



May 11, 2018

Via Email

Gloucester City Planning & Zoning Board
512 Monmouth Street
Gloucester City, NJ 08030

Re: Revisions to Master Plan, May 2018

Dear Board Members;

Please see below a summary of the revisions to the Master Plan that were made in order to include public comments received, and input from the Board. These revisions are updates to the Plan that was presented to the Board on April 18, 2018. They are reflected in the most recent submission of the Plan, with a revision date of May 1, 2018. No revisions have been made to the general body of the text. All additions and revisions were incorporated into the Action Plan Section, and within Appendix A of the Plan.

Where recommendations were redundant, they were consolidated so as to streamline the Action Plan.

The specific changes are as follows:

Page XI-1 of the Action Plan:

- A recommendation has been included to investigate the feasibility of an "Adopt-A-Lot" program to help address vacant properties.
- A recommendation has been included to identify appropriate densities, bulk, and height standards to allow for planned commercial establishments without adversely impacting the character of the community.
- The recommendation to maintain and repaint crosswalks, has been reworded to note that crosswalks should be added to the City's main thoroughfares.

Page XI-2 of the Action Plan:

- A recommendation has been added to continue to investigate the conditions of the City's roadways and bridges as part of an on-going capital improvements program.
- A recommendation has been included to pursue grants to fund and implement complete streets projects, including bicycle routes along key corridors.



Adrienne Parent, Planning & Zoning Board Secretary
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- The recommendation to prepare a Recreation and Open Space Plan has been expanded, and now recommends developing several additional Master Plan Elements, including sustainability, parks and recreation, open space, pedestrian planning, corridor studies, and utilities.
- A recommendation has been added to pursue grants to prepare neighborhood specific economic development plans.
- A recommendation has been added to ensure that any updates to the zoning ordinance be consistent with the existing and historic land use patterns that are desirable, so as to avoid creating any non-conformities.
- The recommendations specific to parks and recreation facilities in regards to a dog park, skate park, hockey rink, farmers market, and community center has been incorporated into the general recommendation for Parks and Recreation Planning.

Each of the above mentioned revisions is also reflected in the Action Plan implementation Chart, and has been given a priority and a responsible party. All previous recommendations listed in the Action Plan Implementation chart on pages XI-3 through XI-8 remain in place.

Page XII-2 Appendix A

- Further discussion of remediated contaminated sites has been included, particularly referencing the environmental clean-up that has taken place in the City's parks and recreation facilities.
- Tables listing all current known contaminated sites, and all former contaminated sites which have been cleaned up, are now found in Appendix A.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,

CME Associates

Christopher N. Dochney, PP, AICP
Project Planner

CD:tf