

Black Run Proposal Discussion



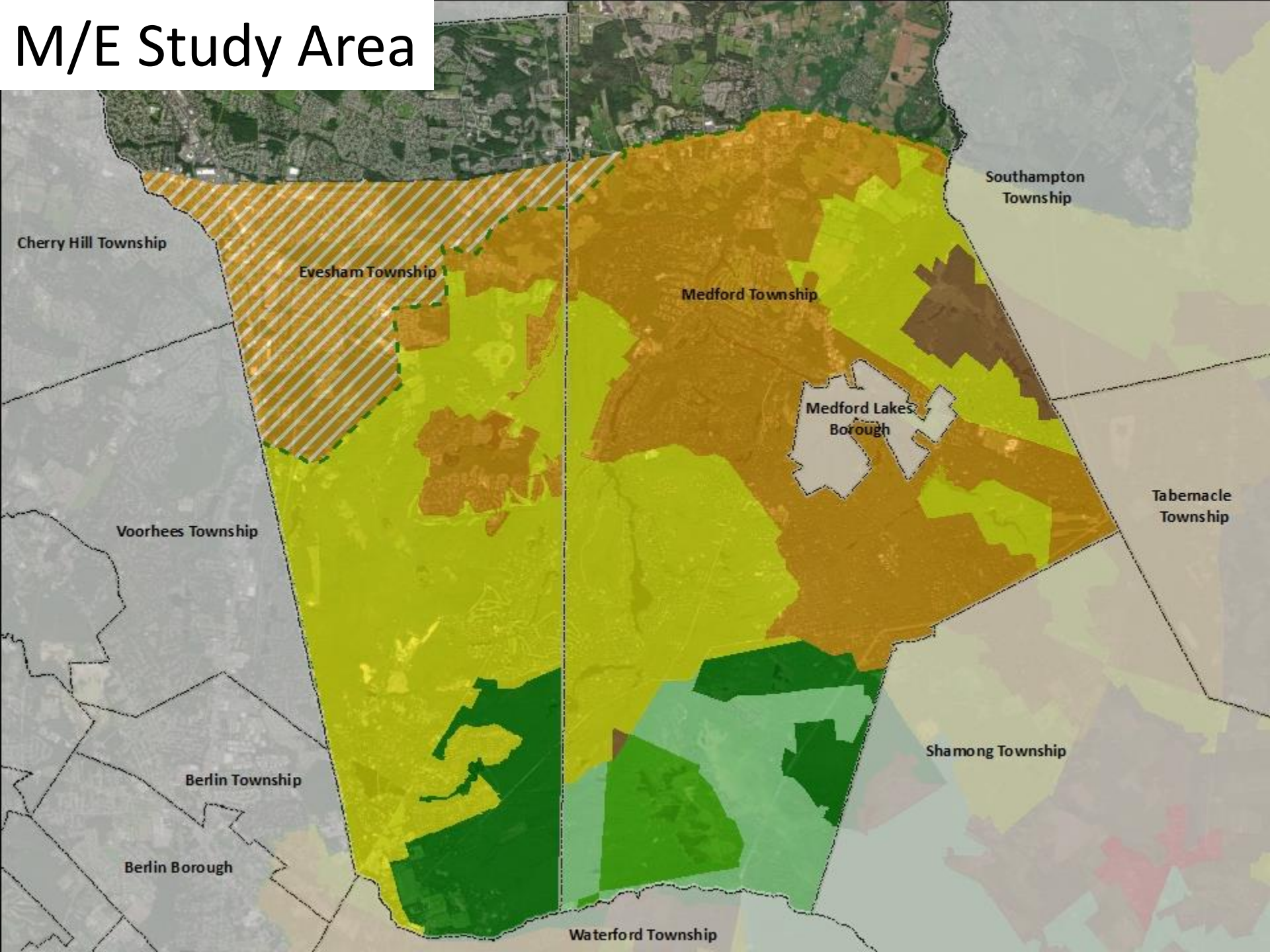
Policy & Implementation Committee
April 28, 2023

Southern Medford/Evesham

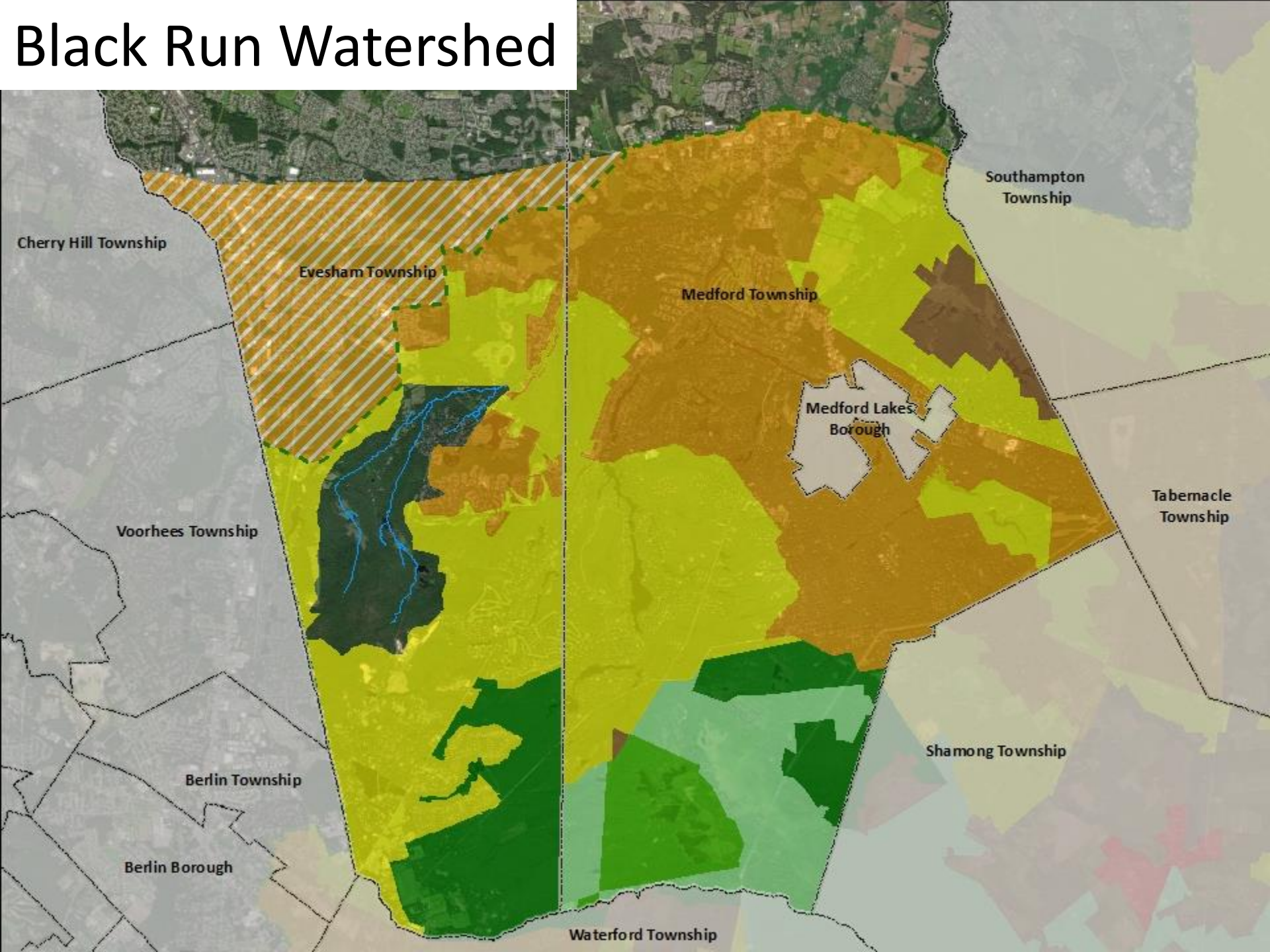
Sub-Regional Natural Resource Protection Plan

- Funded by 2004 grant from William Penn Foundation
- Steering Committee: Commission, NJDEP, Evesham and Medford
- Advisory Committee, Technical Working Group
- Plan recommendations
 - Zoning changes to reduce disturbance in Black Run
 - Land acquisition
 - Rare plant inventory
 - Stewardship through education
- Endorsed by Pinelands Commission in 2006

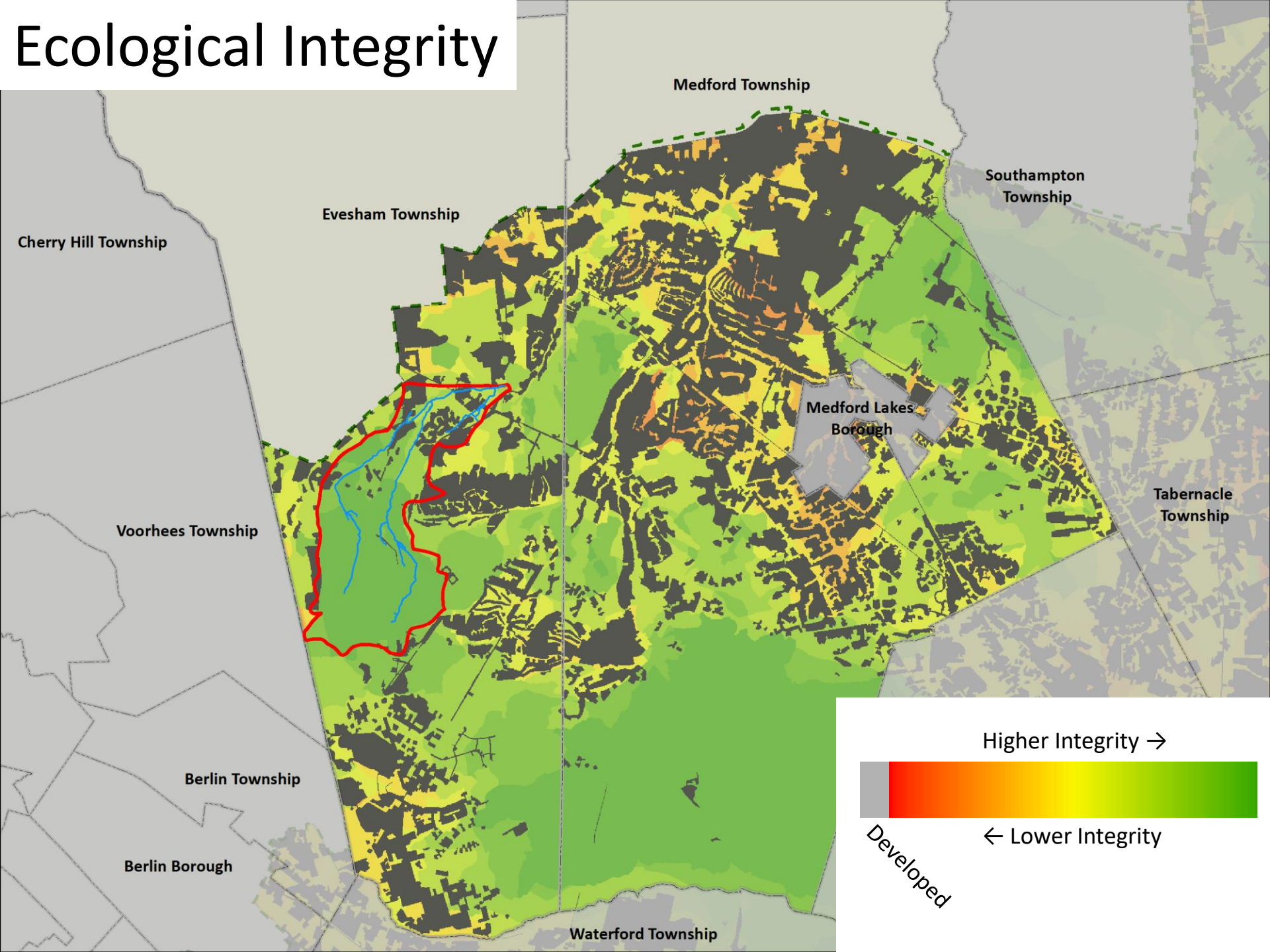
M/E Study Area



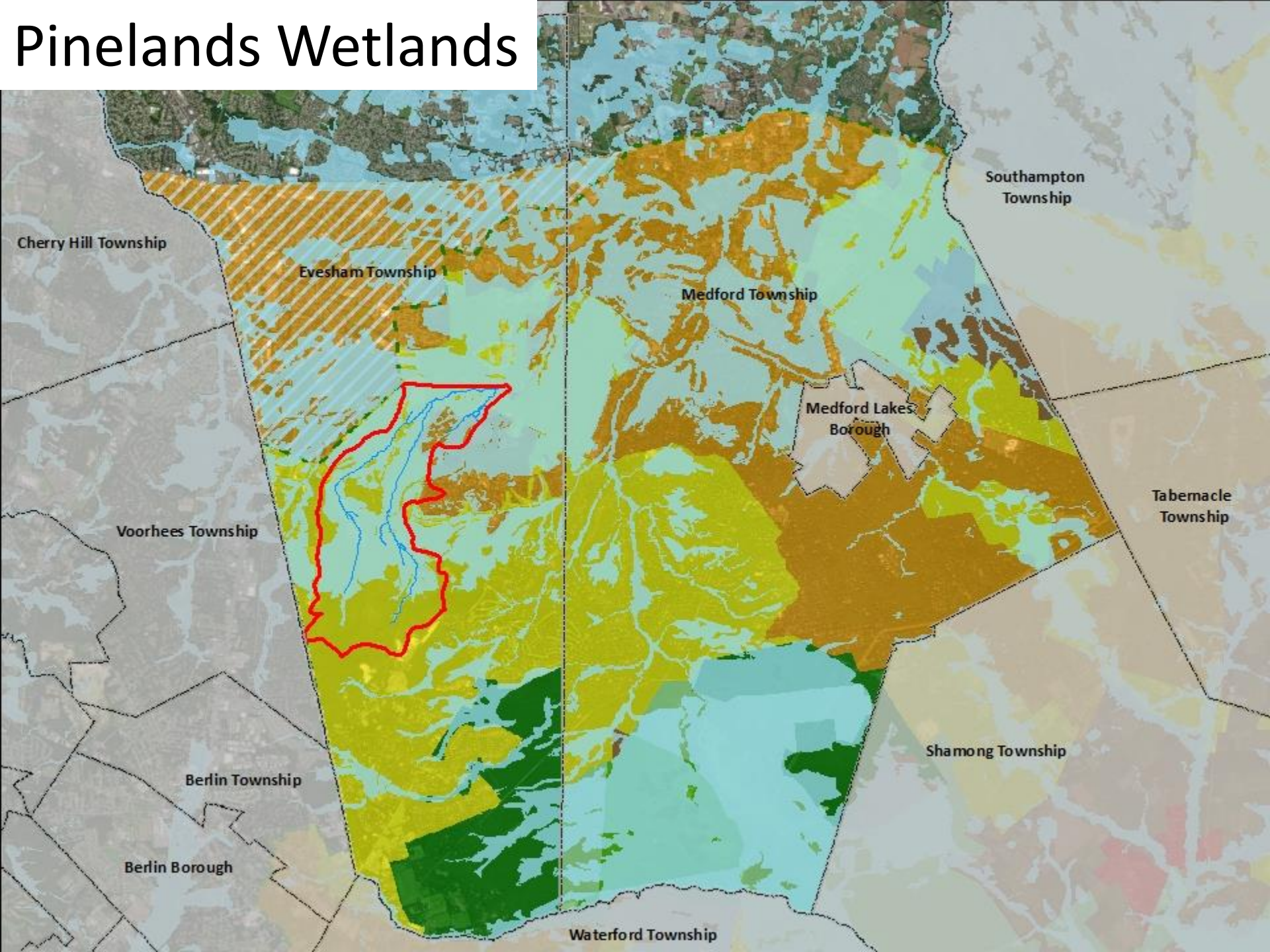
Black Run Watershed



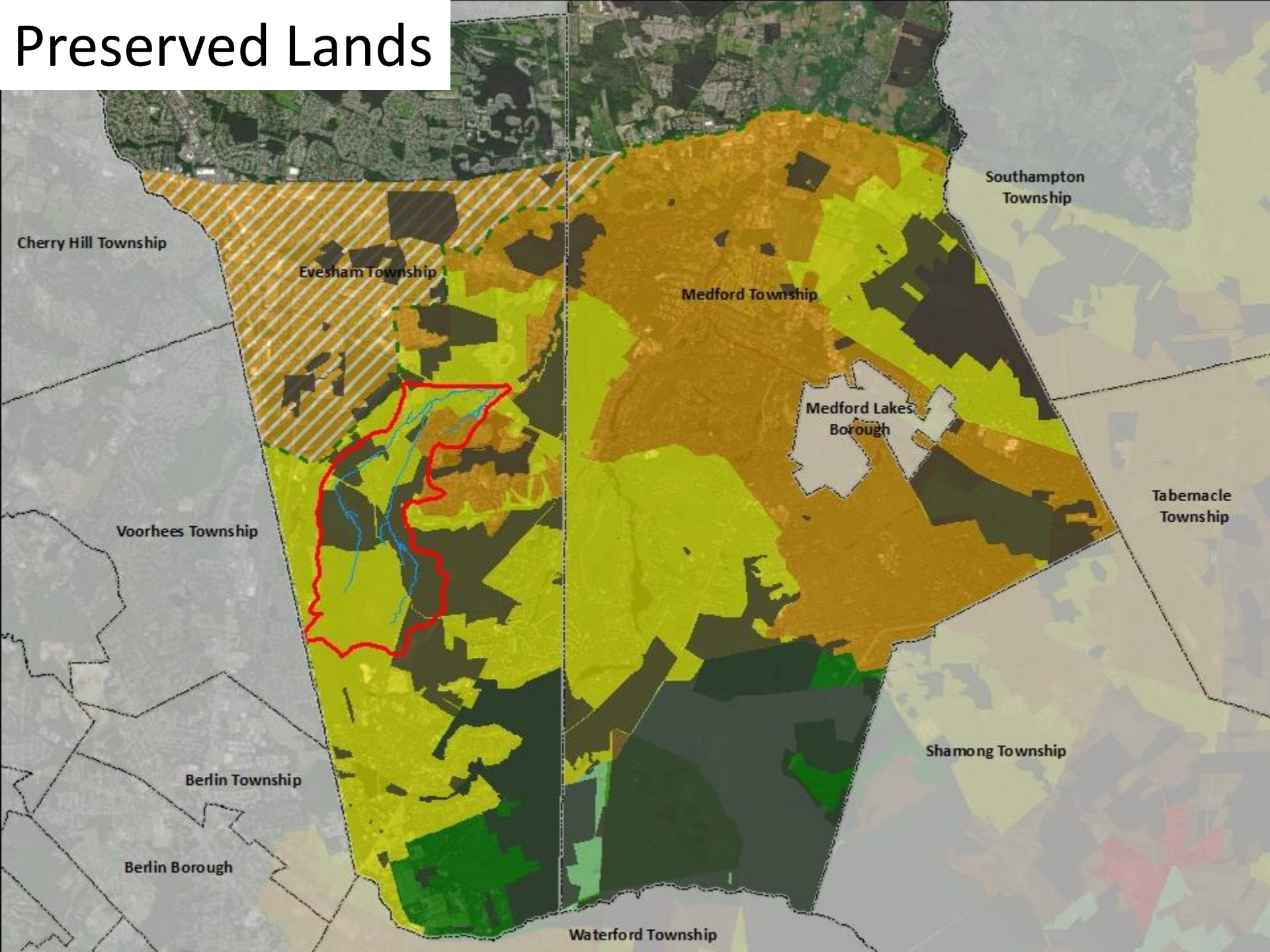
Ecological Integrity



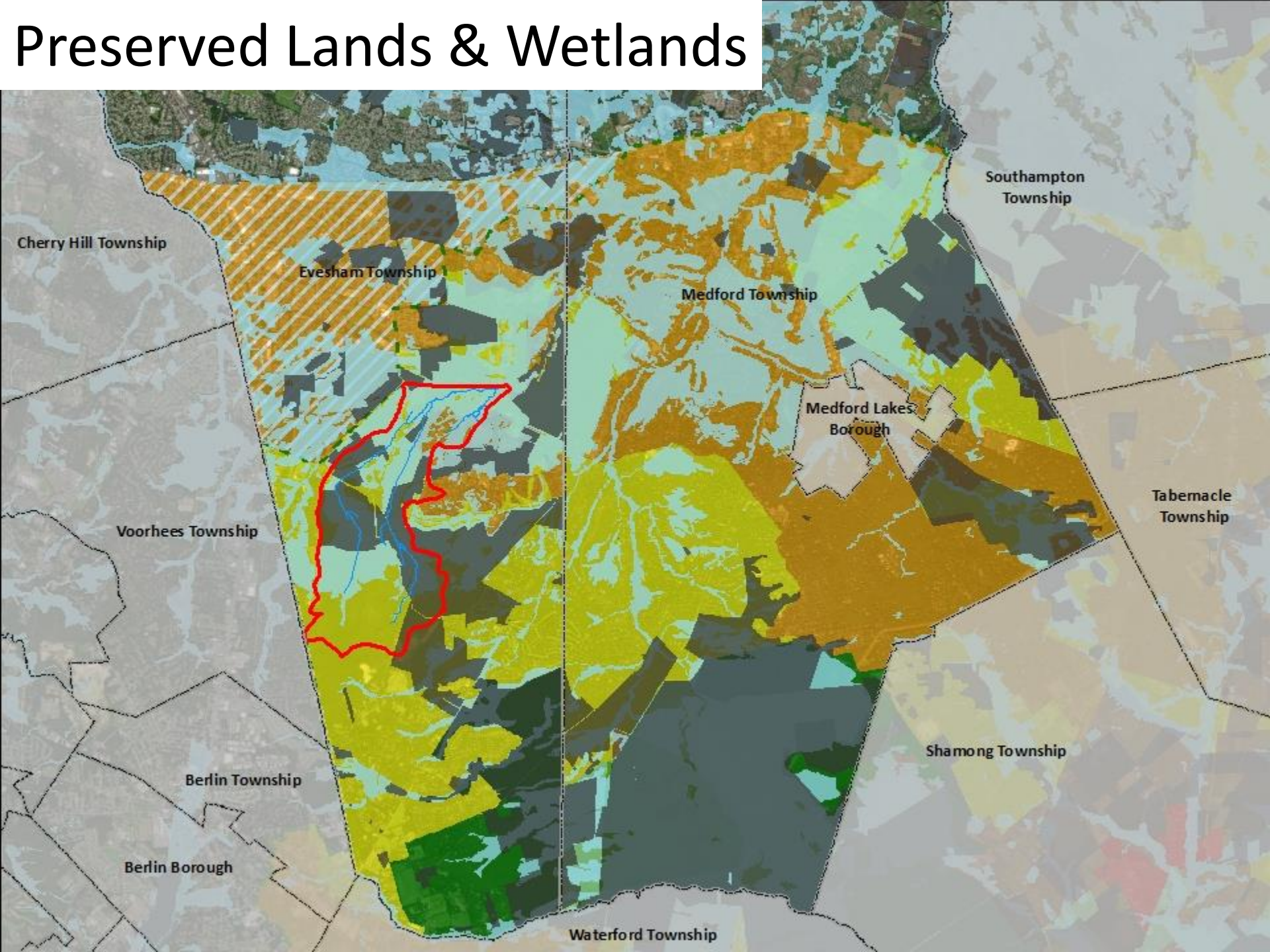
Pinelands Wetlands



Preserved Lands



Preserved Lands & Wetlands



Plan Implementation Achievements

- Acquisition and preservation of +/- 1,300 acres
- Rare plant surveys and inventory
- Backyard habitat project (flyer)
- Mandatory clustering
- 2022 Evesham Township zoning amendments
 - 671 acres of preserved lands rezoned from RDA to FA
 - Kings Grant rezoned from RDA to RGA (733 acres);

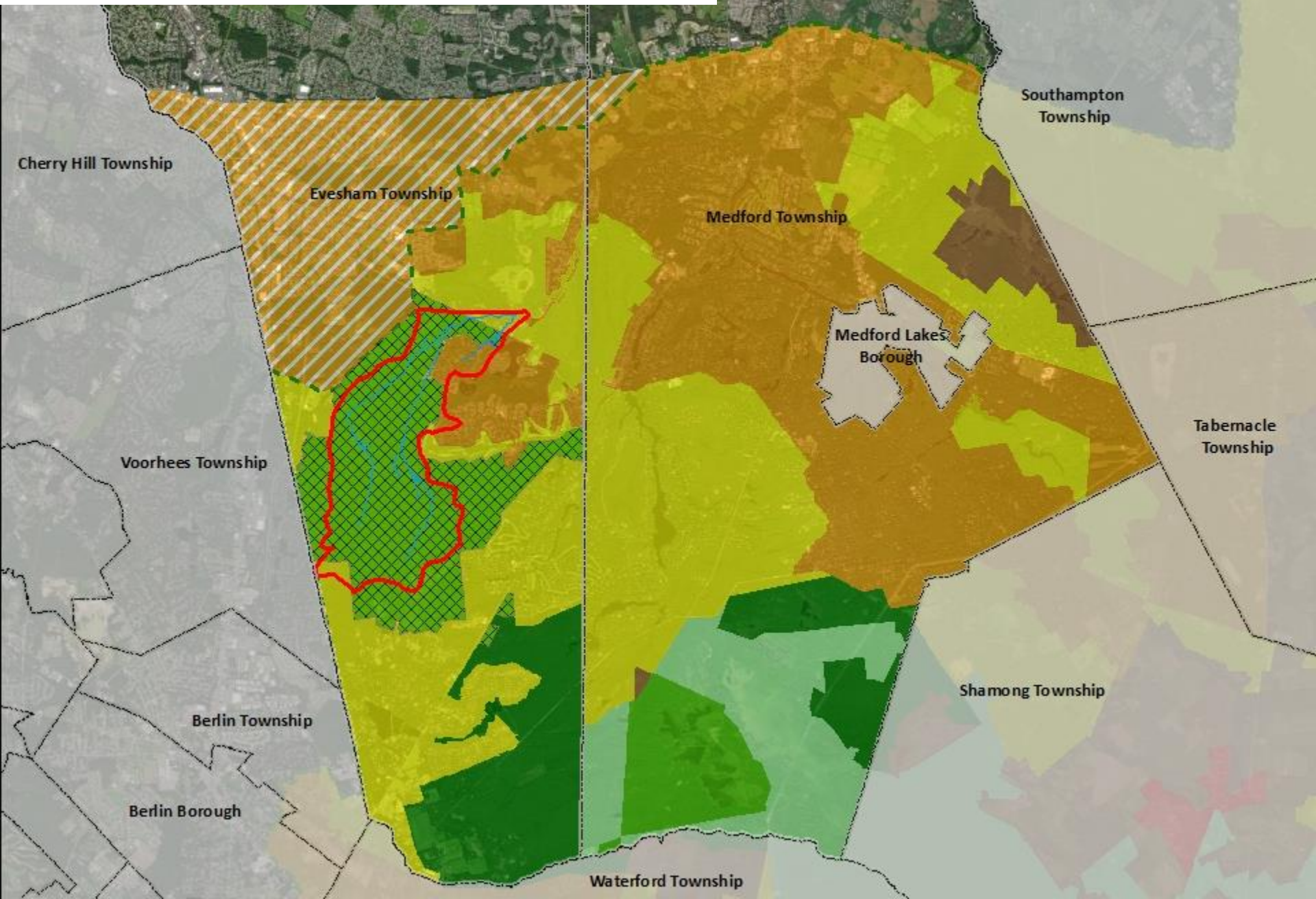
Remaining recommendations:

- Management area redesignation
- Off-site clustering pilot program

Proposed Forest Area Redesignation

- Redesignate 2,700 acres from the Rural Development Area to the Forest Area
- Includes Black Run watershed, adjacent lands in common ownership and other public and permanently protected lands

2023 Proposed RDA to FA



Proposed Forest Area



Voorhees Township

Medford Township

Tomlinson Mill Rd

Braddock Mill Rd

Kettle Run Rd

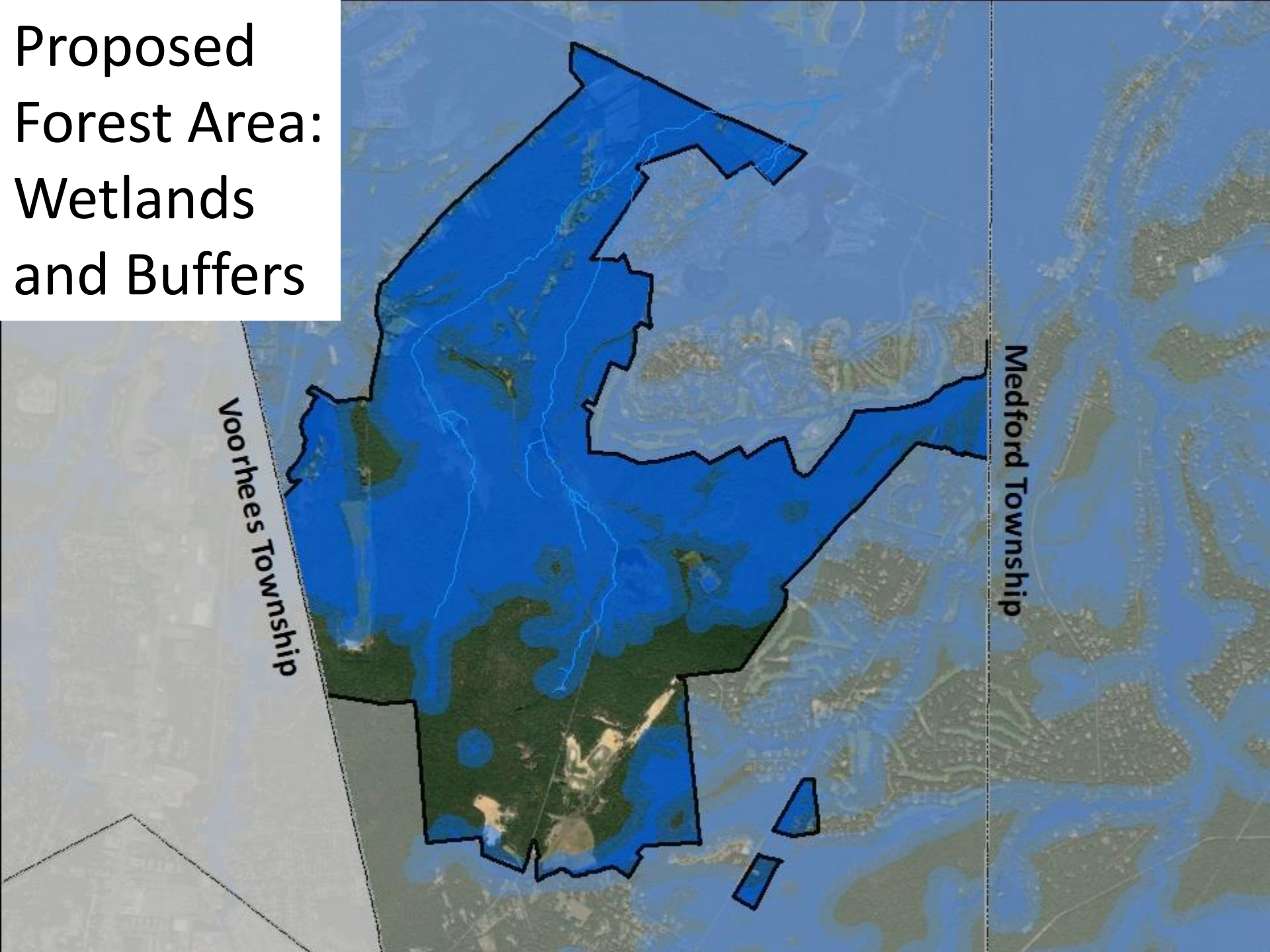
Kettle Run Rd

Taunton Lake Rd

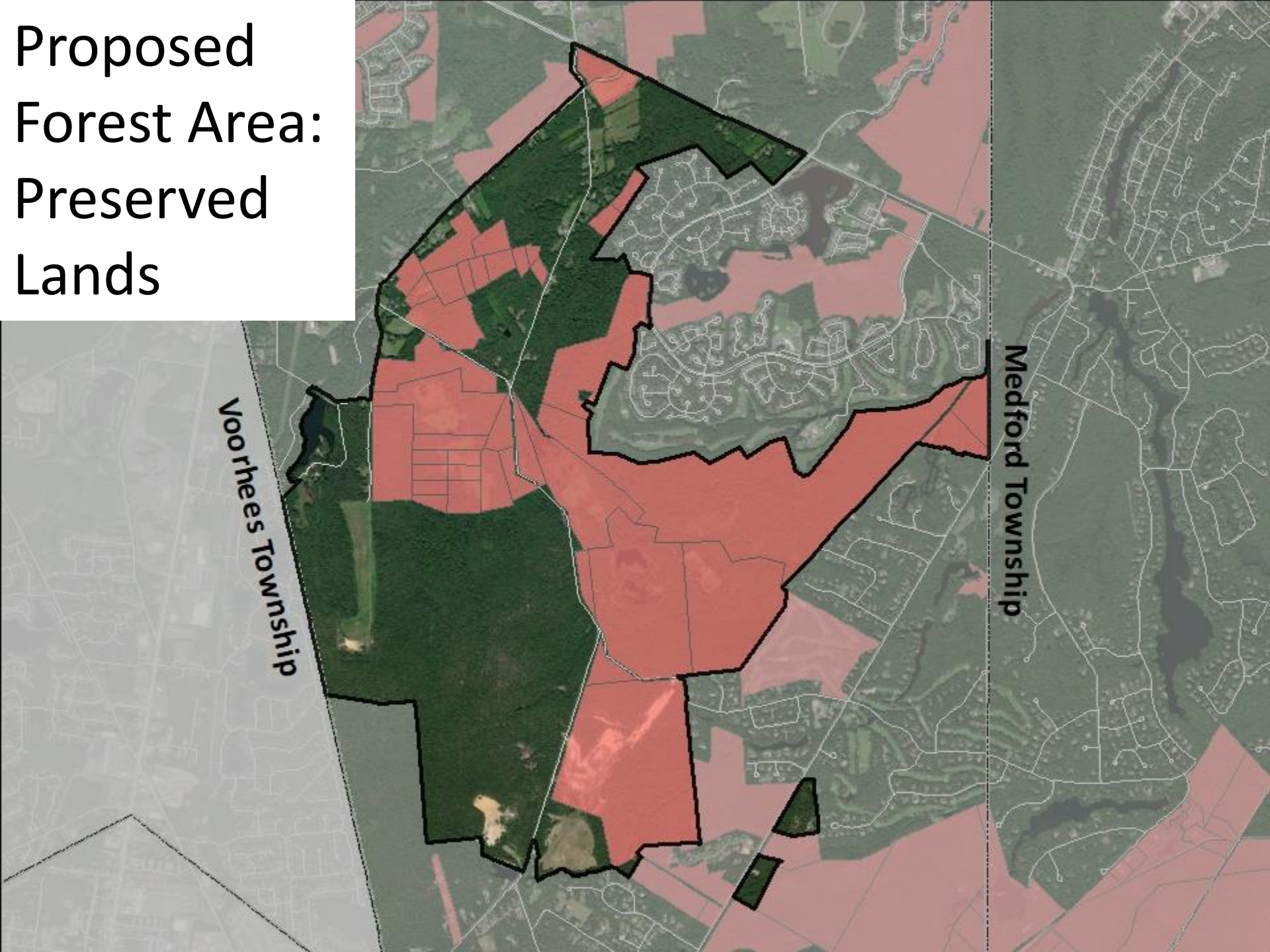
Hopewell Rd

Barton Run Blvd

Proposed Forest Area: Wetlands and Buffers



Proposed
Forest Area:
Preserved
Lands



Impact of Forest Area Redesignation

- Current Rural Development Area zoning
 - Permitted density:
 - RD-1: 1 unit/6 acres
 - RD-2: 1 unit/4 acres
 - RD-3: 1 unit/3.2 acres
 - Zoning capacity of ~290 units
- Proposed Forest Area zoning
 - Maximum density of 1 unit per 25 acres
 - Zoning capacity of ~40 units

Proposed Off-Site Clustering Pilot Program

- Goal: encourage clustering/transfer of all residential development potential in Evesham's new and existing Forest Area to a designated development area in the RDA outside the Black Run watershed
- Every unit constructed in the designated development area would require permanent protection of vacant acreage in the Township's Forest Area

Proposed Off-Site Clustering Pilot Program

Development Area Specifications

- Maximum of 175 acres, outside the Black Run watershed
- Maximum of ~290 units (SFDs, TFDs, THs)
- Maximum lot size: 15,000 square feet for SFDs
- Sewer service required
- Reduced survey requirements for threatened and endangered species

Conservation Area

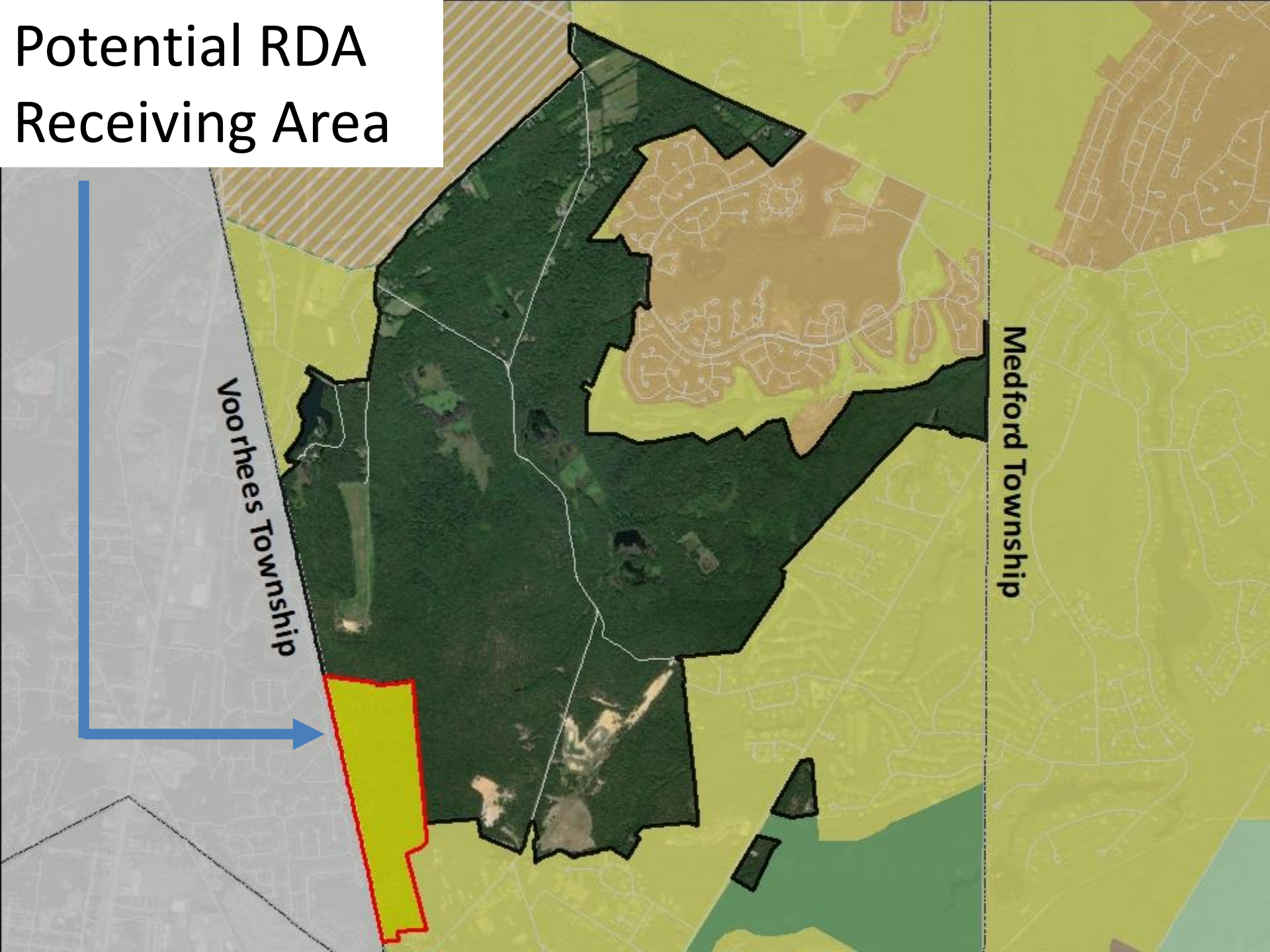
New Evesham Forest Area

~1,400 vacant acres

Existing Evesham Forest Area

~250 vacant acres

Potential RDA Receiving Area



Rulemaking Process and Schedule

Pinelands Commission rulemaking

- April 28 CMP P&I Committee Presentation
- Approval by Governor's office
- July rule proposal authorization by Commission
- New Jersey Register publication
- Public hearing + 60-day comment period
- Adoption by Commission
- 9-12 months

Township implementation

- Adoption of master plan and ordinance amendments
- Commission certification