

# Acting Locally



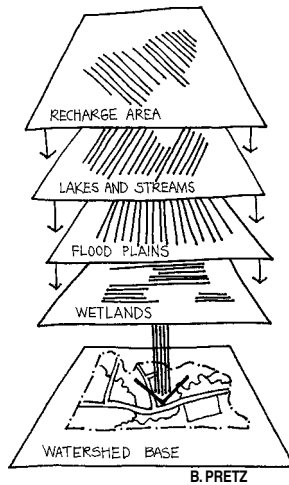
## Capacity Study Helps Galloway Map Its Future

By **Jody Carrara**, ANJEC Project Director



Galloway Township in Atlantic County is a 92-square-mile mixture of history and state of the art. Heavily wooded, containing both Pinelands and CAFRA regions, Galloway was created by King George III in 1774. The municipality is now a Pinelands Commission-designated high-growth township which contains the historic town of Smithville, Stockton State College, AC Medical Center and Edwin B. Forsythe National Wildlife Refuge. With a mandated residential growth rate of approximately 3 percent a year, Galloway faces the challenges of retaining its small town, historic character; funding additional elementary schools; and growing and providing transportation infrastructure in a sustainable manner.

To help meet these challenges, Galloway acquired an ANJEC Smart Growth Planning Grant in 2008 to conduct a Pinelands Area Capacity Study. Begun in July and completed on schedule one year later, the capacity analysis is a comprehensive collection of maps and documents that clarify existing conditions, environmental constraints, zoning and possible future development. The study's intent was to perform a capacity and build-out analysis of the Pinelands region of the Township,



to assist in the Plan Endorsement process and future visioning. Galloway hired Dixon Associates to conduct the study and formed a local team to assist.

The Galloway project team consisted of the Township planner, the chair of the Economic Development & Sustainability Committee and members of the Council, Planning Board, Plan Endorsement Advisory Committee and Environmental Commission. They had their work cut out for them with a

study area that includes a Garden State Parkway exit, college and business-oriented Jimmie Leeds Road and the Route 9 & 30 corridors.

### Maps make the difference

The project team and Dixon Associates did an exhaustive job of clarifying the existing conditions through maps and presentations. Many wetland areas and streams in the Township contribute to residents' quality of life and the area's ecological integrity. Protecting wetlands, streams and flood hazard areas in plans for future development makes permitting easier and protects residents from damaging floods.

Vegetated buffers along local streams, wetlands and other water bodies ensure clean water for residents, wildlife and local and coastal fisheries. The mapping of these areas included 150-foot buffer areas, and

300-foot buffers for Category 1 rivers.

The maps provide a stark visual depiction of the reality of development constraints, particularly in one area of the Township. The Route 30 corridor is an old stage coach road known as the White Horse Pike. This road had been designated as one long commercial area. Since wetlands laws were enacted and traffic patterns have changed, commercial activity on Route 30 is not what it once was. Mapping of the existing wetlands, including their buffers, clarified how little room there is along the road for any new commercial development. Recognition of environmental values of this strip allowed thinking outside of the historic box. This led to thinking of redevelopment areas and future possible land use/zoning.

Resident involvement has been key to Galloway's success. Yearly parades, summer sports camps and movies in the park are but a few examples of the local quality of life. The public was also an

integral part of the process during this grant project, with presentations held at Council and Planning Board meetings. Residents were invited to talk about their visions for the future, and specific areas of concern. Redevelopment and a future train station are part of the vision, with a new and clear recognition of the capacity of the roads, current zoning problems and environmental constraints.

Galloway Township residents have benefited greatly from the excellent mapping and collaborative planning that this project allowed. Thanks to the Geraldine R. Dodge Foundation and ANJEC, Galloway Township can continue to pursue their mission statement: "To preserve and enhance the quality of life within our community."

With this type of careful planning, great grandchildren will still be able to find a fish dinner in a local stream.

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## **Not just bottles and cans**

About 3,500 people attended this year's Earth Day event sponsored by Point Pleasant Environmental Commission. The day's theme was "Recycling-it's not just bottles and cans anymore." Nearly 50 exhibitors touted products and ideas connected to environmental awareness, many of them focused on the three Rs: reduce, reuse, recycle.

The Commission presented awards and certificates to local youths for their environmental achievements. According to Commission member Christopher Constantino, the day included seafood and BBQ style food sold by local businesses, a petting zoo, inflatable rides and games for the kids. A local radio station and an area band provided the music.