The major industrial operations are located in the south/central portion of the Borough, convenient to old rail lines. Virtually all industrial uses lie along rail lines except for three; the new use on Grove Street off of Delsea Drive, the new warehouse on Delsea Drive near the Clayton Borough boundary and the packing plant on High Street near the Monroe Township border. These three uses are few in number, but they attract automobile and truck traffic. The locations of this type use should be where related traffic can reach the facilities without having to pass through residential neighborhoods, retail shopping areas, or other residentially oriented facilities such as schools and playgrounds.

The newest industrial center is located off Ellis Mill Road adjacent to Route 55. Glassboro Business Park is located in a redevelopment area. It is currently under construction and includes several light industrial users, which will bolster the industrial valuations in Glassboro.

Glassboro's 2004 land use analysis provides a wealth of information regarding the development patterns of the community. Foremost, this effort includes the 2004 Land Use Map showing how each individual parcel has either been developed, has remained vacant, or been maintained in its undeveloped state as wetlands, flood plain or upland open space. The 2004 Land Use Map is based on an accurate street and lot line mapping of Glassboro. Conclusions and recommendations in this 2004 Master Plan are not inconsistent with the 1991 Master Plan. The following recommendations are made involving future land use in Glassboro:

- Zoning techniques such as clustering and other forms of planned development, lot size averaging, the transfer of development rights, and similar techniques should be carefully considered as a means of preserving natural features, open space and recreation areas in the Borough. Present permitted densities should not be increased.
- Development projects should be designed to recognize existing aesthetic qualities and such natural features as flood plains, wetlands and forested areas, establishing greenway corridors for the protection of water quality and migration of wildlife, soil erosion, and stormwater management in a manner to maintain water quality within NJDEP regulations.
- The preservation of agriculture is seen as a minor factor in the long-range planning of the Borough. The agricultural areas remaining are on the fringe area east of Delsea Drive, an area west of The Ridge section, and an area abutting Harrison Township in the southwest. Nonetheless, farm preservation, as a method to improve area quality of life and to control sprawl remains a consideration.
- The basic pattern of new growth is expected to be in three areas: the infilling of parcels within the developed portions of the Borough; the area east of Delsea Drive; and the western portion influenced by the Route 55 Freeway.
- Redevelopment is expected to serve as a growing economic force in Glassboro. In addition to the four (4) redevelopment areas presently designated, Glassboro may consider creating additional redevelopment areas.

- The 1970 population was approximately 13,000. By 1980 it had grown to 14,575. The 1976 Master Plan had projected a population by the year 2000 of 21,500. As a result of the 1980 Census that projection was reduced to 15,900-18,500. The actual 2000 Census indicated a population of 19,068.
- University students live in private housing near the university as a result of insufficient dormitory or other campus housing. Conflicts have occurred due to a variety of conditions such as four or more young adults living together creating a higher proportion of cars per home, extended hours of activities due to studying and weekend parties, and a higher frequency of nuisances due to stereos, cars, voices, and other activities. To the extent zoning regulations can be adopted to avoid over-use of existing homes, this Plan recommends these regulations be adopted. This is a condition that should apply throughout the Borough. The areas in which this more intense housing occupancy should be permitted should be limited to areas within a reasonable distance of the university and around the central business district where there are some existing conditions consistent with these occupancy characteristics. Only these certain districts should permit boarding homes, multiple room rentals or fraternity/sorority houses, all of which have high density housing characteristics dissimilar to detached single family homes. As part of the zoning regulations, the ordinance should establish that no more than a certain percentage of the lot may be covered by buildings and pavement. All cars should be required to be parked on-site, and only on paved areas. The health, housing and building codes should be reviewed to assure there are no health and safety violations, or over-occupancy of dwelling units given the size of the unit, number of toilets and baths, and the number of bedrooms.
- It is recommended that the Borough and the university coordinate efforts to assure that the student housing is in proper condition. This type of participation by the university is an important part of illustrating how a major educational institution supports good citizenship from the people that that institute brings into the community.
- The age restricted developments should provide limited services such as, but not limited to, medical offices, banking, restaurant, pharmacy, and gift shop, and provide regularly scheduled transportation to shopping, day trips, medical visits, etc. Patronage of shops within Glassboro's CBD is to be encouraged.

- The introduction of townhouses and other types of clustered multi-family housing in some new developments can accommodate a growing number of smaller households as well as a way to improve design flexibility to have developments avoid environmentally critical areas. Overall density levels should not, however, be increased. Rather, additional open space should be preserved.
- While a mixture of dwelling unit types is contemplated through the Borough, it is the intent of the Master Plan that the established character of a neighborhood be used to integrate new development into the neighborhood.
- In older neighborhoods, such as in the center of town where there are older areas of single family homes and some mixed uses, redevelopment with town homes and condominiums may be appropriate, particularly as part of the rehabilitation of the central business district. The clustering that results provides for a greater market base to support nearby CBD businesses.
- In redeveloping the CBD area with various retail, office and residential uses, a replacement for the outmoded business pattern can be achieved, allowing for higher densities to support local businesses.
- It is essential that major effort continue to be directed toward redeveloping the Central Business District. This may require the assemblage of small parcels into larger developable tracts.
- Much of the present Central Business District consists of under-utilized land due to deep lots. Only the frontage portions are developed. The consolidation of individual lots into larger parcels is difficult, yet the consolidation may be essential to realize the full development potential.
- Larger commercial sites are intended to be developed as shopping centers having shared parking, controlled access, consistent traditional architecture, a uniform lighting and signage plan, and landscaped parking lots.
- Warehousing is recommended only as an accessory “conditional use”.
- Zoning and use changes should be considered within redevelopment areas as a means to encourage redevelopment.

- Change in future land use (zoning) for west side of Delsea Drive and south of Grove Street from Industrial (I-1) to Commercial (C-4). Discourage any additional “Big Box” uses or expansions within Glassboro.
- Change in future land use (zoning) for east side of Delsea Drive and north of Stanger Avenue from R-1 to R-6.
- Identify a maximum density for R-6 as one (1) unit per acre. Eliminate density bonuses for age restricted and affordable housing.
- Eliminate the Residential R Single-Family and Senior Citizen District allowances for bonus densities.
- Update the zoning code (107-50.1) to account for the new Housing Trust Fund benefits for existing affordable housing and assistance for new home ownership, and to eliminate waivers of design standards and density bonuses.
- Support transit village initiatives for the benefit of Glassboro.
- Change in future land use (zoning) of part of the Central Business District (CBD) Redevelopment Area from Commercial (C-1) to Commercial (C-2), thus consolidating these two (2) commercial districts.
- Consolidate the three (3) variations of zoning regulations for the C-2 zone within the CBD Redevelopment Area to help facilitate redevelopment efforts. The new regulations should be similar to the existing C-2 Regulations for uses on High Street.
- Revise and expand the principal permitted uses within the CBD Redevelopment Area C-2 Zone, to help facilitate redevelopment efforts.
- Rezone the area west of Route 55 from Residential (R-6), Commercial (C-5) and Office Park (OP) to Planned Retirement Community (PRC) and Public (P) after the PRC Development is 50% constructed, and the Public Preserve is subdivided.
- Eliminate residential density bonus provisions in all residential districts.
- Change in future land use (zone) for all newly acquired Rowan University Lands to Public (P).

- Adjust future land use (zoning) lines to accommodate public lands as Public (P), and to eliminate non-public lands from the Public (P) District.
- Adjust future land use (zoning) to accommodate commercial/industrial uses/public lands within their respective zones as deemed appropriate on an individual basis by the Borough Planning Board, and as approved by Borough Council.
- Site communication antennas in cooperation with providers. Prioritize the siting with municipal properties having the highest priority, with an emphasis on using existing towers or high structures.
- Update the Borough Zoning Code to reflect revisions recommended in this Master Plan, and to achieve greater clarification of definitions, inclusions, and administrative procedures.
- Support Glassboro’s “Main Street New Jersey” designation by providing the necessary planning efforts and zoning mechanisms which will further revitalize the Borough’s central business district.
- Redevelop NJDEP designated browns fields and Borough designated gray fields (vacant shopping centers, etc.) as a priority in Glassboro’s redevelopment efforts.

B. Housing Element

Glassboro Borough's goal of maintaining the viability of the established residential areas while rehabilitating and redeveloping targeted areas within the Borough will be achieved through meeting a series of housing objectives:

- Maintain existing neighborhoods as safe, attractive, healthful and stable residential areas with ample provisions for recreation and open space.
- Minimize conflict between the varying land uses while recognizing the need for and benefits of mixed-use compatibility, and the preservation of agricultural uses and open space.
- Enforce fair and just housing code requirements to assure stable property values and aesthetics while protecting the health, safety, morals and general welfare of Glassboro residents.
- Encourage the development of age restricted and student housing in appropriate locations to meet the needs of the Borough's unique housing needs.
- Diversify housing opportunities through new, imaginative and innovative residential formats that meet the needs of the Borough's changing demographics.

The Borough of Glassboro has been designated by the State of New Jersey as an Urban Aid Community. As such, "Fair Share" number allocation by the Council of Affordable Housing (COAH) is not applicable (Urban Aid Designation relieves the Borough of the obligation to construct new affordable housing) since sufficient existing affordable housing has been shown to exist.

Glassboro recently received approval from COAH for its 2004 amended Housing Trust Fund Spending Plan, as prepared by Glassboro in accordance with N.J.A.C. 5:93-5.1(c). The new Spending Plan outlines how Glassboro intends to rehabilitate deteriorated low and moderate income qualified housing, in accordance with COAH guidelines. Glassboro Borough recognizes the importance of the rehabilitation and redevelopment of specific areas within the Borough. The executive summary of the new Spending Plan is provided in Section 5 of this Housing Element.

A series of assumptions based on the 2000 US Census data provide the basis for the Borough's Housing Plan. Glassboro's population increased from 15,614 to 19,068 (a 3,454 increase, or 22% population growth) from 1990 to 2000. In the same time period, housing units increased from 5,440 to 6,555 (a 1,115 unit increase, or 20% total housing unit increase). The following housing and population characteristics for Glassboro Borough and Gloucester County are of critical note:

- Vacant housing as a percent of total housing units fell from 7.7% in 1990 to 5% in 2000 for Glassboro Borough. This is a statistically significant indication of an improved housing situation.
- Vacant Housing as a percent of total housing units increased from 4.4% to 4.6% for the same period for Gloucester County.
- Gloucester County housing units have increased from 82,459 to 95,054 (12,595 unit increase, or 15% increase) from 1990 to 2000.
- The average number of persons per household has fallen from 2.94 to 2.66 in Glassboro Borough from 1990 to 2000.
- The population density for Glassboro has increased from 1,485.9 to 1,795.5 persons per square mile from 1990 to 2000.
- Over the last ten (10) years, Owner Occupied Housing Units have increased from 471 to 832 (361 or 77%) for the 45 to 54 age cohort in Glassboro, and 11,363 to 17,386 (6,023 or 53%) for Gloucester County in the same period.
- Owner Occupied Housing Units have increased from 224 to 432 (208 or 93%) for the 75 and over age cohort in Glassboro; and 4,099 to 6,594 (2,495 or 61%) for Gloucester County in the same period.
- Gloucester County's population increased from 230,082 to 254,673 (a 24,591 increase, or 11% increase) between 1990 and 2000.
- 29.9% of 15-24 year olds rent housing in Glassboro compared to 11.1% across Gloucester County.
- 11.0% of Glassboro's population is within the 15-19-age cohort; Gloucester County's respective population is 7.3%.

- 17.9% of Glassboro's population is within the 20-24-age cohort; Gloucester County's respective population is 6.1%.
- Strong growth (48% and 67 % over the last 10 years) for Glassboro can be observed in the 35-44 and 45-54 age cohorts.
- Glassboro's over 75 population has increased by 318% in the last 10 years (276-877 residents).
- Gloucester County's strongest growth (54%) has been in the 45-54-age cohort.
- The median age in 2000 for Gloucester County was 36.1, while the median age for Glassboro is 27.1.

It is projected that the Borough's 45 to 54 and 55 to 64 age groups will continue to grow consistent with Gloucester County Projections. It is assumed Glassboro will continue the redevelopment of substandard housing and that the figure for vacant housing within the Borough will continue to fall. It is assumed the number of 15-24 year olds renting Borough housing units will increase as the University continues to grow.

Glassboro's Master Plan policy states that residential development should be first encouraged within or adjacent to existing neighborhoods, thus making efficient use of existing infrastructure. Borough policy dictates that residential development be restricted where natural resources could impact public health, safety and welfare. Future residential development should also be compatible with existing development. Residential intensity should be considered in light of location, existing intensities, character and use of the land.

Having reviewed the goals, objectives and assumptions of Glassboro's Housing Plan, the following housing stock inventory and projections are presented along with applicable demographic analyses and employment characteristics. The Housing Plan concludes with the Borough's 2004 amended Spending Plan.

1. Inventory of Housing Stock

Glassboro Borough's residential areas are significantly developed with some remaining undeveloped areas. There are sections within the Borough where redevelopment/rehabilitation infill opportunities exist and are encouraged. At present, the State Development and Redevelopment Plan is going through the Cross Acceptance process, and as such State Planning area designations are subject to change through negotiation. The

current U.S. Census (2000) shows that 15.4% of all of Glassboro's homes were built between 1970 and 1979, while between 1960 and 1969, 19.1% of Glassboro's homes were built. 22.1% of Glassboro's homes were constructed from 1940 to 1959.

Census data also shows that 95.0% (6,225) of Glassboro's housing units are occupied, and 5.0% (330) are vacant; this number has fallen from 7.7% in 1990. 56.6% of Glassboro's housing units were built between 1940 and 1979. The total number of housing units in Glassboro is 6,555. 29.9% of 15-24 year olds in Glassboro rent housing compared to 11.1% across Gloucester County. Owner-occupied (OO) housing units make up 62.6% of the occupied housing units in Glassboro, Renter-occupied (RO) makes up 37.4%. The average household size OO housing units are 2.81 person and RO 2.41. The median gross rent for Glassboro is \$527, and \$645 for Gloucester County. In Glassboro, 40.7% of renters pay more than 30.0% of their gross wages in rent. In Gloucester County, 38.8% of renters pay more than 30.0% of their gross wages in rent. Glassboro has a median housing unit value of \$114,100 (\$6,000 lower than Gloucester County).

The median number of rooms per housing unit is 5.7. Of Glassboro's 6,555 housing units, 56.9% are 1-unit detached, 10.5% are 1-unit attached, and 9.0% are twenty (20) or more units.

The 2000 census counts 1,059 (41.8%) male and 1,270 female (50.2%) residents in college dormitories in Glassboro.

Nearly all the housing units in Glassboro have complete kitchen and plumbing facilities and have public water. Only 0.3% (19 units) lack complete plumbing facilities, and 0.4% (26 units) lack complete kitchen facilities. 81.1% of the housing units in Glassboro use public gas for heating while 9.9% use fuel oil, 7.3% use electricity and only 1.0% use bottled, tank or LP gas. In Glassboro 98.6 of all housing units have telephones.

Glassboro (Census 2000) has a median household income of \$44,992 (1990 - \$34,218) and a per capita income of \$18,113. Gloucester County has a median household income of \$54,273 and a per capita income of \$22,708. Glassboro's percent of families in poverty has decreased from 10.4% in 1990 to 8.5% in 2000. Glassboro's percent of individuals in poverty for the same period increased from, 14.3% to 15.2%. Gloucester County's percent of families in poverty decreased from, 4.7% to 4.3%

from 1990 to 2000. Gloucester County's percent of individuals in poverty for the same period remained the same at 6.2%

Please refer to the Appendices for graphic presentations of Glassboro's housing information.

2. Projection of Housing Stock

Redevelopment, rehabilitation and continued controlled growth of new multi-generational residential development are projected for Glassboro. In consideration of the General Development Plan and partial preliminary plan approvals, the Borough's Planned Retirement Community "Camelot"; other recently approved housing developments; remaining developable lands throughout Glassboro zoned for residential development; and additional dwellings created within Glassboro's CBD as the result of redevelopment efforts, it is projected that Glassboro can expect a near full buildout between 8,000 and 9,000 total housing units by the year 2020.

3. Demographic Analysis and Population Projection

The analysis of Glassboro's demographic characteristics cover age, household descriptions, income levels and related information. The graphic presentation of this information is provided in the Appendix.

In summary (2000 Census), the median age of all of Glassboro's residents is 27.1 years (male 25.4 yrs., female 28.6 yrs.), Gloucester County is 36.1 years. The total number of households is 6,225 and the total number of families is 4,049. The average household size is 2.66, while the average family size is 3.17. The average household size of owner occupied units is 2.81. The average household size of renter occupied units is 2.41. 54.3% of all households in Glassboro are comprised of 1 or 2 persons, and 35.1% contain 3 or 4 people. The remaining 10.6% contain 5 or more people.

The total number of households in Glassboro with children under the age of 18 is 2,225 (35.7%), Gloucester County 39.9%. The total number of households with individuals 65 years and over, Glassboro 1,386 (22.3%), Gloucester County 23.3%.

In consideration of the projected housing stock and the anticipated marginal decline in the number of persons per household, it is projected that Glassboro can expect a total population between 22,400 and 25,200 by the year 2020. Furthermore, the medium age of all Glassboro residents

is projected to be in the low to mid 30's by the year 2020. This represents the median aging of Glassboro residents by approximately five to eight years over the current median age of 27.1.

4. Employment Characteristics

The 1990 census figures show that the unemployment rate in Glassboro was 8.1%. Current New Jersey State figures for Glassboro indicate an unemployment rate of nine percent (9%). Gloucester County's unemployment rate rose from 5.0% to 6.0% in the same period. Glassboro's civilian labor force grew from 8,046 in 1990 to 10,552 in 2000. Glassboro's population 16 years and over grew from 12,470 to 15,271 from 1990 to 2000. The employed civilian labor force numbers grew from 7,391 to 8,525; however, the percentage of the total population employed in the civilian labor force declined 59.3% to 55.8%. Census 2000 figures show 8,064 females 16 years and over in Glassboro, 63.9% of these females are employed in the labor force, comparatively 1990 census figures show this percentage to be 56.8%.

In 2000 of the 8,525 employed civilian population 16 years and over in Glassboro; 34.1% were in management and professional related occupations; 27.5% were in sales and office occupations; 17.3% were in service occupations; 13.1% were in productions, transportation and moving occupations; and 7.9% were in construction, maintenance and extraction operations, only .1% were in farming, fishing and forestry occupations. 79.7% of the employed were private wage and salary workers; 17.5% were government workers; and 2.8% were self-employed workers or own not incorporated businesses.

The median household income for Glassboro was \$44,992 (1990 - \$34,218) and the per capita income of \$18,113. Gloucester County had a median household income of \$54,273 and a per capita income of \$22,708. The median family income for Glassboro 2000 was \$55,246, and for Gloucester County \$62,482.

In 2000, 77.9% of workers drove alone to work. This number has increased from 1990 when it was 73.7%. The mean travel time to work has increased from 23.1 minutes in 1990 to 28 minutes in 2000.

5. Glassboro Housing Trust Fund Spending Plan (Executive Summary)

Glassboro Borough adopted its development fee ordinance as approved by the Council on Affordable Housing (COAH) in 1995. Glassboro's 2004 Development Fee Spending Plan as approved by COAH was prepared in accordance with N.J.A.C. 5:93-5.1(c) and includes the following:

- Projection of development fee revenues based on known development approvals and historic rate of development activity.
- A description of the administrative mechanism that the municipality will use to collect and distribute revenues.
- A description of the anticipated use of all development fees.
- A schedule for the rehabilitation of housing units.

As of May 3, 2004, Glassboro Borough had \$202,028.34 in its Housing Trust Fund as the result of collecting development fees, less prior disbursements. All development fees collected and interest generated by the fees are deposited in a separate municipal interest-bearing account for the purposes of affordable housing.

Projection Of Revenues For Certification Period

To calculate a projection of revenues Glassboro Borough considered the following:

- All residential and nonresidential projects have development fees imposed upon them at the time of preliminary or final development approvals. Glassboro Borough will collect fifty percent (50%) of the development fee at issuance of the building permit and fifty percent (50%) at the issuance of the certificate of occupancy.
- Glassboro Borough considered all projects currently before the Planning Board for development approvals.
- Glassboro looked at the historic rate of development.

- Glassboro Borough has projected an average total of \$65,000.00 in annual development fee revenues to be collected. All development fees collected and interest generated by the fees will be deposited in a separate interest-bearing municipal account for the purposes of affordable housing.

Administrative Mechanism To Collect And Distribute Funds

Glassboro Borough proposes the following procedural sequence for the collection and distribution of development fee revenues:

- Collection of Development Fee Revenues

The Planning Board Secretary notifies the Construction Code Official and Glassboro Economic Development Office whenever a preliminary or final approval is granted for a development, which is subject to a development fee.

When a request is made for a building permit, the Construction Official determines if the project is subject to the imposition of a mandatory development fee. If so, the Construction Code Official obtains an approximate value of the completed project from the developer or tax assessor who calculates the fee based on the equalized assessed value or the coverage amount of the homeowner warranty document for residential units.

The developer will pay fifty percent (50%) of the estimated development fee to the Construction Code Official at the time the building permit is issued. The funds are then forwarded to the Municipal Treasurer and deposited in the affordable housing trust fund. The developer will pay the fifty percent (50%) balance of the development fee to the Construction Code Official upon issuance of the certificate of occupancy. The funds are then forwarded to the Municipal Treasurer and deposited in the affordable housing trust fund.

- Distribution of Development Fee Revenues

The Glassboro Economic Development Office adopts and forwards a recommendation to the governing body recommending the expenditure of development fee revenues as set forth in this spending plan. The governing body reviews the request for

consistency with the spending plan and adopts the recommendation.

The use and release of the funds require the adoption of a Borough Council resolution in accordance with the COAH approved spending plan. Once a request is approved, the Municipal Treasurer releases the revenues from the trust fund for the specific use as per the governing body's resolution.

DESCRIPTION OF ANTICIPATED USE OF ALL DEVELOPMENT FEES

- Glassboro Borough will dedicate twenty percent (20%) of development fees collected each year to be used for administrative purposes as follows:

Administrative purposes such as salaries and benefits for municipal employees and consultant fees necessary to develop or implement municipal housing programs such as rehabilitation, new construction, RCAs, housing elements and/or affirmative marketing programs. Administrative funds may be used to income qualify households and monitor implementation. The Housing Trust Fund fees may be used to defray the costs of staff that are implementing a housing plan, for the Borough's first home buyer program, and for activities further described in Section 4 of the spending plan.

- Glassboro Borough will devote a maximum of thirty percent (30%) of development fees collected each year to render units more affordable units as follows:

Affordability assistance such as down payment assistance, first homebuyer assistance, rental assistance and closing cost assistance.

- A minimum of fifty percent (50%) of development fee revenues collected each year will be used for qualified scattered site rehabilitation, for existing affordable housing developments and programs and as follows:

Rehabilitation of existing L/M income housing; related roads and pedestrian access ways; related infrastructure; purchase of land and improvements to land; and other improvements directly related to affordable housing in Glassboro.

C. Community Facilities Plan Element

Glassboro's Community Facilities Plan describes existing and proposed municipal and Board of Education improvements such as schools, parks, fire and emergency facilities, police, and municipal governmental buildings.

Schools

Two new schools are proposed in addition to existing schools. The first proposed school site is located on twenty to twenty-five acres at the intersection of Dalton Drive and Greentree Road, east of Delsea Drive. This site is convenient to the north/south loop road as well as Greentree Road (an east/west road). A portion of this site is proposed for a library (convenient to school children as well as parents going to the nearby shopping centers), a firehouse, and a rescue squad building. These facilities are proposed to be located opposite the loop road's intersection with Greentree Road.

The second proposed school site is within The Ridge section of the Borough, west of Deptford Road. This site is anticipated to be approximately twenty-five (25) acres, and is located convenient to residential development and proposed roadways.

As part of every school site, active recreation facilities are necessary in order to avoid having the municipality from having to acquire and maintain additional recreational facilities.

Recreation

The Community Facilities Plan identifies Glassboro's major recreation areas. It is recommended that the recreation facilities be major tracts of land with a concentration of facilities. Larger recreation tracts at strategic locations will uniformly distribute facilities so all neighborhoods are reasonably convenient to some park or recreation area. Larger tracts are also more efficient to maintain and therefore assist in controlling Borough expenditures.

Fire and Rescue

In addition to the existing firehouse and rescue squad on High Street in the central business district, there are two locations considered for additional firehouse/rescue squad facilities. One fire station and rescue squad complex is considered as a single complex on Greentree Road opposite the loop road. This facility is considered at the western corner of the larger tract intended to have a school and library. An area of about two (2) acres is recommended for these

emergency facilities so the buildings, parking, and other day-to-day activities can operate separate from the school and library activities. The new facilities can be designed to provide shared banquet or other facilities to assist in fund raising and other community or social events. The parking for these functions can be located in proximity to the parking for the school and library so the various uses can share parking. This site is recommended in order to locate these facilities east of Delsea Drive at the intersection of major roads and in proximity to the major residential growth.

In order to assure adequate long term emergency facilities, another fire station and rescue squad complex is proposed on the west side of town to better serve the additional housing, office, and retail facilities planned in that area. The location is proposed at the west end of the proposed school where the vehicles will have access to the new road network for direct access to The Ridge section, Elsemere section, and the new residential, office and commercial uses west of Route 55.

Public Works

It is anticipated that as the mileage of local streets and community facilities expand, the public works department will require additional space in order to accommodate new equipment, repair facilities, storage of supplies, and facilities for the employees. It is recommended the new space be located in the industrial zone west of Delsea Drive, along Grove Street, on property acquired by the Borough. This location will place the facilities in a district with other compatible uses and will afford the Borough the option to either construct either a single, new, larger facility, or construct an accessory facility convenient to the existing operation.

Library Facilities

It is proposed that new library facilities be anticipated. Two (2) new locations are proposed. One is east of Delsea Drive adjacent to the proposed school on Greentree Road. This site will have the advantages of good road access, be convenient to the educational facility for use by school children and school programs, be convenient to the expanded population base east of Delran Drive, and be convenient to people shopping at the nearby shopping centers. The second library site is proposed as a storefront facility within office common area of Camelot at the intersection of Ellis Mill Road and Richwood-Aura Road. This location will have good road access and be near the expanded population in that area.

Communication Antennae

Antennae associated with communication providers and similar users are to be sited on municipal property as the first priority in antennae location planning. The siting of antennae on existing tall structures are also given priority, so as to minimize skyline and neighborhood impacts.

D. Circulation Plan Element

Glassboro's Circulation Plan describes the primary and secondary roadway network that services the municipality. It also includes recommendations for new roadways and connections that will improve circulation and provide for accommodation of vehicles, bicyclists, pedestrians and mass transit into the future.

- The major proposed road improvement proposed in the prior Master Plan was the north/south road located east of Delsea Drive. Sections of this road have been completed by recent developments. The remaining segments are significantly impacted by environmental regulations and the likelihood of its completion is remote. It has been removed from the Master Plan.
- The Glassboro Business Park development currently under construction northeast of Route 55 and Ellis Mill Road includes the separation of this employment center from nearby residential. Peace Lane is provided a large, dense buffer area separating the non-residential side from residences. The road extending Peace Lane into Harrison Township, parallel to Route 55, is proposed to provide access to the employment center from both interchanges. This is consistent with plans in Harrison Township. In addition, Carolina Avenue should be extended north from Peace Lane, across the old railroad, and out to Route 322. This will provide a street connection between housing and jobs, as well as another connection between major roads in the Borough.
- The area west of Route 55 has been approved for a Planned Retirement Community (PRC) with mixed uses, including various residential types, office, and commercial uses. Daily traffic flow from retirement communities is significantly less than from non-age restricted developments. This project known as "Camelot" is intended to provide a strong market of shoppers and patrons to stores and restaurants within Glassboro's redeveloped Central Business District.
- In the area west of The Ridge, a new road running south from Route 322 to Deptford Road is proposed. This road is intended to link into Deptford Road as an alternative to Lehigh Road for the additional residential development that can occur in this neighborhood. Lehigh, Deptford and this new road all provide access to the proposed school and recreation area.

- In the area south of Grove Street and running parallel to Delsea Drive, the completion of a local road system is proposed. The main road, an extension of Williams Street, is proposed not only to serve this potential area of development, but it is to serve as a dividing line between the residential and non-residential zoning. One difficulty with this road will be the ability to construct the road within possible wetlands. If this road is not feasible, other alternatives will need to be explored.
- A major transportation proposal is the retention of the concept of a high-speed line from the Philadelphia-Camden Metropolitan area to Glassboro. A terminal is proposed in the triangle created by Ellis Mill Road, Girard Road and the railroad. The loop road running along the east side of Delsea Drive is proposed to cross Delsea Drive and extend to this terminal. A parking lot and/or parking garage should be designed at that location. A rail line of modern design similar to the Riverline would provide the Borough and the university with a major mass transit connection into the Camden/Philadelphia metropolitan areas as well as various population centers and employment districts along the route. Increasing mass transit facilities is a major goal of the State, and the existing railroad right-of-way, the history of railroad stations along that line, its connection to metropolitan areas, the ability to reduce peak hour vehicular travel, and reducing the consumption of petroleum products are all valid reasons to pursue this light rail system.
- It is also recommended that a park-and-ride facility be considered at either the Route 55 and Ellis Mill Road interchange, or the Route 55/Route 322 interchange, or both, in the interest of encouraging ride sharing, bus stations, or other forms of transportation that will minimize the number of motor vehicles on the road. The Borough should continue its policy of requiring sidewalks in new developments in order to encourage a safe pedestrian alternative rather than requiring automotive travel. It is also recommended the Borough initiate a bikeway system. Design specifications for the bikeway system should be consistent with NJDOT recommendations. In lieu of construction at the time adjacent development, developers may be required make a contribution of equal cost into a trust fund for sidewalk/bikeway construction.
- Specific roadway intersections and cartway/right-of-way improvements as recommended by the Borough Engineer are hereby recommended in this Master Plan, subject to Borough Council approval.

- Glassboro is currently undertaking a transportation and traffic study of the entire Borough with the objective to enhance the existing roadway network to lessen the traffic burden on specific routes, address mobility issues, and increase opportunities for transit riders, bicyclists, and pedestrians. The Planning Board supports the completion and implementation of this effort.
- Encourage pedestrian and bicycle friendly improvements, particularly within Glassboro's Central Business District and nearby environs. Connect Rowan university and Glassboro's CBD with a boulevard which primarily accommodates safe pedestrian movement.

E. Recreation Plan Element

The Recreation Plan examines existing municipal recreation facilities, resources, infrastructure, service level and suitability. The Recreation Plan proposes recommendations and presents findings, which in turn further guide the development of the park, and recreation network tailored to the public open space and recreation needs of municipal residents.

The Recreation Plan includes:

- An inventory of existing sport and recreational facilities in Glassboro.
- Analysis of current usage levels of existing sporting and recreational facilities.
- Identification of any gaps in sport and recreation provision.
- Strategies to meet future recreational needs and address current deficiencies.
- Consideration of Glassboro's age cohorts as described in this Master Plan, so as to better plan for specific recreational needs of all age groups.

Recreation time provides people with the opportunity to exercise, explore, socialize and relax from everyday stresses. The interrelated open space system of public parks provides residents and visitors alike with the necessary open space required to recreate. Changes in demographics or recreational trends can change the open space and recreational needs of a municipality. Recreation Plans must be flexible enough to identify changes in resident needs and demand.

Glassboro Parks and Recreation Commission: Mission Statement

“The mission of the Glassboro Park and Recreation Commission is to serve the residents of Glassboro by providing quality park and recreation facilities and programs and, thereby, to assure that the Borough of Glassboro continues to be a livable place where all citizens can enjoy a wide range of leisure and recreational opportunities”.

Recreation Plan Goal

To increase the quality of community life and sense of belonging for current and future residents, through the provision of recreational opportunities which will foster the development of all citizens, physically, mentally, socially and emotionally.

Glassboro's Parks Include:

Glassboro's Parks Include:

- Owens Field
- Walter E. Robinson Park
- Looney Park
- Renlund Park
- Elsemere Park

Two new parks have been added to Glassboro's park system since the adoption of Glassboro's 1991 Master Plan.

- East New Street Park, approximately 20 acres; and
- South Delsea Drive Park, approximately 36 acres

Glassboro's Park and Recreation Department at present relies heavily on the school system for the use of gymnasiums for active recreation. On occasion school facilities are utilized to meet the needs of the Borough residents.

The biggest challenge facing Glassboro's Parks and Recreation network in the future has been identified as: The Borough's increasing population and changing community recreational needs. The Glassboro Mayor and Council, Parks and Recreation Commission, will meet this challenge head-on. It is envisioned the current exceptional level of service provided to Borough residents will be maintained, and that the changing needs and demands of the community will be met in the future.

The following recreation related improvements and considerations are proposed for Glassboro:

- Age appropriate recreational improvements are planned for the PRC overlay west of Route 55
- The existing park in the Elsemere section is proposed to be expanded toward Ellis Mills Road. The purpose is two-fold; 1) expand the

recreation facilities that serve this neighborhood; and 2) provide an open space buffer between the future office development and the high density housing to the east.

- It is proposed that the recreation facilities on Wilmer Street be expanded to Sewell Street and that this recreation facility be expanded east along the railroad up to the houses on Glassboro Road.
- Another recreation area is proposed south of Stranger Avenue to be part of any future residential development in that area. The site is located to be central to that neighborhood, on an area outside wetlands, and where the new interior road system will provide access to the facility.
- The site located northwest of the central business district is proposed to be dedicated to open space since soils data indicate this area to have water-related problems. As part of the road proposal for the central business district, Lake Avenue is proposed to be vacated north of Eben Street. A park in this location designed around the environmental resources will provide an aesthetic break between neighborhoods. This site has convenient street access and may be able to accommodate some neighborhood recreational facilities on a portion of the site. It's main purpose, however, is envisioned as a park or sitting area with plantings and other minor improvements designed around the environmental resources.
- An area west of Ellis Mill Road and between the two railroad lines (opposite the area from Dicksons Road to Franklin Road) is proposed as a major facility for active recreation use.
- The Borough should conduct a formal study to determine the need for an indoor community multi purpose basketball court.
- Future residential developers must provide area and site improvements for park and recreation facilities in their respective developments. Where such facilities cannot be properly designed and improved, cash contributions in-lieu of contributing land and building recreational improvements may be made to a recreation fund.

Existing Park Typologies in Glassboro

State Parks:

The largest public facility available to Glassboro residents is the Glassboro State Wildlife Management Area preserve located in the southeast corner of the Borough (approximately 2,363 acres). This preserve is dedicated to permanent open space, and is specifically managed to increase wildlife populations and provide wildlife-oriented recreation.

This state owned park is not under the management of the Glassboro Parks and Recreation Commission.

County Parks:

At this time the only county owned and operated park in Glassboro Borough is the Gloucester County Multi-Purpose Trail. This trail connects Monroe Township and Glassboro Borough.

Regional Municipal Parks:

Regional municipal parks may provide large formal and informal facilities to meet the active and passive recreational needs of surrounding municipalities. These facilities are equipped to handle large gatherings of people for extended periods of time. Glassboro's Regional Municipal Parks are of significant value not just to the residents of Glassboro but to Gloucester County and the wider community. The following parks within Glassboro's park system are considered regional municipal parks:

- Owens Field
- Walter E. Robinson Park
- East New Street Park
- South Delsea Drive Park

Local Neighborhood Parks:

Local neighborhood parks serve the recreational needs of the Glassboro residents by providing formal and informal spaces for active and passive recreation, within the nearby surrounding neighborhood. The following parks with Glassboro's park system are considered local neighborhood parks:

- Looney Park
- Renlund Park
- Elsemere Park

Glassboro Parks Facilities Summary:

● Owens Field – Active Recreation

Children and Adults are the main user groups for this park.

Park Activities & Facilities:

- Soccer
- Softball
- Tee ball
- Football
- Basketball
- Playground

This park is in fair to good condition; however, the existing tennis and basketball courts require resurfacing, new nets and new fencing. Glassboro’s Park and Recreation Commission has identified this park as the most heavily utilized park in the Borough at this time.

● Looney Park – Active and Passive Recreation

Children and Adults are the main user groups for this park.

Park Activities & Facilities:

- Half Court Basketball
- Playground

This park is in good condition. No repairs or upgrades are recommended at this point in time.

● Renlund – Passive Recreation

Children, Adults and Senior Citizens are the main user groups for this park.

This park is primarily a passive park with children’s playground, pavilion, and restrooms. The park is frequented daily by walkers and lunch goers. The park can accommodate special functions through utilization of the existing pavilion and restrooms.

This park is in relatively good condition; however, areas of walking paths require root removal and re-paving.

- Elsmere – Active and Passive Recreation

Children, Adults and Senior Citizens are the main user groups for this park.

Park Activities & Facilities:

- Playground
- Walking paths
- Basketball
- Baseball
- Pavilion

This park is in relatively good condition; however, areas of walking paths require root removal and re-paving.

- Walter E. Robinson Field – Active Recreation

Children and Adults are the main user groups for this park.

Park Activities & Facilities:

- Softball
- Soccer

This park has one field that is a combination soccer/softball field

This park is in excellent working order and condition.

- East New Street Park – Active recreation

Children, Adults and Senior Citizens are the main user groups for this park.

Park Activities & Facilities:

- Tee ball
- Softball – five (5) combination Tee ball/Softball fields
- Soccer – four (4) fields
- Playground
- In-Line Hockey rink
- Restrooms

This park is currently under construction and is soon to be completed.

● South Delsea Drive Park – Active and Passive Recreation

Children, Adults and Senior Citizens are the main user groups for this park.

Park Activities & Facilities:

- Baseball
- Softball
- Soccer
- Football
- Playground (to be constructed in 2005-2006)
- Walking Paths
- Concession Stands – two (2)
- Restrooms
- Senior Citizens Center
- Recreation Offices

This park is currently under construction and is soon to be completed.

F. Natural Resources Conservation Plan Element

The goal of Glassboro's Natural Resources Conservation Plan is to provide for the preservation, conservation and proper utilization of Glassboro's natural resources, including forests; wetlands; flood plains; streams and other waters; soils; open space; scenic views; and natural vegetation; energy; fishing areas; and endangered or threatened flora and fauna.

Since 1970, Glassboro has increased its population from 12,938 to 19,068 (2000 Census). Directly related to this increase is the rise in housing unit construction (see Housing Element). The amount of vacant land in Glassboro decreased rapidly due to development pressures primarily for more residential housing units, and commercial development, particularly along Delsea Drive.

The orchards, streams, lakes, farms and woodlands of Glassboro invited development. These resources form components of functional ecosystems that directly impact the everyday lives of Glassboro residents in terms of water supply, drainage, flood control, natural aesthetics, recreational opportunities, and quality of life. These ecosystems also support the varied vegetative and wildlife communities which are linked to the streams, ponds, and lakes found throughout the Borough. It is critical to realize that all these environmental components are linked and every action taken to alter the environment impacts ecological functions as well as the quality and integrity of our surroundings. These resources provide Glassboro with its primary character and ecological form.

In view of Glassboro's overall development, the Borough's environmental resources including wetlands, floodplains, woodlands, farmlands, forests, open space, State preserves, soils and scenic areas have been examined. To further Borough goals in the area of preservation, these resources have been generally mapped and made part of the Master Plan. The Master Plan series is provided as a reference for the Borough during its review and determination of which areas should be targeted for preservation and how to preserve the benefits of our natural resources in conjunction with smart growth.

Wetlands

Freshwater wetlands are areas of low topography typically exhibiting poor drainage and standing water or a high groundwater table much of the year. They are occupied by wet or hydric soils and hydrophytic vegetation. Wetlands serve valuable ecological functions such as storing floodwaters, filtering pollutants, allowing for groundwater recharge and providing wildlife habitat.

Wetland areas mapped by the NJDEP are subject to field verification; nonetheless, they are a good source for wetland identification. Based on this information, freshwater wetlands in Glassboro are shown within the Master Plan map series.

The wetland areas in the Borough are prohibited to be developed by NJDEP and require a surrounding buffer or transition areas that can extend 50 to 300 feet beyond the wetland. These areas are generally located in close association to the streams. The wetland areas are concentrated in relatively narrow bands around the stream corridors and often include the floodplain. Some low lying areas have more expansive wetland sites which are more likely associated with seasonal high water table rather than stream hydrology.

Streams and Open Waters

There are numerous streams, tributaries and open waters within Glassboro. These waterways are shown on the Wetlands and Flood Plans Map and several of the other Master Plan Maps. These high quality waterways benefit Glassboro and the region, and necessitate diligence on the part of the Borough to protect against pollution, erosion and excessive runoff and the subsequent sedimentation that can be caused by improper development and deforestation. Furthermore, upstream communities need to recognize their obligation to help protect surface water quality for downstream neighbors.

Flood Plains

Mantua Creek and associated tributaries serve to create flood plains within Glassboro. Flood plain delineations are provided on the Master Plan Flood Plain Map, and may also be referenced on the FEMA Maps available at the Borough Office.

Aquifer Recharge Areas

Aquifer recharge areas, which replenish geological formations, can yield significant quantities of water to wells. This is achieved either through infiltration of precipitation or through downward seepage from surface water bodies. The quantity and quality at which aquifers are recharged varies greatly with soil characteristics and present and future land uses (relating to impervious cover and associated runoff).

In an effort to protect the long-term viability of the aquifer, development in areas of potential aquifer recharge should reflect a respect for the dynamics of natural processes. Monitoring of potential contamination from facilities on or near

aquifer recharge areas, as well as controlled development in these areas and responsible development in more buildable areas will help assure reasonable water supply for the Borough in the future.

Soils

Glassboro’s soils are diverse and range from soils with a high sand content to those that are categorized having large amounts of organic mater. They vary in characteristics of water table height, slope, composition, permeability, water capacity, and dominant vegetation. Two major soils series that are found throughout Glassboro are described below. The Master Plan Map series includes a “Soils Map” covering all Glassboro. This NJDEP/GIS based map should be used in conjunction with the Gloucester County Soil Survey, USDA/SCS.

- **Sassafras Series Sassafras Loomy Sand**

The Sassafras Series consists of well-drained, moderately coarse textured soils formed in water-laid deposits that contain little or no glauconite. The subsoil contains more clay than the surface layer.

- **Woodstown Series**

The Woodstown Series consists of moderately well drained, sandy and loamy soils that are nearly level or gently sloping. They formed in water-laid material and generally occur below Sassafras.

The Woodstown Series exhibits a moderately slow or moderate permeability and moderate available water capacity.

Energy Conservation and Land Use

Incorporating energy efficient land use concepts in site and building design and locational planning can significantly reduce energy consumption. Substantial energy savings can be achieved by siting and designing buildings and neighborhoods to take advantage of natural environmental heating and cooling. Site and building design is a likely starting point for implementing energy-conscious land use techniques and can be used in a subdivision, neighborhood, or individual building. The concepts include southern exposure for buildings, orienting windows toward the sun, and using landscaping and natural terrain features to block or redirect winds and breezes to increase the heating or cooling efficiency of buildings.

The control of off-site glare and uplighting in the design of lighting plans for development and redevelopment play a critical role in energy conservation and land use. These designs are to be included in the municipal code, and applied in project reviews.

Energy efficient locational planning is another concept that can be used to reduce a community's demand for energy. This approach, which can be applied to small neighborhoods or large regional areas, primarily deals with reducing energy intensive automobile travel by locating activities such as industrial centers, shopping and recreational facilities close to centers of population. Compact communities encourage less frequency and average trip lengths of automobile usage. The creation of a pedestrian and bikeway system throughout the community also reduces automobile travel and conserves energy.

Locational planning involves decisions concerning energy intensive construction of roads and sewers. By locating new development in areas already serviced by infrastructure, suburban sprawl is discouraged and much of the costs associated with new construction can be averted. This approach is supported by recent State planning initiatives described as Smart Growth in the State Development and Redevelopment Plan. Efficient locational planning also plays a key role in the preservation of open space, farmlands and scenic vistas.

Conclusions

Conservation planning can be utilized as a tool to help preserve the remaining natural character of critical areas in Glassboro and protect necessary environmental areas. These include, but are not limited to: wetlands, floodplains, steep slopes, farmland, mature woodlands, groundwater, sensitive surface waters and wildlife habitat. Conservation planning can prevent wasteful land development practices, promote recreational development, help protect historic and cultural sites, lessen the cost of new development and maintain property values.

The objectives of Glassboro's Natural Resources Conservation Plan includes contributing to the preservation of the ecological, and scenic resources of the Borough: a) by providing a continuous greenway network of open space along streams, slopes, scenic areas and critical environmental areas such as flood plains, wetlands and woodlands areas; b) controlling or prohibiting development in critical environmental areas; c) controlling environmental degradation and adverse impacts such as noise and air pollution due to improper use of land; d) encouraging land development which preserves natural amenities and addresses drainage issues affecting the Borough; e) avoiding stream channel relocation; f) providing for wildlife habitat; g) preserving existing woodland areas; and h) by

protecting the quality of surface bodies of water (streams, lakes, ponds) and groundwater sources.

The largest area of wetlands and floodplains in Glassboro is the fish and game preserve in the southeast corner of the Borough. This is a State owned property dedicated to permanent open space. As presented on the Master Plan Soils Map, it is essentially a wetland area. The total area is approximately 2,400 acres and is not proposed for development.

Natural Resources Conservation Plan Recommendations

- **Open Space/Greenways**

Continue to create a greenway/open space network by establishing and designating protection areas on a greenway. Greenway/open space linkages may be established via stream corridors, flood hazard areas, wetlands, steep slope areas, wildlife corridors, existing public and private conservation easements and public uses including local and county parkland. Historic landmarks and districts, railroad and utility rights-of-way, farmlands, mature woodlands and trails may also be included. Greenway/open space designations should consider existing and potential linkages with similar efforts in neighboring municipalities.

Greenways, open space areas, conservation areas and the linkages between them should be identified on effected site plan and subdivision applications, enabling the municipality to arrange for preservation of the reserved area, negotiate for a conservation easement, or preserved by using lot averaging or cluster techniques.

- **Groundwater**

Glassboro supports the NJDEP wellhead protection program for water supply wells. This program involves defining wellhead protection areas, evaluating existing and potential sources of contamination, and establishing appropriate management techniques for wellhead protection, including subdivision and site plan review, design and operating standards, source prohibitions, and public education.

In order to provide a level of maintenance for existing septic systems that parallels the requirements for new septic systems, the Borough cooperates with County and State programs to ensure that existing septic tanks meet State and County Standards.

Glassboro supports the education of property owners on water conservation measures to reduce water usage during peak daily and seasonal usage, and on the potential impacts to groundwater quality from excessive use of fertilizers and pesticides. Advice should include the use of landscaping materials with reduced irrigation requirements and the use of water conservative irrigation technologies, such as drip irrigation.

- **Wetland Protection**

Considering the importance of freshwater wetlands in Glassboro and surrounding municipalities, potential impacts on wetlands should be considered when reviewing development proposals within the Borough.

- Apply wetlands protection strategies in environmentally sensitive areas such as in the vicinity of the mapped wetlands. The strategies should be environmentally sensitive “Best Management Practices” to control pollutants from stormwater runoff and control of other non-point source pollutants.
- Acquire conservation easements on wetlands and wetlands buffers as appropriate.
- Establish a monitoring system to monitor and enforce conservation easement restrictions on an ongoing basis.

- **Development Regulations**

- Encourage Smart Growth in appropriate locations. For example, clustering redistributes the entire parcel’s development potential to a portion of the same parcel capable of supporting higher densities. Normally permitted development densities are arranged within a smaller area in order to safeguard those portions of the site to be preserved. This allows the remainder of the site to be set aside for open space and/or protection of critical environmental resources without cost to the developer or the Borough. Cluster development lowers development costs by reducing needed infrastructure and subsequently lowering housing costs. It conserves land, promotes design flexibility, protects environmentally critical areas, protects farmland and can provide large tracts of open space at no cost to the community. Clustering also permits development to take place away from substantially wooded areas, preserving the wooded character of an area. Density bonuses for clustering is not

recommended in Glassboro, but is recommended where appropriate.

- Apply Residential Site Improvement Standards (RSIS) regarding pavement, road widths, and parking lot sizes.
- Require natural resource mapping and environmental impact assessment for all subdivisions and site plan approvals.

- **Stream Corridors and Surface Water**

- Utilize water quality management practices to protect the quality of surface water resources.
- Require the establishment or maintenance of vegetated buffers along all stream corridors. Reforestation of disturbed buffer areas should be included in the design standards.
- Educate property owners on the potential impacts to surface water quality from excessive use of fertilizers, pesticides and herbicides.

- **Forest Resources**

- Refer to the Master Plan map showing land cover (aerial) to assist the Borough's efforts to identify and protect forest resources.
- Include design standards that control forest removal based on the quality of the forest type.
- Provide reforestation standards and requirements.
- Enact a woodlands protection ordinance regulating the removal of trees, and limiting the destruction of trees in proposed subdivisions.
- Encourage residential development that maintains "wooded lots" and preserves large areas of mature woodland.
- Limit tree cutting along collector and higher order roadways so as to preserve the wooded view from the roadway except in those situations where traffic safety requires vegetation removal.

- **Conservation and Historic/Scenic Assets**

Consider the location of historic or culturally significant buildings and areas, the location of scenic views and preservation of conservation areas in the arrangement of new development. The design of subdivisions and buildings should appropriately preserve scenic views, retaining them as a natural amenity.

- **Agriculture**

Encourage landowners to seek technical assistance from the Gloucester County Soil Conservation District to develop Conservation Plans using best management practices (BMPs) to conserve soil and water resources. BMPs serve to mitigate the potential environmental impacts of agricultural production, including those related to agricultural runoff.

- **Air Quality**

- Support Transportation Demand Management (TDM) strategies as a method to reduce the number of trips between residences and work places. TDM strategies typically include the following:

- Ridesharing: park and ride, van pools/car pools, van pool/car pool lots.
- Flextime/compressed work weeks.
- Shuttle services.
- Public transit.
- Opportunities and amenities for pedestrians and bicyclists, including bikeways and pathways.
- Telecommuting.
 - Reduce the need for vehicular trips by facilitating better interconnections among residential, commercial, office, and recreational uses.
 - Provide landscaping standards that result in the improvement of air quality.

- **Energy Efficiency**

Incorporate energy standards into the land development review:

- Consider the microclimate including radiation, humidity and winds in site plan and subdivision designs.
- Provide means for solar access as appropriate.
- Require landscaping plans that provide desirable solar access, wind protection and proper shade as needed.
- Review public facilities in terms of the energy use and sources.
- Maximize the recycling of energy through resource recovery.
- Encourage the use of energy efficient devices such as heat pumps and geothermal pumps where feasible.

- **Steep Slopes**

- Require conservation easements on steep slope areas.
- Adopt performance standards that limit the amount of disturbance of steep slopes.

- **Household Hazardous Wastes**

Serious ground and surface water contamination from residential uses can occur through the use and improper disposal of household hazardous wastes. These wastes are composed of various cleaners, pesticides and fertilizers, paints, and preservatives, automotive products, home hobby chemicals, medicines, cosmetics and associated items.

Many of these products are flammable, explosive, corrosive, carcinogenic, or have the potential to damage respiratory or nervous systems.

- Initiate an education program to instruct residents of the dangers regarding household hazardous wastes, proper disposal methods, and alternative products that can be used to replace hazardous substances in the home.

G. Community Design Plan Element

The New Jersey Municipal Land Use Law establishes the purpose of regulating community design under 40:55D-2:

“To promote a desirable, visual environment through creative development techniques and good civic design and arrangements”

Overall community design standards and site-specific building standards work hand-in-hand with land use policy. Glassboro community design throughout the municipality and particularly within the Central Business District (CBD) Redevelopment Area is an essential part of the construction process and must be included in every phase of that process. Glassboro intends to review proposals by developers based on the total, three-dimensional design of the entire project. Proposals will be examined based on their relationship with Glassboro’s existing natural and built environment. It is essential that the new development in Glassboro’s CBD be consistent in appearance with traditional development and the pattern of desirable Glassboro community design. New development must not break the visual and structural continuity with the Borough’s CBD. New development or redevelopment of existing structures, must contribute to the safety of pedestrians, and traditional area character and attractiveness. Success can be achieved through proper land use controls and community design review standards well grounded in the Municipal Land Use Law.

Glassboro places great emphasis and importance on the overall integrity of it’s CBD design, and site-specific architecture. Not only is it essential that new construction and redevelopment be complementary to the existing built environment and sympathetic to individual site-specific user needs, redevelopment should aim to further the design and overall character of Glassboro and enhance/increase the usability and accessibility of all spaces. Glassboro Borough acknowledges the importance of community design, as the built environment has a dramatic impact on the way an area is perceived and used by residents and visitors. It has a tremendous impact on marketability and retail success, particularly in traditional CBD’s.

Each new construction and redevelopment proposal will provide an opportunity for the Borough to help achieve its vision of a reinvigorated CBD. Over time, it is envisioned that the CBD streets will be transformed so as to contribute to the distinct local identity. Developing a highly functional pedestrian (especially Rowan University) and transit supportive environment is critical to the success of Glassboro’s CBD.

CBD Redevelopment Area Design Guidelines

1. Commercial, office, and mixed use residential buildings with multiple uses or tenants should be designed with a complex massing that includes varying roof lines, projections/recesses along the facades, store fronts and rooflines, smaller additions to the main building, and/or separate, smaller structures.
2. All permitted buildings should avoid monotonous wall or roof plans by modulating the facade to give the appearance of several smaller scale buildings. Wall facades exceeding thirty feet (30') in length and oriented towards the public view should include windows, entrances or similar architectural features appropriately spaced.
3. Gable roofs with a minimum pitch of 5/12 are encouraged, and should be provided with eaves. Flat roofs should generally be avoided on one-story buildings. Two-story or taller buildings should be provided with a traditional cornice treatment. Mansard roofs are generally discouraged. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, verandas, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged. The eaves fascia should be of traditional proportions and shall not be used as a "sign band" for the building.
4. Facade treatments should include traditionally designed storefronts, doorways, windows and related design features. Each facade must be treated architecturally, not just the main entrance facade. The entire front, sides and rear of the building should be coordinated in compatible traditional colors and materials. Street facades, in the public view, should receive the greater architectural emphasis.
5. Storefronts should be designed with variations where possible in widths, setbacks, and traditional architectural facades. Wider storefronts on existing and proposed lots should receive particular emphasis to create multiple facade variations.
6. The architectural design of franchise style commercial development must be adapted, to the greatest extent possible, to the form and character of Glassboro, as determined by the Borough Planning Board.
7. Entrances should be inviting to pedestrians and, to the greatest extent possible, provide shade and weather protection. Fixed or operable fabric awnings integrated into the overall building design are desirable.

8. Storefront and display windows should have a sill height between two feet (2') and three feet (3') from finish floor and a window height no greater than eight feet (8') from finish floor. The maximum width of an individual window should not exceed 2/3 of window height. Desirable features include appearance of double-hung, traditional style trim, traditional style muntins and operable shutters. Opaque materials that block or obscure the view of displays or goods inside should not cover storefront and display windows.
9. Architectural features, which add visual interest such as porches, patios and porticos, should be encouraged.
10. At grade entrances to sidewalks are to be encouraged.
11. Corner facades are encouraged for buildings located at intersections.
12. Fixed or operable fabric awnings should be permitted at the ground floor level; however, one long continuous awning or roof-covered walkway as typically utilized in strip retail centers is discouraged. Canvas is the preferred material, although other waterproof fabrics may be used. Metal and plastic awnings, including vinyl, are discouraged.
13. All equipment-providing services to the building whether roof mounted or ground placed, should be screened by appropriate architectural/landscape architectural design.
14. The use of site and streetscape furniture, and improvements including benches, tables, trash receptacles, bike racks, pedestrian walkways, planters and lighting consistent with traditional community character is encouraged.
15. Parking lots and parking buildings should be encouraged and designed to accommodate safe and convenient pedestrian and bicycle movement. Parking lots should also be designed to provide clear on-site visibility for security and safety purposes. Landscaping and buffering should be used abundantly to minimize street view of parking lots. Parking lots should be placed behind buildings where possible.
16. On-site "Do not enter" and "one-way" signs often confuse the motoring public and add to the clutter of the streetscape. They shall be used sparingly in accordance with recommendations of the Borough Engineer.

17. Lighting should be designed to provide for security, safety, and appropriate illumination, while providing for sharp cutoff luminaries to control light pollution, offsite glare and uplighting. Lighting fixture designs should compliment building architecture, and be used to accent building architecture and landscaping. Neon tube lighting should not be used for building trim, accent or signage.

H. Historic Preservation Element

The Borough of Glassboro had its industrial roots in glass works, which date back to 1779. Beginning with Solomon Stanger, then with subsequent glass works owners Heston and Carpenter, Thomas Eben, and Samuel Whitney, Glassboro became New Jersey's largest glass manufacturer by 1870. Owen-Illinois Glass Company subsequently expanded the manufacturing facilities in Glassboro, and the Borough became the largest glass producer in the eastern United States in the late 1800's.

Decline of Glassboro as a glass-manufacturing giant in the 1920's eventually left the community with a high unemployment rate and decaying infrastructure. With employment opportunities scarce, many property owners were unable to maintain homes and buildings. Further decline in neighborhoods was realized as poverty took its toll and crime rates increased. Nonetheless, Glassboro has gained much from its past glory as a major glass manufacturer.

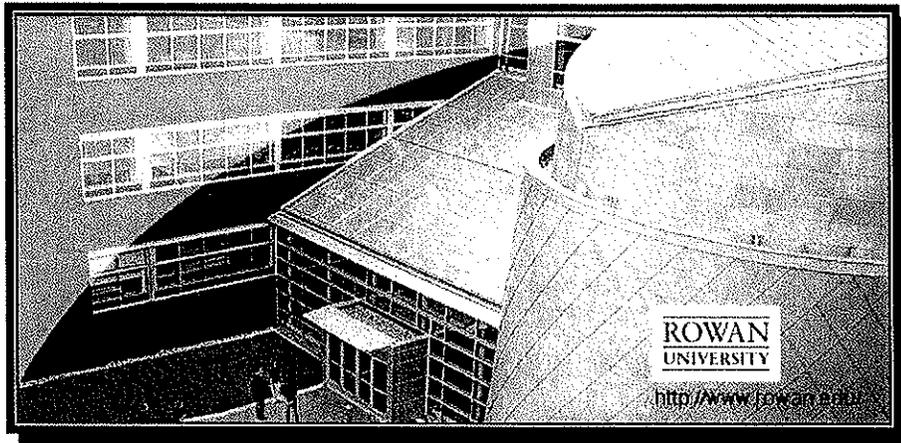
In spite of losing its stature as a nationally recognized glass-manufacturing center, Glassboro is planning for the future while enjoying its rich history deeply rooted in early glass production. Glassboro further enjoys its farming tradition particularly as growers of produce. Glassboro received international acclaim as the site where US President Lyndon B. Johnson and Premier Alexei N. Kosygin of Russia met for an international summit conference in 1967.

Glassboro's Central Business District (CBD) exhibits evidence of the classic planning theory of Concentric Circles. The University area has drawn development attention away from the downtown, as has commercial development along Delsea Drive, and area suburban residential development. Lower paying service industry jobs replaced higher paying manufacturing employment. The construction of State Highway Route 55 provided access for new suburban residents of Glassboro who commute to the Philadelphia metropolitan area. Meanwhile, the Borough's traditional business district continued into decline. The CBD and nearby environs, however, have been designated as a Redevelopment Area thanks to the efforts of community leaders and officials. Efforts have already begun on connecting Rowan University with Glassboro's "downtown". Glassboro has been classified as an "Urban Aid Community" by the State of New Jersey.

Rowan University, an active community partner and a growing entity within the municipality, is situated just east of the Borough's Central Business District. On September 4, 1923, Rowan University, then known as Glassboro Normal School, opened with 236 young women arriving by train to convene in College Hall, the campus' only building. Since then Rowan University has evolved from its

humble beginning as a teacher training school to a comprehensive university with a history of extraordinary firsts that have made the world take notice. Rowan University:

- Opened one of the first clinics in the country for reading disabilities in 1935.
- Hosted a summit conference between President Johnson and Premier Kosygin in 1967.
- Received a \$100 million gift from Henry and Betty Rowan in 1992.
- Offered the first doctoral degree in the New Jersey State system.



Rowan University's legacy as valuable resource to the State began in the early 1900s when many New Jersey teachers lacked proper training because of a shortage of educational facilities. In 1911, Gov. Woodrow Wilson convinced the State to build a two-year training school for teachers, known as a Normal School in Southern New Jersey.

The choice of where to locate the school created fierce competition among several towns in South Jersey who wanted the economic benefit and prestige such an institution would bring. The town of Glassboro was an early favorite because of its excellent rail system, harmonious blend of industry and agriculture, natural beauty and location in the heart of South Jersey.

In 1917, to sway the decision in their favor, 107 Glassboro residents raised more than \$7,000 to purchase 25 acres, which they offered to New Jersey for free if they selected Glassboro as the site. The land tract included the Whitney family

mansion and carriage house, which had belonged to the prominent owners of the Whitney Glass Works during the 1800s.

The College gained a national reputation as a leader in the field of reading education and physical therapy when it opened a clinic for children with reading disabilities in 1935, and added physical therapy for the disabled in 1944. These innovations propelled Glassboro to the forefront of the special education movement.

In the 1950's, the school experienced rapid growth in curricular offerings, enrollment and building construction. With the purchase of a peach orchard on the other side of Route 322, 117 acres were added to the campus. In 1958, the school name was changed to Glassboro State College to better reflect its mission.

The campus received worldwide attention when it hosted the historic summit conference in Hollybush Mansion (see photo on Master Plan cover sheet) between President Lyndon Johnson and Soviet Premier Aleksei Kosygin. The College was chosen because of its strategic location midway between Washington DC and New York. The meetings between the two leaders on June 23 and 25, 1967, led to a thaw in the Cold War and eased world tensions. Glassboro has been referred to as "The Summit City".

In July 1992, industrialist Henry Rowan and his wife, Betty, donated \$100 million to the institution. It was the largest gift ever given to a public college or university in the history of American higher education. To honor the Rowans, the school changed its name to Rowan College of New Jersey. In 1997 the school achieved university status and became Rowan University.

To lead Rowan University into the 21st century, the Board of Trustees appointed Dr. Donald J. Farish as the sixth president in July 1998.

Today, Rowan University is divided into a Graduate School and six academic colleges: Business, Communication, Education, Engineering, Fine & Performing Arts, and Liberal Arts & Sciences. Rowan's nearly 10,000 students can select from among 31 undergraduate majors, seven teacher certifications programs, 25 master's degree programs and a doctoral program in education leadership. The 200-acre campus contains 31 buildings, including eight residence halls and three apartment complexes. Rowan University has become an extraordinary comprehensive institution that has improved the quality of life for the citizens of New Jersey. The university is also actively participating in Glassboro's Redevelopment Plan, a project and program led by Borough Council and Planning Board, which is yielding a multitude of benefits for all residents of Glassboro.

Historic Structures

Glassboro's successful glass industry created a building surge including elegant homes such as Hollybush Mansion, built in 1847 by Thomas Whitney for his private use. The Italian villa is a stone-built structure, designed to last for centuries.

By the 1920's, the glass industry began to fade. Ebenezer Whitney's grandson, George F. Whitney, had died in 1915. This resulted in the sale of Hollybush Mansion to the State of New Jersey in 1920 for South Jersey's first normal school. The mansion had been used as a home for the president of the school.

In 1971, the then president of the college decided that Hollybush would be put to better use as a conference center rather than the president's house. Since then, it has been in use almost every day by one or more groups for meetings, receptions, and formal functions. Hollybush became a historic site in 1973. The Hollybush Mansion, located on the Rowan campus, is listed in State and National Historic Registers.

The Hollybush Mansion is currently in the midst of the first phase of a \$2 million renovation, which centers on strengthening the building's crumbling foundation. A second phase, to restore most of the interior, has not been scheduled.

The Glassboro Heritage Glass Museum, Incorporated, organized with ten (10) members on December 6, 1979. Through the museum, the people of Glassboro, in cooperation with residents of surrounding areas, are preserving and perpetuating the heritage of glass industries by acquiring through ownership or loan, collecting, preserving and displaying documents, photographs, records, tools, machinery, artifacts relating to the glass industries.

Through the efforts of the Mayor and Council of the Borough of Glassboro, a historic building was located on the downtown site of the Whitney Glassworks and was leased to the museum, for its exclusive use. The site of the museum was built in 1926 for the Glassboro Title and Mortgage Company. This business failed on October 1, 1931 – a victim of the Depression and never reopened as such. The building was later used by a local lumber company and then by the Public Library before ownership passed onto the museum.

By the mid 1800's, community growth in Glassboro was in evidence by new construction. Growth was also evident in the population gains, an expanded occupational status throughout the community, roadway development, the community's first post office, and expansions in building and housing. Glassboro was considered by many to be a large community with three (3) churches, one (1)

tavern, an academy and 100 dwellings. The total population was 604 ranging in age from five (5) through sixty (60) and over. The Hollybush Mansion was built during this boom in community growth.

Other buildings that helped shape Glassboro architecture during the 1840's and 1850's is the attractive stone structure known as St. Thomas Episcopal Church which was established in 1847, the other is the Glassboro Academy constructed in 1842. Two of these structures, the Hollybush Mansion and St. Thomas Episcopal Church are on the State and National Registers of Historical Place in the Borough of Glassboro, New Jersey.

A certificate of appropriateness is required before a Borough permit is used for changes, relocation, construction and demolition in a historic district, at historic sties, at historic landmarks, or proposed historic district, historic site, or historic landmark. The Planning Board issues the certificate.

Glassboro's preservation ordinance was adopted to protect structures, sites, and landmarks within the Borough of Glassboro that have been designated to have historical integrity, and worthy of placement in the State and National Registers; and proposed sites that have historical integrity for future placement in the State and National Registers.

The Hollybush Mansion and St. Thomas Episcopal Church have been designated as having historical integrity and were placed in the State and National Registers in the 1970's.

The following list of twenty (20) sites have been identified as having historic significance in Glassboro:

1. St. Thomas Cemetery, North Main Street, 1791
2. St. Thomas Episcopal Church and Cemetery, Main and Focer Streets
3. Glassboro Intermediate School, Delsea Drive, 1929 (restored).
4. Methodist Cemetery, Delsea Drive and McClelland Avenue.
5. Academy Street School, Academy Street, 1919.
6. American Legion Hall, High Street, 1921.
7. Heritage Glass Museum, High Street, 1925.
8. First National Bank Building, Main and High Streets, 1925.

9. Original Fire House, High Street, 1910.
10. Methodist Parsonage, Main and Focer Streets.
11. Whitney House, West Street.
12. Hollybush Mansion, Rowan University Campus (restoration in progress).
13. Laurel Hall, Rowan University Campus (restored).
14. Oak Hall, Rowan University Campus (restored).
15. Carriage House, Rowan University Campus (restored).
16. Sangree Greenhouse, Rowan University Campus (restored).
17. Bunce Hall, Rowan University Campus (restored).
18. Glassboro Railroad Station, Whitney and Oakwood Avenues (process of restoration).
19. Chestnut Ridge (Whitney Pine Trees).
20. Vignola Residence, 140 East High Street.

I. Infrastructure and Utility Services Plan Element

Public potable water service and public sanitary sewerage service are either presently available throughout Glassboro, or are planned for availability as these services are extended throughout the balance of the municipality. Potable water service is currently available to the majority of Borough residents and businesses. Water service is planned for extension west of Route 55 throughout the Camelot Planned Retirement Community.

Future development and redevelopment within Glassboro is assumed to be provided with water and sewer service. Land uses and densities presently included in the Borough Zone Plan and Zoning Ordinances, and proposed in this Master Plan, assume the provision of these utilities. Any development or redevelopment without these services is subject to analysis and reconsideration regarding both use and density. This process is further subject to Federal and New Jersey State regulations and recommendations review.

It is further assumed that developers are subject to paying the necessary costs for improvements including utility extensions and upgrade of existing infrastructure.

At present, NJDEP regulations regarding water use and distribution are being revised. As the result, it is anticipated that a portion of the Borough's water supply may be purchased from the regional supplier, New Jersey American Water Company. In addition, it is anticipated that further treatment for the removal of sodium may be required by NJDEP. Engineering options are being removed.

Sanitary sewerage facilities currently service the majority of the Borough. The area west of Route 55, being developed under the name "Camelot", will construct facilities for this area of the Borough. Sanitary sewerage service should be considered for the corridor along U. S. Route 322 east of Delsea Drive toward Monroe Township.

Wastewater from the Borough is transported to the Gloucester County Utilities Authority's wastewater treatment plant in Thorofare, New Jersey. The entire Borough is within an NJDEP approved wastewater management plan (WMP) sewer service area.

J. Recycling Plan Element

1. Introduction and Overview

The New Jersey Statewide Mandatory Source Separation and Recycling Act (P.L. 1987, c. 102) requires that a recycling plan element be made part of the Municipal Master Plan. The Borough of Glassboro recognizes that recycling is a cost-effective form of solid waste management where municipal savings are realized by avoiding disposal costs that would otherwise be incurred by the Borough. Revenues generated by sale of recycling materials also help offset handling costs. Toward these objectives and in an effort to improve our environment, The Borough of Glassboro cooperates with the State of New Jersey and the County of Gloucester in helping to implement the Source Separation and Recycling Act within the Borough.

The Borough of Glassboro supports the purpose of the Act which is to promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the recycling plan goals and to complement municipal recycling programs. Consistent with the Act, Glassboro supports the municipal ordinance requiring the collection, disposition and recycling of designated recyclable materials. Most specifically and consistent with the Act, Glassboro requires the collection, disposition and recycling of recyclable materials from single-family residential housing, and twenty-five (25) or more units of multi-family residential housing and commercial or industrial development.

2. Current Status of Waste Management Program

a. Waste and Recycling Collection Program

1) Waste Collection

Solid waste is picked up once per week from each residence as well as from Municipal facilities. A private hauler provides the service under contract with the Township.

2) Recycling

The Mandatory Statewide Source Separation and Recycling Act of 1987 sets goals for recycling and requires each

municipality to implement a recycling program. In addition, the Act requires municipalities to adopt a recycling ordinance, designate a Recycling Coordinator, and report annual recycling tonnages to the New Jersey Department of Environmental Protection. Glassboro meets these requirements.

Gloucester County's Office of Waste Management has collected household recyclables at no direct cost to Glassboro. The County collects glass, cans, plastics, and mixed paper (office paper, newspaper, magazines, unwanted mail, and cardboard) from all residences. The County picks all recyclable materials up curbside according to a schedule. All recyclable materials are processed at the County Recycling Facility.

3) Yard Waste

The Glassboro Public Works Department collects leaves from mid-October through mid-December. The Public Works Department also collects brush, as well as small stumps and bushes. Grass clippings are not separated for composting; rather they are collected and landfilled with regular trash. It is recommended; however, that grass clippings be mulched back into lawns.

4) Bulk Waste

The Borough's contracted hauler is responsible to collect bulk waste such as furniture and metal items known as "white goods" (primarily appliances).

5) Household Hazardous Waste Collection

The Gloucester County Office of Waste Management operates a permanent Household Hazardous Facility, which is available for use by Glassboro residents.

IV. LOCAL AND REGIONAL CONSISTENCY

Local Consistency

Glassboro’s neighboring municipalities include, Elk, Harrison, Mantua, Pitman, Washington, Monroe and Clayton. Glassboro’s land use policies remain relatively unchanged from the 1991 Master Plan, with the exception of the increased emphasis on redevelopment and the creation of clustering provisions related to the PRC Planned Retirement Community overlay zone within the western section of Glassboro. It is expected that neighboring municipalities will benefit fiscally and socially as new construction and redevelopment occurs within the Borough, and Rowan University’s population and programs increase.

The zoning maps and ordinances of the adjoining municipalities have been examined as part of the preparation of this Master Plan. Analysis of these documents indicates that the zoning of lands surrounding the Borough is generally compatible with the Borough’s Master Plan and zoning code. The following table provides a detailed comparison of adjacent zones both in Glassboro and the neighboring municipality:

Adjacent Municipalities and Zones Adjoining Glassboro			
Elk Township	Standards	Glassboro Zones	Standards
Rural	1 unit/ac	Low Density Residential with PRC Overlay	3 units/ac gross. Cluster design.
Low Density	1.5 units/ac	Office Park & Light Industrial Park	Min lot 5 ac. Max lot cover 40-60%, 1-8 ac. Max Bld cover 20-35%
Manufacturing Heavy	Min lot 5 ac. Max Bld cover 35%	Office Park w/PRC & Light Industrial Park	Min lot 5 ac. Max lot cover 40-60%, Min lot 1-8 ac. Max Bld cover 20-35%
Manufacturing Light	Min lot 2 ac. Max Bld cover 20%	Office Park & Light Industrial Park & Medium Density Residential	Min lot 5 ac. Max lot cover 40-60%, 1-8 units/ac. Max Bld cover 20-35%, 4.5 units/ac
Rural Environmental	.5 Units/ac standard 4 units/ac clustered	Medium Density Residential	New development 4.5 units/ac
Moderate Density	2.5 units/ac	Medium Density Residential & Low Density Residential	New development 4.5 units/ac, 2-5 units/ac

Adjacent Municipalities and Zones Adjoining Glassboro			
Harrison Township			
Agriculture - Residential	wo/sewer 1 unit/ac w/sewer 2 unit/ac	Low Density Residential	2-5 units p/a
Village Residential	wo/sewer 1 p/a w/sewer 2.3 p/a	Low Density Residential	2-5 units p/a
General Commercial	Min lot 1 ac. Max Bld cover 25%	Office Park	Min lot 5 ac. Max lot cover 40-60%
Planned Industrial	Min lot 3 ac. Max Impervious surface 75%	Office Park & Low Density Residential	Min lot 5 ac. Max lot cover 40-60%, 2-5 units p/a
Shopping Center Commercial	To be confirmed	Low Density Residential	2-5 units p/a
Mantua Township			
Flex Space with some Planned Commercial Overlay	Min lot 2 ac. Max Bld cover 35%	Low Density Residential	2-5 units p/a
Pitman Borough			
Residence District	4 units/ac	Single Family & Low Density Residential	5.8 units/ac, 2-5 units/ac
Washington Township			
Residence	.7 units p/a max lot cover 10%	Low Density Residential	2-5 units/ac
Rural	.5 units/ac	Low Density Residential	2-5 units/ac
Planned Unit Development	Min lot 10 ac 1.6 units/ac	Low Density Residential	2-5 units/ac
Institutional	Min lot 1 ac. Max cover 25%	Low Density Residential	2-5 units/ac
Monroe Township			
Suburban Residential	2.5-6.1 units/ac	Low Density Residential & Park	2-5 units/ac
Clayton Borough			
Community Facilities/Institutional	Min lot 2 ac. Max Bld cover 35%	Public	No development
Medium High Residential	4.8 units/ac	Low Density Residential	2-5 units/ac

It should be noted that Glassboro's adjoining municipalities have the right to amend or change their respective zoning ordinance and land use plans, which in turn may impact the Borough's strategic land use planning goals and objectives. The Borough will continue to work with municipal neighbors to avoid conflicting strategic land use planning efforts.

Consistency with Gloucester County:

Gloucester County is committed to providing the "right mix" of all the amenities that make a prosperous and productive community. Throughout Gloucester County there is ample reasonably priced land for many uses, from agricultural to home building, to business parks, to meeting the recreational needs of the community. Lands are available to provide a strong industrial base contributing jobs, wages, and taxes necessary for the operation of communities. Lands are available for neighborhoods that are safe and clean - ideal places to live and raise families; but most importantly, opportunity. For growth both in the form of development and redevelopment land is available.

In conjunction with regional redevelopment efforts by Gloucester County, the Borough intends to continue promoting redevelopment and reinvestment within the municipality. This Master Plan is compatible with Gloucester County's strategic vision.

Delaware Valley Regional Planning Commission (DVRPC):

The goals and policies of DVRPC's Horizons 2025 Plan were prepared and coordinated with the New Jersey State Development and Redevelopment Plan and the New Jersey Department of Transportation. This coordination was undertaken to ensure generally consistent land use plans.

A conceptual plan to construct a Light Rail system between Glassboro and Camden has been developed and identified in the Horizon 2025 Plan. The theoretical construction scheduled for this conceptual project is between 2006 and 2013. Glassboro looks forward to the fruition of this extremely valuable and beneficial project.

One of the Horizons 2025 goals is to "Create a common strategy and to foster improved communities that support a strong regional economy." New and existing businesses, job growth and revitalization are supported and encouraged by Glassboro's redevelopment areas.

Glassboro's redevelopment planning efforts are consistent with the DVRPC Horizons 2025 Plan by promoting and fostering revitalization and renewal of areas in need of redevelopment.

New Jersey State Development and Redevelopment Plan:

The New Jersey Office of Smart Growth is presently conducting the Cross Acceptance process. The boundaries of certain State Planning Areas are being negotiated with nominated municipal and county officials. It is anticipated there will be no significant changes for Glassboro's Planning Areas.

Presently, Glassboro Borough is located primarily within State Planning Area 1 (PA1¹, approximately 85% of the Borough); small areas within the Borough are located within in Planning Area 2 (PA2²). A large tract of land located on the Elk Township boundary, is located within the Rural Environmental Sensitive Planning Area. The New Jersey State Development and Redevelopment Plan (SDRP) policies support and encourage development and redevelopment within PA1 and PA2.



■ State Planning Area 1: PA1
■ State Planning Area 2: PA2

¹ (PA1) Metropolitan Planning Area

² (PA2) Suburban Planning Area

Over the last 4 years the Borough has created four Redevelopment Areas. The Glassboro Economic Development Department is committed to ensuring the future economic stability of the business community. The Economic Development Department also coordinates with the Glassboro Main Street Association. This Association is volunteer-driven and is dedicated to:

“Initiating and promoting the Borough of Glassboro’s revitalization projects in order to help preserve, protect and enhance the Borough’s Downtown Business district and its historic and natural assets, while securing and continually improving its economy and the overall quality of life throughout the community”.

Glassboro promotes infill development, redevelopment and revitalization to encourage new construction consistent with smart growth design and the vision and intent of the State Development and Redevelopment Plan (SDRP)

The SDRP recognizes the following general characteristics of municipalities and communities located within PA1 and PA2:

- Mature settlement patterns.
- Infrastructure systems that are approaching reasonable life expectancy.
- The need to rehabilitate housing.
- Redevelopment will be the predominant form of growth in the future.
- Growing realization of the need to rationalize services and systems.
- Changing demographics.

The intention of the SDRP for PA1 and PA2 is to:

- Provide for much of the state’s future redeveloping;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl;
- Protect the character of existing stable communities;

- Protect natural resources;
- Reverse the current trend toward further sprawl.

The Borough's Master Plan recognizes that absorbing new development and growth will largely involve redevelopment within identified areas and the continued renovation of existing structures throughout the Borough. Glassboro's Master Plan maintains consistency with the policies, goals and the objectives of the SDRP. The Borough is committed to redevelopment and the implementation of Smart Growth practices.

Acknowledgements and References:

The following individuals whose contributions have been invaluable in the development of Glassboro's 2004 Master Plan are hereby acknowledged:

Russell Clark, Superintendent, Glassboro Highway Department

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Mary Lee Donahue, President, Greater Glassboro Group

Joseph Orlins, Ph.D., P.E., Rowan University

Lori Penn, Director, Glassboro Parks and Recreation Department

Michael Rozanski, Former Councilman and Planning Board Member

Borough of Glassboro CBD Redevelopment Plan, Amended 2001

Borough of Glassboro 2001 Master Plan Reexamination Report and Land Use Amendment

Borough of Glassboro 1997 Master Plan Reexamination Report

Borough of Glassboro 1991 Master Plan

Borough of Glassboro Website, <http://www.glassboroonline.com/>

Marco L. Markley & Richard G. Hutchins, (1971) Soil Survey, Burlington County, NJ

US Census Bureau, <http://www.census.gov/main/www/cen1990.html>

New Jersey Department of Labor,
<http://www.wnjp.in.state.nj.us/OneStopCareerCenter/LaborMarketInformation/lmi25/index.html>

The Philadelphia Inquirer, <http://inquirer.philly.com/specials/2002/sf3census/select.asp?st=34>

New Jersey State Development and Redevelopment Plan,
<http://www.nj.gov/dca/osg/resources/maps/prelimmaps.shtml>

Zoning Ordinances: Adjacent Municipalities
<http://ordinance.com/>

The New Jersey Municipal Data Book 2003

APPENDICES

BOROUGH OF GLASSBORO

2004 Master Plan.

GLOUCESTER COUNTY, GLASSBORO BOROUGH Population: 1990-2000								
	Gloucester County 1990	Gloucester County 2000	Gloucester County Population as a % 2000	Gloucester County Population Change 1990-2000	Glassboro Borough 1990	Glassboro Borough 2000	Glassboro Borough Population as a % 2000	Glassboro Borough Population Change 1990-2000
Total Population	230,082	254,673	100%	24,591	15,614	19,068	100%	3,454
<5 years	17,473	16,689	6.6%	-784	1,075	1,216	6.4%	141
5 to 9	17,667	19,010	7.5%	1,343	960	1,243	6.5%	283
10 to 14	17,051	19,976	7.8%	2,925	906	1,123	5.9%	217
15 to 19	16,270	18,654	7.3%	2,384	1,513	2,095	11.0%	582
20 to 24	16,771	15,512	6.1%	-1,259	2,726	3,415	17.9%	689
25 to 34	40,688	32,576	12.8%	-8,112	2,668	2,269	11.9%	-399
35 to 44	36,772	44,902	17.6%	8,130	1,813	2,678	14.0%	865
45 to 54	23,409	35,938	14.1%	12,529	1,172	1,957	10.3%	785
55 to 64	19,220	21,738	8.5%	2,518	1,156	1,206	6.3%	50
65 to 74	15,664	16,083	6.3%	419	1,349	989	5.2%	-360
75 >	9,097	13,595	5.3%	4,498	276	877	4.6%	601
Median Age		36.1			27.3	27.1		

Gloucester Age Cohort	Gloucester Cohort Growth Rate
1990-2000	0.96
1980-1990	1.08
1970-1980	1.17
1960-1970	1.15
1950-1960	0.92
1940-1950	0.80
1930-1940	1.22
1920-1930	1.54
1910-1920	1.13
1900-1910	1.03
1890-1900	3.18

Source: U.S. Bureau of the Census: Census 1990, 2000 Summary Files 1: (www.census.gov)
 New Jersey Department of Labor: (www.state.nj.us/labor/lra)
 U.S. Gazetteer (http://www.census.gov/cgi-bin/gazetteer)

GLASSBORO BOROUGH POPULATION, HOUSING UNITS AVG PERSONS PER HOUSEHOLD & DENSITY 1970-2000			
Gloucester 9.21 Square Miles	Population	Housing Units	Density Square Mile
1970	12,938	3,649	1,404.8
1980	14,574	5,006	1,582.4
1990	13,685	4,648	1,485.9
2000	16,537	6,225	1,795.5

This Figure excludes group homes and vacant housing

Source: U.S. Bureau of the Census: 1980, 1990 and 2000 Censuses of Population and Housing
<http://www.wrijoin.state.nj.us/OneStopCenter/LaborMarketInformation/lmi25/appres/mcdpop.htm>

GLASSBORO BOROUGH/GLOUCESTER COUNTY, NJ					
Gross Rent 1999					
Gross Rent \$	Glassboro		Gloucester		Percent
	Number	Percent	Number	Percent	
<200	287	12.4	1182	6.6	6.6
200 to 299	142	6.1	693	3.8	3.8
300 to 499	333	14.4	2131	11.8	11.8
500 to 749	1031	44.5	7615	42.3	42.3
750 to 999	264	11.4	3940	21.9	21.9
1,000 to 1,499	160	6.9	1259	7	7
>1500	12	0.5	256	1.4	1.4
No cash rent	86	3.7	941	5.2	5.2
Median	\$ 567.00	n/a	\$ 645.00	n/a	n/a

GLASSBORO BOROUGH/GLOUCESTER COUNTY, NJ					
Gross Rent as a Percentage of Income in 1999					
Percentage Range	Glassboro		Gloucester		Percent
	Number	Percent	Number	Percent	
<15.0	353	15.2	2621	14.5	14.5
15.0 to 19.9	276	11.9	2784	15.5	15.5
20.0 to 24.9	367	15.9	2435	13.5	13.5
25.0 to 29.9	270	11.7	1983	11	11
30.0 to 34.9	160	6.9	1528	8.5	8.5
>35.0 percent	782	33.8	5453	30.3	30.3
not computed	107	4.6	1213	6.7	6.7

Source:

U.S. Bureau of the Census: 1980, 1990 and 2000 Censuses of Population and Housing
<http://www.wriipin.state.nj.us/OneStopCenter/LaborMarketInformation/imi25/appres/mcdpop.htm>

GLASSBORO BOROUGH & GLOUCESTER COUNTY HOUSING OCCUPANCY 1990-2000				
	Glassboro Borough		Gloucester County	
	1990	2000	1990	2000
Total Housing Units	5,440	6,555	82,459	95,054
Occupied	5,019	6,225	78,845	90,717
Vacant	421	330	3,614	4,337
Vacant Housing as a Percent	7.7	5.0	4.4	4.6

Source:
 U.S. Bureau of the Census: 1980, 1990 and 2000 Censuses of Population and Housing
<http://www.wnjin.state.nj.us/OneStopCenter/LaborMarketInformation/Imi25/appres/mcdpop.htm>

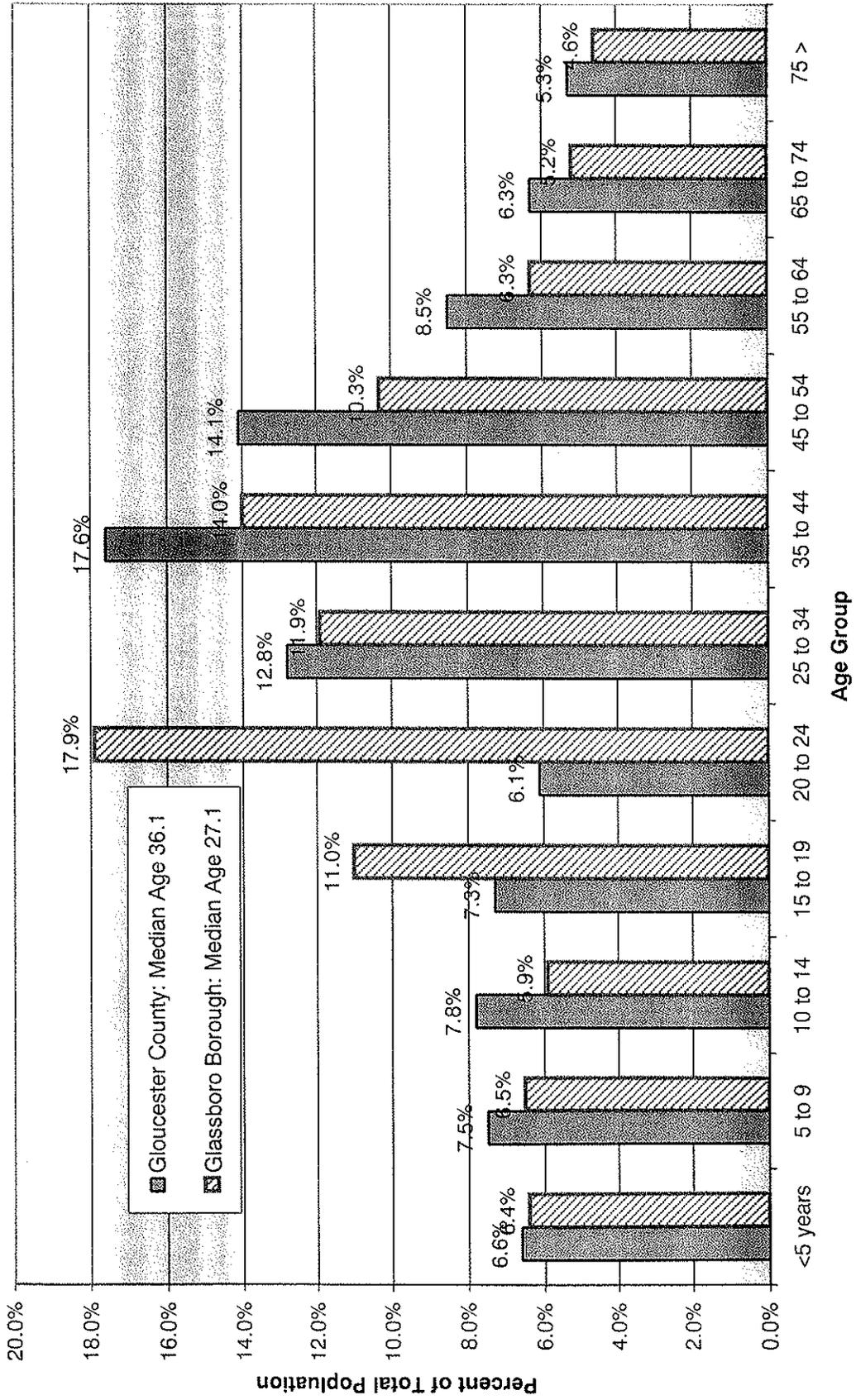
Glassboro Borough Residential Building permits Authorized 1990-2005														
Type	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	Total
Single	182	0	90	117	166	75	33	78	68	5	17	12	16	859
Multi	0	51	0	5	4	0	0	0	0	0	0	0	0	60
Total	182	51	90	122	170	75	33	78	68	5	17	12	16	919

Source: US Census Bureau, Manufacturing & Construction Division

Type	2003	2004	2005
Single	28	53	52 Estimate
Multi	0	0	0
Total	28	53	52

<http://censtats.census.gov/bldg/bldgprmt.shtml>

Gloucester County/Glassboro Borough Population as a Percent 2000



	GLASSBORO BOROUGH Ancestry (single or multiple), 2000		GLOUCESTER COUNTY, 2000	
	Number	Percent	Number	Percent
Total Population	19,068	100	254,673	100.0
<i>Total ancestries reported</i>	20,845	109.3	319,060	125.3
Arab	11	0.1	616	0.2
Czech	52	0.3	811	0.3
Danish	15	0.1	564	0.2
Dutch	207	1.1	3,404	1.3
English	1549	8.1	29,230	11.5
French	319	1.7	5,793	2.3
French Canadian	18	0.1	947	0.4
German	3245	7.0	58,274	22.9
Greek	104	0.5	1,412	0.6
Hungarian	133	0.7	1,796	0.7
Irish	3861	20.2	68,626	26.9
Italian	4106	21.5	62,095	24.4
Lithuanian	53	0.3	1,445	0.6
Norwegian	91	0.5	1,206	0.5
Polish	963	5.1	16,794	6.6
Portuguese	84	0.4	477	0.2
Russian	270	1.4	2,553	1.0
Scotch-Irish	179	0.9	3,272	1.3
Scottish	163	0.9	3,732	1.5
Slovak	13	0.1	728	0.3
Subsaharan Africa	135	0.7	959	0.4
Swedish	161	0.8	2,244	0.9
Swiss	24	0.1	504	0.2
Ukrainian	74	0.4	1,748	0.7
United States or American	391	2.1	7,538	3.0
Welsh	88	0.5	2,547	1.0
West Indian (excluding Hispanic groups)				
Other ancestries	30	0.2	483	0.2
	4506	23.6	39,262	15.4

Source:

U.S. Census Bureau, Census 2000.

<http://www.wnjin.net/OneStopCareerCenter/LaborMarketInformation/lm/25/ggp/index.html#stcnty>

GLOUCESTER COUNTY, GLASSBORO BOROUGH
Housing by Householders Age by Tenure: 1990-2000

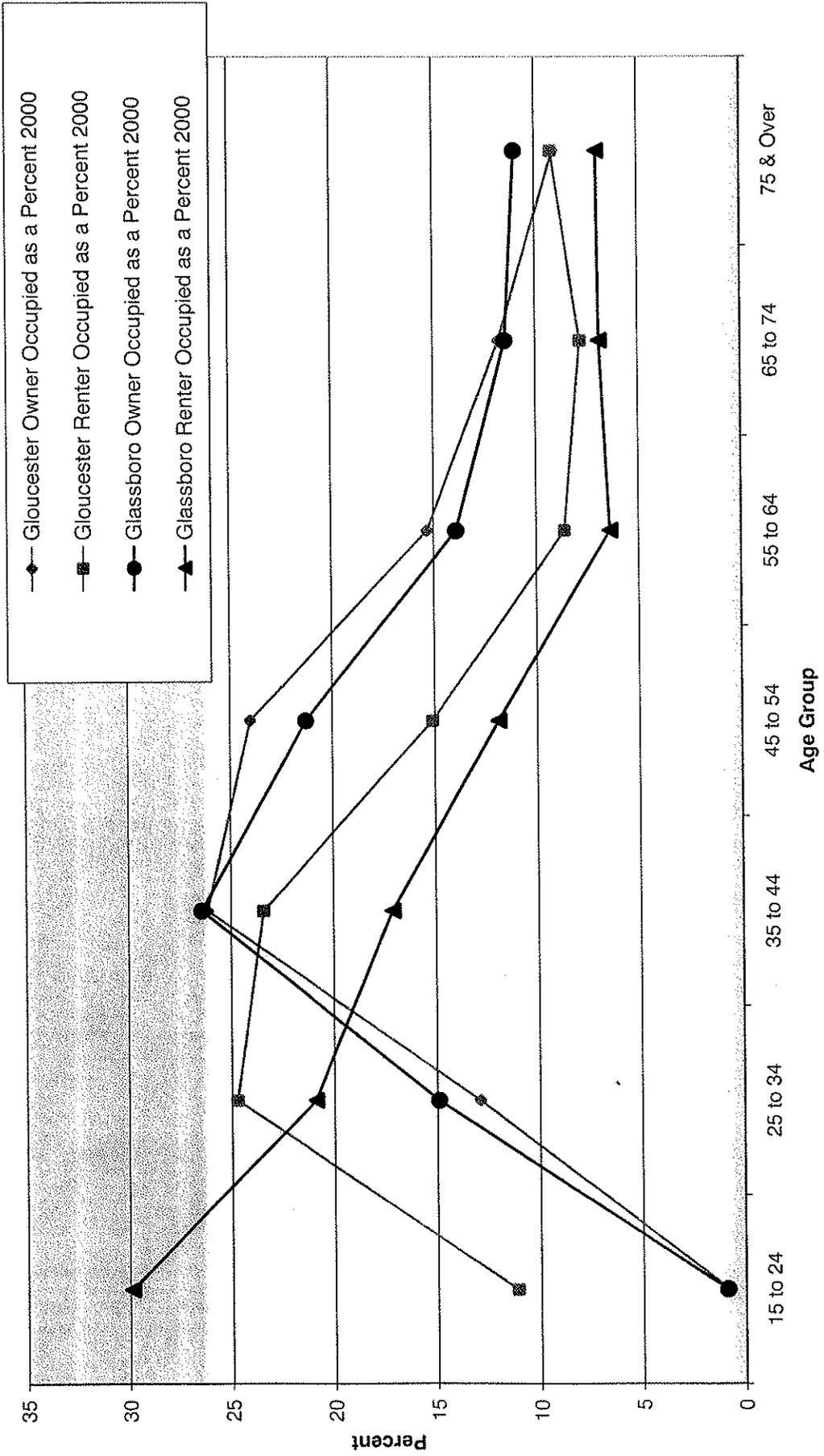
Age of Householder	Gloucester County Owner Occupied 1990	Gloucester County Owner Occupied 2000	Gloucester County Owner Occupied Change 1990-2000	Gloucester County Owner Occupied as a % 2000	Gloucester County Renter Occupied 1990	Gloucester County Renter Occupied 2000	Gloucester County Renter Occupied Change 1990-2000	Gloucester County Renter Occupied as a % 2000	Glassboro Owner Occupied 1990	Glassboro Owner Occupied 2000	Glassboro Owner Occupied Change 1990-2000	Glassboro Owner Occupied as a % 2000	Glassboro Renter Occupied 1990	Glassboro Renter Occupied 2000	Glassboro Renter Occupied Change 1990-2000	Glassboro Renter Occupied as a % 2000
15 to 24	722	581	-141	0.8	1837	2013	176	11.1	37	35	-2	0.9	445	695	250	29.9
25 to 34	11,548	9,335	-2,213	12.9	5827	4490	-1,337	24.7	585	579	-6	14.9	592	487	-105	20.9
35 to 44	16,108	18,943	2,835	26.1	3450	4266	816	23.4	632	1029	397	26.4	353	398	45	17.1
45 to 54	11,363	17,386	6,023	24	1812	2748	936	15.1	471	832	361	21.3	189	278	89	11.9
55 to 64	9,743	11,088	1,345	15.3	1387	1572	185	8.6	511	542	31	13.9	154	148	-6	6.4
65 to 74	8,191	8,589	398	11.8	1548	1426	-122	7.8	514	448	-66	11.5	158	161	3	6.9
75 & Over	4,099	6,594	2,495	9.1	1210	1686	476	9.2	224	432	208	11	154	161	7	7

Source: U.S. Bureau of Census 1990,2000 Summary Files 1:
www.census.gov
 New Jersey Department of Labor:
www.state.nj.us/labor/lra

Change as a Percent from number above

15 to 24	-0.20	0.10	-0.05	0.56
25 to 34	-0.19	-0.23	-0.01	-0.18
35 to 44	0.18	0.24	0.63	0.13
45 to 54	0.53	0.52	0.77	0.47
55 to 64	0.14	0.13	0.06	-0.04
65 to 74	0.05	-0.08	-0.13	0.02
75 & Over	0.61	0.39	0.93	0.05

Gloucester County, Glassboro Borough
 Housing by Householders Age by Tenure: 2000



GLASSBORO BOROUGH COMMUTING TO WORK TIMES 2000							
	Glassboro Borough 1990	%	Glassboro Borough 2000	%	Gloucester County 1990	%	Gloucester County 2000
Workers 16 yrs and older	7,320	100	8,333	100	110,693	100	122,267
Drove Alone - Car, truck, van	5,398	73.7	6,495	77.9	87,476	79.0	100,290
Car Pooled - Car, truck, van	994	13.6	746	9	13,976	12.6	12,088
Public Transportation	179	2.4	180	2.2	2,948	2.7	3,146
Walked	479	6.5	607	7.3	2,851	2.6	2,487
Other Means	107	1.5	136	1.6	1,101	1.0	1,138
Worked at Home	163	2.2	169	2	2,401	2.2	3,118
Mean Travel Time to work Minutes	23.1	n/a	28.0	n/a	24.3	n/a	28.0

Source:

<http://inquirer.philly.com/specials/2002/sf3census/commuteprofile.asp?st=34&cty=005&town=>

GLOUCESTER COUNTY, GLASSBORO BOROUGH HOUSEHOLD SIZE: 1990-2000									
Persons in Unit	Gloucester County 1990	Gloucester County 2000	Gloucester County as a % 2000	Gloucester County Change 1990-2000	Gloucester Borough 1990	Gloucester Borough 2000	Gloucester Borough as a % 2000	Gloucester Borough Change 1990-2000	
1 - Person	14,875	19,242	21.2	4,367	1,126	1,472	23.6	346	
2 - Person	22,833	27,460	30.3	4,627	1,559	1,913	30.7	354	
3 - Person	15,288	16,849	18.6	1,561	910	1,173	18.8	263	
4 - Person	15,077	16,209	17.9	1,132	827	1,014	16.3	187	
5 - Person	7,173	7,530	8.3	357	360	393	6.3	33	
6 - Person	2,456	2,393	2.6	-63	141	177	2.8	36	
7+ Person	1,143	1,034	1.1	-109	96	83	1.3	-13	

Source: U.S. Bureau of Census 1990,2000 Summary Files 1:

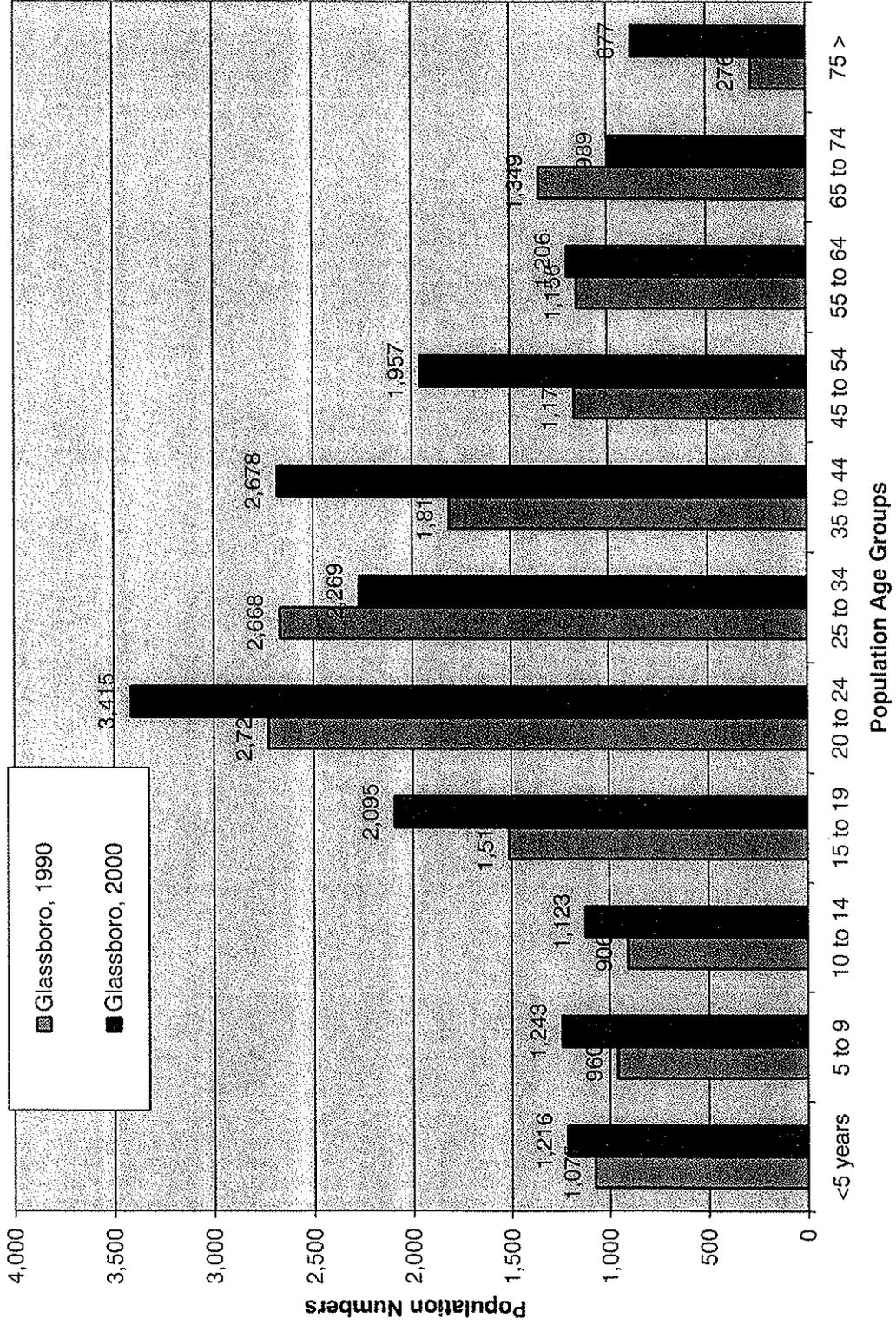
www.census.gov

New Jersey Department of Labor:

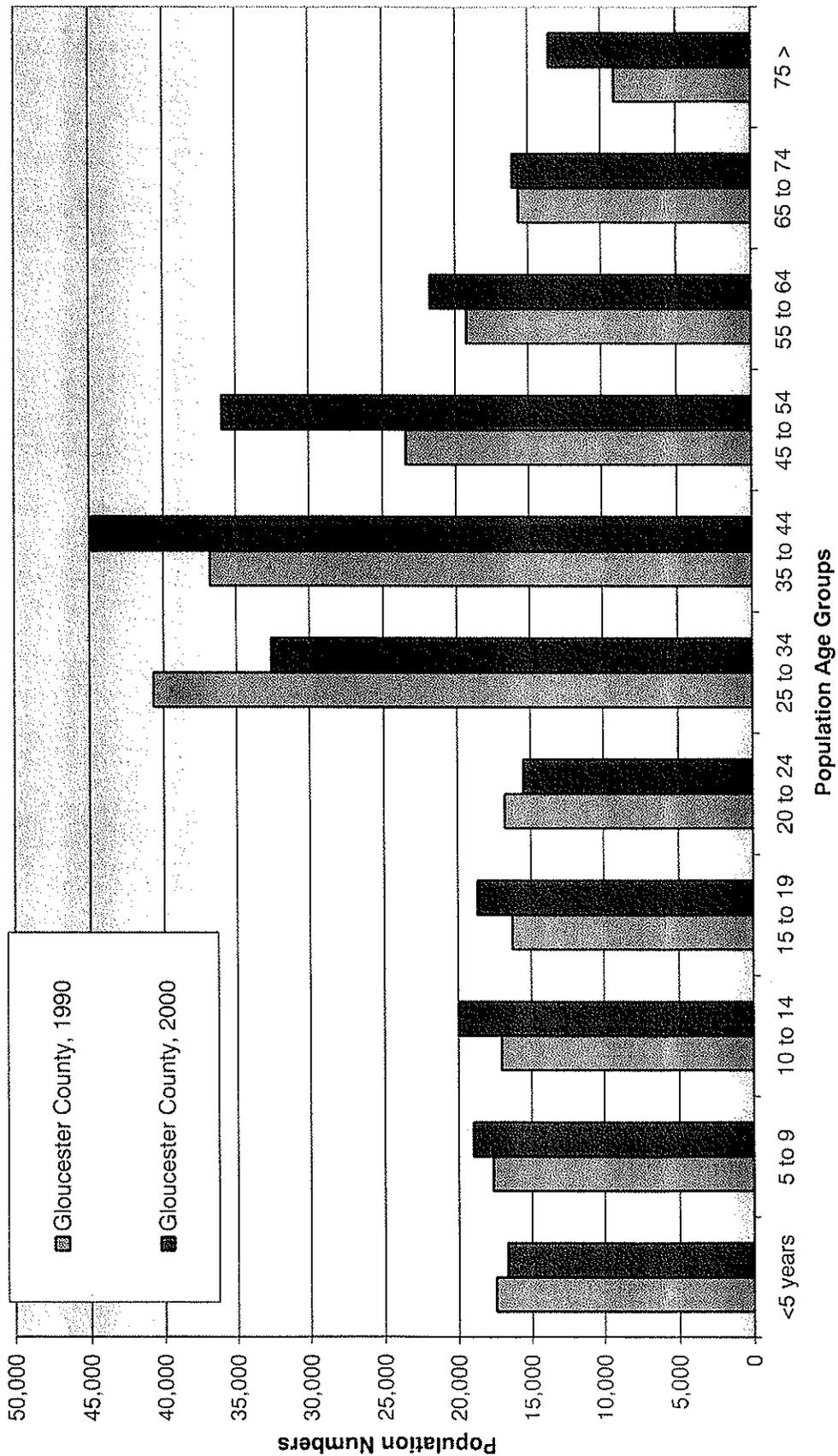
www.state.nj.us/labor/lra

Glassboro Borough, Gloucester County

Population: 1990-2000



Gloucester County
Population: 1990-2000



Gloucester County
Population as a Percent 2000

