



# OPEN SPACE AND RECREATION PLAN

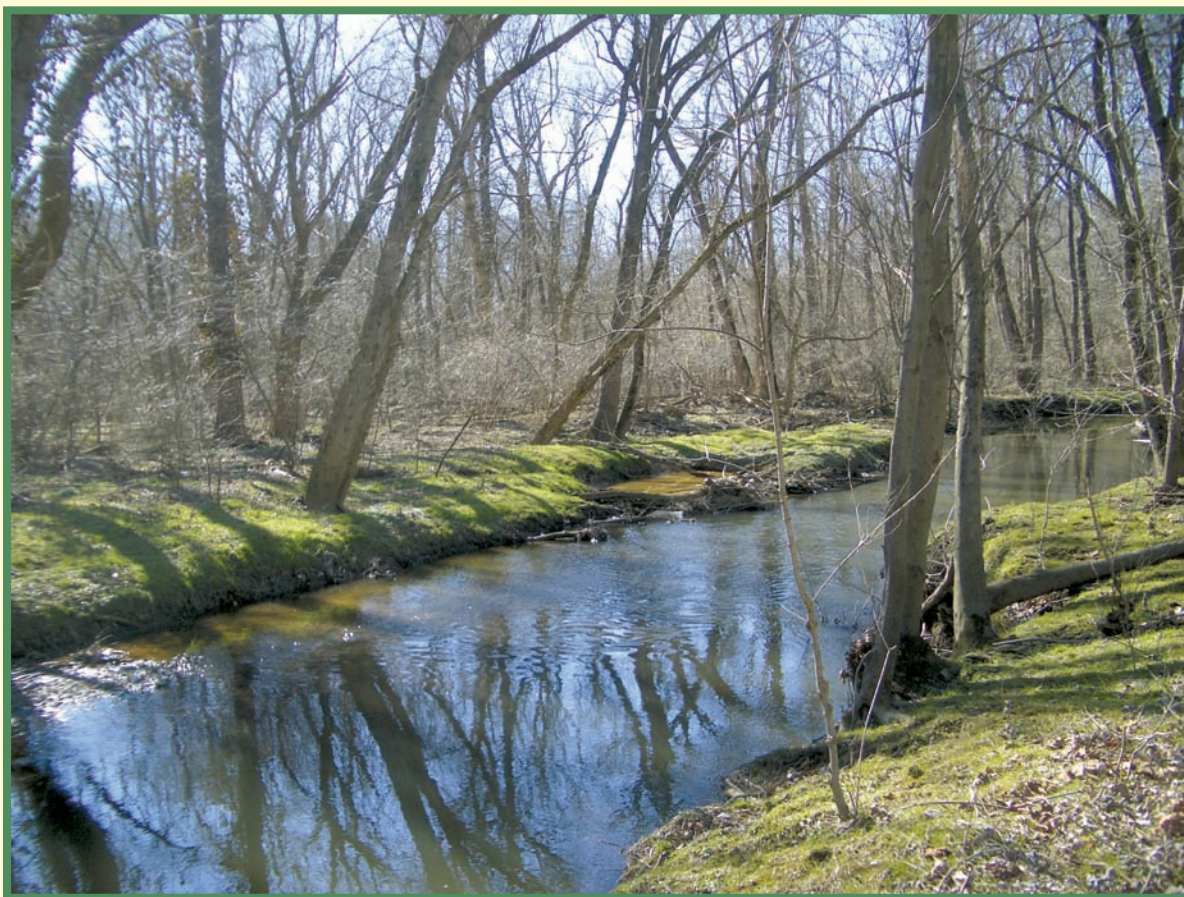


for the **BOROUGH** of



## WOODSTOWN

SALEM COUNTY, NEW JERSEY



prepared by:



Delaware Valley  
Regional Planning  
Commission

with:

The Open Space  
Advisory Committee  
of Woodstown Borough

**2006**

# DRAFT-for-Will Stevens





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Created in 1965, the Delaware Valley Regional Planning Commission (DVRPC) is an interstate, intercounty and intercity agency that provides continuing, comprehensive and coordinated planning to shape a vision for the future growth of the Delaware Valley region. The region includes Bucks, Chester, Delaware, and Montgomery counties, as well as the City of Philadelphia in Pennsylvania; and Burlington, Camden, Gloucester and Mercer counties in New Jersey. DVRPC provides technical assistance and services; conducts high priority studies that respond to the requests and demands of member state and local governments; fosters cooperation among various constituents to forge a consensus on diverse regional issues; determines and meets the needs of the private sector; and practices public outreach efforts to promote two-way communication and public awareness of regional issues and the Commission.



Our logo is adapted from the official DVRPC seal, and is designed as a stylized image of the Delaware Valley. The outer ring symbolizes the region as a whole, while the diagonal bar signifies the Delaware River. The two adjoining crescents represent the Commonwealth of Pennsylvania and the State of New Jersey

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## SECTION 1: EXECUTIVE SUMMARY

Woodstown Borough occupies 1.6 square miles at the center of Salem County in southern New Jersey. It is a historic town center of a rich agricultural area. The Salem River flows through the borough, creating deep ravines on the community's western side. Chestnut Run, a tributary to the Salem, flows from the east. Woodstown has a substantial amount of rich agricultural soils, however, most have been built upon. The remaining agricultural soils are often wet and have slow permeability, making them unsuitable for septic service. Woodstown's Salem River corridor, Memorial Lake, and remaining open fields provide habitat and foraging area for endangered and threatened species such as the bald eagle, bog turtle, upland sandpiper, and vesper sparrow.

Founded in the late 17<sup>th</sup> century and developed into a prominent town center throughout the 19<sup>th</sup> century, Woodstown's buildings are representative of several American architectural styles, including Victorian, Federal, Greek Revival, and Colonial. West and East avenues (US Route 40) have several office and retail buildings built by the borough's leading businessmen, entrepreneurs, and philanthropists. The northwest part of Woodstown was developed in the 1950s, 1960s, and 1970s as residential developments named Harris Acres, Woodstown Manor, and Franklin Meeting.

In the past 10 years, the borough experienced a small wave of new residential development as many people saw Woodstown as a livable, affordable, and charming community. US highway 40 and state highway 45 are major corridors running across the borough. US Route 40 is heavily traveled by trucks as well as by private automobiles headed toward the Jersey shore.

In 2002, 67% of Woodstown's acreage was cleared developed land, 16% remained agricultural land, 15% was upland or wetland forest, and 2% was open water. These percentages are changing due to residential development.

Throughout Woodstown, there are 50 acres of preserved land, or 4.8% of the borough's land area. Of this, seven acres are active recreation sites consisting of playgrounds, picnic areas, and a paved walking area. In neighboring Pilesgrove Township, the borough and township maintain the Marlton Recreation Park and help administer joint athletic programs. Given the opportunity of residential growth in Pilesgrove Township and waning available land in Woodstown Borough, an expansion of shared active recreation facilities is recommended.

The Borough of Woodstown approved a dedicated property tax for the acquisition of open space and farmland preservation through voter referendum in November 2005. Starting in 2007, the borough will begin collecting one cent per \$100 of assessed value for its Open Space Trust Fund. The borough created an Open Space Advisory Committee in 2005 to oversee the completion of an Open Space and Recreation Plan and to recommend parcels for preservation.

## EXECUTIVE SUMMARY

The *Open Space and Recreation Plan (OSRP)* recommends a system of open space to protect Woodstown Borough's waterways and wetlands and provide more recreation opportunities. Greenways will provide wildlife corridors, which will allow for movement of wildlife across a fragmented landscape. A *greenbelt* will create a buffer between Woodstown's dense and attractive residential communities and Pilesgrove's agricultural lands and modern suburban residential development. A system of trails is recommended as a means to connect established and future parks throughout the borough and to connect people to the natural landscape. These trails would link residential areas and historic sites to recreation facilities and the picturesque Salem River floodplain.

Specific greenway, greenbelt, and connector recommendations are described in the Land Acquisition Recommendations section, which includes the inventories of all properties within each greenway, greenbelt, and connector that is not already preserved. The recommendations are mapped on the *Map 9: Open Space System*.

An inventory of all existing and preserved open space, made up of vacant properties, farmland-assessed properties, tax-exempt properties, preserved farmland, and developed properties greater than five acres, is located in the plan's appendices. These properties are depicted on *Map 8: Existing Open Space*.

A key feature of the OSRP is the Action Program that describes the next steps toward implementing the plan. One of the first recommendations is to adopt the OSRP as part of the borough's Master Plan. The next step for the Open Space Advisory Committee is the identification of specific property priorities based on the objectives and goals outlined in the OSRP.

The OSRP concludes with information on tools and funding for land preservation and on resources for greenway and trail development.





## **SECTION 2: COMMUNITY RESOURCES IN THE BOROUGH OF WOODSTOWN**

Woodstown Borough is located in north-central Salem County and is fully surrounded by Pilesgrove Township. Woodstown was settled in the late 17<sup>th</sup> century and has always been the historic village center of the agriculturally rich area that is now Pilesgrove.

Woodstown occupies approximately 1,036 acres – or 1.6 square miles – on the coastal plain of New Jersey. The community's land use reflects its natural setting, its role as a commercial center in an agriculture-based economy, and the successive waves of suburban residential development that have occurred since the end of World War II. As of 2002, more than half (691 acres) of Woodstown's land was developed, mostly for residential use. In recent years, the Borough of Woodstown has experienced an unusual amount of growth for an older settlement. Woodstown lost much of its remaining agricultural land and open space to residential development between 2000 and 2005. Some of the remaining agricultural fields were left fallow to become significant brushlands.

Woodstown is representative of a 19<sup>th</sup> century commercial center, which supported its agricultural hinterlands and linked to other commercial centers of varying size from Salem City in the south to Camden City in the north. Much of Woodstown's building stock (about 44%) is from the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Because Woodstown is surrounded by Pilesgrove and is considerably denser, the borough's population remained stable between 1990 and 2000. In the last five years, one major residential development, Candlelight Village, was completed, and High Bridge, an active adult community, is nearly complete. Both will noticeably increase Woodstown's population.

### **2.1 NATURAL RESOURCES**

#### **2.1.1 Geology**

Woodstown Borough is located in the Atlantic Coastal Plain, the most southerly of the four physiographic provinces in New Jersey. The Atlantic Coastal Plain is divided into Inner and Outer sections. The Inner Coastal Plain is interbedded sand and clay, layers originating from the breakdown of Appalachian and Catskill sedimentary, metamorphic, and igneous rocks, interbedded with layers formed by oceanic (marine) deposition, which occurred as the ocean shoreline advanced and receded over geologic time. The Inner Plain layers date from the Cretaceous Period, 135 to 65 million years ago. Soils of the Inner Coastal Plain are quite fertile.

The Outer Coastal Plain was formed more recently than the Inner Coastal Plain. The dividing line between the two segments of the Coastal Plain is a belt of low hills, which runs northeast

and southwest through the southern half of New Jersey. Woodstown is nearly bisected by the boundary between the Inner and Outer coastal plains.

### 2.1.2 Topography and Surface Landscapes

Woodstown Borough's landscape is largely upland in character with abundant high-quality agricultural soils. The Salem River flows directly across the southern half of the borough. The highest elevation in the borough approaches 80 feet above sea level and occurs in brushland (former agricultural land) north of Candlelight Village. The lowest points are found along the banks of the Salem River as it passes through the borough.

The upland area is characterized by rich soils that once supported extensive beech-oak forests. Today, the remaining upland forests are dominated by beech, oak, maple, and birch trees and along the water are freshwater wetlands and wet forests of sweet gum and red maple. The streams are relatively flat with mostly muddy and/or sandy bottoms.

### 2.1.3 Soils

Soil is the foundation for all land uses. A region's soil defines what vegetation is possible – influencing agricultural uses – and restricts how land can be developed for other purposes. Additionally, soil is also a natural resource that cannot be replenished on the human time scale and, therefore, must be conserved through land conservation strategies.

Woodstown's soils are rich in agricultural value. The most abundant of all Woodstown soils are those classified as Prime Farmland (P-1), which occupy 50 percent of the land surface. About 8 percent of soils in Woodstown are classified as Statewide Importance (S-1). Prime Farmland has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. Soils of Statewide Importance are close in quality to Prime Farmland and can sustain high yields of crops when correctly managed under favorable conditions. Both categories of soils are also best for urban development because they are not excessively erodible or saturated with water for long periods of time; and they do not flood



*Photo by DVRPC*

Steep slopes outline the Salem River Floodplain. Some slopes are well vegetated, while others are in need of restoration.

frequently. Most of these soils have been built upon in Woodstown. Many of the remaining open farmland exhibits severe limitations for building and septic systems.

#### 2.1.4 Steep Slopes

Only a small percentage of Woodstown Borough land is on slopes of over 10%. However, the steepest slopes are up to 20% in some cases. Steep slopes are found almost entirely along the southern bank of the Salem River. Most of these slopes are well vegetated; although farm fields and residential properties may extend to the edge of the plateau, especially along the south bank of Memorial Lake. Very little, if any, development has occurred on moderate or steep slopes.

#### 2.1.5 Watersheds

Woodstown Borough is completely within one watershed – the Salem River watershed. The Salem River watershed contains approximately 117 square miles, of which 1.6 square miles are in Woodstown. The Salem River flows 32 miles west from the area of Pole Tavern in Upper Pittsgrove Township, through Woodstown, to an extensive marshland in Carneys Point, Mannington, and Pennsville townships. From there, a cut channel runs to the Delaware River just below Deepwater. Another natural channel is tidal and flows south to Salem City where it heads westward to the Delaware River. A large part of the Salem River, approximately 22 miles, remains navigable and is managed by the U.S. Army Corps of Engineers. The largest tributary to the Salem River within Woodstown is Chestnut Run, which has its headwaters in Pilesgrove, west of Harrisonville Lake Road.



*Photo by DVRPC*

Where not impounded, the Salem River is surrounded by wetlands in Woodstown. As it flows into and out of the borough, the river is protected by moderate patches of upland forests and brushland, and larger patches of wetlands. A large Wildlife Management Area to the east in Pilesgrove Township protects much upland forest and grasslands adjacent to the river.

Woodstown is completely within the Salem River watershed.

### **2.1.6 Streams, Lakes, Wetlands, and Vernal Pools**

There are a total of about three stream-miles flowing across Woodstown, nearly half of which are first order (streams with no contributing tributaries), second order (stream channels formed from only one branching section of tributaries above them), or headwater streams. The headwaters are where a stream is “born” and actually begins to flow. Headwater streams are the most sensitive parts of stream systems and the most easily impacted by pollutants and human disturbances.

Woodstown has one large water impoundment: Memorial Lake. Memorial Lake is a permanent water body, but is not naturally occurring – no naturally occurring lakes exist in southern New Jersey. Open water occupies 23 acres within Woodstown. Memorial Lake is nearly 20 acres in size, is a public water body, and has been stocked by the state with channel catfish and large mouth bass for recreational angling. The state also has stocked grass carp to control algae.

Wetlands support unique communities that serve as natural water filters and as incubators for many beneficial species. The source of water for a wetland can be an estuary, river, stream, lake edge, or groundwater that rises close to the land surface. All of Woodstown’s wetlands are freshwater. Natural wetlands of all types total 92 acres within the borough, of which 70 acres are forested wetlands; 12 acres are low-growing emergent, scrub/shrub or herbaceous wetlands; and 10 acres are modified wetlands.

Agricultural wetlands are low-lying areas that once were wet, but which have been converted to agricultural use through drainage. Draining fields for agriculture produces higher crop yields, but can convey excess nitrogen from the fields into local streams, producing negative effects on stream health. Agricultural wetlands occupy 12 acres of Woodstown Borough.

Vernal pools are bodies of water that appear during wet spring weather. They are highly important sites for certain rare species of amphibians (obligate breeders). The New Jersey Division of Fish and Wildlife has been conducting a Vernal Pool Survey project since 2001, to identify, map, and certify vernal ponds throughout the state. Once a vernal pond is certified, regulations require that a 75-foot buffer be maintained around the pond; and no new construction permits are approved near the site. Local municipalities can provide additional protection by ordinance or by negotiating conservation easements on the land surrounding the pond. The state has identified three potential vernal pools in Woodstown for which surveys are needed, to determine whether these ponds still exist and what species are present.

### **2.1.7 Flood Hazard Areas**

Flood Hazard Areas are the 100-year floodplains and adjacent flood fringe areas that hold and carry excess water during overflow of the normal stream channel. Floodplains require protection in order to prevent loss to residents. Equally important is the preservation of the environmentally sensitive aquatic communities that exist in floodplains. These communities are often the first link in the food chain of the aquatic ecosystem. Floodplains also remove and mitigate various pollutants through filtering.

According to the Federal Emergency Management Agency's maps, 104 acres (or 10%) of Woodstown's land is within flood hazard areas. Nearly all of Woodstown's floodplain areas are located along the Salem River and Chestnut Run. Because these creeks lie in relatively steep-banked stream valleys, the extent of the floodplain in Woodstown is somewhat limited, except where the floodplain was altered adjacent to Memorial Lake.

### **2.1.8 Groundwater Resources**

The Potomac-Raritan-Magothy (PRM) formation, the deepest and most abundant aquifer, is a major water source for Inner Coastal Plain communities including Woodstown. The PRM is actually the primary source of drinking water for New Jersey residents from Burlington to Salem counties, as well as for communities in the state of Delaware. Because of such high usage, PRM aquifer water levels have declined. This became so serious that the New Jersey Department of Environmental Protection established Water Supply Critical Area #2 in 1986. All water supply companies within Critical Area #2 were given annual limits on water withdrawals in the PRM. Usage from the PRM was cut back by over 20% and no increases in pumping were allowed. Piping of treated Delaware River water filled the gap in much of the region.

Woodstown Borough is not within the boundary of the Critical Area, but is still affected by diminishing drinking water sources as demand increases in other, developing communities. There is also concern that the boundaries of the Critical Area may need to be expanded. In Salem County, use of the lower PRM aquifer for drinking water is limited, due to high chloride concentrations (salt water intrusion).

The PRM does not outcrop in Woodstown; rather it outcrops under and immediately beside the Delaware River in New Jersey and Pennsylvania. River water actually enters and recharges the upper and middle PRM aquifers.

### **2.1.9 Groundwater Recharge**

The amount of rainwater that enters an aquifer is a function of many factors, including the nature and structure of the aquifer itself, climatic conditions, the nature of the soil, and the vegetation of an area. The New Jersey Geological Survey has developed a methodology to map and rank land areas throughout the state as to groundwater recharge, which is expressed as inches per year. In Woodstown, lands with recharge of greater than eight inches per year – the highest in the borough – are found in sizable patches, with the largest areas in the center of the borough and south of Memorial Lake. In the case of Woodstown, recharge is to the Kirkwood-Cohansey aquifers. The Kirkwood-Cohansey aquifer system is the primary source of groundwater for communities in Atlantic, Cape May, and Cumberland counties. The surficial nature of the Kirkwood-Cohansey makes it vulnerable to contamination from various land uses. Industrial chemicals, fuel spill runoff, agricultural chemicals used for crop production and residential landscaping, pesticides, and products of septic tank effluent have all been found in water from the aquifer, although not in Woodstown.

On high recharge lands, the amount of paving and other impervious cover has the most detrimental impact, although they are also usually the places that are most suitable for building because they are areas of well-drained soils. Conversely, these are also regions where the dilution of substances from septic systems, such as nitrates, may require a larger land area because the soils are usually more “porous.”

### 2.1.10 Endangered Species & The Landscape Project

The Landscape Project, developed by the Endangered and Nongame Species Program of the NJDEP Division of Fish & Wildlife, documents the value of various types of habitats within New Jersey. It categorizes these habitats into one of five groups according to their importance (5 being the highest). The Landscape Project identifies the following categories of habitat: emergent wetlands, forested wetlands, upland forest, and grassland. Many acres in Woodstown Borough are classified as suitable within each of these categories.

The Landscape Project ranks 36% of Woodstown’s total land cover as “suitable” habitat (receiving a rating of “1” or “2”). The rankings in Woodstown are primarily the result of habitat being suitable for rare bird species such as the grasshopper sparrow, vesper sparrow, and some species of butterflies and moths.

About 41 acres are ranked as “suitable upland forest habitat” and found associated with the Salem River. The most sizable concentration of suitable upland forest habitat is found adjacent to forested wetlands near the western border of Woodstown and Pilesgrove.

Approximately 235 acres of farmland and brushland are ranked as “suitable” grassland-species habitat. These areas are found in the southern part and the northeastern corner of the borough. Grassland-dependent species are the most threatened group of species in New Jersey, primarily because the most common form of grassland habitat – agricultural fields and pasture – is the most threatened habitat in the state due to development pressure and rising land values.



*Photo by Terry Hall, used with permission*

Sizeable areas of wetlands in Woodstown, both low-growing emergent wetlands and forested wetlands, are all classed at the “suitable” level. This habitat is found along all the stream corridors within the borough.

In the beginning of 2006, the Landscape Project was revised based upon the presence of a bald eagle nest along East Lake in Pilesgrove Township. Portions of Woodstown’s

Memorial Lake are now designated as critical bald eagle foraging habitat.

#### **2.1.11 Natural Heritage Priority Sites**

Natural Heritage Priority (NHP) sites are areas designated by the New Jersey Division of Parks and Forestry's Office of Natural Lands Management as exemplary natural communities within the state that are critically important habitats for rare species. While Woodstown Borough does not have any NHP sites within its borders, two NHP sites in Pilesgrove Township are very close to Woodstown's western border.

The Salem River Floodplain NHP site is located along the Salem River. The site is bounded by residential development. The Natural Heritage Database recommends a buffer around the site to preserve the river's hydrology and water quality. The site contains a state-listed endangered species. It has a biodiversity rating of B4, meaning the area is of moderate significance either because it is a possible site of a globally rare species or a state-imperiled species was documented on the site. The Natural Heritage Database suggests the site's biodiversity rating should be increased if fieldwork reveals the forest to be of exceptional diversity in tree species. Water quality of the Salem River within this NHP site is potentially affected by land use within Woodstown, as well as in upstream areas of Pilesgrove to the east of the borough.

Adjoining the Salem River Floodplain NHP site is the Nichomus Run NHP site, which is a wooded area in a swampy floodplain along a large stretch of Nichomus Run, a tributary of the Salem River. The site contains the confluence of Nichomus Run and the Salem River. The surrounding agricultural fields protect the site's wooded wetlands. It also has a biodiversity rating of B4.

## **2.2 HISTORIC RESOURCES**

### **2.2.1 Early Settlement**

Archeologists believe humans have inhabited land comprising Woodstown Borough for more than 8,000 years. When Europeans began exploring and recording information about the area, Native American groups were living in settled communities located on high ground in the fertile areas adjoining waterways. These early inhabitants of New Jersey called themselves the Lenape, or "Original People." The Lenape raised corn, tobacco, vegetable crops, and fruit. They fished in the Salem River and along other smaller waterways. They also hunted in the extensive upland forests.

### **2.2.2 European Settlement**

In the 17<sup>th</sup> century, Swedes, Fins, and Dutch settlers laid claim to the Delaware Valley. Initially, few Scandinavians settled on the east side of the Delaware River, having established Fort

Christiana in present-day Wilmington, Delaware and smaller forts along the Schuylkill River. In 1641, Sweden began negotiating with Native Americans for the rights to land between Raccoon Creek and Cape May, forming part of the large New Sweden colony. Swedish, Finnish, and Lapp settlers began to create homesteads along the creeks.

In 1664, England laid claim to the New World and took control of West New Jersey (or New Sweden). The first permanent English settlers in the area were Quakers, led by John Fenwick in November of 1675. Fenwick founded Salem County, intending it to be a democratic colony based on Quaker beliefs, and actually planned several towns.

In June of 1675, while still in England, Thomas Pyle purchased 10,000 acres of land from the Quaker John Fenwick in what is now known as Woodstown and Piles Grove. Pyle (also spelled Pile) increased his land holdings to 84,000 acres, naming his land Pile's Grove. This land was mentioned in a 1701 deed and included present-day Pittsgrove and Upper Pittsgrove townships. Piles Grove's current boundaries were established in 1769 when Pittsgrove (including today's Upper Pittsgrove) separated. Woodstown was formed by referendum in 1882, but it was not until March of 1925 that the New Jersey Legislature confirmed the incorporation.

The earliest settlement in the Woodstown-Piles Grove area was started by Benjamin Acton, who built a gristmill on the Salem River and named it Mill Brook in 1695. Acton's millpond still exists and is now known as Memorial Lake. Jeremiah Wood and his son Jachonias, tanners and shoemakers, settled at Mill Brook in 1735 and bought about 1,500 acres in Piles Grove Township, consisting of much of the land between Mill Brook and Piles Grove. In 1785, the Society of Friends built a meetinghouse a mile north of Acton's settlement. Houses were built around the mill and the meetinghouse until eventually the two settlements – Mill Brook and Piles Grove – grew together and became known as Woodstown.

### **2.2.3 Woodstown's Significance**

The first known reference to Woodstown is in the *Pennsylvania Gazette* on April 10, 1766, in which Jachonias Wood advertised a horse for stud and identified himself as living in "Wood's Town, Salem County." Both Jeremiah and Jachonias's houses still stand. Jeremiah's is at 45 Lotus Avenue overlooking Memorial Lake, and Jachonias's is at 110 South Main Street. The post-Revolutionary War recession and competition from another tanner dealt severe blows to Jachonias's business. Jachonias left Woodstown in 1801 after his business declined. In 1882, when the Borough of Woodstown incorporated, William H. Reed, the newly elected mayor, lived in Jachonias's house.

Woodstown became so populous and commercially successful that in 1819 a political movement was initiated to relocate the county seat from the City of Salem to Woodstown, which is almost at the geographic center of Salem County. The movement failed and Salem City remains the county seat.

In 1865, local businessman Edward Bilderback Humphreys opened a department store in the center of Woodstown, now the corner of North Main Street and East Avenue, predating John Wanamaker's store in Philadelphia by 10 years. In 1885, Humphreys built the Opera House for the performance of plays and presentations by speakers on the Chautauqua circuit. The grand building continues in use today, housing a law office and an accounting firm.

In about 1883, the West Jersey Railroad expanded to connect Philadelphia to Salem City, traveling through Woodstown. The railroad station was located on Route 40 and Grant Street, the current site of Woodstown Farm Supply. Woodstown became a destination for area farmers bringing their goods to market and stocking up on manufactured supplies. During the presidential election of 1912, candidate Woodrow Wilson and President William Howard Taft stopped to speak at the station in Woodstown. Sharptown was also considered a site for a railroad depot but it never developed to the degree that Woodstown did.

The Woodstown Public High School, located on U.S. Route 40, was built in 1915. At the time, locals complained that the building was not close to town, but eventually residential development reached the high school. President Warren G. Harding visited Woodstown during his presidency (1921-23), to dedicate the new federal highway, U.S. Route 40, now known as Harding Highway in his honor. He delivered a speech from the steps of Woodstown High School.

On September 1, 1940, a major storm deluged Salem County with 10 inches of rain falling in five hours. Nine county bridges in Aldine, Alloway, Daretown, Harrisonville, and Woodstown were washed out during the storm and two lives were lost. When all nine bridges were rebuilt in 1941, a dedication was held at the bridge on South Main Street in Woodstown; a plaque commemorates the dedication.

#### **2.2.4 Housing and Development**

Most of Woodstown's houses were built in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Bassett House on Bailey Street was a station on the Underground Railroad. Many of the old homes in Woodstown, especially on Bowen Avenue, East Avenue, West Avenue, North Main Street, and South Main Street have well-maintained barns that once housed horses and carriages. Today, the barns have been converted to garages and most are in good condition.

Woodstown's first housing developments – duplexes in Woodstown Manor and custom single-family homes in Harris Acres – were built west of North Main Street in the 1950s. Construction in Harris Acres continued into the 1960s. During the 1970s and 1980s, individual homes were built on land to the west and south of the Manor. In the 1970s, the Hillcrest Apartments were built, with additional buildings added in the 1980s. Between 1999 and 2003, Candlelight Village – a golf course community of approximately 80 single-family homes – was built on the remnants of Cream Valley Dairy, the borough's last dairy farm. In 2004, construction commenced on High Bridge, an age-restricted development in the northwest corner of the borough.

Pilesgrove Township also had large-scale residential development. Most of Pilesgrove's residential development occurred on the northern side of the township near Oldmans Creek, rather than adjoining Woodstown. Starting in the last decade, Pilesgrove Township has taken steps to recognize the importance of its farmland. Numerous farmers have enrolled their farms in state and county preservation programs.

A few new development projects in Pilesgrove are planned for land adjacent to Woodstown. While this is a thoughtful strategy to center new development around existing infrastructure, Woodstown is losing much of its open space, and needs to plan for park and recreation amenities for its own growing population and the growing population in its sister community, Pilesgrove. In 2005, Woodstown residents voted for a referendum to create a fund dedicated to creating and maintaining open space in the borough. Pilesgrove residents approved a similar referendum in 2003.

### 2.2.5 Historic Structures

Woodstown is a prime example of the 18<sup>th</sup> and 19<sup>th</sup> century rural villages that are often the centers of our suburban townships throughout southern New Jersey. Much of Woodstown's building stock dates from 1770 to 1920 and is representative of Colonial, Federal, Greek Revival, late Victorian, and Colonial Revival styles.

Two of Woodstown's historic buildings, the James and Mary Lawson House and the Joseph Shinn House, are individually listed on the National Register of Historic Places, overseen by the National Park Service. Both of these buildings are also listed on New Jersey's State Register of Historic Places.

In 1986, the Woodstown Historic District was established as a local historic district by the borough council and overseen by the Woodstown Historic Preservation Commission. The Historic District includes parcels facing North Main Street, from Auburn Street on the north to Marlton Street and Bowen Avenue on the south. To support and sustain the historical, cultural, architectural, and social heritage of Woodstown Borough, the Historic Preservation Commission regulates façade and structural changes to buildings within the historic district and advises property owners on a building's architectural and historical significance. According to borough



*Photo by DVRPC*

A home on South Main Street is one example of Woodstown's eclectic, attractive, and historic housing stock.

code Chapter 67, Article X, property owners who intend to alter the façade of buildings within the historic district or buildings listed as historic sites are required to submit for a formal review by the Historic Preservation Commission. The Historic District ordinance does not regulate painting, paint colors, or landscaping of properties within the district. Woodstown has numerous other historic and cultural assets not protected by a Historic District Ordinance.

### **2.2.6 Transportation**

Woodstown Borough is relatively accessible compared to much of rural southern New Jersey. County roads may once have been dirt paths created by Native Americans, which then became rural farming roads, and now serve as major traffic thoroughfares in the borough. Woodstown's early economic development was a function of its accessible transportation routes, which utilized several significant modes to transport food products, shifting from 19<sup>th</sup> century rail lines to the 20<sup>th</sup> century's modern highways.

The modern transportation corridors that serve the Woodstown-Pilesgrove area have also fostered much of its past and current state of development. In 1951, the state completed the New Jersey Turnpike. About three-quarters of a mile of the roadway crosses into Pilesgrove Township, traveling on a slightly east-west axis from Woolwich Township to Oldmans Township. The NJ Turnpike serves as a significant transportation artery for the entire region. Woodstown and Pilesgrove are between the two most southern exits, exit 1 in Deepwater (Salem County) and exit 2 in Woolwich Township (Gloucester County). Although not in Woodstown or Pilesgrove, State Route 55, constructed between 1965 and 1989, increases accessibility to Salem County with an exit (39) to U.S. Route 40. It has dramatically increased the speed with which Woodstown residents can access the more built-up sections of the Philadelphia metropolitan region, Vineland, and southern shore points.

State Route 45 (known as Woodstown Road in Salem County) is also a significant northeast-southwest road, bisecting Woodstown's developed areas and Pilesgrove's farmlands. It connects those cities historically central to agriculture and commerce in the agrarian counties, including Woodbury, Mantua, Woodstown, and the City of Salem.

U.S. Route 40 (Harding Highway) is the main (and often congested) thoroughfare in Woodstown Borough. The Harding Highway commemorates President Warren G. Harding, elected the 29<sup>th</sup> president in 1920, who died after only a month in office. In 1927, Route 40 was completed and was one of the first transcontinental highways (second only to the Lincoln Memorial Highway), extending from Atlantic City, New Jersey to San Francisco, California. In 1951, the Delaware Memorial Bridge opened, replacing a ferry service, which enabled easy travel between Delaware and New Jersey. In 1954, Route 40 was connected to the New Jersey Turnpike in Deepwater, providing easy access between Pennsylvania, New Jersey, and Delaware. In the 1950s, Woodstown Borough was an important stop for early regional commuters and interstate vacationers. The Woodstown Diner opened on Route 40 in the early 1950s to take advantage of the daily traffic.

## COMMUNITY RESOURCES

County roads within Woodstown include routes 602, 605, 616, 617, 636, 672, and 678. These roads provide access and connections within the borough, surrounding township, and county; and are remnants of past land uses that connected farming centers of activity.

While the Harding Highway spurred some economic development in Woodstown during the 1950s, U.S. Route 40 carries heavy shore-bound traffic through the small borough all year round. Route 40 is the only major arterial highway connecting metropolitan Baltimore and DC to the Jersey Shore. In addition to the shore traffic, Route 40 is a major shipping route for trucks traveling to Salem and Cumberland county communities.



*Photo by DVRPC*

Route 40 is a major thoroughfare to southern shore points, which often causes congestion at the intersection of Route 40 and Main Street.

Traffic counts conducted by the New Jersey Department of Transportation (NJDOT) illustrate that traffic volume is steadily increasing to nearly unmanageable levels on Route 40. For example, average daily traffic volume measured between East Lake Road and Fox/Stewart roads in Pilesgrove increased from 10,940 vehicles in 1998 to 13,370 vehicles in 2003, with almost all vehicles traveling through Woodstown. Traffic counts at several Route 40 locations between Bailey Street and Main Street in Woodstown measured an increase from 12,250 vehicles in 1997 to 16,030 vehicles in 2001.

Woodstown residents experience three major impacts resulting from the overstressed thoroughfare: noise pollution, air pollution, and traffic congestion. In support of mitigating the noise problem, the Woodstown Borough, in 2002, passed an ordinance prohibiting the use of “Jake brakes,” loud automated braking systems often used by tractor-trailers as the vehicles enter a reduced speed limit zone.

To reduce traffic congestion, NJDOT issued the South Jersey Highway Improvement Plan in the 1980s. Potential long-term solutions included the construction of a new highway between the Delaware Memorial Bridge and NJ Route 55 (located in Cumberland County). Other options included a Southeast Extension of the NJ Turnpike that could be a limited-access toll highway through Salem County. Another proposal called for creating a new alternate highway, dubbed NJ Route 60, which would closely follow the Salem County Route 640 through rural southern Salem County. NJDOT promoted a more feasible, short-term solution – the Woodstown Bypass, which was to be completed in 1989. This project was not widely embraced by Woodstown officials, possibly due to concerns that downtown businesses would suffer economic losses. No proposals for the Woodstown Bypass were developed beyond preliminary phases.

In the late 1990s, the South Jersey Transportation Planning Organization revisited the ideas of building NJ Route 60, as Cumberland County officials have repeatedly called for a new highway to bring economic development to that county. Salem County officials stated their steadfast opposition to any new highway running through Salem County, as it would bring unwanted residential and commercial development, thereby undermining the county’s rural character and agricultural industry.

### **2.2.7 Today**

Today, Woodstown is a stable and small community, home to more than 3,000 people, with a population that will moderately increase in the next decade. About 87% of the borough’s workers commute out of the borough; and nearly 50% commute out of Salem County for employment. The average commute time to work is 26 minutes, slightly above the national average of 25.5 minutes, but below the state average of 30 minutes.

A number of 18<sup>th</sup> and 19<sup>th</sup> century houses survive in the borough. Nearly 37% of all homes were built before 1940 and 54% were built before 1950. Traffic on Route 40 may structurally threaten some 19<sup>th</sup> century homes.

## 2.3 THE BUILT ENVIRONMENT

The built environment dictates where open space preservation can and should occur. Since Woodstown Borough is less than two square miles in land area, most of its buildable land is already used. However, many large parcels remain as “open space,” although none are permanently preserved.

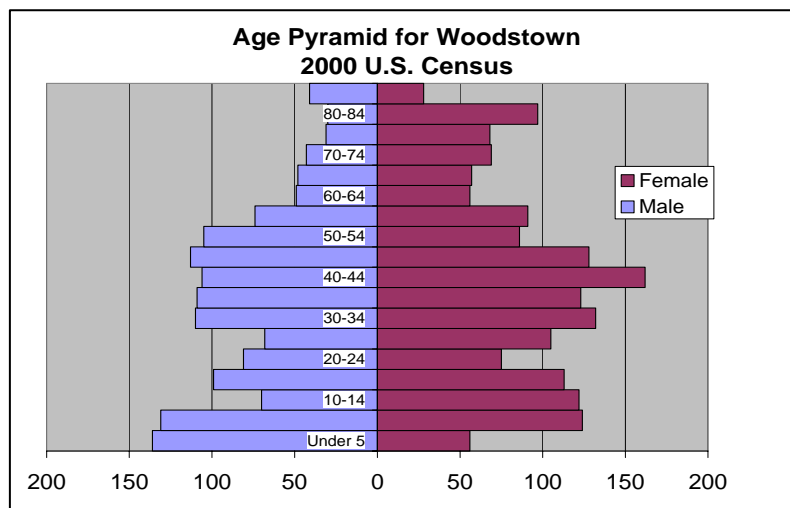
Preserved open space complements the existing built areas and will be instrumental in shaping both the location and impact of Woodstown’s future growth.

### 2.3.1 Land Use

According to 1997 NJDEP land cover data, residential and commercial development is now the dominant land use, occupying 67% of the total 1,036 acres. “Developed land” as a category consists of business parks, commercial structures, industrial sites, and residential locations. In Woodstown Borough, most developed land is residential. Another land use category that is relatively high is agricultural land, comprising 16% of all acreage in Woodstown according to 1997 NJDEP data.

### 2.3.2 Population

The 1990 US Census listed a population of 3,154 residents for Woodstown Borough. By the 2000 Census, the population had decreased by 1% to 3,136 residents. According to 2004 Census estimates, Woodstown’s population has increased by 4%, to 3,273.



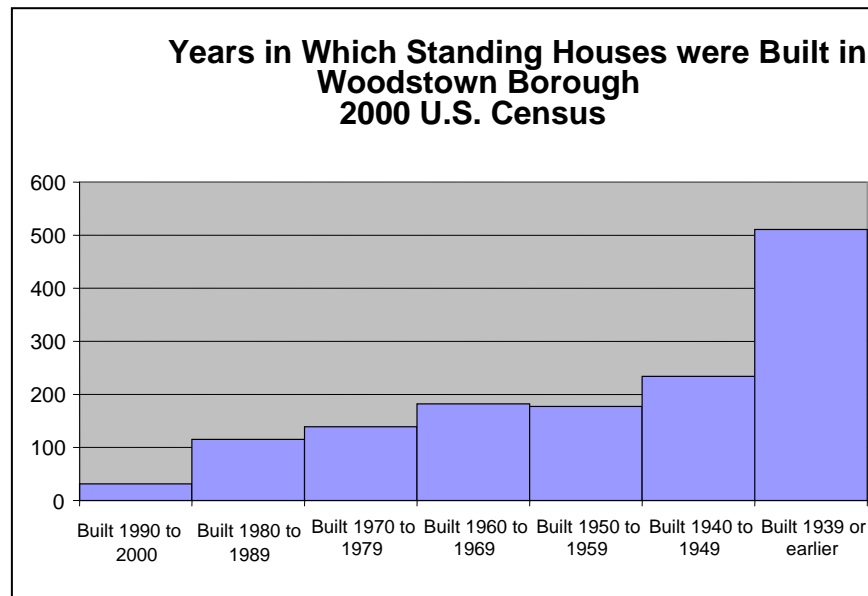
Sources: US Census 2000, DVRPC 2005

According to the 2000 Census, 25% (776 persons) of Woodstown’s population and nearly 24% (934 persons) of Pilesgrove’s population are under the age of 18. Of those, approximately 1,500 (650 Woodstown residents and 850 Pilesgrove residents) are children between the ages of 5 and

18. This age group represents those residents who are most physically active in the community and most likely to use public recreational facilities, which are shared by the two communities.

### 2.3.3 Housing

The majority (66%) of Woodstown Borough's population lives in single-family homes. In Woodstown, single-family homes are organized in a moderately dense grid pattern. Woodstown's streets range from busy East and West avenues (US Route 40) to narrow and quiet residential streets like Bowen Avenue or Borton Drive, running through the Manor development. About 60% of Woodstown's housing units are owner-occupied. Of that, 54% of single-family homes were built prior to 1950. Nearly 17% of all single-family homes were built during the post-World War II suburban boom between 1945 and 1950.



Sources: US Census 2000, DVRPC 2005

Only 31 owner-occupied homes (4%) were built from 1990 to 2000, which would suggest that the borough had reached “build-out,” except that a large amount of the borough, over 30%, was still open space or farmland according to 1997 NJDEP data. The Woodstown Planning Board approved an additional 85 single-family homes between 2000 and 2004. Newer housing developments, such as High Bridge and Candlelight Village were built in the late 1990s or early 21<sup>st</sup> century. The Friends Nursing/Assisted Living Complex, sometimes referred to as the Friends Village development, was built in Pilesgrove, adjacent to the borough, and accessed by East Avenue (U.S. Route 40), continuing the borough's land use pattern.

### 2.3.4 Drinking Water

Residences in Woodstown Borough are supplied with public drinking water by the Woodstown Water Department. Drinking water is derived primarily from public supply wells drilled into the lower Potomac-Raritan-Magothy aquifer.

### 2.3.5 Sewer

As with public water, sewer service is provided to all of Woodstown Borough. All public sewage treatment is provided through the Woodstown Department of Public Works at its Woodstown Sewerage Authority Treatment Facility, located on West Avenue, which discharges to the Salem River. In the early 1990s, NJDEP initiated a building moratorium in Woodstown while the treatment facility underwent major upgrades to provide 400 new sewer connections for anticipated residential development. The upgrades also included extending sewer lines to the Salem County Correctional Facility in Mannington Township. Soon after the moratorium was lifted by NJDEP, the Woodstown Planning Board approved the Candlelight Village subdivision, located in the northeast portion of the borough.

### 2.3.6 Education

Woodstown and Pilesgrove have a regional school district educating more than 1,700 students each year. The school district maintains three schools – Mary S. Shoemaker Elementary School, Woodstown Middle School, and Woodstown High School – all located within Woodstown Borough. Mary S. Shoemaker educates more than 500 children in grades pre-Kindergarten through 4. Woodstown Middle School educates more than 450 children in grades 5 through 8. After finishing at the middle school, Woodstown and Pilesgrove schoolchildren attend Woodstown High School, along with students from Alloway, Oldmans, and Upper Pittsgrove townships. Woodstown High School serves more than 760 students. According to the Woodstown-Pilesgrove Regional School District and the State of New Jersey, the high school complex is 465 students over the designed-capacity in the 2005/2006 school year. In January of 2006, citizens in the Woodstown and Pilesgrove defeated a multimillion-dollar voter referendum to finance a new high school, renovate the Mary Shoemaker School, and reconfigure the existing high school as a middle school.



*Photo by DVRPC*

### 2.3.7 Parks and Recreation

Because of Woodstown and Pilesgrove's collective history, interdependent economies, joint school district, and cooperative residents, their parks and recreation facilities are also shared amenities.

Mary S. Shoemaker Elementary School shares recreation fields with the middle school and high school.

The Marlton Recreation Area is one example of Woodstown and Pilesgrove's cooperation in providing services to their larger community. The 65-acre recreation complex was purchased in the 1980s with help from the Frank Stewart Trust. Pilesgrove Township owns the parkland and the Pilesgrove-Woodstown Recreation Association manages its day-to-day operations. The park is financially supported by borough and township budget appropriations and private donations. Its recreation amenities include baseball, softball, soccer and football fields, a walking path with fitness stations, two playgrounds, a concessions stand, and two pavilions for community events and picnics.

Woodstown owns and maintains 47 acres, which include Garrison Memorial Park, Bailey Street Park, the 21-acre Memorial Lake, and natural land areas along the Salem River. While much of this land remains in its natural state, the centerpiece is Memorial Lake Park, a developed park featuring a walking path and a fishing pier. The five-acre Bailey Street Park was developed by the borough in 2005 for recreational use. It features playground equipment and a picnic grove.

Woodstown and Pilesgrove completed a five-mile network of roadway bicycle paths connecting schools, residential neighborhoods, businesses, and recreational facilities in 2002. The paths link the Marlton Recreation Area, Woodstown's business district, Town and Country Golf Course in Pilesgrove, the Woodstown High School, and the Mary Shoemaker Elementary School, as well as the residential subdivisions of Auburn Farms, Candlelight Village, Westwood Knolls, Woodstown Manor, and Marlton Heights.

Woodstown's recreation program and amenities are discussed in more detail in **Section 4: Woodstown's Open Space and Recreation Program**, on page 23, and **Section 5: Assessment of Active Recreation Lands and Facilities**, on page 31.

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## SECTION 3: GOALS OF WOODSTOWN'S OPEN SPACE AND RECREATION PLAN

Preservation of open space must be planned just like any municipal infrastructure, such as roadways, sewers, or schools. Development of an Open Space and Recreation Plan, and the borough council's commitment to carry out the plan, are essential to maintain a community's character, and to preserve and improve the quality of life for its residents.

The Woodstown Borough Open Space Advisory Committee has outlined the following **Open Space Goals** for the borough. These goals and policies will guide the recommendations of the Open Space and Recreation Plan:

- Maintain and enhance the scenic beauty and rural character of Woodstown
- Protect and improve the quality of surface water throughout the borough, and the water quality and overall ecological health of the Salem River corridor
- Protect the groundwater supply of the borough and adjoining communities through preservation of high watershed recharge areas
- Foster preservation of wetlands, remaining woodlands, grasslands, and fields in order to maintain Woodstown's biodiversity
- Preserve and enhance the historical resources in the community
- Expand the borough's park system and create new active and passive recreational opportunities
- Support the community's need for safe multimodal circulation through the addition of walking paths and bike trails.

### 3.1 MUNICIPAL AND STATE PLAN CONSISTENCY

#### 3.1.1 WOODSTOWN BOROUGH – COMPREHENSIVE MASTER PLAN

The goals and objectives of the Open Space and Recreation Plan are drawn from discussions with the Woodstown Open Space Advisory Committee and from the Woodstown Master Plan first adopted in 1989. The Master Plan was updated in 1994 and then in 2000 through the

## GOALS OF WOODSTOWN'S OSRP

Reexamination Process, in which the earlier Goals and Objectives were carried forward and the zoning map was amended to better fit community needs and desired land uses.

It is the intention of the Open Space Advisory Committee that the Open Space and Recreation Plan will become the Open Space and Recreation Element to the Master Plan. Therefore, consistency between the documents is important.

The Objectives of the *Woodstown Borough Master Plan* that can be achieved through open space/farmland, historic preservation, or recreation are the following (*Master Plan 1989*, pp. 73-77):

1. Maintain the Borough's rural character.
2. Protect, conserve, and manage the Borough's physical resources in order to sustain the value of the community's natural environment.
3. Encourage a land use pattern which avoids incompatible land use situations.
4. (Unrelated objective).
5. Maintain and encourage viable commercial activities in designated areas.
6. Provide adequate recreational areas and facilities to meet the needs of the community.
7. Preserve architecturally and historically significant structures and districts within the Borough.
8. Ensure adequate and efficient community facilities and services capable of satisfying future demands.
9. Develop a safe and efficient circulation system, which is coordinated with the land use plan.
10. (Unrelated objective).
11. Promote energy conservation through the design, arrangement, and nature of future development.
12. Support the preservation and expansion of the agricultural industry in the region.

Both the Woodstown Master Plan and the Woodstown OSRP emphasize the preservation and enhancement of the borough's rural character, advocate for improved water quality, target the Salem River corridor for preservation, improve active and passive recreation opportunities, and provide multimodal transportation choices.

### 3.1.2 PILESGROVE TOWNSHIP – MASTER PLAN

Pilesgrove Township revised its Master Plan and Land Use element in January 2005 and adopted its Conservation and Recreation Plan Element in August 2004. The Master Plan and its relevant elements provide data and recommendations for farmland preservation, open space protection, and recreation development.

Because Woodstown is at the center of Pilesgrove, the success of the borough's OSRP relies on its consistency with the township's master plan and related elements. The township and borough often engage in inter-municipal planning activities and developers occasionally submit development proposals for adjacent parcels in the borough and township. Therefore, the OSRP considers the township's zoning and land use in areas adjoining the borough as directly affecting Woodstown's land development patterns, infrastructure, social services, environmental quality, and business community.

The Pilesgrove Township 2005 Zoning Map has various zones that directly affect Woodstown's development and conservation efforts. Agricultural Retention Areas (AR-1 and AR-2) lie to the north of Woodstown Borough, east of Auburn Road (CR 602) and north of the Town and Country Golf Course. Highway Commercial Districts are located along US Route 40, immediately adjacent to Woodstown on the west and about a half mile outside of the borough to the east. Restricted Residential, which calls for a residential lot size of 2.2 acres, rings the southern half of Woodstown. A Conservation Planning District follows streams and wetlands as they flow through the township. The establishment of this district ensures that these areas are conserved and not factored into land development applications. The district touches Woodstown's border at five points – where the Salem River enters and exits the borough, within two wetland areas along the south border, and as Nichomus Run approaches the borough's most southwestern point. Conservation efforts and recreation development within Woodstown are complementary with Pilesgrove's zoning.

The Conservation and Recreation Plan Element lists the following objectives:

- To preserve the rural character of the Township by acquiring lands or development rights to permanently preserve lands that are necessary for the preservation of the agricultural industry or for the protection of natural resources;
- To acquire lands needed for the active and passive recreation of the Township residents; and
- To implement regulatory and other measures that will result in the conservation and protection of the Township's unique physical qualities and natural resources.

The township has identified six natural resource priorities for land conservation and preservation. Land that consists of hydric soils, high-value agricultural soils, important aquifer recharge areas, surface water resources, scenic vistas, and Natural Heritage Priority Sites are targeted.

Additionally, the township has determined that its recreation lands do not meet current population standards. As of 2004, the township had about 10 acres of active recreational land

per 1,000 persons compared to the recommended acreage of 12 acres per 1,000 persons as prescribed by the National Recreation and Park Association. The Master Plan buildout analysis estimates that the township's population will increase by 19,829 people. Therefore, the township needs to provide 285 acres of active recreational land – an additional 220 acres over current land holdings. The Woodstown OSRP recommends that both communities target, pursue, and develop active recreation lands together to meet the current and future needs of the area's residents.

### 3.1.3 NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

Under the *State Plan*, Woodstown Borough is designated a Town Center within a Rural Planning Area (Planning Area 4). See **Map 3: Woodstown Borough Zoning (2005) and New Jersey Planning Areas (2004)**. In April 2004, the state began a "Cross-Acceptance" process to reevaluate and update the *State Plan*. Town Centers are described as follows:

"...traditional centers of commerce or government throughout the state. They are relatively freestanding in terms of their economic, social and cultural functions. Towns reflect a higher level of investment in public facilities and services than their surrounding Environs. They provide a core of commercial services to adjacent residents and provide employment in their regions. Towns contain several neighborhoods that together provide a highly diverse housing stock in terms of types and price levels. Towns have a compact form of development with a defined central core containing shopping services, offices and community and governmental facilities."

Rural Planning Areas (PA4) contain large areas of farmland and other open land. Throughout New Jersey, Town Centers feature compact historic development patterns, and are the center or core of Rural Planning Areas. The *State Plan* provides extensive discussion of how rural Town Centers should plan for and accommodate growth. As a priority, the plan encourages Town Centers to retain, expand, and attract farm services and businesses (farm suppliers, processors, and marketing services) in Town Centers. It also promotes land-use patterns that ensure appropriate development and economic growth, in ways that will minimize impacts on rural features.

The *Woodstown Borough Open Space and Recreation Plan* seeks to achieve many *State Plan* policies. Woodstown is the Town Center for Pilesgrove, a large rural planning area, and therefore is in a position to provide complementary land uses that support the agricultural industry, promote natural resource conservation, and provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels while Pilesgrove protects and preserves large, contiguous tracts of farmland and open space. As a means of preserving rural character, greenbelts are recommended to serve as buffers between, or to mark the end of, Centers. Greenways can connect greenbelts and other open lands.





## SECTION 4: EXISTING OPEN SPACE AND RECREATION PROGRAM

### 4.1 HISTORY OF WOODSTOWN'S OPEN SPACE AND RECREATION PROGRAM

The Borough of Woodstown proposed a dedicated tax of one cent per \$100 assessed property value for the acquisition and preservation of open space in 2005, through voter referendum. A borough resolution is still needed to establish the “Open Space Preservation Trust Fund.”

The Borough Council has established an Open Space Advisory Committee (OSAC) to oversee the development and implementation of an Open Space and Recreation Plan and to recommend parcels for preservation to the Borough Council. The Open Space Advisory Committee is composed of five members including representatives from the Planning Board, Joint Environmental Commission, Marlton Recreation Commission (also called the Woodstown-Pilesgrove Recreation Commission), and Historical Society. Some Borough Council members also participated in planning meetings.

All meetings of the Open Space Advisory Committee are open to the public. Notification of meetings is published in the newspaper of record for the borough – *Today's Sunbeam*. A survey of opinions was circulated to community officials and residents at the start of the Open Space and Recreation Planning project to solicit opinions. The Joint Environmental Commission and Woodstown's Open Space Advisory Committee hosted a booth at Woodstown's Fall Fest and distributed detailed surveys regarding the borough's natural resource protection, economic development priorities, and recreation amenities. More than 65 survey responses were received and compiled. These were useful in providing a sense of residents' strong support for open space protection and recreation development.

### 4.2 WOODSTOWN'S RECREATION AND OPEN SPACE INVENTORY (ROSI)

This section of the Open Space and Recreation Plan describes the inventory of the open space lands within Woodstown Borough. Some of these lands are permanently protected as open space and will be noted.

The acreage numbers within this section of the report come from the property lists in the appendices. **Map 8: Existing Open Space** details the location of these properties and has been developed using the Geographic Information System software, Arcview. As noted on Map 8, the

## EXISTING OPEN SPACE AND RECREATION PROGRAM

Salem County Planning Department produced the base map using tax data from the Woodstown Borough Tax Assessor's office for the year 2004. The parcel data was amended by the borough's OSAC to reflect current ownership categories as listed in the map's legend.

Vacant lands, farm-assessed parcels, outdoor recreation sites, and municipal conservation lands are depicted on **Map 8: Existing Open Space**, along with publicly owned property and lands owned by charitable organizations. These are the lands that offer opportunities for open space preservation and active recreation.

### 4.2.1 FEDERAL LANDS

There is no federally owned land within Woodstown Borough.

### 4.2.2 STATE LANDS

The New Jersey Army National Guard owns one parcel totaling 6.41 acres, which adjoins a smaller parcel in Pilesgrove Township. The armory for the 117<sup>th</sup> Calvary is located on the parcel. (*Class 15 in the Appendix*).

A very small parcel, totaling 0.04 acres, at the intersection of North Main Street (State Route 45) and Swedesboro Road (County Route 605) is owned by New Jersey Department of Transit. It is directly below and adjacent to an active railroad line and crossing.

### 4.2.3 COUNTY LANDS

There is no county-owned land within Woodstown Borough.

### 4.2.4 MUNICIPAL LAND – BOROUGH OF WOODSTOWN

Woodstown Borough owns a total of 60.90 acres of land in the municipality (*Class 15C in the Appendix*) across 34 parcels. Several borough-owned parcels are being used for conservation and recreation purposes and are listed on *Table 4.1: Woodstown Borough's Recreation and Open Space Inventory* (ROSI). Parkland and conservation land parcels total about **55 acres** and include the 27-acre Memorial Lake and accompanying Memorial Park, 5.7-acre Bailey Street Park between Swedesboro Road and Bailey Street, and Salem River conservation land on the western side of the borough, north of West Avenue (State Route 45).

Woodstown owns 12 acres that are not listed on the ROSI. These lots are smaller and located in the older, historic center of the municipality and include Woodstown Water and Sewer Department facilities, the fire hall and ambulance squad, borough hall, municipal parking,

## EXISTING OPEN SPACE AND RECREATION PROGRAM

library, and historical society. The Land Acquisition Recommendations Section of the Open Space and Recreation Plan detail the possible uses of some of these properties as they may serve as new opportunities for community centers and active and passive recreation sites.

**Table 4.1**

<b>WOODSTOWN BOROUGH</b> <i>Recreation and Open Space Inventory*</i> Updated as of August 2006			
Description	Block	Lot	Area in Acres
Bailey Street Park	46	26	0.11
Bailey Street Park	46	27	0.33
Bailey Street Park	46	28	0.51
Bailey Street Park	46	30	0.44
Bailey Street Park	46	31	3.12
Bailey Street Park	46	39	0.51
Memorial Lake	42	1	7.52
Memorial Lake	48	14	5.04
Memorial Lake	49	21	13.41
Memorial Lake	42	1	2.00
Memorial Lake Park	42	2	1.38
Garrison Memorial Park	21	38	0.50
Salem River Conservation Lands	21	43	6.09
Salem River Conservation Lands	21	44	5.9
Salem River Conservation Lands	21	44	3.78
Salem River Conservation Lands	40	9	0.31
Salem River Conservation Lands	49	3	1.67
Salem River Conservation Lands	49	4	1.09
Salem River Conservation Lands	49	5	2.18
<b>Total Protected Open Space</b>			<b>55.89</b>

Sources: Salem County parcel data, 2004; Woodstown Open Space Advisory Committee, 2006.

\* Woodstown High School is not included in the Woodstown ROSI as it is owned by the Woodstown-Pilesgrove School District, not by Woodstown Borough. It is an integral part of the community's open space and recreation sites, but should not be submitted to the NJ Green Acres program as part of the official ROSI.

### 4.2.5 WOODSTOWN-PILESGROVE REGIONAL SCHOOL DISTRICT

The regional school district owns about 43 acres in the lower half of Woodstown Borough (*Class 15A and 15B in the Appendix*), south of East Avenue. The school district maintains three school buildings: Mary S. Shoemaker Elementary School, Woodstown Middle School, and Woodstown

High School. The school complex has a soccer field, an outdated track, a baseball diamond, a softball field, a field hockey field, and tennis courts. The school district owns a nearby 25-acre parcel in Pilesgrove Township, along the western side of East Lake Road, which has a football field and other recreation fields. Students access this site via a pathway on private property acquired through easement.

In a January 2006 special election, Woodstown and Pilesgrove voters – by a wide margin (752 in favor; 1,765 opposed) – defeated a multimillion-dollar referendum to build a new high school complex in Pilesgrove. Preliminary plans called for the school site to be located in Pilesgrove near Woodstown and significant areas of residential development. Pilesgrove purchased an 85-acre site from local farmers in anticipation of the referendum passing. This site is immediately north of the Marlton Recreation Area and several of Woodstown’s residential developments, including Harris Acres, the Manor, and Franklin Meeting. The school district planned to make about 25 acres of the site available to the Marlton Recreation Association for field maintenance and organized sports managed by the association. This arrangement would have met the Marlton Recreation Association’s current and anticipated recreation needs. Pilesgrove Township retains ownership of the land and is considering preserving it as active recreation and preserved open space if the NJDEP’s Green Acres program provides a reimbursement for expended funds.

### 4.3 WOODSTOWN’S PRIVATE LANDS

#### 4.3.1 FARMLAND-ASSESSED PROPERTY

A total of 169 acres in Woodstown Borough are assessed as farmland (*Class 3A and 3B in the Appendix*). This acreage is found in the southern half, below Salem River, and the northeastern corner of the borough on a total of 12 parcels; and range in size from the smallest at 1.17 acres to the largest at 63.35 acres. None of the parcels are permanently preserved farmland.

#### 4.3.2 VACANT LAND – LAND WITH NO STRUCTURAL IMPROVEMENTS

Woodstown Borough contains a total of 51 acres of vacant land on 61 lots (*Class 1 in the Appendix*). Private individuals own the largest parcel of vacant land – a 12-acre tract of land along Eldridges Hill Road (County Route 617) and adjacent to the Davis Farm on the east and the Candlelight Village subdivision to the south. This parcel has an uncertified vernal pool on it as well as a large area of wooded wetlands. Two other large vacant parcels, totaling 6.5 acres, are owned by Connectiv (now Atlantic City Electric) as a utility right-of-way, and are immediately adjacent to Bailey Street Park.

### 4.3.3 DEVELOPED LOTS LARGER THAN 1½ ACRES

Within Woodstown Borough, there are 177 acres of land across 41 large lots. There are 24 single-family residential lots larger than 1½ acres, totaling 68 acres. There are 17 commercial and industrial lots, including various businesses, several warehouses, the Moose Lodge, High Bridge Retirement Community, Hillcrest Apartments, the Town and Country Clubhouse, and other commercial properties, that are larger than 1½ acres and total 108 acres. Parts of Salem River run through some of these lots, such as Hillcrest Apartments.

### 4.3.4 CHURCH AND CHARITABLE PROPERTIES

There are a total of 51 acres of property that are owned by church, charitable, and nonprofit organizations (*Class 15D and 15E in the Appendix*) in Woodstown Borough. Some parcels are very large and serve as cemeteries for sectarian and nonsectarian populations. For example, Lawnside Cemetery, a nondenominational cemetery along US Route 40, owns 16 acres in Woodstown that extend into Pilesgrove Township. The site contains a large forested area and walking and driving paths for visitors. The Woodstown Friends Meeting owns two large lots totaling over six acres, which contain a historic meetinghouse and cemetery. The Catholic Church also owns two large lots totaling over 15 acres. On one lot, the church built a community center that has several indoor basketball courts and multipurpose rooms, which are available to the general public when not in use by the church.

### 4.3.5 PRIVATE RECREATION FACILITIES AND OPEN SPACE IN WOODSTOWN & PILESGROVE

The Woodstown-Pilesgrove area has numerous privately owned properties that are recreation and open space assets enjoyed by many. Private recreation facilities meet many active and passive recreation needs for a certain segment of a community's population – namely those residents who can and choose to pay for private recreation facilities, like health clubs, gyms, swim clubs, or hunting clubs. However, public recreation facilities and open space amenities are services a community provides for all residents, regardless of expendable income.

## EXISTING OPEN SPACE AND RECREATION PROGRAM

**Table 4.2**

<b>Woodstown &amp; Pilesgrove</b> <i>Private Recreation Facilities</i> Updated as of August 2006			
<b>Description</b>	<b>Location</b>	<b>Activity Type</b>	<b>Approximate Area in Acres</b>
Woods Lanes Bowling Center	Pilesgrove	Indoor - Active	NA
Salem County 4-H Fairgrounds	Pilesgrove	Outdoor	66
Cowtown Rodeo & Farmers Market	Pilesgrove	Outdoor	100
Town and Country Golf Links	Pilesgrove	Outdoor - Active	180
Game Creek Hunting Farms	Pilesgrove	Outdoor - Active & Passive	150
Four Seasons Campground	Pilesgrove	Outdoor - Active & Passive	145
Jay Pratt Azalea Garden	Pilesgrove	Outdoor - Passive	2
Academy of Performing Arts	Woodstown	Indoor - Active	NA
Catholic Community Center	Woodstown	Indoor - Active	12
Curves Fitness Club	Woodstown	Indoor - Active	NA
Main Street Fitness	Woodstown	Indoor - Active	NA
Lady Fitness	Woodstown	Indoor - Active	NA
Perian's Karate Tang Soo Do & Tai Chi	Woodstown	Indoor - Active	NA
Chestnut Run Swim Club	Woodstown	Outdoor - Active	6
<b>Total Private Recreation Facilities</b>			<b>661</b>

Source: Woodstown Open Space Advisory Committee, 2006

### 4.4 PILESGROVE'S PROTECTED OPEN SPACE

Because of Woodstown and Pilesgrove's collective history, interdependent economies, and joint school district, Woodstown's residents benefit from Pilesgrove's efforts to preserve open space and maintain a healthy farming community; while Pilesgrove's residents benefit from Woodstown's centralized business district and social services. Future land acquisitions or recreation improvements in either municipality will be enjoyed and used by both constituencies. Therefore, a brief summary of Pilesgrove's open space is needed before evaluating open space and recreation needs for Woodstown.

**Table 4.3**

<b>Pilesgrove Township</b> <i>Open Space Inventory (State-, County-, and Municipal-owned)</i> Updated as of January 2006		
<b>Description</b>	<b>Ownership</b>	<b>Area in Acres</b>
Camp Crocket Park	Salem County	52
Marlton Recreation Park	Pilesgrove Township	65
Featherbed Lane Wildlife Management Area	State of New Jersey	191
Salem River Wildlife Management Area	State of New Jersey	458
Harrisonville Lake Wildlife Management Area	State of New Jersey	6
Woodstown-Pilesgrove Regional School District Recreation Fields	Woodstown-Pilesgrove Regional School District	26
Possible High School Site	Pilesgrove Township	83
<b>Total Protected Open Space</b>		<b>881</b>

Sources: Salem County parcel data, 2004; Woodstown Open Space Advisory Committee, 2006

Marlton Recreation Area is managed by the Marlton Recreation Association – a volunteer organization of Woodstown and Pilesgrove residents. The park is a good example of the two municipalities’ cooperation in providing services to their larger community. The 65-acre recreation complex was purchased in the 1980s with help from the Frank Stewart Trust. Pilesgrove Township owns the parkland and the Pilesgrove-Woodstown Recreation Association manages its day-to-day operations. The park is financially supported by borough and township budget appropriations. Since this park is the primary active recreation area for Woodstown residents, its amenities are discussed in more detail in **Section 5: Assessment of Active Recreation Lands and Facilities**.

#### **4.4.1 PRESERVED PILESGROVE FARMLAND**

As of August 31, 2006, there are 20 Pilesgrove farms that are permanently preserved through the New Jersey permanent preservation easement program. These farms total approximately **3,200 acres**, more than 14% of Pilesgrove Township’s total land area.

## 4.5 SUMMARY OF WOODSTOWN'S PRESERVED OPEN SPACE

Woodstown Borough consists of 1,036 acres. Of this land, 50 acres – or 4.8%, – is “open space” that is preserved through municipal ownership. Of 50 acres, 7.11 acres are active recreation areas consisting of Memorial Lake Park and Bailey Street Park.

Borough residents have access to recreation fields and amenities on Woodstown-Pilesgrove Regional School District lands – 43 acres in Woodstown and 25 acres in Pilesgrove.

Borough residents also have access to recreation fields, amenities, and organized sports programs at Marlton Recreation Park – 65 acres in Pilesgrove. Marlton Recreation Park maintenance and infrastructure improvements are equally funded by Pilesgrove Township and Woodstown Borough's operating budgets. Organized sports programs, which include baseball, softball, and soccer, are funded by user/registration fees.

## 4.6 SUMMARY OF POTENTIAL OPEN SPACE

The *Summary of Potential Open Space* is the list of lands in the municipality that the borough should look toward planning for open space preservation and future recreation development. This list is comprehensive and includes property that is not traditionally thought of as “open space.” In order to increase the amount of preserved land within the municipality, the *Woodstown Open Space and Recreation Plan* recommends that Woodstown utilize a diverse inventory of lands to prioritize properties for acquisition and easement. Of the 1,036 acres in Woodstown Borough, approximately 465 acres may be available open space.

**Table 4.4**

Woodstown Borough <i>Potential Open Space Inventory</i>	
Description	Total Acres
Farm-assessed Land	169
Vacant Land with no structural improvements	51
Developed Lots larger than 1½ acres	
Single-Family Residential	68
Other Developed (businesses, warehouses, apartment buildings, etc.)	108
Church and Charitable Properties	51
Private Recreation Facilities	18
<b>Total Potential Open Space</b>	<b>465</b>

Source: Salem County parcel data, 2004



## SECTION 5: ASSESSMENT OF ACTIVE RECREATION LANDS AND FACILITIES

Assessing future recreational open space needs can be either a simple or a complex task. A variety of methods and approaches have been used in the past by different planning agencies to consider the necessary and appropriate amounts and types of parkland for a given region or community. The *Woodstown Open Space and Recreation Plan* employs four different methods for determining recreational open space needs. The aims of this section are: to assess current amenities available to Woodstown residents; identify present needs for additional active recreation space, given that Woodstown and Pilesgrove share many amenities; and quantify the amount of public open space required to meet Woodstown's and Pilesgrove's growing populations.

No single empirical standard can determine what level of recreational open space is best for a community. Combining several qualitative and quantitative methods can establish benchmarks that assist community efforts to set up a diversified and balanced park, recreation, and open space system.

Four analyses were performed by the Delaware Valley Regional Planning Commission (DVRPC) and the Woodstown OSAC, as follows:

- Analysis A: Community survey and selected municipal stakeholder interviews (*Appendix A*);
- Analysis B: A population-based analysis, as prescribed by the National Recreation and Park Association (*Appendix B*);
- Analysis C: A land use/land cover analysis based on New Jersey's Balanced Land Use Guidelines (*Appendix C*); and
- Analysis D: An "adjusted" version of the Balanced Land Use Guidelines designed to take into account the considerable amount of existing development in Woodstown Borough (*Appendix D*).

All four analyses appear in the *Appendices* in fuller detail. Analysis B was performed for both Woodstown, as an individual municipality serving a stable population, and for the Woodstown-Pilesgrove area, which is experiencing more population growth. While Pilesgrove residents were not directly surveyed or interviewed, all of the Marlton Park Recreation programs serve both municipalities (as well as residents outside of Woodstown and Pilesgrove) and their impact has been taken into account.

Differences between the four assessment approaches include:

- 1) The community survey approach is limited to those responding to paper surveys and requests for interviews;

- 2) Population-based standards are very broad and set goals for a finite period of time, based on the current and forecast population; and
- 3) and 4) Balanced land use standards set their goals in perpetuity, recognizing that land is finite and any preservation efforts now will benefit all generations to follow.

None of the methods relate goals or standards to the natural resources of the area, such as wetlands, stream corridors, wooded areas, and wildlife habitats. Rather, these assessments are solely for determining acres of active recreation open space and facilities.

### Active Recreation Lands Assessment

Table 5.1 summarizes public recreation sites that are available to Woodstown residents. The assessment of current active recreation lands is based on site visits, information provided by the Woodstown Open Space Advisory Committee (OSAC) and the Woodstown-Pilesgrove Recreation Association (“the Association”), and informal conversations with residents and coaches or presidents of organized sports leagues. A complete summary of community input is provided in *Appendix A: Community Survey and Stakeholder Interviews*. Some of these active recreation amenities are currently overused while, for other recreation sites, there are either no plans for improvement and/or no available area for expansion. The left side of the table (“Current Amenities”) displays recreation amenities in existence, while the right side of the table (“Additional Amenities Recommended”) lists amenities that various individuals and groups desire within Woodstown’s park system. Some of these additional amenities may not belong in an existing park – their development may be physically impractical or not a financial priority.

### Marlton Recreation Park

Marlton Recreation Park is an example of Woodstown and Pilesgrove cooperating to provide services to their larger community. Park maintenance is funded by budget contributions from both Woodstown and Pilesgrove. Pilesgrove Township exacts a “recreation impact fee” of \$1,500 per new housing unit in development proposals of five or more units. This fee is expected to fund future Marlton Park expansions along with development of new recreation fields elsewhere in the township.

Marlton Recreation Park currently has seven baseball/softball fields, two soccer fields, one football field, and two playgrounds. The Woodstown Little League Association uses the baseball and softball fields and offers programs for T-ball (5- and 6-year-olds), Instructional Minors (6- to 8-year-olds), Minors (8- to 11-year-olds), Majors (9- to 12-year-olds), and Senior League (13- to 15-year-olds). The Woodstown Soccer Club and the Woodstown United Eclipse Soccer Team also use the Marlton Recreation Park as their “home” for games and practices. The Woodstown Soccer Club serves a large group of children from the area. Boys and girls are organized into teams based on their ages and enroll for fall or spring seasons. The Soccer Club offers “travel” teams and “recreational” teams. The Woodstown United Eclipse Soccer Team is

a very competitive traveling girls' team with most members living outside of the Woodstown-Pilesgrove area.

The park also features two playgrounds, restroom facilities, two picnic pavilions, a concession stand, parking areas, an entrance on Marlton Road, an entrance connecting to the residential communities immediately adjacent to the park, and a bike path entrance on Wynwood Road. The park is used throughout the year for soccer tournaments, Fourth of July festivities, and other community events. The Marlton Park Association has tentative plans to build a walking trail, a new playground and a covered picnic pavilion.

**Table 5.1**

<b>Active Recreation Amenities</b>		
<b>Current Sites</b>	<b>Current Amenities</b>	<b>Additional Amenities Recommended by Community Input<sup>(1)</sup></b>
<i>Marlton Recreation Park (Pilesgrove)</i>		
	7 baseball/softball fields	2 baseball/softball fields (1 lighted)
	1 football field	1 football field
	2 soccer fields	2 soccer fields (1 lighted)
	Numerous multipurpose fields used for practice	New playground equipment
	2 playgrounds	Walking/Jogging trail
		2 lacrosse/field hockey fields
		1 outdoor basketball court
<i>Memorial Lake Park (Woodstown)</i>		
	Walking path	Picnic area
	Fishing pier	Boat launch
<i>Bailey Street Park (Woodstown)</i>		
	Playground	Walking/Jogging trail
<i>Woodstown-Pilesgrove Regional School District (Woodstown &amp; Pilesgrove)</i>		
	1 football field	New outdoor basketball court
	4 baseball/softball fields	1 soccer field
	5 tennis courts	
	2 soccer fields	
	1 field hockey field	
	1 track	New track

Sources: Woodstown-Pilesgrove Recreation Association (2005/2006)

<sup>(1)</sup> "Additional Amenities Recommended" are facilities that the Woodstown-Pilesgrove Recreation Association has specifically identified as needed at the Marlton Recreation Park. The other amenities are facilities identified as lacking by various members of the Woodstown community. Information was gathered through the community survey process and informal interviews.

## ACTIVE RECREATION ASSESSMENT

The initial layout of the park is limiting. Existing fields take up too much space, which is a hindrance to adding needed soccer and baseball fields. The topography of the site is rolling. Leveling of the ground would be needed to accommodate new recreation fields.

Marlton Recreation Park is significantly overused and needs to expand. Coaches of organized sports, namely soccer, have difficulty scheduling games and finding practice space. The sole soccer field is the most overused field at Marlton Recreation Park and soccer is gaining in popularity among area children. Adults have no recreation league, nor practice space, in which to participate. Compounding the problem is that the park has little room to build additional fields.



*Photo by Terry Hall, used with permission*

Marlton Recreation Park is well-used by many different groups of people.

Woodstown and Pilesgrove need to develop a new recreation park to serve a growing population. Many residents would like to see a youth lacrosse program offered. Lighted fields for night games and practice would allow the park to be used for more hours each day and more days each season, reducing scheduling conflicts. A basketball court is needed to provide an additional activity, although it does not have to be a “programmed space” used by a sports organization. A basketball court would complement the existing playground and provide more recreation choices for different segments of the community’s population.

Pilesgrove Township recently purchased a parcel immediately north of the Marlton Recreation Park as a possible site for a new high school. Plans for the school included \$5 million in funding for additional recreation fields that would have served as an enlargement of the Marlton Recreation Park and could have been used by the Association when not in use by the school. However, a voter referendum to build a new school was defeated and the Association now has no plans for future expansion. However, the township is looking at viable uses for the parcel, which may include preserving it as a New Jersey Green Acres site and developing more recreation fields.

### **Memorial Lake Park**

Much of the land around Memorial Lake and the Salem River remains in its natural state. Memorial Lake Park is a developed park featuring a walking path and a fishing pier. The park is a very small parcel next to the lake and accessible via Ashbrook Avenue. While the park is maintained by Woodstown Borough, some recreational amenities are lacking. There is a public boat launch on the very western side of the lake, but boating is limited because South Main Street crosses the lake by a low bridge. This constrains some boats from accessing the larger part of the lake.



*Photo by DVRPC*

Memorial Lake is accessible by way of private boat docks.

### **Bailey Street Park**

Bailey Street Park is a recent borough acquisition. Entrances to the park exist on Bailey Street and South Main Street. A playground was built on the site. This park serves South Woodstown residents and is a welcomed and much-needed recreation amenity for the neighborhood. South Woodstown has many large, undeveloped parcels that can accommodate more residential growth. For example, a residential development is planned for a site immediately northwest of Bailey Street Park. The park may need to be expanded in order to meet future population needs.



*Photo by Terry Hall, used with permission.*

Bailey Street Park's playground was opened in 2005

### **Woodstown-Pilesgrove Regional School District Land**

Although not an official part of the Woodstown Recreation and Open Space Inventory, recreation fields on school land are a part of a community's recreation amenities and are often used after school hours by people of different age groups. The school district maintains three schools – Mary S. Shoemaker Elementary School, Woodstown Middle School, and Woodstown High School – all within the same parcel of land. The school complex serves more than 1,700 students each year from Woodstown Borough and Pilesgrove, Alloway, Oldmans, and Upper Pittsgrove townships.

The school site has one track, one football field within the track, four baseball/softball fields, five tennis courts, two soccer fields, one field hockey field, and one outdoor basketball court. Some of these recreation fields are in dire need of improvement. For example, most high school track

teams will not run on Woodstown's track because it is composed of gravel, an out-of-date material that poses a safety hazard. Additionally, high school and middle school teams use the same fields, creating scheduling conflicts, and forcing the school district to offer fewer sports programs.

Already extremely popular on the East Coast, lacrosse is becoming more popular in South Jersey. As other public and private schools add lacrosse to their sports program, Woodstown may need to provide recreation space for boys' and girls' lacrosse fields.

Chestnut Run, a tributary of the Salem River, flows through the school district land. The creek has suffered from erosion due to a lack of vegetated buffers along its banks.



*Photo by DVRPC*

Chestnut Run, as it flows through Woodstown-Piles Grove School District land, suffers from erosion and stormwater runoff





## **SECTION 6: OPEN SPACE AND RECREATION NEEDS**

- A. Current and future active recreation needs will require additional land, facilities and programs.**
  - 1. Current recreation demand exceeds available space.**
  - 2. Meeting future recreation demand must be planned.**
  - 3. Several residential areas in Woodstown lack pocket parks and neighborhood parks.**
  - 4. School facilities do not readily lend themselves to serving as public parks.**
  - 5. Woodstown residents of all ages have no central place to meet, interact with one another, and participate in organized leisure activities.**
  - 6. Woodstown's recreation program must adapt to local recreation desires and trends.**
- B. Trails and passive recreation areas linking people to nature are limited. Residents lack options, such as walking paths and bike trails, for movement within the borough.**
- C. Historic sites are part of the community's identity and need to be connected to recreation and leisure opportunities.**
- D. Endangered species habitat and wildlife corridors are threatened.**
- E. Stormwater runoff pollution and incomplete protection of stream/river corridors threatens the water quality of streams and lakes.**

### **NEED A: Current and future active recreation needs will require additional land, facilities and programs.**

#### **Need A.1: Current recreation demand exceeds available space.**

As described in the previous Section 5: Assessment of Active Recreation Lands and Facilities, the main recreational facility for Woodstown – Marlton Recreation Park – is overused. Additional active recreation sites are needed for the borough and its partner, Pilesgrove Township.

The qualitative and quantitative analytical approaches described in Section 5 were conducted in order to determine the needed acreage and specific types of facilities that should be planned. These model analytical tools are detailed in the *Appendices*. Analysis C: New Jersey's Balanced Land Use Guidelines (*Appendix C*) is the most appropriate analysis for determining the borough's **current** active recreation acreage needs. Woodstown is a small borough, less than two square miles in size, but densely populated for a rural community. Analysis C uses available land and developed land as a standard for active recreation lands, rather than population size. In addition, these state guidelines view land as a finite resource and focus on the built environment. Environmentally sensitive lands are removed from the total land area available for development because these lands should not be considered suitable for most types of active recreation. Development of recreation amenities often includes changing natural landscape features like slope, adding impervious surfaces, and building small structures.



*Photo by DVRPC*

Private open space behind homes on Marlton Road, adjacent to the Salem River ravine

Using this model, the analysis conclusions are that Woodstown Borough has a current deficit of **13.6 acres** of active parklands.

However, this analysis ignores the amount of land that is already developed. Therefore, to determine future needs, an alternative analysis, Analysis D: DVRPC's Adjusted Land Use Guidelines (*Appendix D*), is recommended. See Need A.2.

### Need A.2: Meeting future recreation demand must be planned.

While Woodstown is an older community with a stable population and a developed town center, it still has more than 312 acres of undeveloped land (not including ecologically sensitive land such as wetlands). Pilesgrove is a rural township that, in recent years, has been attracting developers and increased numbers of homeowners interested in suburban living. Both communities will see additional growth in coming years. Woodstown must therefore provide recreation and parklands for future residents of the borough as well as for Pilesgrove's growing population.

Pilesgrove Township, in its master plan process, determined that its recreation lands do not meet current population standards. As of 2004, the township had about 10 acres of active recreational land per 1,000 persons, compared to the recommended acreage of 12 acres per 1,000 persons as prescribed by the National Recreation and Park Association (this is a modified version of Analysis B: Population-based Analysis. See *Appendix B*). The Pilesgrove Master Plan buildout analysis estimated that the township's population could increase by 19,829 people to 23,752. Therefore, the township would need to provide 285 acres of active recreational land – an additional 220 acres over current land holdings of 65 acres. This estimated land acreage does not include Woodstown's current and future population as factors. When they are factored in, the borough and township together must plan for 333 acres of **future active recreation** lands – an **additional 268 acres** over current land holdings of 65 acres – shared between the two municipalities, again based on population estimates. In addition:

- **Marlton Recreation Area Improvements:** Marlton Recreation Area needs to meet current demand and accommodate future demand. The park will need to expand to meet the needs summarized in Table 5.1 on page 32. A walking trail, shade trees, and reforestation are also needed to allow the park to be used for passive recreation and non-organized sports.
- **Recreation Amenities:** Woodstown residents requested that the borough invest in a walking trail through natural areas, a skate park, an indoor swimming facility, additional playgrounds, additional tennis courts, and more boating/canoeing/kayaking opportunities (See *Appendix A: Community Survey and Stakeholder Interviews*).

To determine **future active recreation acreage** for Woodstown Borough alone, Analysis D: DVRPC's Adjusted Land Use Guidelines (*Appendix D*), is the most appropriate model. This analysis results in a need for Woodstown to reserve an additional **6.9 acres** within the borough's boundaries.

Woodstown and Pilesgrove have a successful partnership in, and a commitment to providing, joint recreation programs for their communities. In any case, the borough lacks suitable land area to provide substantial high use, multisport fields, although Woodstown may be able to add some fields, particularly near the Bailey Street Park area. Most of Woodstown's recreational

growth could be specialized, however. That is, it could consist of smaller, local parks, and playgrounds, plus other amenities for use by both Woodstown and Pilesgrove residents.

### **Need A.3: Several residential areas in Woodstown lack pocket parks and neighborhood parks.**

Neighborhood parks are a valuable element in a community's built environment, for reasons of social identity and public health. Neighborhood and pocket parks tend to serve populations within a one-mile radius, are located near large residential areas, have nonprogrammed facilities, and provide informal gathering places (unlike community-wide recreation complexes such as Marlton Recreation Park). Memorial Lake Park and Bailey Street Park are examples of a pocket park and a neighborhood park within Woodstown.

Neighborhood parks are well-suited to the following active recreation facilities: playgrounds, basketball courts, volleyball courts, free play areas, multipurpose courts, and soccer fields.

Pocket and neighborhood parks are lacking in the historic center of Woodstown, as well as in Candlelight Village, Kresswold Lane and Chestnut Drive neighborhoods, and the residential areas of Franklin Meeting, the Manor, and Harris Acres.



*Photo by DVRPC*

Neighborhood parks offer residents a place to socialize and connect with nature and other community members.

### **Need A.4: School facilities do not readily lend themselves to serving as public parks.**

The general public can use Woodstown-Pilesgrove Regional School District facilities, but student activities are given priority. Many of the outdoor fields are shared between the three existing schools, further reducing general public use. Access to indoor facilities is often much more restricted or not permitted at all.

The Woodstown School complex, especially the iconic and historic Woodstown High School, is an integral part of the borough and surrounding neighborhoods. Many schoolchildren and residents can walk to the school, the surrounding fields, and the track.

With this potential and limitation in mind, the Woodstown-Pilesgrove Regional School District needs to make the following improvements, primarily for its students and their competitive sports programs:



*Photo by DVRPC*

Woodstown-Pilesgrove Regional School District provides recreation amenities on its land but cannot meet the needs of the borough's current and future populations.

- Refurbish the track and supporting fields; install modern track surface material that reduces injury.
- Add an additional soccer field that can also be used for lacrosse in the spring season. After a community youth lacrosse program is established, start a high school lacrosse program for boys and girls.
- Repave the dilapidated outdoor basketball court.

### **Need A.5: Woodstown residents of all ages have no central place to meet, interact with one another, and participate in organized leisure activities.**

Community centers provide facilities for special uses. These vary in size depending upon their intended uses and population areas. Community centers can program active recreation space indoors or outdoors, offer cultural performance space, provide informal meeting spaces, and provide special recreation facilities, such as racquetball courts. Community centers support senior citizen programs, youth programs, and lifestyle education programs.

In the Woodstown Community Survey, 8% (5 of 60) of participants responded that Woodstown needs a community center targeting youth and senior citizens, as well as to offer organized activities for new residents and those interested in outdoor activities such as local nature walks (see *Appendix A: Community Survey and Stakeholder Interviews*).

NRPA guidelines state that the combined Woodstown-Pilesgrove population can currently support a community center with one or more indoor multipurpose courts. As Woodstown and Pilesgrove grow in population, the community could support up to three multipurpose courts (see *Appendix B: Population-Based Analysis*).

RiverWinds Community Center in West Deptford Township is an example of a new recreation facility serving a growing suburban community, offering many diverse activities, such as two indoor swimming pools and a related aquatic program, a fitness center with personal training services and group classes, and many health and wellness education programs. RiverWinds fills a gap in providing organized athletic leagues for the “active adult” population and has many programs for senior citizens. The center is also open to nonresidents for an increased usage fee. RiverWinds serves West Deptford Township, a community of 20,464 people according to the US Census 2004 population estimates.

### **Need A.6: Woodstown’s recreation program must adapt to local recreation desires and trends.**

Providing residents with new and diverse recreational opportunities is a challenge to a municipality. As a community’s demographics change and the population increases, different recreational amenities become more important. Some organized sports or facilities may wane in popularity as new and different sports garner more media and cultural attention.

After reviewing community survey responses provided by stakeholders, the Woodstown OSAC identified the following recreational amenities as lacking in Woodstown Borough:

- **Dog Park and Dog Runs:** Fenced off-leash parks for dogs and multiuse pathways that can be used for exercising dogs. Many community members bring their dogs to Marlton Recreation Park, which is not specifically designed to be used by dogs. Some Woodstown residents travel outside of the township and even the county to use dog parks elsewhere.
- **Aquatic Facilities:** Facilities that provide for a range of water activities, including traditional swimming for exercises programs, team swimming, and diving.
- **Skate Parks:** Skate parks target youths. “Street” skateboarding and in-line skating can often cause property damage to private business owners and create traffic hazards. The rate of injury for participants is lower for those who skate in a well-designed facility than for those who skate in the street.

- **Lacrosse:** As mentioned previously, lacrosse is becoming more popular in South Jersey after long enjoying popularity and success in New York, Northern New Jersey, Southeastern Pennsylvania, Delaware and Maryland. Marlton Recreation Park and the school district may wish to invest in recreational space for this sport, as well as develop competitive lacrosse programs for area youth. Logan Township started a youth lacrosse program after the Kingsway Regional School District adding a lacrosse team.



*Photo by Patrick Alessi, Kingsway Youth Lacrosse Program, used with permission*

Logan and West Deptford townships started youth lacrosse programs after area high schools added lacrosse as a varsity sport.

**Need B. Trails and passive recreation areas linking people to nature are limited. Residents lack options for mobility within the borough.**

There are no natural trails and only limited parkland within Woodstown. Memorial Lake itself has few points of access for the public and there are almost no opportunities to explore along the Salem River. The Marlton Recreation Area is a large and well-provided facility, but it is actually outside of the borough and does not provide walking trails. Biking is popular in Woodstown, and there are some marked bike trails within the community. Off-street walking trails have yet to be established, however. Linkages between parts of this two-square-mile community are absent.

## OPEN SPACE AND RECREATION NEEDS

To encourage safe alternatives to driving, trails and pathways would provide links to residential areas, commercial areas, recreation areas, and schools. Linking people to the natural world increases public health and promotes an “outdoor ethic” of respect and appreciation for natural areas. This, in turn, enhances stewardship of resources. It is also important for maintaining public support of open space protection. Citizens must see a benefit from their tax dollars. Bringing the public “outside” is an integral part of an open space and recreation program in any community.



*Photo by DVRPC*

An informal trail along Salem River, maintained by nearby landowners.

### **Need C: Historic sites are part of the community’s identity and need to be connected to recreation and leisure opportunities.**

Woodstown has numerous historic sites, including many 19<sup>th</sup> century structures. The center of Woodstown is designated as a historic district and the “Wood Property,” also known as “110 South Main Street” is designated as a historic site by the borough. Their preservation and maintenance is guided by Land Development Chapter §67-47 Designation of Historic District and amended by the borough in Ordinance No. 467 (11-23-1993).

In addition to those areas that are protected by ordinance, there are numerous sites outside the boundaries of the historic district, which merit preservation directly. The historic district is actually rather small in area.



*Photo by DVRPC*

The Friends Meeting House is an example of the important historic sites in Woodstown that continue to shape its identity.

Sites outside its boundaries have no specific protection.

The historic structures and attractiveness of Woodstown are a component in Woodstown's economic well-being and provide a basis for expanded historic tourism in the future. Marked sites, historic walking trails, and other support for pedestrian access to sites and facilities are all underway as measures to promote the borough's history. Open space protection can be used, in some instances, to preserve significant sites and to connect the historic district to other parts of the community. At the least, the historic aspects of Woodstown need to be viewed as resources in the larger plan to protect the outdoor infrastructure.

### **Need D. Endangered species habitat and wildlife corridors are threatened.**

The Salem River and its tributary, Chestnut Run, drain the 1.6 square miles of Woodstown. Memorial Lake's three impoundments are found along the river within Woodstown. The river, the lake, and the wetlands adjoining the river are important sites within the borough for bald eagle foraging and for many other species of birds and mammals. Downstream from Woodstown is a National Heritage Priority Site, and a Wildlife Management Area owned by the State of New Jersey. Upstream, in neighboring Pilesgrove, is another Wildlife Management Area, established by the state, in part, to protect bald eagle nesting habitat.

The Salem River is an important wildlife corridor in Salem County and merits protection along its full length. The state's Division of Fish and Wildlife actively works to protect the Salem River through acquisitions. The section of the river running through Woodstown has some limited protection through land acquisitions made by Woodstown and through municipal ownership along the stretch of the river where the municipal



*Photo by Terry D. Hall, used with permission*

Bald eagles have nested along East Lake's shores and forage along Memorial Lake.

utility authority is located. Additional acreage needs to be preserved along other sections, especially south and southeast of Memorial Lake, which is the corridor utilized by the bald eagles for foraging.

Two of the remaining patches of forested wetland in Woodstown are listed as having vernal pools within them. These spring ponds, which dry up in the late summer or fall, are important breeding sites for rare amphibians – frogs and salamanders. Woodstown's ponds have not yet been surveyed to determine which species are using these pools. However, in general, species that breed in vernal pools need adjoining uplands for a large part of their life cycle. Thus, protection of lands surrounding or adjoining these wet forests is important to survival of amphibian species in the borough.

### **Need E. Stormwater runoff pollution and incomplete protection of stream/river corridors threatens the water quality of streams and lakes.**

Salem River waters within Woodstown's boundaries are listed as impaired for fecal coliform, phosphorus, and for aquatic life support. Memorial Lake is classed as eutrophic – water over-rich in mineral and organic nutrients that promote a proliferation of plant life, especially algae, which reduces the dissolved oxygen content and often causes the extinction of other living organisms. Although some of these impairments are from upstream sources, other sources arrive at the river and lake through stormwater runoff traveling from borough streets and lawns, and from adjoining farmland.

Excessive phosphorus is usually imported into stream systems through stormwater runoff, and is due primarily to high fertilizer loads on residential and commercial lawns or on farm fields. Fecal coliform comes from animal waste, which can include domestic cattle, wild geese populations, and pet waste. Excess sediment – which can smother aquatic organisms and change the shape or bottom of streams and lakes – is usually due to the erosion resulting from damaged outfall pipes and from farm fields lacking forested buffers.

The best protection against stormwater runoff pollution is to create wide corridors of protected forested land along streams. These buffers can reduce or eliminate the pollutant loads and excess sediments carried by runoff. Beginning in 2005, the state's Municipal Stormwater Management program began mandating public education and other measures to help reduce pollutant inputs. Elimination of impairments is essential for public health, as well as for retaining diverse fish and other aquatic wildlife populations.





## SECTION 7: A SYSTEM OF OPEN SPACE FOR WOODSTOWN

Open space is really another form of community infrastructure that needs to be designed and “built” in the same way that utilities and roadways are conceived and laid out. When planned as a system, open space infrastructure has many benefits for a community, including greater preservation of habitat, conservation of renewable resources, increased opportunities for residents to keep fit and improve physical health, a counterbalance to growth and development in order to sustain economic vitality, and maintenance of community character.

This section explains how Woodstown’s open space needs are addressed by the proposed system of Open Space. The *Open Space System* map included in this document depicts this planned approach to open space preservation.

The Open Space System addresses borough needs in the following ways:

**I. Additional Park Acreage Will Answer Current and Future Needs for Recreation**

**II. A System of Interconnected Trails Will Provide Linkages Between Neighborhoods, Schools, Historic Sites, Businesses, and Outdoor Recreation**

**III. Outdoor Recreation Linked with Historic Preservation and Promotion Strengthens Community Identity and Supports Business Success**

**IV. Critical Habitat Preservation Will Protect Threatened and Endangered Species and Protect Water Quality**

**V. Greenways Protect Borough Waterways and Promote Public Appreciation and Use**

### I. Additional Park Acreage Will Answer Future Needs for Recreation

Meeting the recreation needs and desires of Woodstown is a strategic and economic challenge. Woodstown is a developed borough with a stable population. It is surrounded by Pilesgrove Township – a community that could radically change in the next 20 to 30 years but strives to preserve its rural character and its active agricultural industry. Although both communities are successful at meeting their residents’ basic needs, local residents want additional and more diverse recreational opportunities within their municipalities. In response, Woodstown and Pilesgrove, as innovative communities, will need to adapt existing recreation amenities, acquire



*Photo by DVRPC*

Garrison Memorial Park, adjacent to Lawnside Cemetery, is an underused public park not connected to the borough’s residential neighborhoods.

more land, and seize on creative re-use opportunities to provide new and exciting active recreation facilities and parkland.

Woodstown can meet its residents’ needs and desires by working with Pilesgrove Township to expand Marlton Recreation Park. The school site, referenced on Map 9 as “Owned by Pilesgrove,” is an opportunity for Woodstown and Pilesgrove to build additional recreation fields and explore the possibility of offering a lacrosse program to area youths. A dog park and skate park could also be built in conjunction with athletic fields. Walking facilities and multiuse trails can be established throughout the borough and township if the two municipalities work together to identify suitable land. Other tools to fulfill recreational needs include adding lights to fields to expand their use into evening hours.

Although public school lands are not community or neighborhood parks, some needs and desires identified in *Appendix A: Community Survey and Stakeholder Interviews* can be accommodated on Woodstown-Pilesgrove Regional School District land. Whether the school district builds a new high school or renovates its existing fields, of

highest priority is replacing the track. School tracks are often enjoyed by the general public after school hours and during the summer. If the school population continues to increase and a new high school is built, Woodstown residents can suggest (and vote for) an indoor aquatic facility, an indoor sports facility, lacrosse fields, more soccer fields, racquetball courts, and handball courts.

Many recreation demands, needs and desires must be met wholly within Woodstown. Several neighborhoods do not have accessible parkland. The borough should evaluate large developed parcels and vacant parcels to develop additional parklands. The borough could approach Saint Joseph's Roman Catholic Church to inquire about jointly developing a playground and park on open land adjacent to the church's community center. This park would serve Candlelight Village and other residential neighborhoods. South Woodstown will most likely increase in population as it has the largest undeveloped tracts of land. Interested developers have already submitted preliminary site plans calling for dense residential development. Bailey Street Park can be expanded to include agricultural land immediately south and east to better serve the South Woodstown neighborhood. Some land could be left in a natural state for conservation purposes while other land could be developed for active recreation facilities that can be used by all Woodstown residents.

As new development proposals are submitted, the planning board should negotiate with developers to fund or establish more neighborhood and pocket parks and playgrounds. New residential subdivisions can also include walking paths to connect to sidewalks or to proposed trails. Some areas designated as redevelopment areas may also present opportunities for the creation of neighborhood and pocket parks.

A community center serving all age groups in Woodstown is highly desirable. In the historic center of Woodstown are many interesting commercial, public, and residential buildings that could become a community and senior center in the future. Some buildings are very historic and offer a glimpse of Woodstown's current and past importance as an agricultural services center. The agricultural business buildings located near the railroad line may offer a special opportunity to re-use a large warehouse or commercial building in a centralized location – near residences and the Woodstown High School.

## **II. A System of Interconnected Trails Will Provide Linkages between Neighborhoods, Schools, Historic Sites, Businesses, and Outdoor Recreation**

A system of greenways would not only enhance wildlife movement along corridors, but could also serve as a site for a walking trail that connects the community together.

A walking, and possibly biking, trail could be developed along part of the main greenway on the west side of Woodstown, running from the Marlton Recreation Complex down to Bailey Park and even beyond into Pilesgrove. This trail would utilize some lands that the borough already owns, along with some forested buffer areas that were retained behind the Hillcrest Apartments.

A trail system could also be considered within parts of the greenbelt around the borough. This would connect the Marlton Recreation Complex to lands on the northeast side of the borough. If

## A SYSTEM OF OPEN SPACE

a new high school is needed and is eventually sited on land on the borough's northeast side, the greenbelt trail would form a link between these two facilities. Such a linkage is also possible along Chestnut Run, connecting the current high school and middle school grounds to the greenway on the west side of the borough, although there is insufficient room for a walking path along the length of Chestnut Run. The western greenway trail would also serve to connect natural areas, and their adjoining neighborhoods, to the Clawsen Meadows site on the west side of Woodstown. This is an old picnic grove, but still of historic interest and importance. The area continues to be actively used by local residents for informal recreational activities.

Trails along greenways would greatly improve the ability of residents to move around the borough without use of cars and would provide much-needed passive recreation opportunities within close proximity to homes. Walking is a favorite activity in Woodstown. Both off-street trails and on-street marked trails would directly support this recreational interest.



*Photo by DVRPC*

Some private individuals have made trails and crossings over small streams and drainage ditches that flow to the Salem River.

### III. Outdoor Recreation Linked with Historic Preservation and Promotion Strengthens Community Identity and Supports Business Success

Woodstown's historic character provides a base for the development of additional historic tourism as an economic force, beyond that now in existence. Pedestrian access and comfort are key to a good history tourism program. A system of protected lands, greenways and public parks, linked to historic sites, will increase that access and mobility.

On-street trails within Woodstown could link historic sites together. The Candlelight tour that is conducted each year might serve as a base for a permanent historic walking trail, with permanent markers installed at sites and a trail guide developed for visitors to use on their own.

Outdoor studies by students in the middle and high schools could easily utilize Chestnut Run as a natural laboratory for school science investigations. When joined with assessment and study of historical sites in the community, students would gain a great sense of community identity and appreciation. This direct study of one's own community is acknowledged by educators to be the most effective form of educational instruction, but it is rarely undertaken in schools because of the cost of busing students to relevant sites. Woodstown is small enough to support such hands-on education because the study sites are so close at hand.



*Photo by DVRPC*

The building that housed Woodstown Pharmacy is now the home of the thriving Beans Coffee Shop.

Historic tours, combined with stronger historic preservation, would enhance the development of an eco-history tourism program that could bring visitors to Woodstown. Between the historic charm of its streets, and the importance of the Salem River as a habitat for rare wildlife, Woodstown has the makings of a really attractive tourist destination. A program that draws two distinct audiences or that capitalizes on people's interest in both nature and history could be a real economic asset to the community.

### **IV. Critical Habitat Preservation Will Protect Threatened and Endangered Species and Protect Water Quality**

The forested wetlands along the Salem River are all classed as "suitable habitat" for rare and endangered species of wildlife in the most recent mapped version of the Landscape Project produced by New Jersey's Endangered and Nongame Species Program (ENSP). The farmland adjoining the wetlands east of Memorial Lake and south of the lake itself is also classed as "suitable habitat" for grassland-dependent species. Recently the ENSP has notified Woodstown Borough that the lands adjoining the Salem River corridor around and east of Memorial Lake will be reclassified, due to the documented presence of a bald eagle pair that is successfully nesting in woods adjoining East Lake in Pilesgrove and is using the corridor to forage. This will change the status of the forested wetlands and some of the farmland from "suitable habitat" to "critical."

While the forested wetlands have some protection under the New Jersey Wetlands Protection Act, the upland farm fields have no such protection. It is, therefore, of highest priority to preserve the Salem River corridor in this part of Woodstown, and especially to protect upland areas.

A system of greenways that encompasses the stream channels and the lands adjoining them and their tributaries, combined with preservation of the larger parcels on the southern end of Woodstown, will provide protection of the endangered species of the community and of its diversity. Some forms of passive recreation can also be utilized in some of these areas, although the land east of Memorial Lake should be maintained strictly as conservation land.



*Photo by DVRPC*

The Salem River floodplain is a second-growth wooded wetland and home to many different animal and plant species.

The most direct and long-lasting means of preserving stream corridors is to purchase the land making up these linear paths. As mentioned under “Need A,” the State of New Jersey has been acquiring land along the Salem River and establishing Wildlife Management Areas, both upstream and downstream of Woodstown. Acquisition of the Memorial Lake corridor lands within Woodstown for a Wildlife Management Area would provide the best protection of this sensitive area.

The cost of acquiring land can be prohibitive and, often, lands are not available for acquisition. Where it is cost-effective and appropriate, direct acquisition should be considered. Where it is not feasible, other alternatives can be utilized. Examples include such options as:

- 1) The donation or purchase of easements along the riparian corridor
- 2) Requiring maximum protection of wetland buffers in new residential and commercial development
- 3) Encouraging restoration of vegetated stream buffers along farm fields, utilizing the various USDA programs that compensate farmers for loss of acreage or that help to pay for the restoration project
- 4) Adopting a stream corridor protection ordinance that prevents building on floodplains and that establishes appropriately wide buffers along non-wetland stream reaches
- 5) Changing the zoning of a region so that there is less impact from development
- 6) Establishing a conservation design overlay zone for all parcels larger than 10 acres. In such a zone, at least 50% of the parcel would have to be maintained as open space. The same number of residential units as in conventional design would be permitted, but they would be clustered on the least environmentally sensitive portion of the site. Design standards within the overlay zone would relate to resource preservation and would be stricter than in zones not covered by the design overlay.

### **V. Greenways Protect Borough Waterways and Promote Public Appreciation and Use**

The establishment of greenways along the stream corridors of Woodstown Borough accomplishes several aims. Greenways maintain important habitat for wildlife and provide corridors through which animal and plant species can move. They also protect stream waters from the impacts of stormwater runoff, and help to stabilize stream banks and prevent their erosion. This is especially important along small streams, such as Chestnut Run, where existing, close development can have a major impact on water quality and stream condition. In general, greenways aid in maintaining stream structure, in flood prevention, and in maintaining the health of the complex biotic systems of wetlands.

Greenways also serve to connect people to the outdoors by providing sites for walking trails, if sufficient land is available. In some locations, greenways can even accommodate biking trails. A greenway system thus provides opportunities for the public, including school children, to learn

## A SYSTEM OF OPEN SPACE

through experience about the importance of the borough's streams, floodplains, wetlands, forests and open space.



*Photo by DVRPC*

Parts of the Salem River, as it flows through Woodstown, are picturesque and offer quiet places of respite and relaxation.

Trails and greenways are not synonymous. A greenway encompasses the land within a linear region, connecting nodes of protected parkland or upland. However, there may never be adequate space or community support for a trail within the greenway. Trails can only be established on private lands with full landowner involvement and concurrence. Nevertheless, outlining a greenway protection system includes other measures besides acquisition and trail development. Providing stewardship education and information to private owners of greenway lands is equally important.

Where trails are possible, greenways can serve as connectors between community facilities, such as the active recreation parks of Woodstown Borough. For example, a greenway could run between the Marlton Recreation Complex and Bailey Park. This greenway could also connect to land south of Bailey Street that is being considered for additional active recreation. On the north end, the greenway could run between the Marlton Center and the Davis Farm on the northeast side of the borough, and on to the golf course adjoining Woodstown, in Pilesgrove Township. In the future, if the Davis Farm or golf course sites undergo any change in use, the greenways to and along their edges might be open to expansion.

Another form of greenway is a “greenbelt” of protected land that surrounds a community. Woodstown has the potential to create a greenbelt along its northern, western, and southern sides, where there are areas of undeveloped land, although some of this land is actually in Pilesgrove Township. A greenbelt could be developed along the southern border of Woodstown that is entirely within the borough. This could, in turn, connect to possible greenways flanking Nichomus Run – a stream running through Pilesgrove – that flows to the Salem River.

A greenbelt on the northwest side of the borough would have to run along the perimeter of the Marlton Recreation Complex, because of the density of housing in this area in both Woodstown and Pilesgrove. The Marlton Complex is entirely within Pilesgrove. The land adjoining the complex, which was slated for a new high school facility until recently, is already owned by Pilesgrove and could easily accommodate a greenway, in addition to the active recreation expansion that is needed there. Even on the east side, a greenway corridor is not out of the question, if the golf course in Pilesgrove is amenable to granting an access easement. Sharing this greenbelt concept and its specific configurations with Pilesgrove, and coordinating the borough open space plan with township objectives would be a first step to developing the greenbelt.

A greenbelt around Woodstown would provide several benefits. It would demarcate the boundaries of the small borough from that of the larger township and serve as a “gateway” to the historic community. It would provide passive recreation opportunities for residents on either of its sides. It would also provide a link to all parts of Woodstown.





## SECTION 8: ACTION PROGRAM AND RECOMMENDATIONS

The Action Program suggests projects that Woodstown Borough should pursue to implement the *Open Space and Recreation Plan*. The activities listed for the first year after adoption of the plan are the most urgent and will further Woodstown's Open Space and Recreation program immediately. The "three year" recommendations are very important, but will take more time to complete. The "five year" projects are important, but should take place in the appropriate time frame, as opportunities arise. The *Woodstown Open Space and Recreation Plan* is not a static document. The Action Program should be updated every year, and progress or changes should be reported to the governing body.

### *First Year*

- Adopt the Open Space and Recreation Plan as an element of the Woodstown Borough Master Plan.
- Submit the final Open Space and Recreation Plan to Green Acres for the state's Planning Incentive Program.
- Review and prioritize the properties highlighted in the Open Space and Recreation Plan. Visit the properties, meet with owners to discuss conservation options, and decide which one(s), and in what order, to submit for county and state preservation funding.
- Continue investigation of acquiring additional land around Memorial Lake Park that will increase access, allow a recreational trail system, and link the lake area to potential greenways along Salem River.
- Work with the New Jersey Division of Fish and Wildlife to continue efforts to acquire land in the Memorial Lake corridor as a Wildlife Management Area.
- Acquire the large parcel containing upland forest adjoining the Davis Farm, creating an integral piece of the Northern Greenbelt.
- Consider revising the Zoning and Land Use ordinances to establish a mandatory Conservation Design component for new development, in order to protect substantial open space linking to greenways. Also, consider other ordinances that would protect open space,

## ACTION PROGRAM AND RECOMMENDATIONS

such as a zoning change in southern Woodstown and a Stream Corridor Protection Ordinance for the borough.

- Establish a program to assist farmers in participating in conservation, funding programs that support voluntary stream-buffer restoration, especially along Memorial Lake.
- Begin to explore the possibility of off-street and on-street trail development in areas of the borough that would link important natural, historic, and community resources. Start work on assessing community attitudes and involving community groups.
- Expand discussions with neighboring Pilesgrove Township to coordinate open space preservation and recreation planning efforts, determining which recreational amenities can be supported by the area's larger population and where those amenities can be accommodated.
- Investigate lands in the Northwest corner of the borough, which are currently owned by Pilesgrove Township, to determine if the borough can acquire a conservation easement or obtain fee simple ownership from Pilesgrove.
- Initiate discussions with Saint Joseph's Roman Catholic Church about the possibility of developing a playground or other neighborhood facility on part of the property.
- Participate actively in the development of the Salem County Open Space and Recreation Planning process, currently underway.
- Participate actively in the process of updating Woodstown's Wastewater Management Plan, in cooperation with Pilesgrove Township, to coordinate open space infrastructure planning with physical infrastructure plans."

### *Within Three Years*

- Acquire land adjacent to the borough's waterways to protect stream corridors and to provide greenways for public access. Work toward the establishment of greenway connecting corridors as envisioned on **Map 9: Open Space System**.
- Continue working with Pilesgrove Township on development of active recreation facilities and acquisition of additional lands that would be integral to the greenbelt around Woodstown.
- Work with Pilesgrove Township to coordinate and enhance ordinances that protect open space and critical resources, such as the Salem River.

- Initiate efforts to document historic sites outside of the historic district. Consider expansion of Woodstown's historic district and establishment of a tiered system of historic standards, such as that adopted in Cape May. Review mechanisms for managing historic preservation and enforcement of existing and future historic standards within the borough.
- Identify sites along a potential marked historic walking trail.
- Consider adoption of an Official Greenway Map, which is an ordinance in map form that serves as notice to owners and developers that the community is interested in preservation of specific properties. This gives the municipality the right to utilize a one-year window in which to arrange acquisition of a mapped property when a development project is approved.
- Consider revising development requirements to incorporate pocket parks and other smaller facilities within subdivision site plans, in order to provide active recreation in and around residential areas.
- Work with private landowners with property within the greenways to place conservation easements on their holdings.
- Establish a systematic outreach program to landowners about greenway protection and land and water stewardship.
- Review the Open Space Plan annually to update the properties and information and to reflect any changing plans of the borough. Submit the update to Green Acres.

### *Within Five Years*

- Discuss the preservation priorities of other nonprofits active in the area to form partnerships.
- Identify ways to encourage and support the Woodstown-Piles Grove School District in monitoring streams in the borough and township, in order to expand awareness of the important natural resources in the community and to increase stewardship of greenway corridors. Help to publicize findings by students. Explore collaboration with the Salem County Watershed Task Force and with Salem County College's biology and education programs as a means of obtaining professional and college student help with such programs.
- Pursue the identification and listing of unlisted Woodstown Borough historic sites on the state and federal registers.

## ACTION PROGRAM AND RECOMMENDATIONS

- Identify potential sites/buildings and conduct specific facility and financial planning for the development of an indoor community center.
- Identify and begin efforts to acquire and develop a canoe/kayak access site in Garrison Park, along the Salem River.
- Initiate development of an ecotourism/history program that makes preservation of habitats and historic structures of vital importance to the town's economic well-being.





## SECTION 9: LAND ACQUISITION RECOMMENDATIONS

### THE MAPS

The Land Acquisition Recommendations listed in this section of the document give the details on the properties that fall within the proposed greenways, greenbelt and recreation sites. Included in the Maps section of this *Open Space and Recreation Plan* is **Map 9: Open Space System** where these areas are illustrated. The Proposed Greenways and Greenbelt connect parklands, natural areas, and waterways of the borough. The Proposed Recreation sites delineate specific sites that are suitable for development of active recreation amenities. The map is intended to provide a broadly inclusive approach that illustrates the borough's interest in preserving open space and providing more active and passive recreation opportunities for area residents and visitors.

### THE RECOMMENDATIONS

The following pages outline the blocks and lots of the parcels that would create several greenways and a greenbelt envisioned on **Map 9: Open Space System**. Introducing each list is a summary of the open space significance of the area, as well as funding sources that could be used to preserve the properties.

It can be assumed that there are environmental objectives relative to any property included within a greenway, greenbelt, or connector. However, the protection of a particular property and the achievement of environmental objectives can be obtained through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners. The borough will work with willing landowners to find the most mutually beneficial approach to land protection.

A property's inclusion on the following *Land Acquisition Recommendations* pages indicates that the specific property is within one of the designated greenways, greenbelt, or connector. The properties of primary interest are those that are also on:

- the Potential Open Space Summary (see Table 4.4 on page 30), or
- in the lists of properties that are Exempt (Classes 15A, 15C, 15D, 15E, and 15F), Vacant (Class 1), Farmland-Assessed (Class 3A/3B), or "Developed" property over three acres (Classes 2, 4A, 4B) in the *Parcel Data Tables* in the *Appendices*.

## LAND ACQUISITION RECOMMENDATIONS

Properties that are developed and less than three acres in size are also included in the inventory for each greenway or connector in order to provide block and lot information for possible use in a program fostering stewardship or trail development.

**Information on landowners** of specific parcels in the following inventories **comes from the tax records as of the end of year 2003**, which is the most recent update of the base parcel map created by Salem County using Geographic Information Systems mapping. Records connected to the maps have not been updated **and may not be accurate as to ownership or mailing address**. Checking current tax records is essential before contacting landowners for any purpose.

### Explanation of Tax Class Column

Class 1 = Vacant land  
Class 2 = Developed, residential property  
Classes 3B or 3A/3B = Farmland-assessed  
Class 4A = Developed, commercial property  
Class 4C = Developed, Apartment buildings  
Class 15A = Tax Exempt, Public School  
Class 15B = Tax Exempt, Other School  
Class 15C = Tax Exempt, Public  
Class 15D = Tax Exempt, Charity  
Class 15E = Tax Exempt, Cemetery  
Class 15F = Tax Exempt, Miscellaneous

## Northern Greenbelt

**Open Space Significance:** A greenbelt is an extensive area of largely undeveloped land, sparsely occupied land, or agricultural land associated with a community and set aside to contain development; preserve the character of the rural areas and community; and provide open space for wildlife, passive recreation, and environmental conservation. The proposed Woodstown Greenbelt surrounds the northern half of Woodstown from Marlton Recreation Park, around the large residential neighborhoods of Franklin Meeting, the Manor, Harris Acres, and High Bridge, down to Candlelight Village. It encompasses recreation land in Marlton Recreation Park, agricultural land on various parcels – including those owned by Pilesgrove Township, Pettit Dairy, and the Davis Farm – and wooded wetlands on a large vacant parcel adjacent to the Davis Farm. It also includes vacant or buffer land on various other parcels owned by the National Guard Armory and the Town and Country Golf Course.

The wooded wetlands site is of high conservation value as this is one of the last remaining, large, open space parcels in Woodstown; provides habitat for unique ecological communities; and may contain a vernal pool (as described in Section 2.1.6 of this document). The wooded wetlands and the adjacent Davis Farm provide some of the highest groundwater recharge area in the borough – recharging to the Kirkwood-Cohansey Aquifer between 10 and 11 inches per year. According to New Jersey’s Landscape Project, this area has a significant amount of suitable grasslands habitat, as well.

The Woodstown Greenbelt extends south to the Town and Country Golf Course to form a buffer between Candlelight Village and the golfing range. A golf course, while supplying recreational opportunities and some open space benefits, is not preserved open space. A greenbelt would distinctly separate the borough and preserve community character if residential, commercial, or industrial development were to occupy the golf course site in the future.

**Potential Preservation Strategy:** Vacant parcels could be preserved using New Jersey Green Acres funding, Salem County Open Space funds (when available), and/or municipal open space funds (when available). Farm-assessed property in Woodstown and Pilesgrove could be preserved through farmland preservation programs. Conservation easements could be pursued for portions of all properties listed. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway, Greenbelt, or Connector, and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

### Woodstown Borough Parcels

Block	Lot	Class	Owner	Address	City/State	ZIP	Acres	Location
10	1	3A	Township of Pilesgrove	1180 Route 40	Pilesgrove, NJ	08098	3.34	Buffer
10	24	1	K Cronin c/o J D Jordan, Guardian	111-113 N Broadway	Pennsville, NJ	08070	0.1	
12	30	1	N/A (Not Available)				2.63	
13.01	2	4A	Erdner's Busy Corner, Inc.	PO Box 68	Swedesboro, NJ	08085	5.2	
14.01	1	3A	Foster, Steven L + Sickler, Susan L	1084 Route 45	Pilesgrove, NJ	08098	3.86	
14.01	2	15C	New Jersey Dept of Defense	Eggerts Crossing Rd.	Trenton, NJ	08638	6.41	National Guard Armory
15	2	1	Nuckel Estate: Donald, Jill, James Administrators	320 Liberty Street, Suite 53	Little Ferry, NJ	07643	19.75	
15	3	3A	Davis, Edith P.	469 Eldridge's Hill Road	Pilesgrove, NJ	08098	8.83	
15	29	3A	Davis Holdings, LP	469 Eldridge's Hill Road	Pilesgrove, NJ	08098	17.2	

### Pilesgrove Township Parcels

Block	Lot	Class	Owner	Address	City/State	ZIP	Acres	Location
27	8	NA	Penn Central Transportation Corp.	Provident Tower, IE, 4 <sup>th</sup> Street	Cincinnati, OH	45202	7.83	
28	8	3A	Coombs, Bruce and Eileen	1072 Route 45	Pilesgrove, NJ	08062	38.17	
27	7	3B	Pettit, Elmer and Vera	153 Auburn Road	Pilesgrove, NJ	08098	39.17	Preserved Farmland
13	17	3B	Pettit, Elmer and Vera	153 Auburn Road	Pilesgrove, NJ	08098	18.39	Preserved Farmland
26	4	15C	Pilesgrove Township	1180 Route 40	Pilesgrove, NJ	08062	82.83	Planned School Site
28	6	3A	Coombs, Bruce and Eileen	1072 Route 45	Pilesgrove, NJ	08062	0.71	
26	4.01	2	Cronin, K.A. c/o Jordan J., guardian	111-113 North Broadway	Pennsville, NJ	08070	0.66	
13	17.01	15C	New Jersey Dept of Defense	Eggerts Crossing Rd.	Trenton, NJ	08638	6.41	National Guard Armory
39	18	4A	Pierson-Gaskill Golf Properties	PO Box 170	Woodstown, NJ	08098	178.03	Golf Course
30	14	15C	Pilesgrove Township	1180 Route 40	Pilesgrove, NJ	08062	65.05	

## Chestnut Run Greenway

**Open Space Significance:** This area lies along Chestnut Run, a tributary to the Salem River. The land within the Chestnut Run Greenway is mostly developed and generally follows the boundaries of the borough's "Conservation Zone." The stream flows through the borough and suffers from severe erosion as it passes through Woodstown-Pilesgrove Regional School District land, into a culvert under an elevated railroad track, through the private Chestnut Run Swim Club, and along small residential lots. Steep slopes of greater than 20% are present on the south side as the stream enters the neighborhoods of Kresswold Lane and Chestnut Drive. Flatter areas of the greenway, especially on the school site, provide high groundwater recharge. Parts of the stream corridor are designated as suitable forested wetlands habitat by the New Jersey Landscape Project. Currently, the greenway is unofficially used by some borough residents for walking.

A stewardship education campaign and/or preservation of this area where appropriate would help to protect all the natural resource values just discussed. It would also provide an opportunity for the borough to restore the natural flow of the stream and create a forested buffer to improve surface-water quality.

**Potential Preservation Strategy:** Vacant parcels could be preserved using NJ Green Acres funding, Salem County Open Space funds (when available), and/or municipal open space funds (when available). Conservation easements could be pursued for undeveloped portions of those properties listed as residential. Educational materials for distribution to owners of small residential properties can be developed. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway, Greenbelt, or Connector, and that there are some environmental objectives relative to the property. Such objectives can be achieved through conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Owner	Address	City/State	ZIP	Acres	Location
15.02	4	4A	Pierson-Gaskill Golf Properties, INC.	PO Box 430	Woodstown, NJ	08098	8.02	Town & Country Golf Course
27	22	15A	Woodstown-Pilesgrove Board	135 East Ave	Woodstown, NJ	08098	42.95	Woodstown-

Block	Lot	Class	Owner	Address	City/State	ZIP	Acres	Location
			of Education					Pilesgrove School
27	24.03	2	N/A (Not Available)				2.36	
27	36	2	Tighe, Daniel C + Anne M	33 Kresswold Lane	Woodstown, NJ	08098	0.99	
27	37	2	Donald, John T + Holliman, Kathy L	29 Kresswold Lane	Woodstown, NJ	08098	0.75	
27	38	2	Thorn, Haward W + Riley, Lynne J	25 Kresswold Lane	Woodstown, NJ	08098	0.61	
27	39	2	Robinson, Brent R + Joan W	21 Kresswold Lane	Woodstown, NJ	08098	0.48	
27	40	2	Ford, Robert E	17 Kresswold Lane	Woodstown, NJ	08098	0.59	
27	41	2	Ott, George S	15 Kresswold Lane	Woodstown, NJ	08098	0.53	
27	42	2	Telsey, Adam J + Kristin J	11 Kresswold Lane	Woodstown, NJ	08098	0.64	
27	44	2	Lindenmuth, Jacqueline A	216 East Avenue	Woodstown, NJ	08098	0.83	
27	45	2	Leach, Margaret I + Stevens, Mark	2 Chestnut Drive	Woodstown, NJ	08098	0.52	
27	46	2	De Jong, Elyse B	6 Chestnut Dr	Woodstown, NJ	08098	0.49	
27	47	2	Battle, Douglas Scott + Mary Ann	10 Chestnut Drive	Woodstown, NJ	08098	0.6	
27	49	2	Ewan, Evan B & Virginia C	18 Chestnut Dr	Woodstown, NJ	08098	0.95	
27	50	2	Wallace, Muriel	22 Chestnut Dr	Woodstown, NJ	08098	0.57	
27	51	2	Woessner, Flora D	26 Chestnut Dr	Woodstown, NJ	08098	0.67	
27	52	2	Ohmott, Carl H & Barbara K	30 Chestnut Dr	Woodstown, NJ	08098	0.53	
27	53	2	Lawrence, Joseph R + Jody	34 Chestnut Dr	Woodstown, NJ	08098	0.54	
27	54	2	Biernbaum, Charles F	38 Chestnut Dr	Woodstown, NJ	08098	0.98	
35	10	4A	Chestnut Run Pool Assn	PO Box 311	Woodstown, NJ	08098	2.1	Chestnut Run Swim Club
35	11	4A	N/A				2.17	Chestnut Run Swim Club
35	25	1	Klose Jr, John Farley + Brilyn Kami	48 Church St	Woodstown, NJ	08098	0.48	
35	39	2	Lopez, Deven K	1513 Paul Avenue	Paulsboro, NJ	08066	1.24	
40	10	2	Rosenberg, Patricia + Alan S	65 West Millbrooke Avenue	Woodstown, NJ	08098	4.09	

Block	Lot	Class	Owner	Address	City/State	ZIP	Acres	Location
40	12	2	Patten, Benjamin P	33 W Milbrooke Ave	Woodstown, NJ	08098	0.82	
40	13	2	Seagraves, Martha L	212 S Main St	Woodstown, NJ	08098	0.52	
40	16	2	Herscher, Sandra	12 Allen Ave	Woodstown, NJ	08098	0.19	
40	17	2	Sherburne, Craig S + Jennifer A	14 Allen Avenue	Woodstown, NJ	08098	0.25	
40	18	2	Christopher, Margaret	PO Box 253	Woodstown, NJ	08098	0.15	
40	19	2	Cawman, Anna C	33 S Locust Ave	Salem, NJ	08079	0.15	
40	20	2	Cawman, Anna C	33 S Locust Ave	Salem, NJ	08079	0.32	
40	21	2	Romanosky, Robert	26 Allen Ave	Woodstown, NJ	08098	0.6	
40	22	2	Bevis, Robert R & Bobbi D	30 Allen Ave	Woodstown, NJ	08098	1.72	



## Salem River Greenway

**Open Space Significance:** This area is located along the entire stretch of the Salem River as it flows through Woodstown. The river, the lake, and the wetlands adjoining the river are important sites within the borough for bald eagle foraging and for many other species of birds and mammals. Downstream from Woodstown is a National Heritage Priority Site, and a Wildlife Management Area owned by the State of New Jersey. Upstream, in neighboring Pilesgrove, is another Wildlife Management Area, established by the state, in part, to protect bald eagle nesting habitat. As the Salem River flows through the western side of Woodstown, it is very meandering and left in a relatively natural state.

Clawsens' Meadows, on the western border of the borough adjoins the Salem River and is a historic picnic and natural area previously utilized regularly by Woodstown residents. Lawnside Cemetery owns a large parcel that encompasses extensive steep slopes greater than 20%, forested wetlands, and patches of upland deciduous forest. Hillcrest Apartments own two large parcels, of which a small part remains forested.

Woodstown Borough owns much of the lake shore around the upper part of Memorial Lake. Residential lots directly about the northern side of Memorial Lake after it passes under South Main Street. A large farm field lies to the south of Memorial Lake.

The forested wetlands along the Salem River are all classed as "suitable habitat" for rare and endangered species of wildlife in the most recent mapped version of the Landscape Project produced by New Jersey's Endangered and Nongame Species Program (ENSP). The farmland adjoining the wetlands east of Memorial Lake and south of the lake itself is also classed as "suitable habitat" for grassland-dependent species. Recently the ENSP has notified Woodstown Borough that the lands adjoining the Salem River corridor around and east of Memorial Lake will be reclassified, due to the documented presence of a bald eagle pair that is successfully nesting in woods adjoining East Lake in Pilesgrove and is using the corridor to forage. This will change the status of the forested wetlands and some of the farmland from "suitable habitat" to "critical."

Preservation of this area would protect all the natural resource values just discussed. It would also provide wildlife corridors and partial walking trails between recreation amenities, such as the publicly owned Bailey Street Park, Memorial Lake, and Marlton Recreation Area.

**Potential Preservation Strategy:** Vacant parcels could be preserved using NJ Green Acres funding, Salem County Open Space funds (when available), and/or municipal open space funds (when available). The farm-assessed property could be preserved through farmland preservation programs, a Conservation District designation, or a Conservation Design Ordinance. Conservation easements or partial acquisition could be pursued for undeveloped portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway, Greenbelt, or Connector, and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Owner	Address	City/State	ZIP	Acres	Location
21	1	2	Vilary, Kurt + Lori R	72 Marlton Road	Woodstown, NJ	08098	10.33	
21	2	2	Petrin, Daniel J + Melanie F	60 Marlton Rd	Woodstown, NJ	08098	1.14	
21	3	2	Skocik, John A. & Gail D.	56 Marlton Rd	Woodstown, NJ	08098	0.57	
21	4	2	Willard, Stanley A Jr	52 Marlton Rd	Woodstown, NJ	08098	0.57	
21	5	2	Dorrell, Gary C & Audrey E	48 Marlton Rd	Woodstown, NJ	08098	0.7	
21	7	2	Brooks, Shirley E	32 Marlton Rd	Woodstown, NJ	08098	1.01	
21	38	15E	Lawnside Cemetery Assn	225 West Ave	Woodstown, NJ	08098	15.77	Lawnside Cemetery
21	45	2	Webb, Marvin O	24 Marlton Rd	Woodstown, NJ	08098	5.47	
21	46	2	Webb, Marvin O	24 Marlton Rd	Woodstown, NJ	08098	4.85	
40	8	2	Griffith Betsey L	298 Bailey St	Woodstown, NJ	08098	3.41	
40	9	2	Woodstown Borough of	25 West Ave Borough Hall	Woodstown, NJ	08098	3.29	
40	10	2	Rosenberg, Patricia + Alan S	65 West Millbrooke Avenue	Woodstown, NJ	08098	4.09	
40	22	2	Bevis, Robert R & Bobbi D	30 Allen Ave	Woodstown, NJ	08098	1.72	
40	24	15C	Woodstown Sewerage Authority	25 West Ave	Woodstown, NJ	08098	5.36	Wastewater Treatment Plant

Block	Lot	Class	Owner	Address	City/State	ZIP	Acres	Location
40	24	15C	Woodstown Sewerage Authority	25 West Ave	Woodstown, NJ	08098	0.48	Wastewater Treatment Plant
40	43	15C	Woodstown Sewerage Authority	25 West Ave	Woodstown, NJ	08098	1.51	Wastewater Treatment Plant
40	47	4A	Gmac Com Mort Corp, Attn Escrow Pro	PO Box 167928	Irving, TX	75016	12.25	Hilcrest Apartments
40	49	4A	Hilcrest li Limited Partnership	191 White Horse Pike PO Box 457 Friends Drive	Berlin, NJ	08009	15.02	Hilcrest Apartments
49	1	1	Friends Home At Woodstown	192 E Millbrooke Ave	Woodstown, NJ	08098	3.34	
49	2	2	Shimp, Douglas M + Heather C	232 S Main St	Woodstown, NJ	08098	1.47	
49	3	1	Walker, Earle L Jr	232 S Main St	Woodstown, NJ	08098	1.67	
49	4	1	Walker, Earle L Jr & Earle Sr Est	232 S Main St	Woodstown, NJ	08098	1.09	
49	5	1	Walker, Earle L Jr	232 S Main St	Woodstown, NJ	08098	2.18	
49	6	2	Armstrong, Robert F & Linda	72 East Lake Rd	Pilesgrove, NJ	08098	1.54	
49	7	2	Armstrong, Robert F	72 East Lake Rd	Pilesgrove, NJ	08098	1.49	
49	8	2	Johnson, Keith W	156 E Millbrooke Ave	Woodstown, NJ	08098	1.64	
49	9	2	Harris, Shirley G	152 E Millbrooke Ave	Woodstown, NJ	08098	0.75	
49	10	2	Pope, Minnie	150 E Milbrooke Ave	Woodstown, NJ	08098	0.7	
49	11	2	Brokenbaugh Cynthia P	7 S Smith Ave	Penns Grove, NJ	08069	1.18	
49	12	2	Corbin, Virginia L	144 E Millbrooke Ave	Woodstown, NJ	08098	1.04	
49	14.03	2	Salisbury, Michael + Roberta	140 E Millbrooke Ave	Woodstown, NJ	08098	1.6	
49	15	2	Beal, Jeffrey A	132 E Millbrooke Ave	Woodstown, NJ	08098	0.36	
49	16	2	Bobbitt Jr, Bruce L	34 Main Street	Pilesgrove, NJ	08098	0.32	
49	17	2	Haraburda, John Pl + Kathleen F	123 East Third Street	Media, PA	19063	0.39	
49	18	2	Maxwell, Nicole D	PO Box 258	Pedricktonw, NJ	08067	0.36	
49	28	3A	Woodstown Associates LLC	4300 Haddonfield Road	Pennsauken, NJ	08109	63.35	

Block	Lot	Class	Owner	Address	City/State	ZIP	Acres	Location
49	29	3A	Woodstown Associates LLC	4300 Haddonfield Road	Pennsauken, NJ	08109	16.01	
49	30	2	N/A				0.43	

## Bailey Street Park Connector

**Open Space Significance:** This area is located at the southern end of Woodstown, along the border between the borough and Pilesgrove Township. The proposed connector would connect existent Bailey Street Park to natural areas to the south and east, to a possible trail along a part of the proposed Salem River Greenway, and to natural areas along Nicholas Run in Pilesgrove Township.

The parcel immediately south of Bailey Street Park has a patch of upland forest. The parcel east of Bailey Street Park contains herbaceous and agricultural wetlands and may be the site of a possible vernal pool (see Section 2.1.6). A latent stream is also present on this site.

The New Jersey Landscape Project designates most of this area as suitable grasslands and emergent wetlands habitat. A small area, adjoining land in Pilesgrove Township, is designated as suitable forested wetlands habitat.

Land near the borough's eastern border is suitable for active recreation development. Several sport fields, playgrounds, and basketball courts could be accommodated.

Preservation of this area would protect all the natural resource values just discussed. It would also provide a trail head for a possible walking trail connection to the Salem River Greenway and to various historic and community sites, and Marlton Recreation Park .

**Potential Preservation Strategy:** Vacant parcels could be preserved using NJ Green Acres funding, Salem County Open Space funds (when available), and/or municipal open space funds (when available). Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway, Greenbelt, or Connector, and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Owner	Address	City/State	ZIP	Acres	Location
46.00	5.00	3A	Lee, Robin Yvonne	319 Fenwick Ave	Salem, NJ	08079	11.31	
51.00	10.00	3A	Gemberling Family Partnership	1200 Chantry Place	Heathrow, FL	32746	21.32	
51.00	12.00	3A	Gemberling Family Partnership	1200 Chantry Place	Heathrow, FL	32746	3.78	



## SECTION 10: PRESERVATION TOOLS, PARTNERS, AND FUNDING SOURCES

This section is a listing of the tools and funding sources available to preserve open space. It is not an exhaustive listing, but it includes the most commonly used and most successful techniques.

### 10.1 PRESERVATION TOOLS

#### *Fee Simple Acquisition*

Usually, the most expensive way to preserve property is direct acquisition through fee simple. The title to the property changes hands from one owner to another. A disadvantage to this approach is the need to have the full purchase price available at the closing. Government agencies may not be able to raise the funds in time before an owner decides to sell the property to another buyer.

#### *Municipal Preservation Tools*

One preservation tool at the disposal of the municipality is *tax foreclosure*. If a parcel falls under Woodstown Borough's ownership through tax foreclosure, the municipality may want to consider holding the property as part of its lands for recreation and conservation purposes if it falls within an identified greenway corridor. Periodic examination of properties with *tax liens* upon them may also yield opportunities for the municipality to purchase the lien and preserve the land for environmental or recreational uses.

An *official greenways map* is another tool available to a municipality. An official greenways map is essentially an ordinance, in map form, that designates existing and proposed areas for protection. Once adopted, the official greenways map gives notice to property owners and developers of the municipality's intentions to preserve the areas for flood control, stream bank stabilization, provision of wildlife habitat, and/or recreational facilities. The official map usually comes into play at the time a land development or subdivision is proposed. The municipality then has the option, for up to one year after final plan approval, to negotiate various ways to keep the land open, using all the conventional land preservation methods. However, unless otherwise agreed upon, the law specifically states that the property owner is entitled to full market compensation.

The borough may want to develop educational materials that target large property owners to describe various financial approaches to preserving land. For example, some owners may want to work out an arrangement where they sell blocks of their land over time (*installment sale*) to the township or to some other preservation partner. Other landowners may sell their land to the township at a *bargain sale* to receive deductions for a charitable contribution on federal income tax. *Donations* of property may also be considered charitable contributions. *Leasing arrangements* with the owner allows the municipality to purchase the property and lease it back to

the owner. This arrangement works when the property is not needed for immediate public use. Owners who want to remain on their property can sell a *life estate*. All of these techniques accomplish the borough's goal of retaining large properties without the prohibitive expenses of direct acquisition.

### ***Other Non-Direct Acquisition: Easements***

Another effective tool for preserving land is an easement. An easement grants an entity such as the borough the right to use another's property for a specific purpose. There are many kinds of easements designed for many purposes. Easements most appropriate for land in the Borough of Woodstown include:

- Trail easements: the right to traverse a specific path through a property
- Scenic easements: the right to maintain a view and ensure that view is maintained
- Conservation easements: purchases the development rights to a property to preserve the natural landscape of the site
- Agriculture easements: purchases the development rights to the property to preserve the agricultural use of the site

The advantages of easements include the lower costs to the buyer to acquire a particular use on a piece of property. Conservation easements generally cost from 70 to 80% of the fair market value of the land. Trail easements may be used appropriately to create greenways along and around water bodies.

Another advantage of easements is that the land remains in private ownership. The borough will still collect property taxes from the owner. The amount and type of easement right that is sold will typically lessen the owner's tax liability.

Written into the deed, an easement will be associated with a tract of land despite any ownership change. Public access is not necessarily a condition for an easement.

Easements can provide a conservation solution for the municipality and the private landowner. They represent a flexible tool that can be written to satisfy public uses as well as a private landowner's needs.

### ***Bonding***

The municipality can issue bonds to borrow money to pay for acquisitions. Funds from the Woodstown Borough Open Space Trust or the Farmland Preservation Trust could be used for the 5 percent down payment to issue bonds as well as for debt service over time. General obligation bonds require voter approval and can impair the tax credit of the municipality. The consistent, dedicated revenue from the Open Space and Farmland Preservation trusts make revenue bonds an attractive alternative, but these bonds typically have a higher interest rate than the general obligation bonds.

### ***Installment Purchases***

For large purchases of land, the municipality may work out an arrangement with a landowner that allows an incremental purchase over time. The property owner receives the purchase price over a specified time period, as well as interest on the unpaid, negotiated balance. Funds from the municipal Open Space or Farmland Preservation Trusts can be committed for this payment. This arrangement may result in tax benefits for the seller. The borough benefits by not being obligated to pay the full price of the land in one payment.

### ***Lease-Back Agreement***

If the land is not needed for immediate use, the borough can purchase a piece of property and lease it back to the owner or another entity for use. Partial reimbursement of the purchase price can be repaid through rental fees; and maintenance costs are reduced. A variation of this technique is the use of life estate rights. The borough would purchase a piece of property and allow the seller to continue to live on the property for a specified amount of time or until death. This technique is most useful when the borough identifies an important tract and wants to ensure its availability in the future. The landowner may realize estate tax advantages through these methods.

### ***Donation/Bargain Sale***

Selling land to a nonprofit organization or to a municipality will provide tax advantages to the owner. Landowners who own property that has escalated in value may reduce their capital gains liabilities through donating the property or selling it at a bargain sale for less than the appraised value. Estate taxes may also be reduced with proper planning. Conservation easements are effective tools for estate planning. The borough may want to discuss land priorities with a nonprofit land trust. The land trust can contact owners to discuss general tax advantages of donations and bargain sales. These are cost-effective methods of obtaining open space.

### ***Long-term Lease***

The borough may be able to negotiate a long-term lease with a landowner unwilling to transfer complete ownership. This method may be a useful option for trail easements or athletic fields. The borough will have to weigh the cost advantages of long-term rental payments over outright acquisition costs against lack of full and long-term control of the property.

### ***Eminent Domain***

The borough has the right to condemn and acquire privately owned property for a public purpose. This technique should be considered only when negotiation options have been exhausted. The total cost of the property is likely to be considerably higher than a negotiated price because of increased legal fees and court determination of the land value.

## *Zoning*

Open space benefits may be achieved through the use of municipal tools, such as cluster zoning and mandatory conservation design. These techniques allow the same or greater density on a tract of land, but reduce individual lot sizes. They can be an attractive incentive to developers since they will spend less on construction and infrastructure costs. The remaining land becomes dedicated open space at no cost to the municipality. The dedicated open space resulting from these techniques should be monitored to ensure that the open space values are maintained. If these lands are not under conservation easement restrictions, the borough should consider that action. Any open space dedicated as part of a developer's agreement should be placed under a conservation easement. The borough may also want to require the establishment of an endowment or trust supplied with funds, to be used to maintain the easement.

Protective zoning is another tool that can be used to limit development in environmentally sensitive areas, such as aquifer recharge zones, wetlands, steep slopes, stream corridors, and natural and historic sites. See the DVRPC Web site for a description of municipal natural resource protection tools and sample ordinances from within the region:  
[www.dvrpc.org/planning/community/protectiontools.htm](http://www.dvrpc.org/planning/community/protectiontools.htm).

## 10.2 OTHER CURRENT AND POTENTIAL PARTICIPANTS IN OPEN SPACE PRESERVATION IN WOODSTOWN BOROUGH

Several regional efforts to preserve open space and provide stewardship activities are relevant to Woodstown Borough. These regional initiatives include the following participants:

- **New Jersey Natural Lands Trust.** The NJ Natural Lands Trust was created in 1968 by the state legislature as an independent agency. The trust's mission is to preserve land in its natural state to protect wildlife habitat and provide residents with passive recreation. The trust preserves land primarily by donations of title in fee simple or conservation easements. The trust manages its properties to conserve endangered species habitat, rare natural features, and significant ecosystems.
- **Natural Lands Trust.** The Natural Lands Trust is a regional land trust, which seeks to implement a regional vision of open space by working at the local level with landowners, communities, and others interested in achieving conservation goals. The trust primarily works in Bucks, Chester, Delaware, Montgomery, Cumberland, and Salem counties, but has recently acquired land in nearby Harrison Township (Gloucester County).
- **New Jersey Green Acres Program.** The Green Acres Program was created in 1961 to meet New Jersey's growing recreation and conservation needs. In 1998, New Jersey voters approved the Garden State Preservation Trust Act – a bill establishing a stable source of funding for preservation efforts. The Green Acres program provides funding assistance for the

## PRESERVATION TOOLS, PARTNERS, AND FUNDING SOURCES

acquisition of municipal park and recreation areas listed in a municipal *Open Space and Recreation Plan*. Through its Planning Incentive Program, Green Acres will provide a grant that will cover up to 50% of the land acquisition costs of a particular tract.

- **Salem County Agricultural Development Board.** This board administers the farmland preservation program in Salem County. County funding for farmland preservation and open space comes from the Salem County Open Space and Farmland Trust Fund. Salem County is currently developing a strong Open Space Program and investigating funding priorities during the creation of the county Open Space and Recreation Plan (Spring/Summer/Fall 2006).
- **Delaware Valley Regional Planning Commission.** DVRPC is a regional planning organization focused on wise land use within the Delaware Valley. DVRPC has developed a program of open space planning and advising for municipalities in southern New Jersey and has helped Woodstown Borough compile its Open Space and Recreation Plan.
- **The Nature Conservancy.** The Nature Conservancy's mission is to preserve plants, animals, and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. They have been awarded funds from the Doris Duke Charitable Foundation to acquire and preserve endangered species habitat in New Jersey.
- **New Jersey Conservation Foundation.** The foundation's mission is to promote conservation of land and natural resources throughout New Jersey. The foundation supports local municipalities in their efforts to establish or increase Open Space and Farmland Preservation funds, and conduct multi-municipal preservation efforts. It also supports efforts by local land trusts to acquire specific properties.
- **Rails to Trails Conservancy.** This national conservation organization focuses its efforts on converting old railroad beds into trails. The railroad bed running through the center of the borough, if abandoned, would represent an opportunity for additional outdoor recreation. The trail could also connect preserved parkland.
- **South Jersey Land Trust.** South Jersey Land Trust is a regional land trust whose mission is to protect and preserve the natural, cultural, and historic heritage of southern New Jersey. South Jersey Land Trust preserves land through fee simple acquisition and conservation easements. The organization also assists state, county and local entities in open space planning, acquisition, and management. The SJLT project area, for which it has Green Acres funding, consists of the Raccoon and Oldmans watersheds.
- **New Jersey State Agricultural Development Committee.** Through coordination with county Agricultural Development Boards, local governments, and nonprofit organizations, the State Agricultural Development Committee administers the state farmland preservation program. The farmland preservation program includes the purchase of agricultural easements, the

purchase in fee simple of entire farmland properties (to be auctioned off with an agricultural easement), and the acceptance of donations of agricultural easements.

- **Stewart Land Trust.** This small trust provides funding for land acquisition in Gloucester, Salem, Cape May, Atlantic, Cumberland, and Ocean counties. To be eligible, a property must either contain water or be adjacent to water. The Stewart Trust was established in the 1950s with the goal of preserving wildlife habitat and has assets of \$5 million. The trust provides support for the acquisition of properties that can be purchased solely with Stewart Trust funds. Title to any such acquired property is held in perpetuity by the trust. The Marlton Recreation complex was acquired through funding from the Stewart Land Trust.

## 10.3 FUNDING SOURCES

To accomplish all of its open space goals, Woodstown Borough will have to seek funding support from a variety of sources.

### *Nonprofit Land Conservation Organizations*

Nonprofit land conservation organizations are eligible for nonprofit grants from the state Green Acres program. Nonprofit grants may total \$500,000 and require a dollar for dollar match. Land trust associations are good partners for land acquisition in the sensitive and natural areas in the borough. These organizations have experienced staff, knowledgeable about benefits to a landowner interested in preserving property as well as strategies for open space preservation. Nonprofit land trusts can also “sign on” to the borough’s *Open Space and Recreation Plan* registered with Green Acres. This process makes nonprofits eligible for Green Acres’ funding to acquire land important to the borough.

### *Historic Preservation*

A total of \$6 million a year is available from the state Green Acres program for historic preservation projects. Coordinating historic preservation and open space goals would promote access to this funding.

### *State Land Management Agencies*

The state is a likely partner to help the borough protect large resources. The New Jersey Division of Parks and Forestry and the Division of Fish and Wildlife have access to Green Acres funds. The Garden State Preservation Trust Act, passed in 1999 and the source of Green Acres funds, includes funding for historic preservation, farmland preservation, and public parkland acquisition. Almost a third of the public parkland allocation goes to state land management agencies, with the

## PRESERVATION TOOLS, PARTNERS, AND FUNDING SOURCES

rest to municipalities and nonprofit organizations. The borough needs to communicate its open space priorities to the state land managers and make a case for state acquisition of large sites.

### ***New Jersey Green Acres and State Agricultural Development Committee***

The state is under a 1998 mandate to protect one million acres of open space and farmland over a period of 10 years. The Green Acres program provides funding assistance for the acquisition of municipal park and recreation areas listed in the *Open Space and Recreation Plan*. Through its Planning Incentive Program, Green Acres will provide a grant that will cover up to 50% of the land acquisition costs of a particular tract.

The State Agricultural Development Committee (SADC) operates similarly to Green Acres. SADC provides funding for farmland preservation and farmland enhancement projects. SADC coordinates its operations at the state, county, and local levels.

### ***Federal Land & Water Conservation Fund***

Federal funding from the Land & Water Conservation Fund is channeled through the Conservation and Reinvestment Act (CARA). This is a comprehensive, bipartisan effort to provide money to New Jersey for a variety of purposes including open space acquisition, urban park and recreation recovery, coastal conservation, wildlife conservation, historic preservation, payment in lieu of taxes, and conservation easement/species recovery efforts. Large, environmentally significant areas will be likely candidates for funding and will most likely be distributed through the Green Acres program.

### ***South Jersey Land Trust***

South Jersey Land Trust is a regional land trust whose mission is to protect and preserve the natural, cultural, and historic heritage of southern New Jersey. South Jersey Land Trust preserves land through fee simple acquisition and conservation easements. The organization also assists state, county, and local entities in open space planning, acquisition, and management. The trust's primary project areas, for which it has a Green Acres Planning Incentive Grant, are the Raccoon and Oldmans creeks watersheds.

### ***Stewart Estate Land Trust***

This small trust funds land acquisition in Gloucester, Cape May, Atlantic, Salem, Cumberland, and Ocean counties. To be eligible, a property must either contain water or be adjacent to water. The trust was established in the 1950s with the goal of preserving wildlife habitat.

### ***Transportation Enhancements Program of the Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21)***

Transportation Enhancements (TE) is a set-aside of federal highway and transit funds for the funding of projects designed to mitigate the impacts of transportation facilities on the environment and to enhance community character. Examples include bicycle and pedestrian trails, restoration of historic train stations, downtown streetscape improvements, roadside beautification, and preservation of scenic vistas. The amount of funding for these purposes is substantial, and funds for trail development and enhancement and for land acquisition are available. An eligible project must show that the trail is part of the community's overall transportation system. Funds can be used for improvements such as signage, bike racks, and surfacing, as well as acquisition of land through easement or fee simple.

### ***National Recreational Trails Act Projects***

The New Jersey Department of Environmental Protection, Division of Parks and Forestry, Office of Natural Lands Management administers this trail development program. Funds are available to public agencies and nonprofit organizations. Proposed trails must be located on land that is publicly owned or privately owned with a government agency holding an easement or lease for public access. A special category of funding is dedicated to enhancement of National Recreation Trails.

### ***Environmental Infrastructure Trust***

The New Jersey Environmental Infrastructure Financing Program – administered by the New Jersey Department of Environmental Protection – provides low-interest loans to acquire open space that will preserve water quality. This program is a partnership between the New Jersey Environmental Infrastructure Trust and Green Acres. The mission of the trust is to assist in achieving a cleaner and healthier environment by providing low-interest financing for projects that enhance and protect ground and surface water resources, and ensure the safety of drinking water supplies.





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## APPENDICES

### Appendices:

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## ***Appendix A: Community Survey and Stakeholder Interviews***

The Woodstown Open Space Advisory Committee (OSAC) designed a community survey that was distributed at the Woodstown Fall Fest in September 2005 and available at the borough hall. The survey asked residents, through a series of open-ended and ranking order questions, what they thought about living in the borough, its planning priorities, municipal outreach, and open space and recreation needs. A copy of the survey is included within this *Appendix*. More than 60 people responded and their responses tabulated.

Most of the survey respondents (31 of 60) have lived in Woodstown for more than 20 years; 10 have lived in the borough for 10 to 20 years, 12 for 5 to 10 years, and 7 for less than 5 years. Questions 7 and 8 asked survey participants specifically about active and passive recreation activities that they or family members are involved in and what activity they would like to start doing in Woodstown. Responses are summarized in Table A.1 and Table A.2.

**Table A.1**

<b><i>Question 7: What outdoor recreational activities are your family members involved in or interested in?</i></b>	
<b>Activity</b>	<b>Responses</b>
Walking	41
Bicycling	29
Nature Paths	25
Gardening – Ornamentals	23
Swimming	20
Gardening – Vegetables	18
Jogging	16
Bird Watching	16
Golf	16
Playgrounds	16
Picnics	16
Fishing	14
Tennis	13
Baseball/Softball	10
Football	9
Basketball	9
Boating	7
Rollerblading	6

Sources: DVRPC, Woodstown Community Survey, 2005

Table A.2

<b><i>Question 8: Is there any recreational or leisure activity that you DO NOT take part in now, but WOULD LIKE to start doing regularly in Woodstown?</i></b>	
<b>Activity missing</b>	<b>Responses</b>
No additional activity	10
Clubs/Organized Activities/Community Center	5
Hiking/Nature Walks	4
Swimming (Indoor Pool)	2
Yoga Studio	2
Handball/Racquetball	2
Boating	2
Skate Park	2
Volleyball	2
More Playgrounds	2
Tennis	2
Dog Park	1
Lacrosse	1
Rock Climbing	1

Sources: DVRPC, Woodstown Community Survey, 2005

### *Summary and Recommendations*

- 68% (41 of 60) of survey participants regularly walk for exercise and leisure; 42% (25 of 60) enjoy nature paths; 27% (16 of 60) regularly jog for exercise and leisure. About 7% (4 of 60) would like more opportunity within Woodstown and Pilesgrove for hiking and nature walks. Specifically, a walking trail and tree-planting were suggested at Marlton Recreation Park.
- 33% (20 of 60) of participants regularly swim for exercise and leisure. Chestnut Run Swim Club is a private membership club that operates during the summer season. Two responders would like an indoor swimming facility in Woodstown.
- 27% (16 of 60) of participants reported they use playgrounds. Two participants would like more playgrounds to be built within Woodstown.
- 22% (14 of 60) of survey participants regularly play tennis. Two participants would like more tennis courts available within Woodstown.
- 23% (14 of 60) of survey participants regularly fish and 18% (7 of 40) enjoy boating. Two participants would like more opportunities to boat within Woodstown.
- 10% (6 of 60) of survey participants regularly rollerblade. Two participants would like a skate park built within Woodstown or on Marlton Park Recreation land.

The Woodstown-Pilesgrove Recreation Association and the identified leaders of the Woodstown Soccer Club, Woodstown Eclipse Girls Soccer Team, and Woodstown Little League were

informally interviewed to determine Marlton Recreation Park's current use, current needs, and future needs. These findings are summarized in *Section 5: Assessment of Active Recreation Lands and Facilities*.

The Woodstown OSAC reviewed the community survey responses and the Woodstown-Pilesgrove Recreation Association's current and future needs to compile a "needs" list, which appears in section *5.1 Active Recreation Needs*.

*OSAC Survey Page 1, distributed on September 24, 2005 (Woodstown's Fall Fest)*

The initiation of the visioning process for the development of an  
Open Space and Recreation Plan for the Borough of Woodstown

1) What is your vision of Woodstown Borough for the future?

Specifically, what do you want Woodstown to look like in

5 Years:

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---

---

10 Years:

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---

---

20 Years:

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☐ I never thought about it.

2) On a scale of 1 to 5, how well does Woodstown Borough currently

1(Poor)      3 (As well as any town)      5 (Excellent)

~ protect drinking water sources (well head areas, groundwater)

1 ----- 2 ----- 3 ----- 4 ----- 5

☐ I don't really know

~ promote conservation of water

1 ----- 2 ----- 3 ----- 4 ----- 5

☐ I don't really know

~ protect the water quality of streams, rivers, and lakes

1 ----- 2 ----- 3 ----- 4 ----- 5

☐ I don't really know

~ protect viewsheds (scenic vistas, views from streets, sidewalks, etc.)

1 ----- 2 ----- 3 ----- 4 ----- 5

☐ I don't really know

~ provide and protect open space

1 ----- 2 ----- 3 ----- 4 ----- 5

☐ I don't really know

If completed at home, please return to The Open Space Committee, Borough Hall 25 West Ave PO Box 286.  
Questions can be directed to OSC members listed on the Borough's web site: [www.historicwoodstown.org](http://www.historicwoodstown.org)

## OSAC Survey Page 2

3) As Woodstown looks to embrace the following goals, how would you rank them in order of importance (1 being the most important)?

- ☐ protecting the environment (lakes, rivers, streams, water sources, habitat)
- ☐ economic growth
- ☐ preservation of town history, character
- ☐ \_\_\_\_\_ (fill in another goal)
- ☐ \_\_\_\_\_ (fill in another goal)

4a) In your view, what do see as a strength within Woodstown?

---



---

4b) What do you view as a weakness within Woodstown?

---



---

5) Does Woodstown adequately encourage public participation in the decision-making and planning process for the future?

- ☐ YES
- ☐ NO. But greater participation could be encouraged by:

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6) What outdoor recreational activities is your family involved in or interested in?

- |  |                                      |  |  |
|--|--------------------------------------|--|--|
| <input type="checkbox"/> Baseball / Softball | <input type="checkbox"/> Tennis      | <input type="checkbox"/> Walking           | <input type="checkbox"/> Bird Watching     |
| <input type="checkbox"/> Basketball          | <input type="checkbox"/> Golf        | <input type="checkbox"/> Jogging           | <input type="checkbox"/> Nature Pathways   |
| <input type="checkbox"/> Soccer              | <input type="checkbox"/> Fishing     | <input type="checkbox"/> Bicycling         | <input type="checkbox"/> Botanical Gardens |
| <input type="checkbox"/> Football            | <input type="checkbox"/> Playgrounds | <input type="checkbox"/> Roller Blading    | <input type="checkbox"/> _____             |
| <input type="checkbox"/> Swimming            | <input type="checkbox"/> Picnicking  | <input type="checkbox"/> Canoeing/Kayaking | <input type="checkbox"/> _____             |
| <input type="checkbox"/> _____               | <input type="checkbox"/> _____       | <input type="checkbox"/> _____             | <input type="checkbox"/> _____             |

If completed at home, please return to The Open Space Committee, Borough Hall 25 West Ave PO Box 286.  
 Questions can be directed to OSC members listed on the Borough's web site: [www.historicwoodstown.org](http://www.historicwoodstown.org)

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## ***Appendix B: Population-based Analysis***

Population-based recreational open space assessments and needs grow out of work done by the National Recreation and Park Association (NRPA). NRPA employs a systematic planning approach that takes into account the unique needs, desires, and resources of communities as well as changing environmental, social, economic, and demographic trends. This approach analyzes the types of parks and facilities required for each individual community, along with the amount of acreage required to site those kinds of parks and facilities. According to NRPA standards, a suburban community should aim to provide 12 acres of active recreation lands per 1,000 residents.

Table B.1 compares NRPA's acre recommendations to Woodstown's 2000 US Census, 2004 US Census estimated population and predicted populations, and the combined Woodstown-Pilesgrove area's current and predicted populations.

Table B.2 lists NRPA's specific recreation-amenities population requirements to Woodstown and Pilesgrove's current, estimated, and predicted populations. For example, an indoor pool can serve a community of 20,000 people. A community of 12,000 might be too small for an indoor pool, and public and/or private resources may be wasted in building such an expensive and elaborate facility.

Woodstown has 7.11 acres of active recreation parklands, consisting of Bailey Street Park and Memorial Lake Park. Marlton Recreation Park – which is owned by Pilesgrove Township, but maintained and financially supported by both the borough and the township – is 65 acres of recreation fields. Woodstown makes up 44% of the Woodstown-Pilesgrove combined population. Therefore, 44% of Marlton Recreation Park acreage (approximately 29 acres) is for borough residents' use (based on 2000 US Census population).

Based on this multiprong quantitative analytical approach, Woodstown *currently* has the following active recreation parkland needs:

- With 7.11 acres of active recreation parklands within the borough, Woodstown has a current deficit of **30.52 acres**.
- With 36.11 acres of active recreation parklands serving only the borough's population in both Woodstown and Pilesgrove, Woodstown has a current deficit of **1.52 acres** that has to be met wholly within the borough.

As Woodstown (and, where specifically indicated, Pilesgrove) reaches "build-out," the borough must meet the following *future* needs:

- With 7.11 acres of active recreation parklands already maintained by the borough, Woodstown will need to reserve **40.89 acres** to provide the ideal amount of active recreation parkland wholly within the borough.
- When combining Woodstown and Pilesgrove's buildout populations, the borough and township should ideally provide 333 acres of active recreation parklands. Therefore, Woodstown and Pilesgrove will need to reserve an additional **268 acres** for future active recreation lands shared between the two municipalities.

Table B.1: Desired Active Recreation Parkland Acres based on NRPA Population Standards

Geographic Area	Population		Desired Active Parkland Acres <sup>3</sup>	Active Parkland Deficit within Woodstown	Active Parkland Deficit within Pilesgrove <sup>4</sup>	Active Parkland Deficit within Woodstown-Pilesgrove Area <sup>4</sup>
Woodstown	2000 US Census	3,136	37.63	-30.52		-1.52
Woodstown	2004 US Census Estimate	3,273	39.28	-32.17		-3.17
Woodstown	Build-Out Population <sup>1</sup>	4,000	48.00	-40.89		-11.89
Pilesgrove	2000 US Census	3,923	47.08		-11.08	
Pilesgrove	2004 US Census Estimate	4,124	49.49		-13.49	
Pilesgrove	Build-Out Population <sup>2</sup>	23,752	285.02		-249.02	
Woodstown-Pilesgrove Area	2000 US Census	7,059	84.71			-19.71
Woodstown-Pilesgrove Area	2004 US Census Estimate	7,397	88.76			-23.76
Woodstown-Pilesgrove Area	Build-Out Population	27,752	333.02			-268.02

Sources: NRPA Population Standards, Pilesgrove Township Master Plan, US Census, DVRPC, 2006.

1. Woodstown Build-Out Population is based on very rough calculations of remaining undeveloped land (according to NJDEP land cover GIS data 1995/1997 amended to 2002 ortho-photographs) and master plan zoning. The borough's population may increase by approximately 800 as it approaches "build-out."
2. Pilesgrove Build-Out Population is based on calculations provided in the township comprehensive master plan. Under current zoning regulations, an additional 6,901 dwelling units could be built.
3. "Desired Active Parkland Acres" is based on NRPA recreation and population standards of 12 acres per 1,000 people. NRPA also has an established standard of 10 acres per 1,000 people. DVRPC has decided to follow the higher NRPA standard, which was applied in the Pilesgrove Township comprehensive master plan.
4. "Active Parkland Deficit within Woodstown-Pilesgrove Area" was determined by dividing Marlton Recreation Park acreage by population proportions. In the 2000 Census, Woodstown and Pilesgrove had a combined population of 7,059. The borough comprises 44% of that total population; therefore, 44% of Marlton Recreation Park acreage (28.62 acres) is "dedicated" to Woodstown residents and 36.38 acres to Pilesgrove residents.

Table B.2: Recommended Recreation Amenities per NRPA Population Standards

Activity/Facility	Recommended Space Requirements	No. of units per Population	Woodstown 2000 US Census 3,136 people	Woodstown 2004 US Census Estimate 3,273 people	Woodstown Build-Out Population 4,000 people	Woodstown-Pilesgrove Area 2000 US Census 7,059 people	Woodstown-Pilesgrove Area 2004 US Census Estimate 7,397 people	Woodstown-Pilesgrove Area Build-Out Population 27,752 people
Trails	Variable	1 system per region	●	●	●	●	●	●
Tennis	2 acres	1 court per 2,000	●	●	● ●	● ● ●	● ● ●	● ● ● ●
Basketball	5,040-7,280 sq ft	1 per 5,000			●	● ●	● ●	● ● ● ●
Volleyball	4000 sq ft	1 per 5,000			●	● ●	● ●	● ● ● ●
Baseball	3.0 - 3.85 acres	1 per 5,000			●	● ●	● ●	● ● ● ●
Softball	1.5 - 2.0 acres	1 per 5,000			●	● ●	● ●	● ● ● ●
Soccer	1.7 - 2.1 acres	1 per 10,000				●	●	● ● ●
Multiple Recreation Court (basketball, volleyball, tennis)	9,840 sq ft	1 per 10,000				●	●	● ● ●
Indoor Swimming Pool	0.5 - 2 acres	1 per 20,000						●
Handball	800 sq ft	1 per 20,000						●
Ice Hockey	22000 sq ft	1 per 100,000						●
Field Hockey	1.5 acres	1 per 20,000						●
Football	1.5 acres	1 per 20,000						●
1/4 mile Running Track	4.3 acres	1 per 20,000						●

Sources: NRPA Population Standards, Pilesgrove Township Master Plan, US Census, DVRPC, 2006

● = one facility

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### ***Appendix C: New Jersey's Balanced Land Use Guidelines***

The New Jersey “Balanced Land Use Guidelines,” as specified in the 2003 – 2007 New Jersey State Comprehensive Outdoor Recreation Plan (NJ SCORP), calculates the recreation open space *minimum* requirements for federal, state, county, and municipal governments. The Balanced Land Use Guidelines regards land as a finite resource for which there are legitimate, competing uses. This approach does not take into account current or forecasted population or the intensity of development patterns. The Balanced Land Use Guidelines are show in Table C.1. This approach also recognizes that environmentally sensitive lands are usually unsuitable for tennis courts, ball fields, basketball courts, and other active recreation facilities, but may be suitable and should be preserved in federal, state, county, and municipal park systems and conservation areas.

Table C.1

<b>New Jersey Balanced Land Use Guidelines</b>	
<b>Category</b>	<b>Standard</b>
Federal	4% of the total land area of the state
State	10% of the total land area of the state
County	7% of the developable area of the county
Municipal	3% of the developable area of the municipality

Source: NJ SCORP, DVRPC 2002

The NJ SCORP acknowledges the importance of protecting open space for environmental and agricultural purposes, in addition to recreation development. The document emphasizes the recreation development is not a substitute for open space conservation and farmland preservation. All three types of open space preservation fulfill different aims and complement a community's vision for the future.

Applying the New Jersey Balanced Guidelines to Woodstown Borough's developable land (according to NJDEP's land cover GIS layer) yields the results presented in Table C.2.

Table C.2

<b>New Jersey Balanced Land Use for Woodstown Borough</b>	
<b>NJDEP Land Cover (updated to 2002)</b>	<b>Acres</b>
Total Land Area	1,036.33
(-) Undevelopable Land (wetlands, open water, waterways)	115.30
<i>Total Developable Land</i>	<i>921.02</i>
<b>3% Municipal Goal</b>	<b>27.63</b>
<b>3% Municipal Goal (applied to already developed land)</b>	<b>20.76</b>

Source: NJ SCORP, DVRPC 2002

## APPENDIX

Woodstown has 7.11 acres of active recreation parklands, consisting of Bailey Street Park and Memorial Lake Park. Marlton Recreation Park – which is owned by Pilesgrove Township, but maintained and financially supported by both the borough and the township – is 65 acres of recreation fields. Because the Balanced Land Use Guidelines are dependent upon land area and not population standards or facility demand, the Marlton Recreation Area that is “proportionally” used by Woodstown is not included in active recreation parklands.

- Woodstown Borough, as it is presently developed, has a *current* deficit of **13.65** acres of active recreation open space.
- To meet *future* parklands goals and its *current* deficit, the borough must reserve **20.52** acres for additionally active recreation parklands.

*Appendix D: DVRPC's Adjusted Land Use Guidelines*

The Delaware Valley Regional Planning Commission's Adjusted Land Use Guidelines acknowledges that it may be difficult in certain communities to meet the ideal standard of county and municipal recreation open space because of extensive development that already exists. Removing the existing developed land from the calculations allows a community to consider its open space goals from the perspective of remaining available land that could be acquired for recreational open space. The municipal guideline of 3% is applied only to the *remaining* developable land. Table D.1 displays the results of applying the Adjusted Land Use Guidelines to Woodstown and its land area.

Table D.1

<b>DVRPC's Adjusted Land Use Guidelines for Woodstown Borough</b>	
<b>NJDEP Land Cover (updated to 2002)</b>	<b>Acres</b>
Total Land Area	1,036.33
(-) Undevelopable Land (wetlands, open water, waterways)	115.30
(-) Developed Land	691.98
<i>Remaining Developable Land</i>	<i>229.04</i>
<b>3% Municipal Goal</b>	<b>6.87</b>

Source: NJ SCORP, DVRPC 2002

Because Woodstown developed as a town center, or rural services center, at the turn of the 20<sup>th</sup> century and continued to develop as a prosperous residential community after World War II, the borough has less open space and, therefore, less new development for which to provide services.

Woodstown has 7.11 acres of active recreation parklands, consisting of Bailey Street Park and Memorial Lake Park. Marlton Recreation Park – which is owned by Pilesgrove Township, but maintained and financially supported by both the borough and the township – is 65 acres of recreation fields. Because the Adjusted Land Use Guidelines, in keeping with the Balanced Land Use Guidelines, are dependent upon land area and not population standards or facility demand, the Marlton Recreation Area that is “proportionally” used by Woodstown is not included in active recreation parklands.

- Woodstown must reserve an additional **6.87 acres** for active recreation parklands as remaining open land is developed.

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*Appendix E: Woodstown Resolutions*

**RESOLUTION 2005-50  
WOODSTOWN BOROUGH**

**WHEREAS**, the Borough Council of the Borough of Woodstown has proposed the creation of a dedicated Open Space Fund for the Borough of Woodstown to be used for preservation of open space within the Borough, creation of recreation areas and/or for historic preservation; and

**WHEREAS**, the Borough Council seeks to create a stable source of funding to be called the Woodstown Borough Open Space Fund to be used for such purposes; and

**WHEREAS** the Woodstown Borough Council has proposed enactment of an Ordinance providing for a dedicated tax to be used for preservation of open space within the Borough, creation and maintenance of recreation areas and/or for public historic preservation; and

**WHEREAS**, the Woodstown Borough Council desires to seek the opinion of the legal voters of the Borough concerning imposing such a tax,

**NOW THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Woodstown that the Clerk of the County of Salem be and is hereby requested to submit the following question to the voters of Woodstown Borough on the official ballot of the Borough to be used at the next general election pursuant to N.J.S.A. 19:37-1 et seq:

**Municipal Question #1**


Shall the governing body of the Borough of Woodstown in the County of Salem, raise by taxation, a sum of up to \$.02 per \$100.00 of equalized, assessed real estate value? The sum collected will be expended solely for the purpose of acquiring open space, creating and maintaining recreational areas within the Borough and/or for public historic preservation. The annual revenue generated will be dedicated for the aforementioned goals.

**Interpretative Statement**

Approval of this public question would permit the governing body of the Borough of Woodstown to create an Ordinance establishing the Woodstown Open Space Fund, which fund shall be used only for preservation of open space, creation and maintenance of recreation areas and/or for public historic preservation within Woodstown Borough. The funds could also be spent for the creation of greenways and trails to promote passive recreation opportunities for the residents of Woodstown Borough.

If approved by the majority of the voters of the Borough of Woodstown, the Woodstown Borough Council has the ability to create the Woodstown Open Space Fund to be dedicated with a maximum of up to \$.02 per \$100.00 of equalized, assessed property values. If such a tax is created, a home with an assessed value of \$100,000.00 would be taxed a maximum of an additional \$20.00 per year. NJDEP Green Acres programs and other area conservation organizations can assist the Borough in acquiring open space and achieving public historic preservation and the funds could also be used for recreational projects and for their maintenance.

The foregoing is a true copy of a Resolution adopted by the Mayor and Council of Woodstown Borough at a regular meeting held July 26, 2005.

  
Jeanette M. Gerlack  
Borough Clerk

**RESOLUTION**  
**WOODSTOWN BOROUGH PLANNING BOARD**  
**AMENDING THE BOROUGH MASTER PLAN**  
**TO CREATE A NEW ELEMENT OF THE MASTER PLAN**  
**KNOWN AS AN OPEN SPACE and RECREATION PLAN**

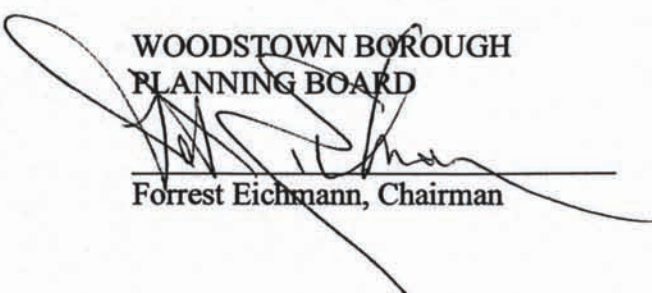
**WHEREAS**, Pursuant to the provisions of the Municipal Land Use Law (MLUL), Woodstown Borough Planning Board conducted a public hearing on September 6, 2006 to hear public comment on a proposal to amend the current Borough Master Plan to create a new element designated as an Open Space and Recreation Plan; and

**WHEREAS**, a copy of the proposed Open Space and Recreation Plan prepared by Delaware Valley Regional Planning Commission designated Final Draft, has been provided to the Salem County Planning Board, to adjacent Municipalities and the Woodstown Borough Clerk, and has been on file for public inspection at the Borough Hall prior to the public hearing; and

**WHEREAS**, after considering all reports, supporting documentation, comments and recommendations provided by the Woodstown Borough Open Space Committee and Delaware Valley Regional Planning Commission, along with public comment offered from those present at the hearing;

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Borough of Woodstown that it hereby adopts the Open Space and Recreation Plan prepared by Delaware Valley Regional Planning Commission designated Final Draft, as a separate element of the Borough of Woodstown Master Plan.

**WOODSTOWN BOROUGH  
PLANNING BOARD**

  
Forrest Eichmann, Chairman

**ATTEST:**

  
Jeanette M. Gerlack, Secretary

I certify that the foregoing is a true copy of a Resolution adopted by the Woodstown Borough Planning Board at a regular meeting held September 6, 2006.

  
Jeanette M. Gerlack, Secretary

*Appendix F: Parcel Data Tables*

**PARCEL DATA TABLES –  
TAX EXEMPT PROPERTIES (Classes 15A, 15C, 15D, 15E, 15F)  
2006 Parcel Data**

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
2	24	15D	church	Society of Friends	N Main St	Woodstown NJ	08098	3.45
7	3	15D	church	Woodstown Masonic Temple Association	192 East Lake Rd	Woodstown NJ	08098	0.34
11	2	15D	church	Woodstown Untd Presbyterian Church	Auburn St	Woodstown NJ	08098	3.72
14	8	15D	church	Church Morning Star Baptist	62B Eldridges Hill Rd	Woodstown NJ	08098	0.39
15	30	15D	church	St Josephs Church	51 Broad St	Woodstown NJ	08098	12.41
20	15	15D	church	St Lukes Church	PO Box 197	Woodstown NJ	08098	1.16
21	33	15E	church	Friends Church Cemetery	West Ave	Woodstown NJ	08098	2.66
21	38	15E	church	Lawnside Cemetery Assn	225 West Ave	Woodstown NJ	08098	15.77
24	15	15D	church	St Josephs Church	51 Broad St	Woodstown NJ	08098	3.27
25	1	15D	church	Church Of Nazarene	184 Elm St	Woodstown NJ	08098	0.38
33	5.03	15D	church	Christian Science Society	7 Dickinson St	Woodstown NJ	08098	0.05
34	5	15D	church	First Baptist Church of Woodstown	117 S Main St	Woodstown NJ	08098	0.98
34	6	15D	church	First Baptist Church of Woodstown	117 S Main St	Woodstown NJ	08098	2.35
35	7	15D	church	Trustees Asbury United Meth Church	149 South Main Street	Woodstown NJ	08098	0.84
35	30	15D	church	Woodstown Presbyterian Church	Auburn Rd	Woodstown NJ	08098	0.81
47	6	15D	church	Spencer A U M E Church	316 Bailey St	Woodstown NJ	08098	1.49
47	15	15D	church	Methodist Church of Woodstown	322 S Main St	Woodstown NJ	08098	0.91
40	9	15C	locally owned	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.31
46	27	15C	Bailey	Woodstown Borough of	25 West Ave Borough	Woodstown NJ	08098	0.33

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
			Street Park		Hall			
46	31	15C	Bailey Street Park	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	3.12
21	43	15C	Memorial Lake	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	6.09
21	44	15C	Memorial Lake	Johnson, Donald J & Janice A Ruge	34 N Main St	Woodstown NJ	08098	5.90
21	44	15C	Memorial Lake	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	3.78
42	1	15C	Bailey Street Park	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	7.52
42	2	15C	Bailey Street Park	Bussey, Paul G	187 Kirschling Drive	Swedesboro NJ	08085	1.38
46	21	15C	Bailey Street Park	Spencer A U M E Church	316 Bailey St	Woodstown NJ	08098	0.28
46	26	15C	Bailey Street Park	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.11
46	28	15C	Bailey Street Park	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.51
46	29	15C	Bailey Street Park	Jackson Fannie Estate %S Watson	341 West 87 #G	New York NY	10024	0.43
46	30	15C	Bailey Street Park	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.44
46	39	15C	Bailey Street Park	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.51
48	14	15C	Memorial Lake	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	5.04
49	21	15C	Locally Owned Park	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	13.41
16	2	15C	Mun Property	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.06
17	15	15C	Mun Property	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.43
21	26	15C	Mun Property	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.79
21	41	15C	Mun Property	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.50
21	52	15C	Mun	Pilesgrove-Woodstown	42 N Main St	Woodstown NJ	08098	0.73

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
			Property	Historical Soc				
24	6	15C	Mun Property	Woodstown-Pilegrove Library	14 School Lane	Woodstown NJ	08098	0.46
24	7	15C	Mun Property	Woodstown-Pilegrove Library Assoc.	14 School Lane	Woodstown NJ	08098	0.18
24	21	15C	Mun Property	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.65
33	24	15C	Mun Property	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.20
33	26	15C	Mun Property	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	0.43
38	29		Mun Property	Morris, Eileen C	42 West Avenue	Woodstown NJ	08098	0.17
40	24	15C	Mun Property	Marandino, Jack J et al Co-Trustees	245 N Virginia Ave	Carneys Point NJ	08069	5.36
40	24	15C	Mun Property	duplicate				0.48
40	43	15C	Mun Property	Woodstown Sewerage Authority	25 West Ave	Woodstown NJ	08098	1.51
40	57	15C	Mun Property	Woodstown Sewerage Authority	25 West Ave	Woodstown NJ	08098	0.04
24	5	15A	school	Woodstown-Pilegrove Reg Bd of Ed	135 East Ave	Woodstown NJ	08098	0.57
27	22	15A	school	Woodstown-Pilegrove Reg Bd of Ed	135 East Ave	Woodstown NJ	08098	42.95
27	65	15A	school	Woodstown-Pilegrove Reg Bd of Ed	135 East Ave	Woodstown NJ	08098	4.07
16	8	15C	state owned	NJ Dept Transportation	1035 Parkway Ave	Trenton NJ	08625	0.04
14.01	2	15C	State Property	New Jersey Dept of Defense	Eggerts Crossing Rd	Trenton NJ	08638	6.41

**PARCEL DATA TABLES –  
VACANT PROPERTIES (Class 1)  
2006 Parcel Data**

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
1	2	1	vacant	Carr, Donald W & Denise A	6 Grandview Dr	Pilesgrove NJ	08098	0.05
2.01	17	1	vacant	Sastic, Joseph J + Emogene	101 Grandview Dr	Woodstown NJ	08098	0.02
10	24	1	vacant	K Cronin c/o J D Jordan, Guardian	111-113 N Broadway	Pennsville NJ	08070	0.10
12	30	1	vacant	N/A				2.63
13	2	1	vacant	Bearden, Brenda K	32 Embassy Ct	Cherry Hill NJ	08002	1.38
14	7	1	vacant	Morning Star Baptist Church	410 Eldridges Hill Road	Woodstown NJ	08098	0.12
14	20	1	vacant	Ones, Lutasha L	448 Eldridges Hill Rd	Woodstown NJ	08098	0.22
15	2	1	vacant	Nuckel Est,Donald,Jill,James Co-Adm	320 Liberty St Suite 53	Little Ferry NJ	07643	19.75
15	24	1	vacant	Pappas, Gregory N & Andrea G	375 North Main Street	Woodstown NJ	08098	0.01
15	25	1	vacant	Licciardello, Elmer T	760 Route 77	Monroeville NJ	08343	0.23
15.02	1	1	vacant	Pierson Gaskill Golf Property Inc.	PO Box 430	Woodstown NJ	08098	0.08
18	1.01	1	vacant	Farro, Santo V + Helen Anne M	235 North Main Street	Woodstown NJ	08098	0.63
18	37	1	vacant	Tatnall, George G + Ann W	209 N Main St	Woodstown NJ	08098	0.25
20	14	1	vacant	St Lukes Church c/o S Conley	PO Box 100	Harrisonville NJ	08039	0.63
22	34	1	vacant	R & T Real Estate Holdings, LLC	109 E Grant St	Woodstown NJ	08098	0.10
27	63	1	vacant	Austin, Gary R	96 Harrisonville Lake Rd	Pilesgrove NJ	08098	0.06
32.02	6	1	vacant	Ewen, Edythe	36 East Ave	Woodstown NJ	08098	0.20
32.02	7	1	vacant	Iredell, Colson L & Verna H	41 Maple Ct	Woodstown NJ	08098	0.20
35	20	1	vacant	Benner, David L + Chi, Rongil	39 East Millbrooke Av	Woodstown NJ	08098	0.13
35	25	1	vacant	Klose Jr, John Farley + Brilyn Kami	48 Church St	Woodstown NJ	08098	0.48
37	21	1	vacant	Johnson, Wayne E + Mary H. A.	133 Spring Garden Street	Woodstown NJ	08098	0.24
38	34	1	vacant	Hitchner, Warren E	136 Commissioners	Woodstown NJ	08098	0.09

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
					Pike			
38	35	1	vacant	Hitchner, Warren E	136 Commissioners Pike	Woodstown NJ	08098	0.09
40	6	1	vacant	N/A				0.17
40	46	1	vacant	Johnson, Wayne E + Mary H. A.	133 Spring Garden Street	Woodstown NJ	08098	0.51
40	50	1	vacant	Bader, Louis	26 Bailey St	Pilesgrove NJ	08098	0.24
41	2	1	vacant	Hannah, James Sr Friendly Taver	2416 NE 22nd Terrace	Ft Lauderdale FL	33305	0.57
41	3	1	vacant	Milwid, Alben J	4930 Maybank Highway	Wadmalaw Island SC	29487	0.15
44	5	1	vacant	Ferrell, Stephen	777 Maple Rd	Deptford NJ	08096	0.20
44	10	1	vacant	Bebak, S J + Buyarski, F J	56 Laurel Lane	Pilesgrove NJ	08098	0.12
45	1	1	vacant	Bethel Temple Church c/o V Jackson	10 Liberty Ave	Woodstown NJ	08098	0.04
45	11	1	vacant	Bk Realty Solutions LLC	816 N Delsea Dr #177	Glassboro NJ	08028	0.17
45	14	1	vacant	Atlantic City Electric % L Gasko	5100 Harding Highway	Mays Landing NJ	08330	2.39
46	32	1	vacant	Atlantic City Electric % L Gasko	5100 Harding Highway	Mays Landing NJ	08330	4.15
46	36	1	vacant	Sherman, Bruce H	138 Woodstown- Alloway Rd	Alloway NJ	08001	0.25
46	37	1	vacant	Hill, John W & Marilyn P	307 Bailey St	Woodstown NJ	08098	0.24
46	38	1	vacant	Johnson, Kenneth P	313 Bailey St	Woodstown NJ	08098	0.16
47	4	1	vacant	Johnston, Kelly	531 Park Avenue	Swedesboro NJ	08085	0.17
47	10	1	vacant	Jackson, Roosevelt	7 Ramblewood Dr	Berlin NJ	08009	0.27
47	19	1	vacant	Armstrong, Robert F	72 East Lake Rd	Pilesgrove NJ	08098	0.77
47	25	1	vacant	Howard, Sherwood A & Dorothy L	308 Bailey St	Woodstown NJ	08098	0.28
47	32	1	vacant	N/A				0.05
47	33	1	vacant	Pollard, Willis Jr + Willie Lee	51 Lotus Ave	Woodstown NJ	08098	1.26
48	13	1	vacant	Wooten, Booth	9 Shirley St	Woodstown NJ	08098	0.11
48	26	1	vacant	Zane, Addison H	327 S Main St	Woodstown NJ	08098	0.06
49	1	1	vacant	Friends Home at Woodstown	PO Box 457 Friends Drive	Woodstown NJ	08098	3.34
49	3	1	vacant	Walker, Earle L Jr	232 S Main St	Woodstown NJ	08098	1.67

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
49	4	1	vacant	Walker, Earle L Jr & Earle Sr Est	232 S Main St	Woodstown NJ	08098	1.09
49	5	1	vacant	Walker, Earle L Jr	232 S Main St	Woodstown NJ	08098	2.18
49	26	1	vacant	Randall Chester	Box 960 Lincoln Rd	Mullica Hill NJ	08062	0.15
49	27	1	vacant	Banff, Timothy + Barbara Rae	1640 Commissioners Rd	Mullica Hill NJ	08062	0.15
50	5	1	vacant	Elwell, Donald A + Anita L	372 Bailey St	Woodstown NJ	08098	0.32
50	8	1	vacant	Braxton, Kennard + Barbara	396 Bailey St	Woodstown NJ	08098	0.16
50	13	1	vacant	Braxton, Kennard + Barbara	396 Bailey St	Woodstown NJ	08098	0.28
50	15	1	vacant	Braxton, W & R & Lavera Spence	438 S Main St	Woodstown NJ	08098	1.43
50	18	1	vacant	Fisher, Virginia C	450 S Main St	Woodstown NJ	08098	0.09
51	4	1	vacant	Jason, Francis J	379 Bailey Street	Woodstown NJ	08098	0.24
51	8	1	vacant	Brown, Evelyn J	385 Bailey Street	Woodstown NJ	08098	0.21
51	13	1	vacant	Atlantic City Electric % L Gasko	5100 Harding Highway	Mays Landing NJ	08330	0.08
51	14	1	vacant	Braxton-Tyler, Delphine	142 Bunche Blvd	Wilmington DE	19801	0.14
51	16	1	vacant	Liles, Harvey + Terri	465 Bailey St	Woodstown NJ	08098	0.31

**PARCEL DATA TABLES –  
FARMLAND ASSESSED PROPERTIES (Classes 3A and 3B)  
2006 Parcel Data**

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
10	1	3B	farm, regular	Township of Pilesgrove	1180 Route 40	Woodstown NJ	08098	3.34
14.01	1	3B	farm, regular	Foster, Steven L + Sickler, Susan L	1084 Route 45	Pilesgrove NJ	08098	3.86
15	3	3B	farm, regular	Davis, Edith P	469 Eldridges Hill Rd	Pilesgrove NJ	08098	8.83
15	29	3B	farm, regular	Davis Holdings, L.P. C/O E Davis	469 Eldridges Hill Rd	Pilesgrove NJ	08098	17.20
43	1	3A	farm,	Mulford, Leonard W. Jr.	38 Old Salem Rd	Woodstown NJ	08098	6.24

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
			qualified					
45	13	3B	farm, regular	Hackett, Mildred D	673 Alloway Rd	Piles Grove NJ	08098	1.18
46	5	3B	farm, regular	Lee, Robin Yvonne	319 Fenwick Ave	Salem NJ	08079	11.31
49	28	3B	farm, regular	Woodstown Associates LLC	4300 Haddonfield Road	Pennsauken NJ	08109	63.35
49	29	3B	farm, regular	Woodstown Associates LLC	4300 Haddonfield Road	Pennsauken NJ	08109	16.01
50	6	3B	farm, regular	Woodstown Associates LLC	4300 Haddonfield Road	Pennsauken NJ	08109	12.64
51	10	3B	farm, regular	Gemberling Family Partnership	1200 Chantry Place	Heathrow, FL	32746	21.32
51	12	3B	farm, regular	Gemberling Family Partnership	1200 Chantry Place	Heathrow, FL	32746	3.78

**PARCEL DATA TABLES –  
COMMERCIAL PROPERTIES GREATER THAN 1.5 ACRES (Classes 4A and 4B)  
2006 Parcel Data**

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
12	1	4A	Developed	N/A				25.47
13	4	4A	commercial	Bearden, Brenda K	32 Embassy Ct	Cherry Hill NJ	08002	2.16
13	6	4A	commercial	Ober, Thomas C + John	26 Point Airy Rd	Piles Grove NJ	08098	1.61
13.01	2	4A	commercial	Erdners Busy Corner Whse Inc	PO Box 68	Swedesboro NJ	08085	5.20
14.01	3	4A	commercial	L O D Moose 932	PO Box 83	Woodstown NJ	08098	1.89
15	26	4A	commercial	Erdners Busy Corner Whse Inc	PO Box 68	Swedesboro NJ	08085	12.73
15	28	4A	Developed	Erdners Busy Corner Whse Inc	401 Eldridges Hill Rd	Woodstown NJ	08098	1.63
15.02	4	4A	commercial	Pierson-Gaskill Golf Properties Inc	PO Box 430	Woodstown NJ	08098	8.02
18	29	4A	commercial	Kooks, LLC	PO Box 285	Woodstown NJ	08098	3.21
20	28	4A	commercial	Gemberling, Joseph R & Joy R	213 Harrisonville Lake Rd	Piles Grove NJ	08098	3.02

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
24	19	4A	commercial	Strang, Donald E	109-13 East Ave	Woodstown NJ	08098	1.64
27	64	4C	commercial	Friends Home at Woodstown	PO Box 457 Friends Drive	Woodstown NJ	08098	4.70
35	10	4A	commercial	Chestnut Run Pool Assn	PO Box 311	Woodstown NJ	08098	2.10
40	9	4A	Developed	Woodstown Borough of	25 West Ave Borough Hall	Woodstown NJ	08098	3.29
40	47	4A	commercial	Gmac Com Mort Corp, Attn Escrow Pro	PO Box 167928	Irving TX	75016	12.25
40	49	4C	commercial	Hillcrest II Limited Partnership	191 White Horse Pike	Berlin NJ	08009	15.02
43	2	4A	commercial	Matteo, E Everett + Elaine B	119 Helms Ave	Swedesboro NJ	08085	2.00
46	6	4A	Developed	C G Woodstown LLC	1920 Frontage Rd Ste107	Cherry Hill NJ	08034	5.70
49	14.03	4A	Developed	Salisbury, Michael + Roberta	140 E Millbrooke Ave	Woodstown NJ	08098	1.60
500	1	4A	developed	Salem The County of %Bd Freeholders	94 Market St Court House	Salem NJ	08079	2.18
500	3	4A	developed	Salem The County of %Bd Freeholders	94 Market St Court House	Salem NJ	08079	1.78
500	7	4A	developed	Salem The County of %Bd Freeholders	94 Market St Court House	Salem NJ	08079	3.17
500	8	4A	developed	Salem The County of %Bd Freeholders	94 Market St Court House	Salem NJ	08079	1.56
500	9	4A	developed	Salem The County of %Bd Freeholders	94 Market St Court House	Salem NJ	08079	1.57

**PARCEL DATA TABLES –  
RESIDENTIAL PROPERTIES GREATER THAN 3 ACRES (Class 2)  
2006 Parcel Data**

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
15	27	2	residential	Woodside, Donald W + Barbara E	401 Eldridge Hill Road	Woodstown NJ	08098	3.05
21	1	2	residential	Vilary, Kurt + Lori R	72 Marlton Road	Woodstown NJ	08098	10.33
21	45	2	residential	Webb, Marvin O	24 Marlton Rd	Woodstown NJ	08098	5.47
21	46	2	residential	N/A				4.85

Block	Lot	Class	Description	Owner	Address	City/State	ZIP	Acres
21	53	2	residential	McNally, Candice + Taylor, Alicia	36 North Main Street	Pilesgrove NJ	08098	3.03
40	10	2	residential	Rosenberg, Patricia + Alan S	65 West Millbrooke Avenue	Woodstown NJ	08098	4.09
40	8	2	residential	Griffith Betsey L	298 Bailey St	Woodstown NJ	08098	3.41





**Maps:**

- Map 1: 2002 Aerial Photo and 2003 Parcels
- Map 2: NJDEP Land Cover updated to 2005
- Map 3: Woodstown and Pilesgrove Zoning (2005)
- Map 4: Natural Features
- Map 5: Landscape Project Habitat Priorities (2006)
- Map 6: Groundwater Recharge
- Map 7: Historic Resources
- Map 8: Existing Open Space (2006)
- Map 9: Open Space System

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## DELAWARE VALLEY REGIONAL PLANNING COMMISSION

### Publication Abstract

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**Title:** *Open Space and Recreation Plan  
for the Borough of Woodstown, Salem  
County, New Jersey*

**Date Published:** August 2006  
**Publication No.** 06015

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**Geographic Area Covered:** Woodstown Borough and Pilesgrove Township, Salem County, New Jersey

**Key Words:** Environment, conservation, greenbelts, greenways, land preservation, master planning, natural resources, open space, parks, Pilesgrove Township, recreation planning, Salem County, Salem River, Smart Growth, Woodstown Borough.

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### ABSTRACT

This publication is a plan for open space protection, land preservation, and recreation development for Woodstown Borough, Salem County, New Jersey. It includes information on the active recreation amenities and needs of Woodstown Borough and Pilesgrove Township, which have a joint recreation program. The Plan documents the natural resources, historical resources, and built environment in the Borough, describes existing protected open space, and includes a detailed inventory of potential open space. It identifies the Borough's active recreation and conservation needs, and proposes a System of Open Space and Recreation Lands, including specific land preservation recommendations for greenways, greenbelts, and recreation areas. Incorporated are relevant parcel inventories within Woodstown Borough and Pilesgrove Township and maps illustrating the resources, current land use and zoning, existing open space, and the proposed Open Space System. Resource information about land preservation techniques, groups, and funding is also included.

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[kthompson@dvrpc.org](mailto:kthompson@dvrpc.org)

for the BOROUGH of



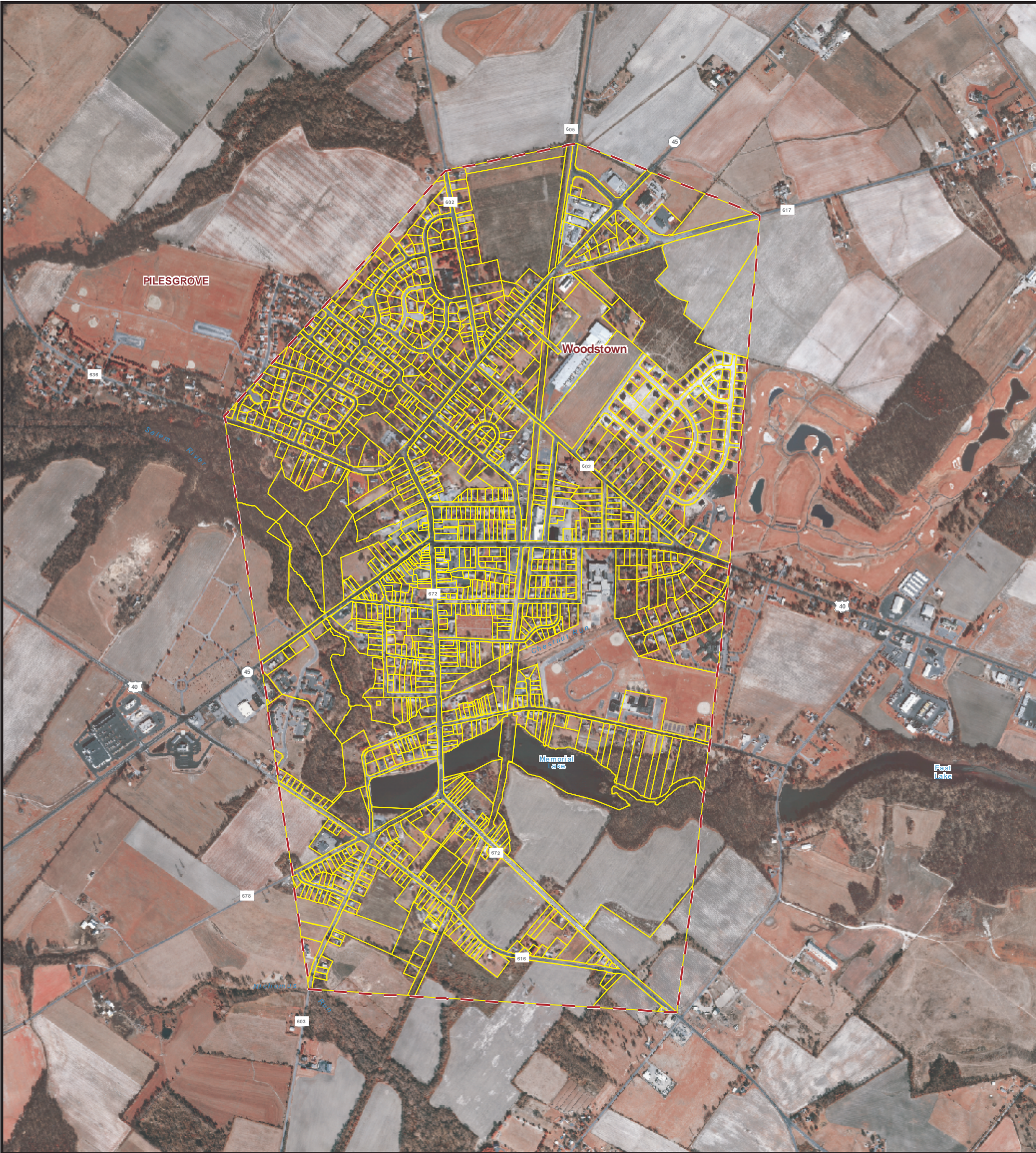
**WOODSTOWN**

SALEM COUNTY, NEW JERSEY



Delaware Valley  
Regional Planning  
Commission

190 N. Independence Mall West  
8th Floor  
Philadelphia, PA 19106-1520  
215.592.1800  
[www.dvrpc.org](http://www.dvrpc.org)



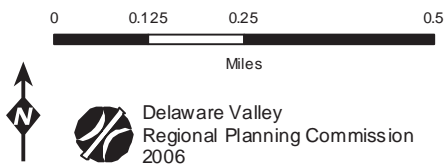
# Woodstown Borough

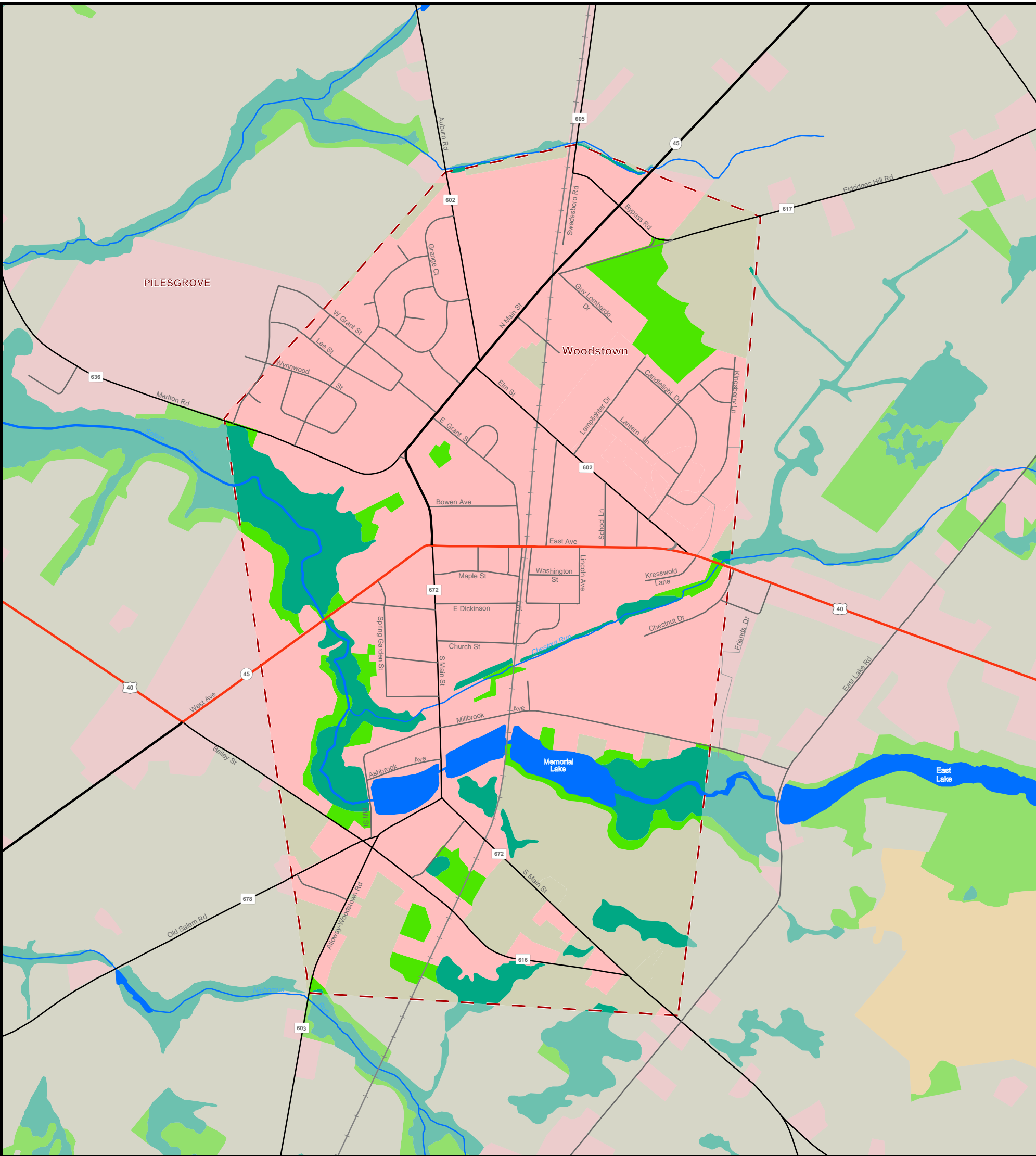
Map 1:  
2002 Aerial Photo  
and 2003 Parcels



2003 Parcel

Sources : NJDEP, NJDOT, NJOIT, DVRPC  
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Department of Environmental Protection  
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but this secondary product has not been  
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# Woodstown Borough

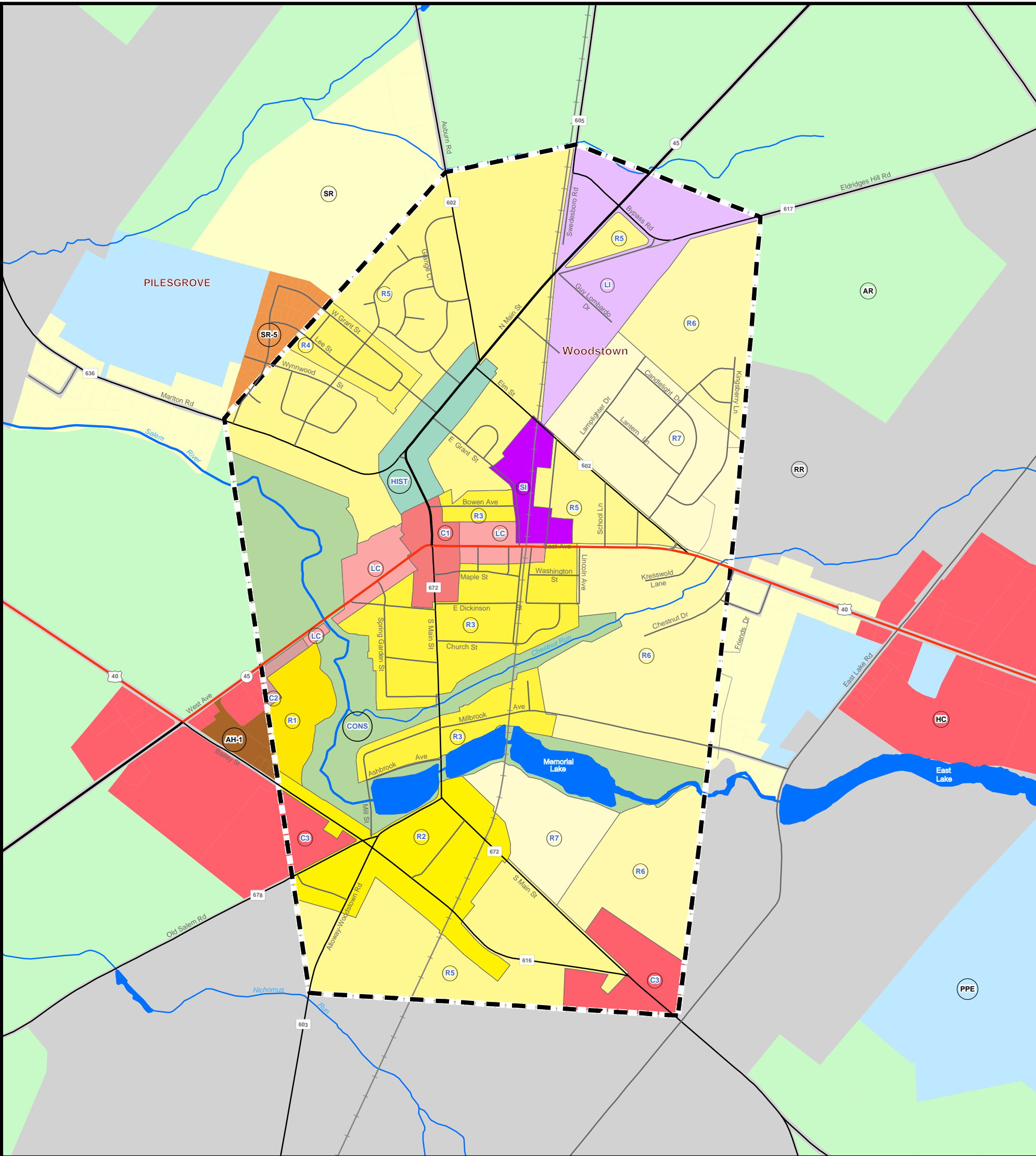
Map 2:  
NJDEP Land Cover  
Updated to 2005

-  River or Stream
-  Agriculture
-  Forest
-  Developed
-  Water
-  Wetland

Sources : NJDEP, NJDOT, NJOIT, DVRPC  
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# Woodstown Borough

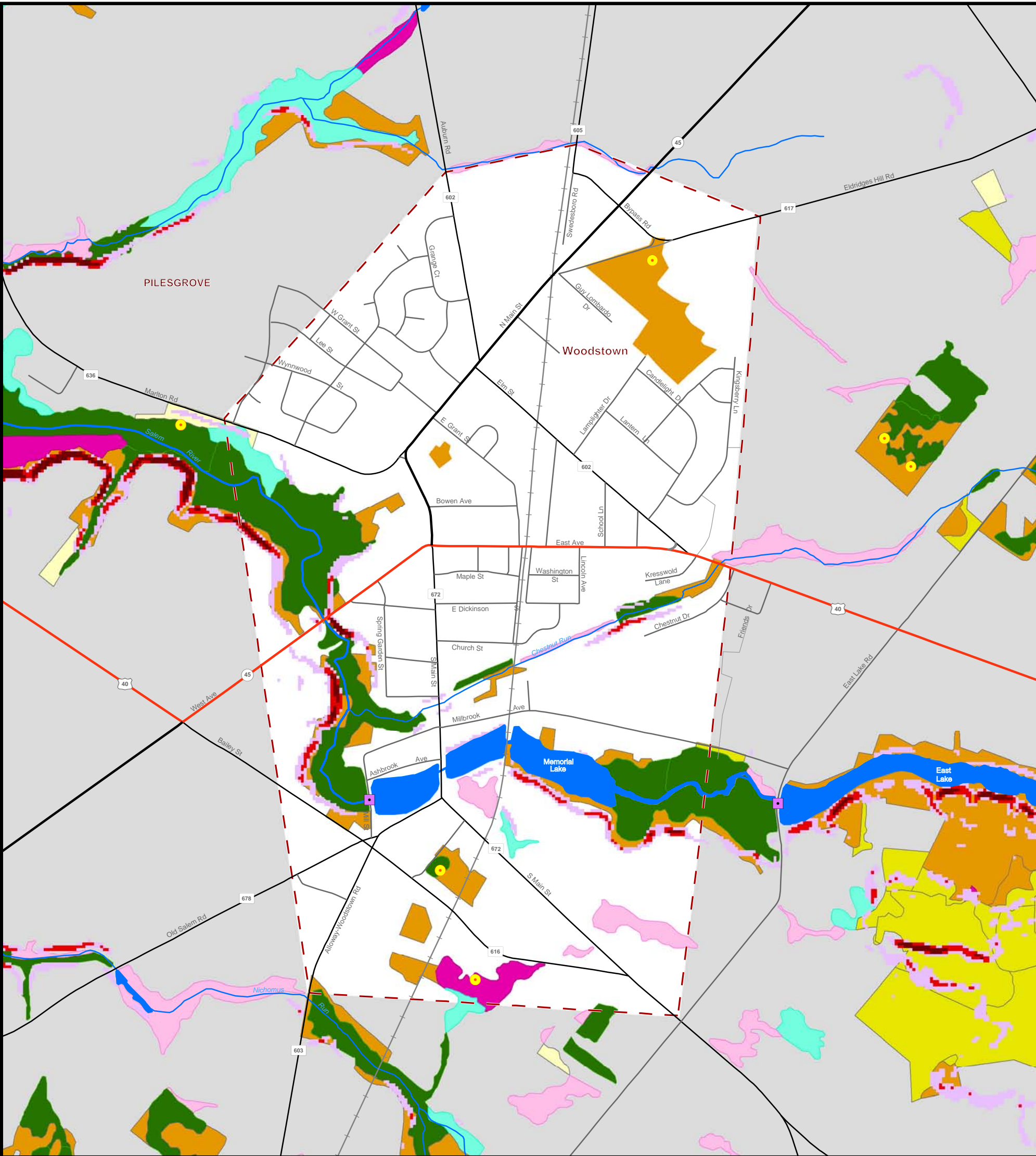
Map 3:  
Woodstown  
and  
Pilesgrove Zoning  
(2005)

 River or Stream	<b>Woodstown Zoning</b>	
 Lake	 R-1: Apartment/Townhouse (8 units/acre)	
<b>Pilesgrove Zoning</b>	 R-2: Single Family (7 units/acre)	
 AR: Agricultural Retention	 R-3: Single Family/Duplex/Apartment Conversion (7 units/acre)	
 AH-1: Affordable Housing	 R-4: Single Family/Duplex (5 units/acre)	
 RR: Restricted Residential	 R-5: Single Family/Duplex/Townhouse Conditional Use (5 units/acre)	
 SR: Single Family Residential	 R-6: Single Family/Cluster Development Option (4 units/acre)	
 SR-5: Single Family Residential (5 units/acre)	 R-7: Single Family/Cluster Development Exception/ Mobile Home Park (3 units/acre)	
 HC: Highway Commercial	 C-1: Retail Services (10 units/acre)	
 PLI: Planned Light Industrial	 C-2: Strip retail	
 PPE: Public, Parks, Education	 C-3: Highway retail	
	 LC: Limited Commercial	
	 CONS: Conservation Zone	 LI: Light Industrial (2 acre)
	 HIST: Historic District	 SI: Supply Industrial (1 acre)

Sources : NJDEP, NJDOT, NJOIT, DVRPC  
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# Woodstown Borough

Map 4:  
Natural Features

Vernal Pool

Dam

River or Stream

Lake

Brush/Shrubland

Old Field

Upland Forest

Modified Wetland

Herbaceous Wetland

Scrub/Shrub Wetland

Wooded Wetland

**STEEP SLOPES**

Slope = 10% - 15%

Slope = 15.1% - 20%

Slope > 20%

Sources : NJDEP, NJDOT, NJOIT, DVRPC  
This map was developed using New Jersey  
Department of Environmental Protection  
Geographic Information System digital data,  
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verified by NJDEP and is not state-authorized.  
DVRPC augmented data to represent current  
land use/land cover conditions with  
cooperation from Woodstown OSAC.

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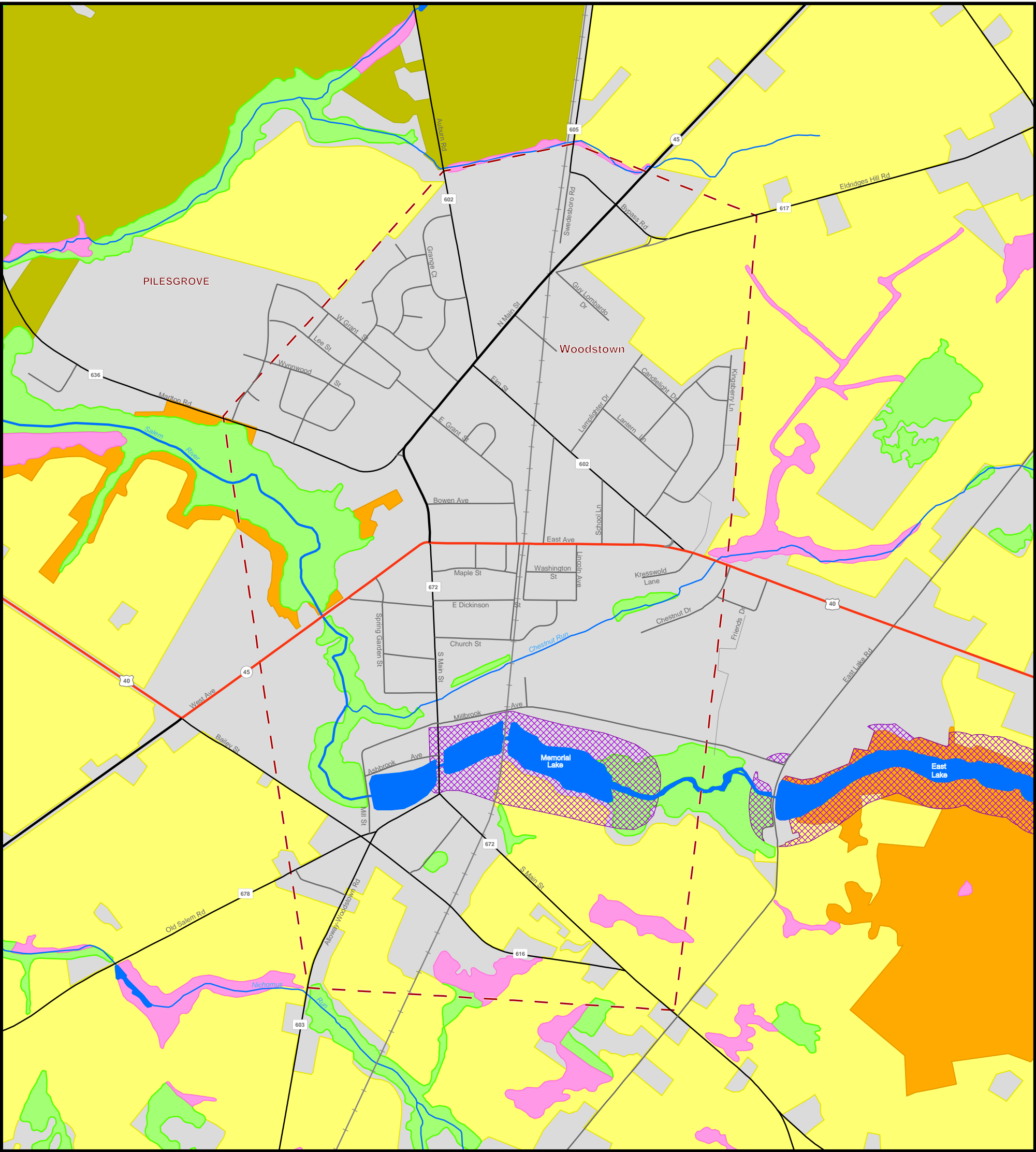
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# Woodstown Borough


Map 5:  
Landscape Project  
Habitat Priorities (2006)

-  River or Stream
-  Lake
-  Municipality
-  Non-Rated Land
-  Bald Eagle Foraging



### Emergent Wetlands Conservation Priority

-  Suitable Habitat


### Forested Wetlands Conservation Priority

-  Suitable Habitat

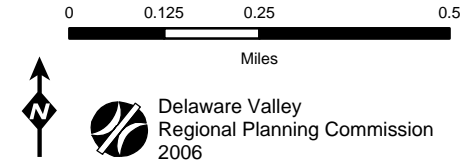
### Grasslands Conservation Priority

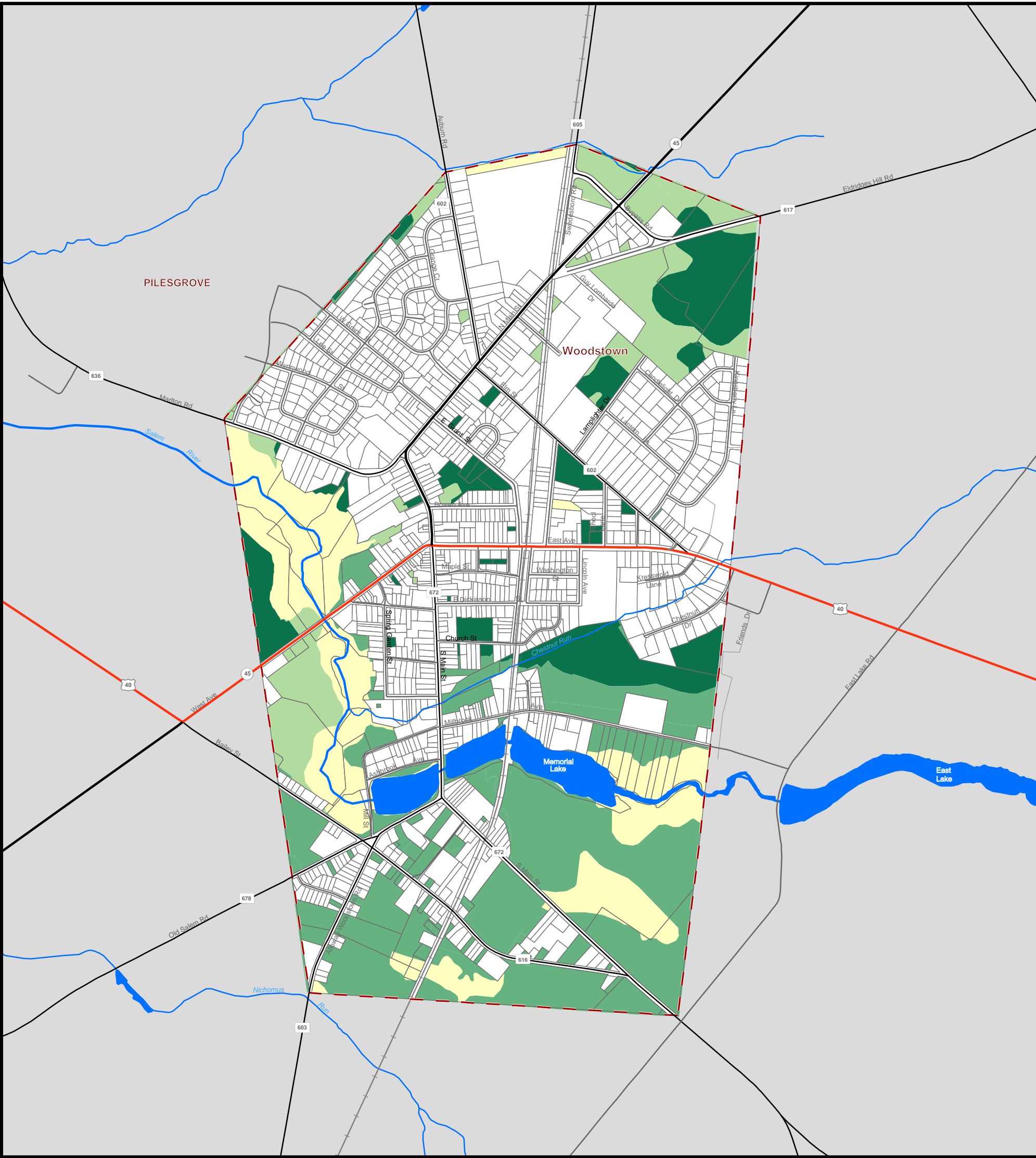
-  Critical Habitat
-  Suitable Habitat

### Upland Forest Conservation Priority

-  Suitable Habitat

Sources : NJDEP, NJDOT, NJOIT, DVRPC  
This map was developed using New Jersey  
Department of Environmental Protection  
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verified by NJDEP and is not state-authorized.  
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



# Woodstown Borough

Map 6:  
Groundwater  
Recharge

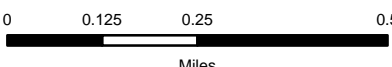
 River or Stream

 Lake



**Inches Per Year**

-  3 or Below
-  4 - 7
-  8 - 9
-  10 - 11

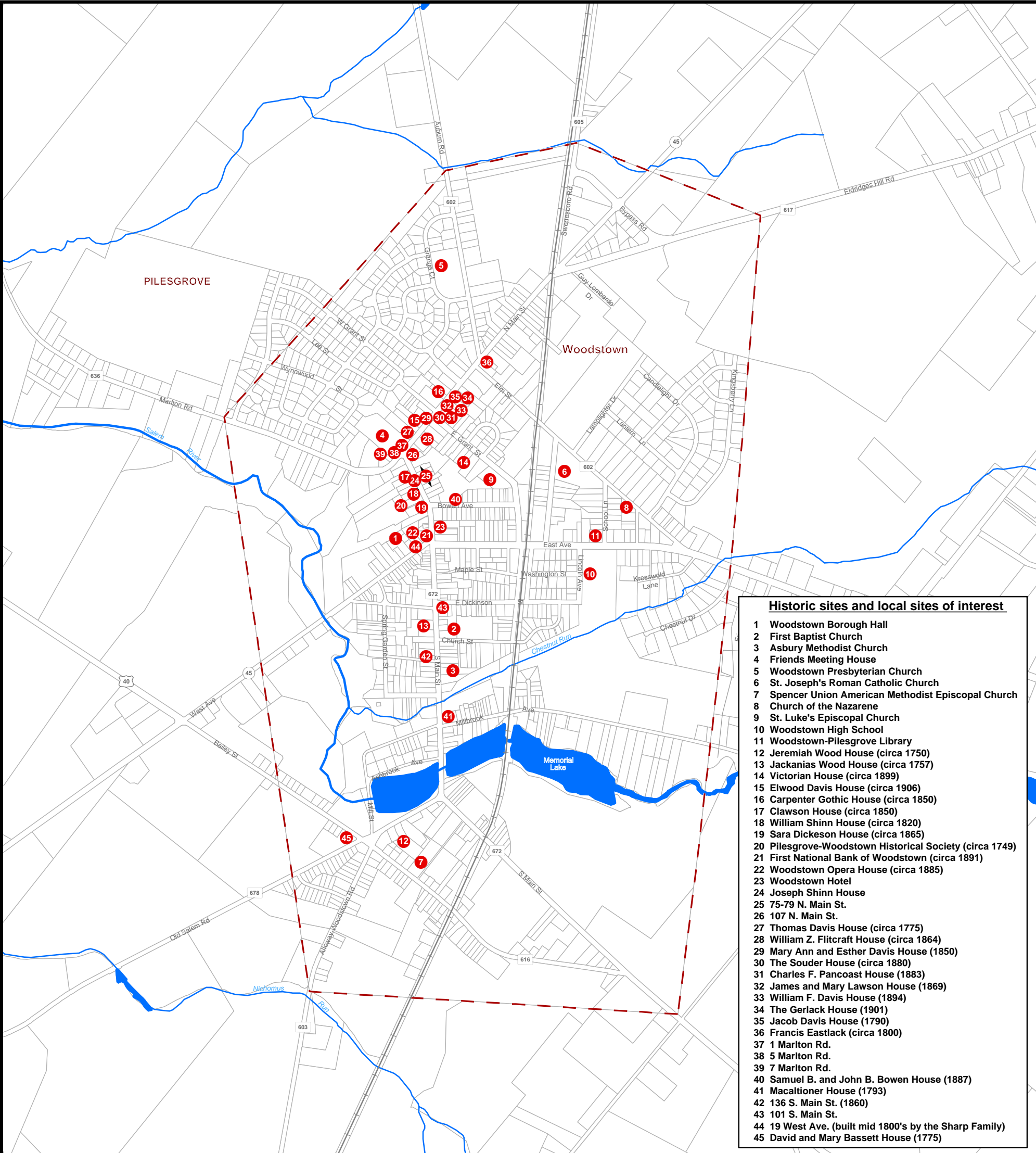
Sources : NJDEP, NJDOT, NJOIT, DVRPC  
This map was developed using New Jersey  
Department of Environmental Protection  
Geographic Information System digital data,  
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# Woodstown Borough

Map 7:  
Historic Resources

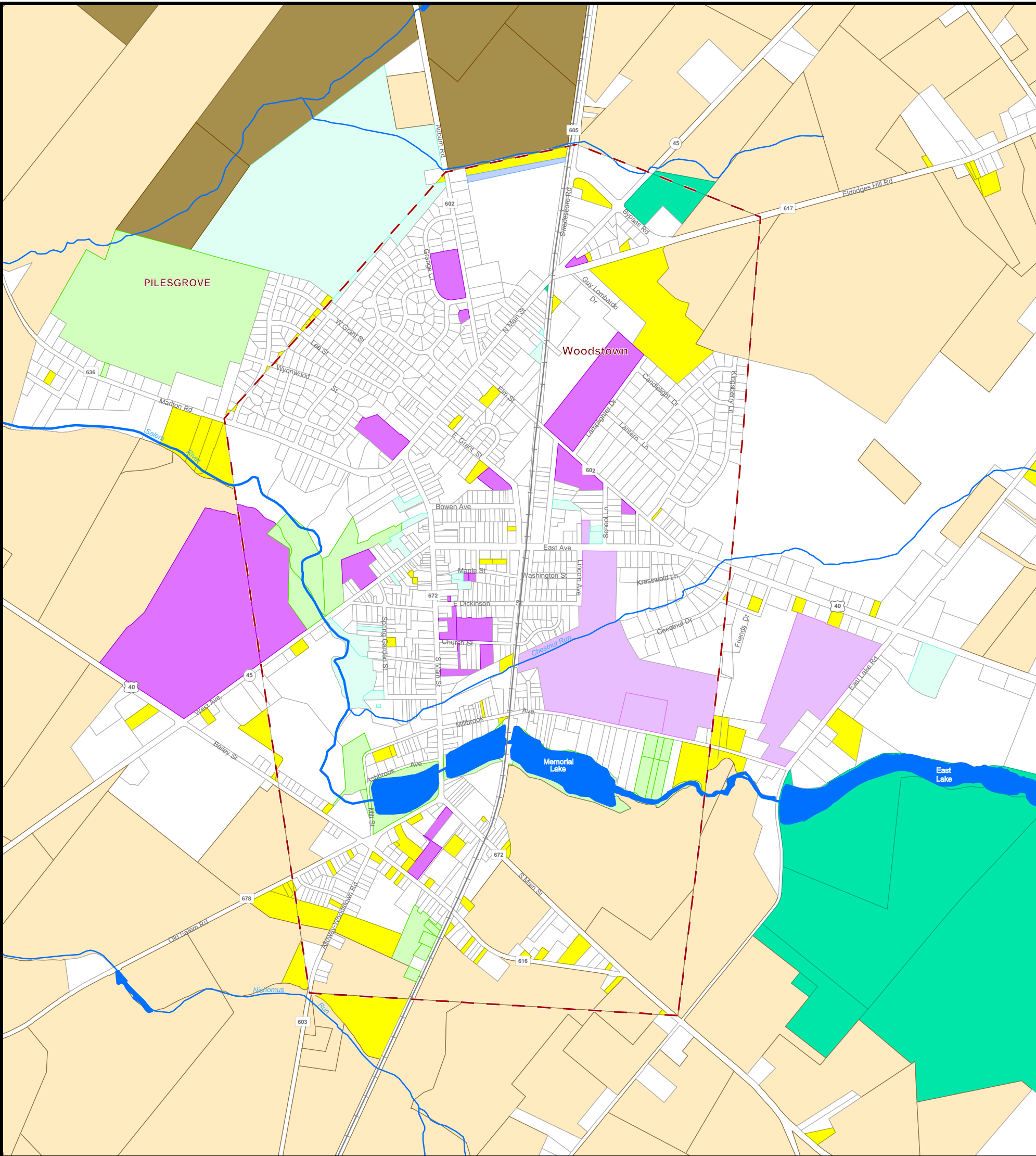
-  River or Stream
-  Lake
-  Historic Resource

Sources : NJDEP, NJDOT, NJOIT, DVRPC  
This map was developed using New Jersey  
Department of Environmental Protection  
Geographic Information System digital data,  
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# Woodstown Borough

Map 8:  
Existing Open Space  
(2006)












River or Stream

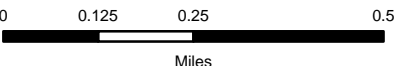


Lake



**Existing Open Space**

-  Conservation Easement
-  Municipal Property
-  State Property
-  Municipal Preserved Open Space
-  Non-Profit Property
-  Farm
-  School Property
-  Vacant Land
-  Developed Land

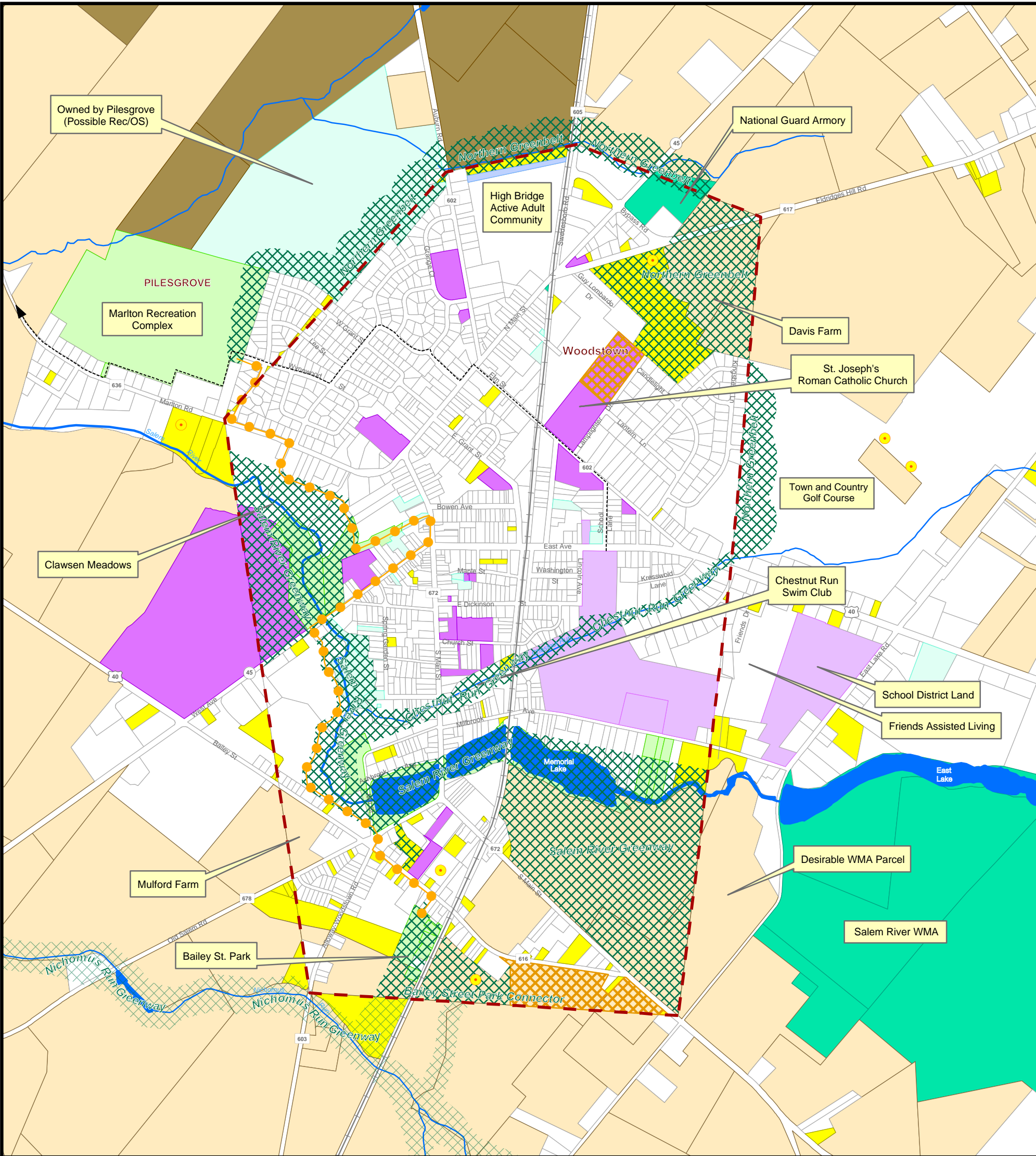
Sources : NJDEP, NJDOT, NJOIT, DVRPC  
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# Woodstown Borough

Map 9:  
Open Space System

- River or Stream
- Lake
- Vernal Pool
- Bike Path
- Possible Trail
- Woodstown Proposed Recreation Site
- Woodstown Proposed Greenway/Greenbelt
- Piles Grove Proposed Greenway

## Existing Open Space

- Conservation Easement
- Municipal Property
- State Property
- Municipal Preserved Open Space
- Non-Profit Property
- Farm
- Preserved Farmland
- School Property
- Vacant Land
- Developed Land

Sources : NJDEP, NJDOT, NJOIT, DVRPC  
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

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