

# **Washington Township Master Plan**

## **Policy Statement**

**May 2004**

Prepared By:

---

Peter P. Karabashian, PP  
NJ License # 1375

---

Thomas E. Eddington, Jr., PP, AICP  
NJ License #5616

Peter P. Karabashian Associates, Inc.  
Professional Planners  
27 Gordon's Alley  
Atlantic City, NJ 08401

Phone: 609-347-0311  
Fax: 609-347-1819  
Email: peter@ppkinc.com

(The original of this report has been signed and sealed in accordance with the law)

Washington Township Master Plan  
Policy Statement  
May 2004

---

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
I. Introduction .....	PS-1
II. Surrounding Municipalities .....	PS-1
A. Township of Deptford.....	PS-1
B. Township of Glassboro .....	PS-2
C. Township of Gloucester .....	PS-3
D. Township of Mantua .....	PS-5
E. Township of Monroe .....	PS-6
F. Borough of Pitman .....	PS-7

**Washington Township Master Plan  
Policy Statement  
May 2004**

**I. Introduction**

The Master Plan of Washington Township is developed to address land use policies and issues within the Township but in addition to this, evaluation of the land uses and zoning of the surrounding municipalities must be accomplished. The first portion of this element will deal with the comparison between the different zoning districts and land uses found along the borders of Washington Township with the surrounding municipalities. The second portion of this element will evaluate the consistency of the Master Plan with the Gloucester County Plan, New Jersey State Development Plan and the Redevelopment Plan. Finally, suggestions will be incorporated for the possible future considerations in improving compatibility and consistency with surrounding municipalities zoning and land uses.

**II. Surrounding Municipalities**

A. Township of Deptford

The Township of Deptford borders Washington Township to the northwest with portions of the boundary line being defined by the Bull Run tributary of Timber Creek and Bee's Branch tributary of Mantua Creek. Visual separation of the two townships is further defined through the vehicular routes of Blackwood-Barnsboro Road (County Route 603) and Route 55 (N.J.S.H.).

The following zoning districts and lands uses can be found along the Deptford Township border with Washington Township. In the area of the Bull Run tributary the R-10 Medium Density Single Family Residential district of Deptford borders with the H-C Highway-Commercial, PR-1 Planned Residence, R Rural, and the PI Planned Industrial zoning districts of Washington Township. The R-6A Affordable High Density Residential and the LI-2 Light Industrial district of Deptford borders the PI Planned Industrial district of Washington Township along Bull Run. The combination of mixed uses within both townships in the area of the environmentally sensitive corridor of Bull Run should bring attention to all future development and approvals with consideration of enhanced buffers and landscaping being incorporated to protect the corridor area.

Along the Blackwood-Barnsboro corridor the LI-2 Light Industrial district of Deptford abuts the PI Planned Industrial, HC Highway-Commercial and the CI Commercial Industrial districts of Washington Township. Additionally along this corridor, the R-6A Affordable High Density Residential and the C-2 Commercial districts of Deptford abut the PI Planned Industrial district of Washington Township. The industrial uses within Washington Township abut residential and commercial uses within Deptford and sensitivity to the adjacent lesser intense uses shall be a consideration with all future development and approvals within the industrial areas.

Along the Route 55 corridor the R-40 Low Density Single Family Residential district of Deptford abuts the PI Planned Industrial and R Rural districts of

**Washington Township Master Plan  
Policy Statement  
May 2004**

Washington Township. The combination of rural and industrial areas within Washington Township abutting the adjacent lower density residential uses should dictate that all future approvals for the industrial area be sensitive so as to protect the rural areas and provide enhancement for the existing residential areas.

The Bee's Branch separates the R-40 Low Density Single Family Residential district in Deptford from the R Rural zoning district of Washington Township. The combination of the neighboring low density and rural uses between the townships provide for compatibility in that each use can help protect and enhance the neighboring use.

**B. Township of Glassboro**

The Township of Glassboro borders Washington Township to the southwest with the entire boundary line being defined by the Mantua Creek. The shared boundary line begins at Delsea Drive (County Route 47) and ends at Glassboro-Crosskeys Road (County Route 689).

The portion of Glassboro Township that shares the boundary line with Washington Township is zoned R-5 Residential for the entire length of the Mantua Creek. Between Delsea Drive and Greentree Road (County Route 651) the Washington Township side is zoned R Rural and A Residence. The adjacent uses of rural and residential are compatible and provide for an opportunity to provide protection for the rural area while providing enhancement and longevity for the residential areas.

The area of Washington Township from Greentree Road (County Route 651) to Fish Pond Road (County Route 634) is zoned R Rural, PUD Planned Unit Development and INS Institutional. The combination of rural, planned unit development and institutional uses along with the adjacent residential uses allows for compatibility between the two townships and provides an opportunity to ensure the longevity of the rural area through concentrated development in the other areas.

The area of Washington Township from Fish Pond Road (County Route 634) to Glassboro-Crosskeys Road (County Route 689) is zoned R Rural. The adjacent uses of rural to residential can provide Washington Township with the opportunity to consider all future approvals to maintain the character of the rural areas and provide an enhanced feature for the neighboring residential areas.

Although the boundary line between the two municipalities is buffered by the Mantua Creek, the Glassboro side is entirely within the R-5 Residential zoning district which is compatible with the neighboring zoning districts of Rural, Residence, Planned Unit Development, and Institutional of Washington Township. The existence of the environmentally sensitive Mantua Creek corridor should be the focus of any future development or approvals for lands that border this buffer. Future development and approvals should be handled in a manner

**Washington Township Master Plan  
Policy Statement  
May 2004**

that is sensitive to the creek corridor and which promotes the longevity of the character of the general area.

C. Township of Gloucester

The Township of Gloucester is located to the east of Washington Township with the majority of the southeastern boundary defined by the North Branch of the Big Timber Creek and the Great Lebanon Branch. The northeastern boundary is defined by Blackwood Lake and the Camden County Health Center located in Gloucester and bounded by Woodbury-Turnersville Road (County Route 621), Blackwoodtown Road, Sewell County House Road and Burmont Avenue.

The boundary point beginning in the northern section of Gloucester Township and abutting Blackwood Lake is zoned RA Residential Attached and R3 Residential (three dwelling units per acre). The Washington Township side features HC Highway-Commercial bordering the RA Residential Attached portion. The remainder of the boundary features the HC Highway-Commercial, PR-1 Planned Residence One, H High Density Residential and C Residence zoning districts of Washington Township bordering along the RA Residential Attached and R3 Residential (three dwelling units per acre) zoning districts. The combined uses located along the boundary line are compatible and provide for a mixed-use area overall. Ultimately all future development and approvals in Washington Township should focus on the longevity and enhancement of the residential areas through continued improvements along the highway corridors.

The boundary surrounding the Camden County Health Center, located in Gloucester Township and zoned entirely I Institutional is abutted by the following zoning districts of Washington Township; SC Shopping Center, PI Planned Industrial, PR-1 Planned Residence One, R Rural and C Residence. The South Branch of the Big Timber Creek also flows through this area and all future development and approvals shall be conducted in a manner which is sensitive to the environmental asset of the corridor to both communities.

The North Branch of the Big Timber Creek provides a buffered boundary line for a significant portion of the border between Gloucester and Washington Townships. In Gloucester Township the boundary begins with the LI Light Industry district bordering the C Residence of Washington Township. Continuing in a southerly direction along the Big Timber Creek the R2 Residential (two dwelling units per acre) abuts the C Residence and HC Highway-Commercial of Washington Township. The Atlantic City Expressway/Route 42 bisects both townships at this point and the GI General Industry district of Gloucester abuts the HC Highway-Commercial area of Washington Township. The GBS General Business Special district of Gloucester Township abuts the CI Commercial Industrial district of Washington Township. The final portion of the Big Timber Creek boundary features the R1 Residential (one dwelling unit per acre) in Gloucester Township being bounded by the CI Commercial Industrial and PR-1 Planned Residence One districts of Washington Township. Although there tends to be some inconsistencies with the uses bordering one another through the

**Washington Township Master Plan  
Policy Statement  
May 2004**

environmentally sensitive corridor of the Big Timber Creek the fact that the Atlantic Expressway/Route 42 runs parallel to the creek corridor provides for the need of varied zoning districts and uses. However, any future development targeted for this area should factor in the existence of the creek corridor and the potential environmental impact.

The Great Lebanon Branch bisects Gloucester Township from Washington Township from the end of the Big Timber Creek to the general area of Berlin-Crosskeys Road (County Route 689) and the end of Gloucester Township. The R1 Residential (one dwelling unit per acre) and the R3 Residential (three dwelling units per acre) in Gloucester Township abut the PR-1 Planned Residence One district of Washington Township for the remainder of the shared boundary between the two townships. The combination of residential uses between the two townships in this area provides for compatibility and the opportunity to focus future development and uses towards enhancing the overall area.

D. Township of Mantua

The Township of Mantua is located along the northwestern boundary in-between the neighboring Deptford Township and the Borough of Pitman, with the entire boundary being defined by the Mantua Creek.

The northern most point of the shared boundary between the two townships features the FLX Flex Space zoning district within Mantua Township and borders the R Rural and PI Planned Industrial within Washington Township.

The remainder of the shared boundary features the FLX w/AC Overlay Flex Space with Agricultural Commercial Overlay within Mantua Township and abuts the following Washington Township zoning districts; R Rural, PI Planned Industrial, INS Institutional, and MUD Mixed Use Development.

The purpose of the Flex Space zoning districts within Mantua Township allow for changes in market demands and permits a variety of uses such as office, warehouse, and distribution uses. A majority of the lands abutting the Mantua Creek and along the township bordering line is existing agricultural farming uses. The intent of the Flex Space with an overlay for Agricultural Commercial uses will permit and encourage the longevity of those areas. The neighboring uses within Washington Township vary from Rural to Planned Industrial and Mixed Use Development. Sensitivity in future approved development and uses along the environmentally sensitive Mantua Creek corridor shall be considered by Washington Township to further enhance the existing buffer and provide for the continuance of adjacent agricultural uses.

E. Township of Monroe

**Washington Township Master Plan  
Policy Statement  
May 2004**

The Township of Monroe is located along the southerly boundary of Washington Township and is defined by Berlin-Crosskeys Road (County Route 689) and Glassboro-Crosskeys Road (County Route 689).

The easterly point of the boundary between the two townships begins at Four Mile Branch and runs along Berlin-Crosskeys Road to the Black Horse Pike (NJSH 42) featuring the CC Community Commercial District within Monroe Township and abutting the following Washington Township zoning districts; PR-1 Planned Residential One, R Rural and HC Highway.

From the Black Horse Pike (NJSH 42) to Hurffville-Crosskeys Road (County Route 654 a.k.a. Crosskeys-Williamstown Road) the R-2 Suburban Residential Option District is located within Monroe Township with the HC Highway-Commercial zoning district located in the abutting Washington Township section.

Where Berlin-Crosskeys Road (County Route 689) becomes Glassboro-Crosskeys Road (County Route 689) and to the point where Fries Mill Road (County Route 655 a.k.a. Franklinville-Turnersville Road) intersects Glassboro-Crosskeys Road the zoning districts within Monroe Township are the BP Business Park District and the CC Community Commercial District with the NC Neighborhood Community and R Rural districts abutting in the bordering portion of Washington Township.

Between Fries Mill Road (County Route 655) and Pitman-Downer Road (County Route 658) along Glassboro-Crosskeys Road the BP Business Park District is located within Monroe Township and the PR-3 Planned Residential Three is located within bordering Washington Township.

From the intersection of Pitman-Downer Road (County Route 658) to the ending point of the border between the two townships at the Mantua Creek the R-2 Suburban Residential Option District is located within Monroe Township with the following zoning districts bordering to the Washington Township side; HC Highway-Commercial, R Rural, and CI Commercial Industrial.

The main dividing line between the two townships is County Route 689, which is known as Berlin-Crosskeys Road and Glassboro-Crosskeys Road and is a heavily traveled vehicular route and circulation point through the area. Due to this existing geographical boundary, the types of uses existing and zoning districts established should be consistent with the enhancement of the vehicular corridor. Careful consideration shall be taken into account when dealing with areas and uses that favor the rural or residential character, with enhanced buffering and landscaping tools incorporated to protect those areas. Overall the adjacent uses of the two townships are compatible and provide an opportunity to focus future development and approvals towards enhancing and promoting longevity of the area.

F. Borough of Pitman

**Washington Township Master Plan  
Policy Statement  
May 2004**

The Borough of Pitman is located along the westerly boundary of Washington Township in-between the Township of Mantua, to the north, and the Borough of Glassboro, to the south, with the entire boundary line with Washington Township being defined by the Mantua Creek.

The zoning district running the entire length of the boundary line and the Mantua Creek corridor in the Borough of Pitman is the P Park Conservation area which ends at Delsea Drive (N.J.S.H. Route 47) and the terminus of the shared boundary line between the two townships. The neighboring zoning districts in Washington Township which abut the P Park Conservation district are the MUD Mixed Use District and the HC Highway-Commercial district.

Due to the environmentally sensitive corridor of the Mantua Creek, the Borough of Pitman has recognized the critical nature of the creek by zoning the area Park Conservation within the borough. Washington Township needs to factor the environmental issues of the Mantua Creek corridor into all future development and approvals in the areas of the Mixed Use and Highway-Commercial zoning districts. Additionally, measures such as enhanced buffers and landscaping requirements should be incorporated to further protect the Mantua Creek.