

Pinelands Management Area Boundary Assessment for Climate Risks

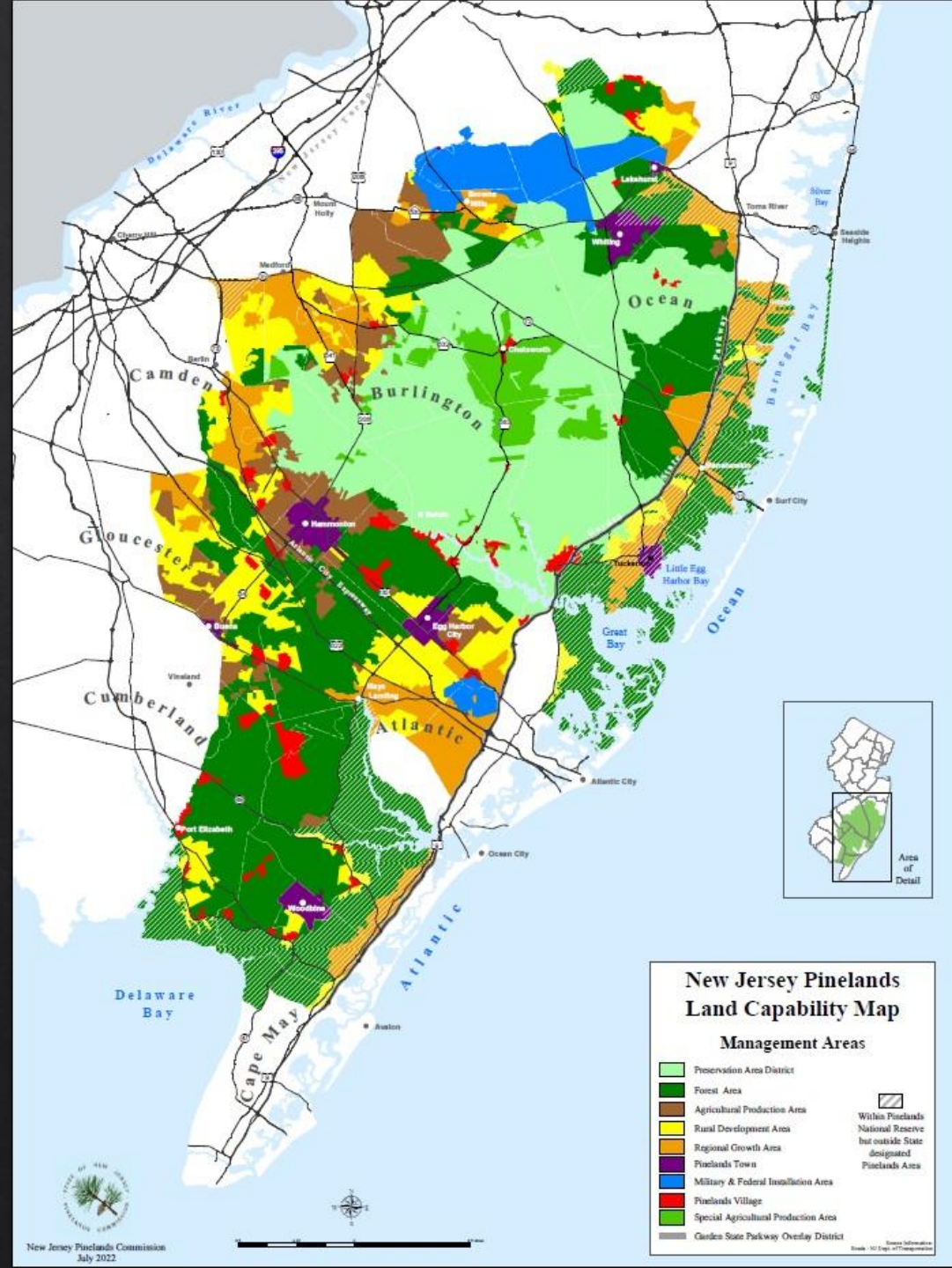
Pinelands Climate Committee

February 14, 2024

Pinelands Management Areas

Growth is encouraged or permitted:

- Regional Growth Areas (RGAs)
- Pinelands Towns
- Pinelands Villages



First Level of Analysis – Overview

RGAs
Towns
Villages



Wildfire
hazard



Flood
hazard



Sea level
rise
hazard



T&E
habitat



Acquisition
targets



**Areas Needing
Further
Consideration**

Second Level of Analysis – Overview

- ◆ **Factors Considered: Size of area, Urban land use/land cover, Preservation status, Proportion of area in wetlands, Application status, Proximity to preserved lands and/or other Management Areas**
- ◆ **39 areas at least 10 acres in size**
 - ◆ **Cumulatively ~1,500 acres**
 - ◆ **Range: 10 acres to 169 acres**
 - ◆ **Average of 38 acres in size**
 - ◆ **Identified in RGAs, Towns, and Villages**
 - ◆ **12 municipalities**

Third Level of Analysis

- ◆ **Factors Considered to refine Second Level Results:**
 - ◆ **Ownership**
 - ◆ **Zoning standards**
 - ◆ **Lot configurations**
 - ◆ **Agricultural land use/land cover**
 - ◆ **Vacant/developable lands**
 - ◆ **Regional context**

Results of Third Level of Analysis

- ◆ 39 identified areas:
 - ◆ Contain multiple climate risks
 - ◆ Area delineations are irregular & result from overlapping risks
 - ◆ Adjacent lands also at risk but scored slightly lower
 - ◆ Multiple areas are grouped and should be considered in a broader context: entire lots, multiple properties, or a larger portion of the Management Area

Results of Third Level of Analysis

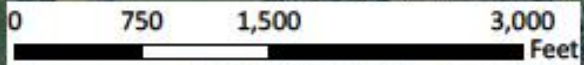
- ◆ 15 of the 39 areas have existing protections (e.g., land preservation, wetlands buffers) and no future development potential
- ◆ No further action needed in these areas
- ◆ Example: Area in northern Woodbine Borough
 - ◆ Management Area: Pinelands Town
 - ◆ Extensive wetlands coverage
 - ◆ Extensive preserved lands


Woodbine Borough PT

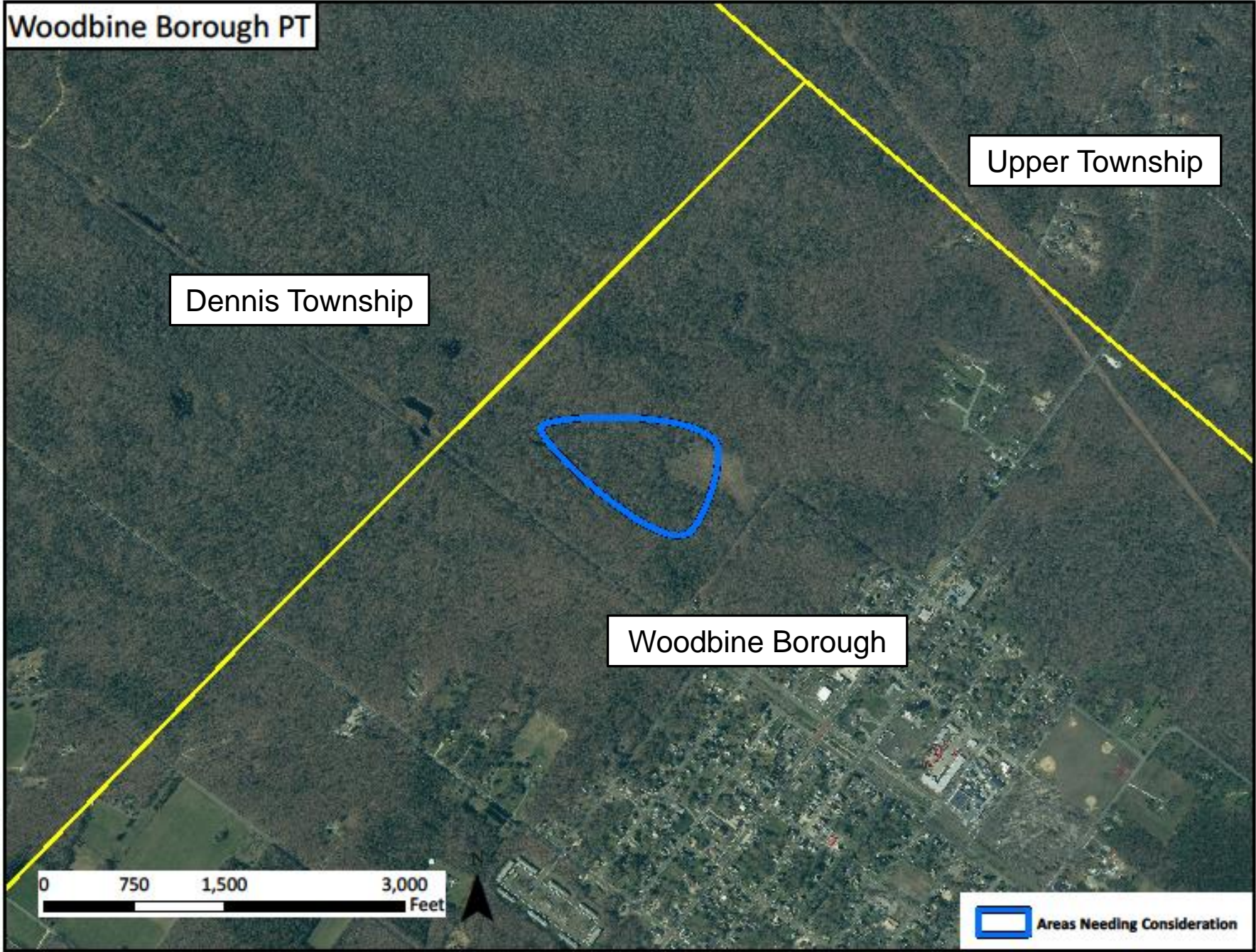
Upper Township

Dennis Township

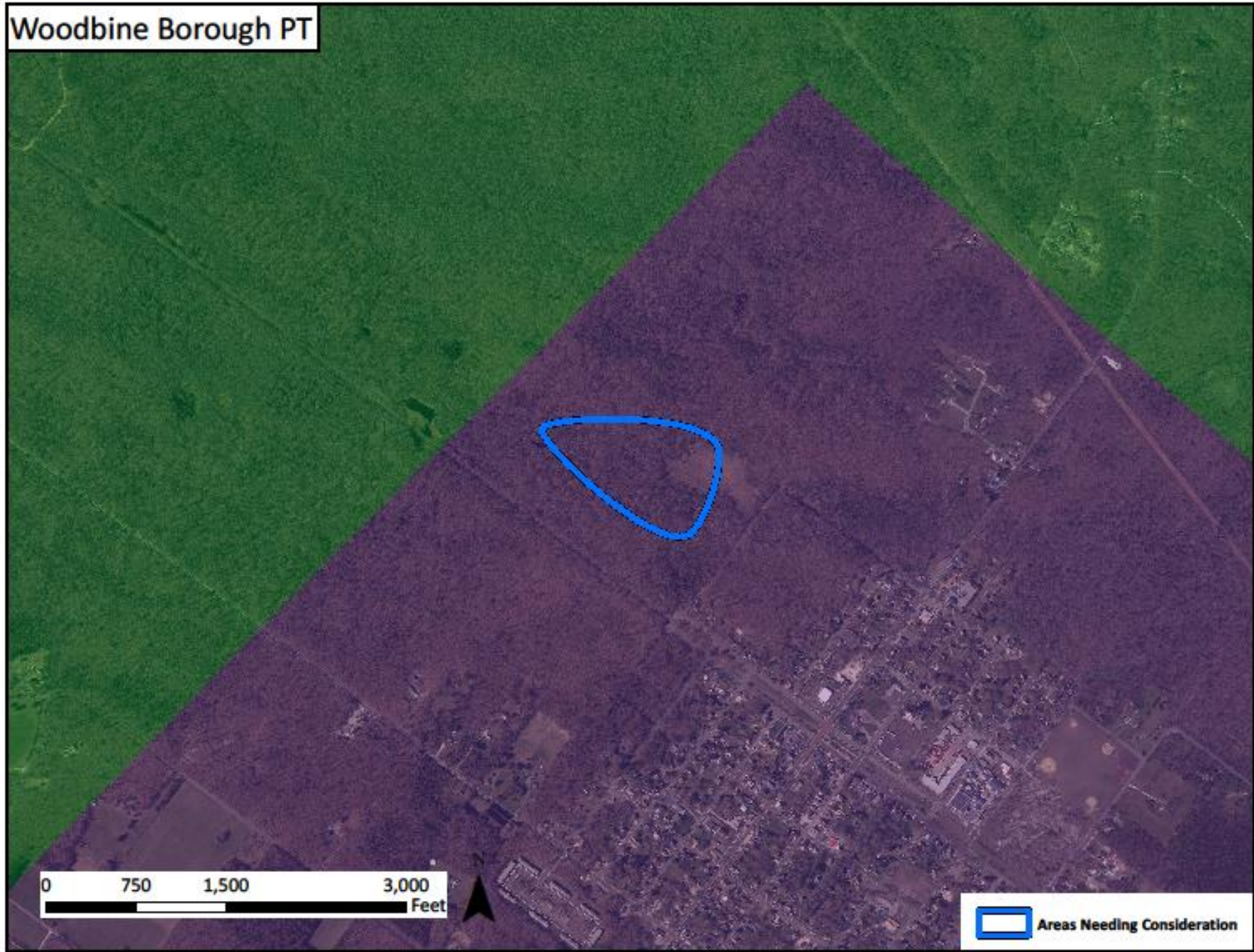
Woodbine Borough



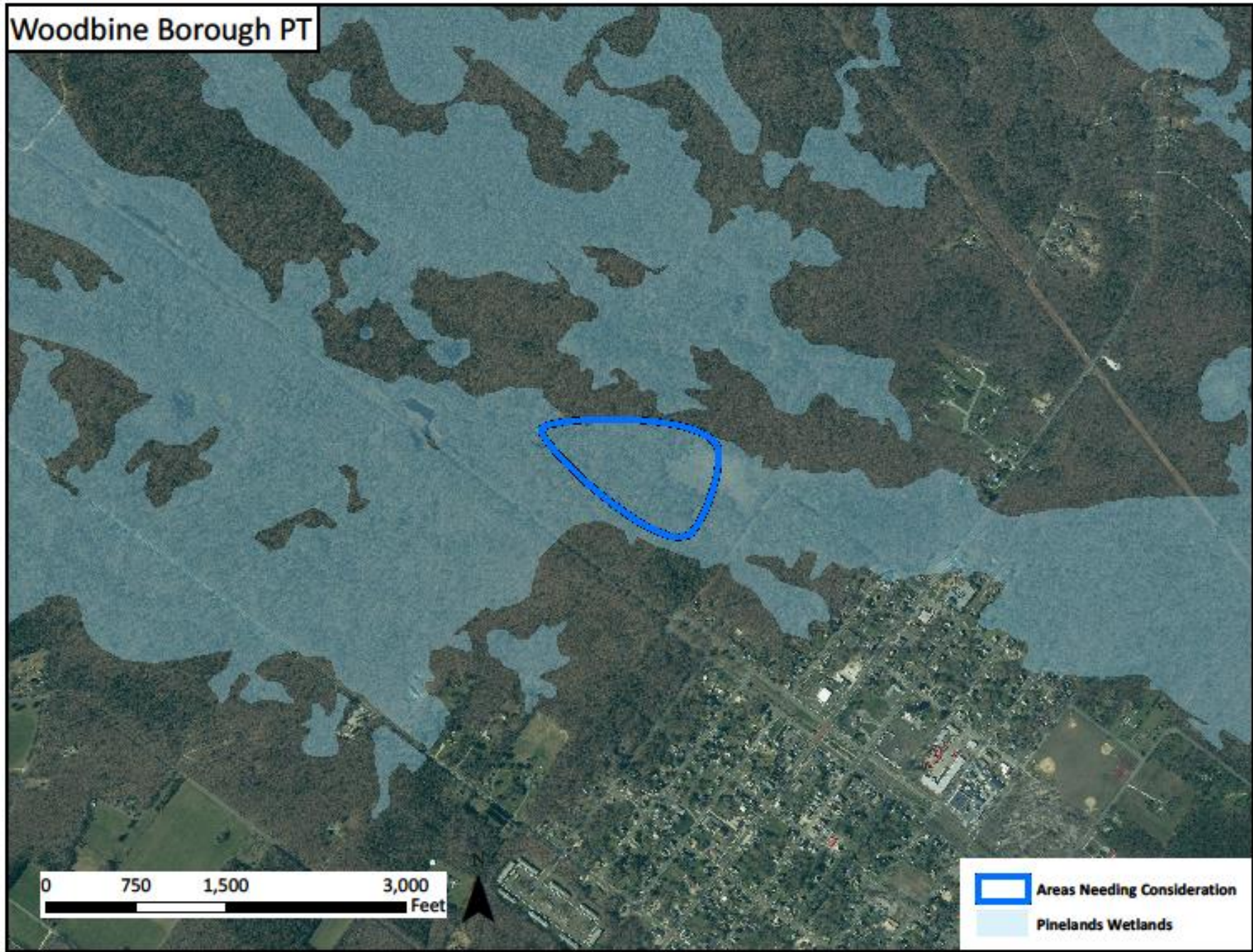
 Areas Needing Consideration



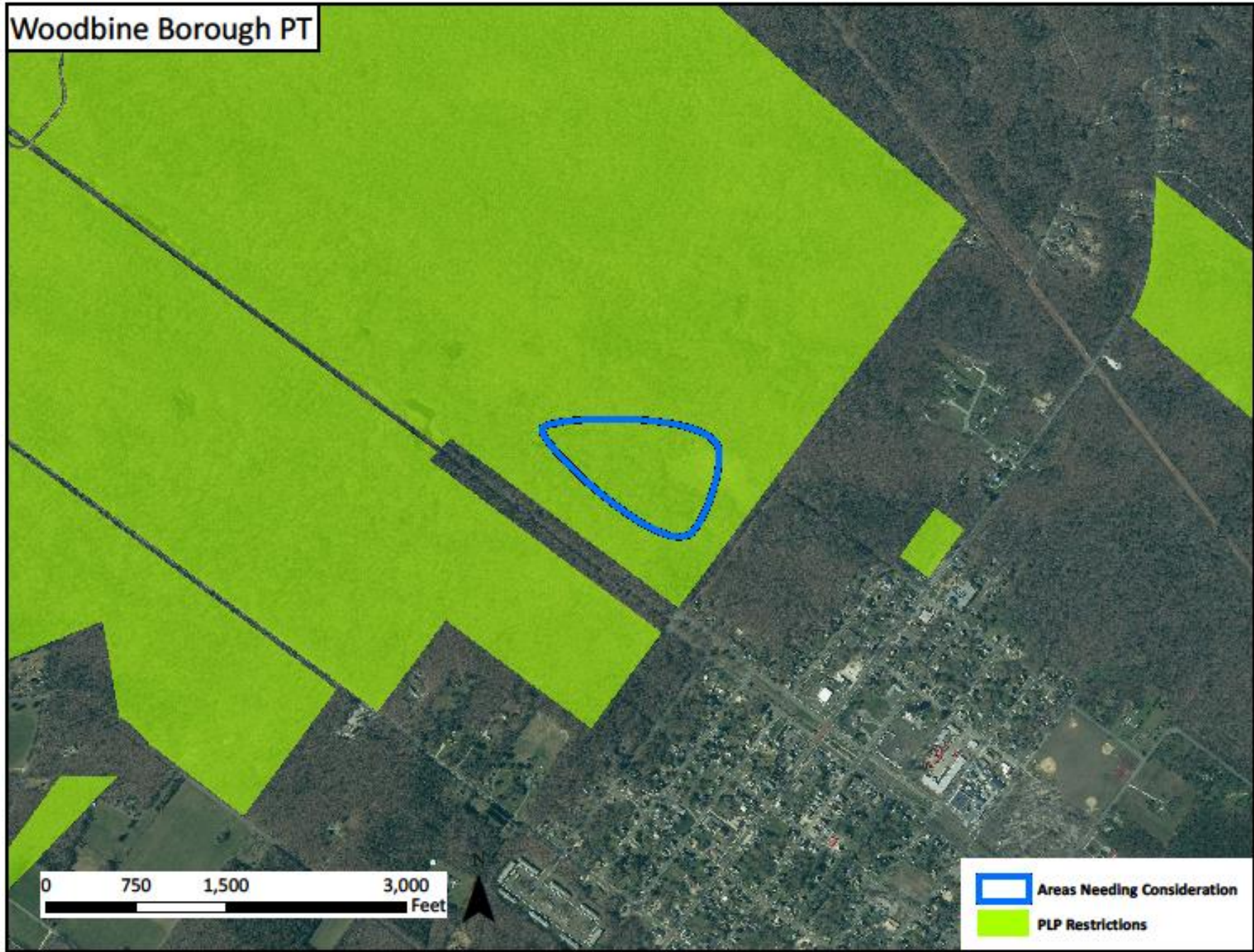
Woodbine Borough PT



Woodbine Borough PT



Woodbine Borough PT

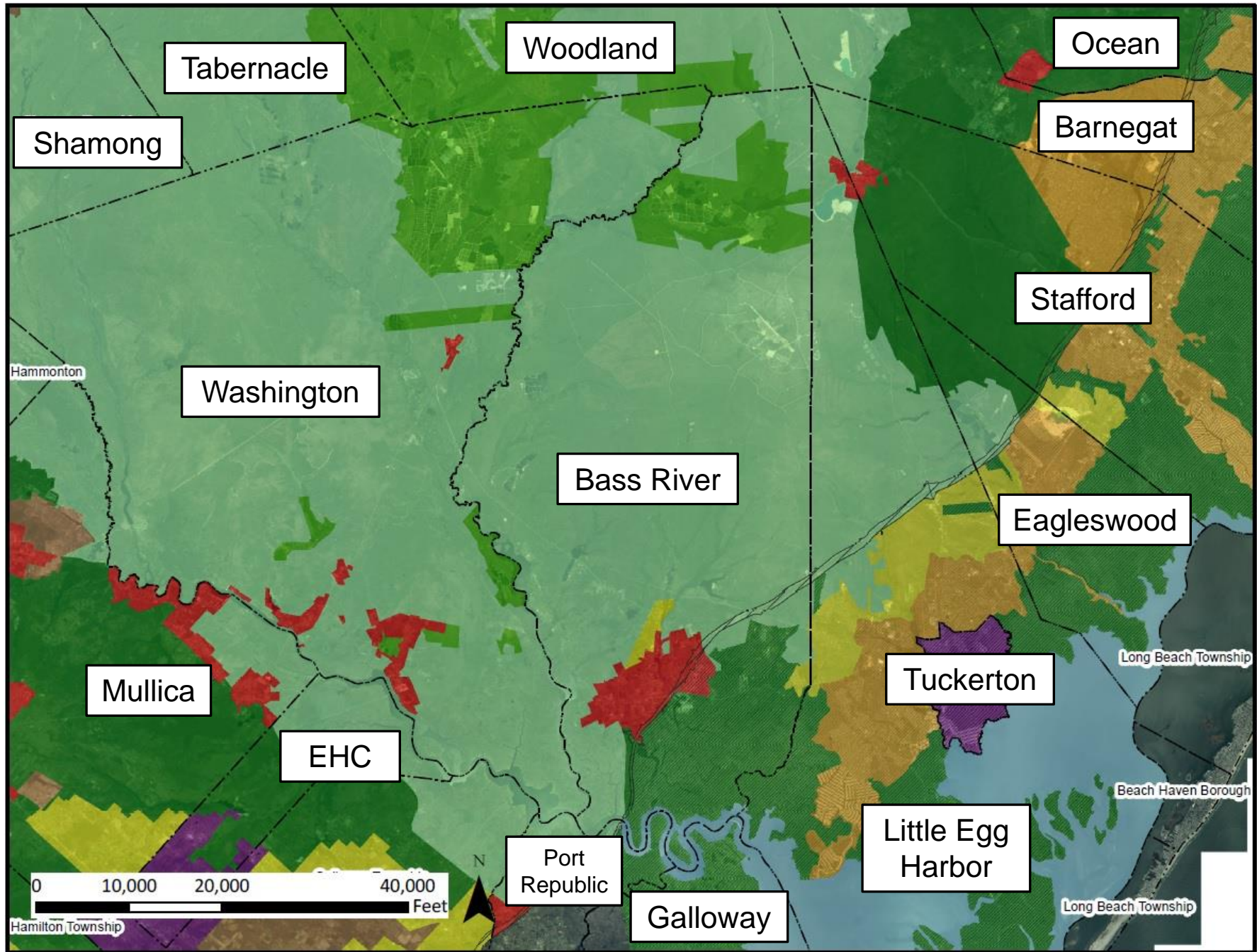


Results of Third Level of Analysis

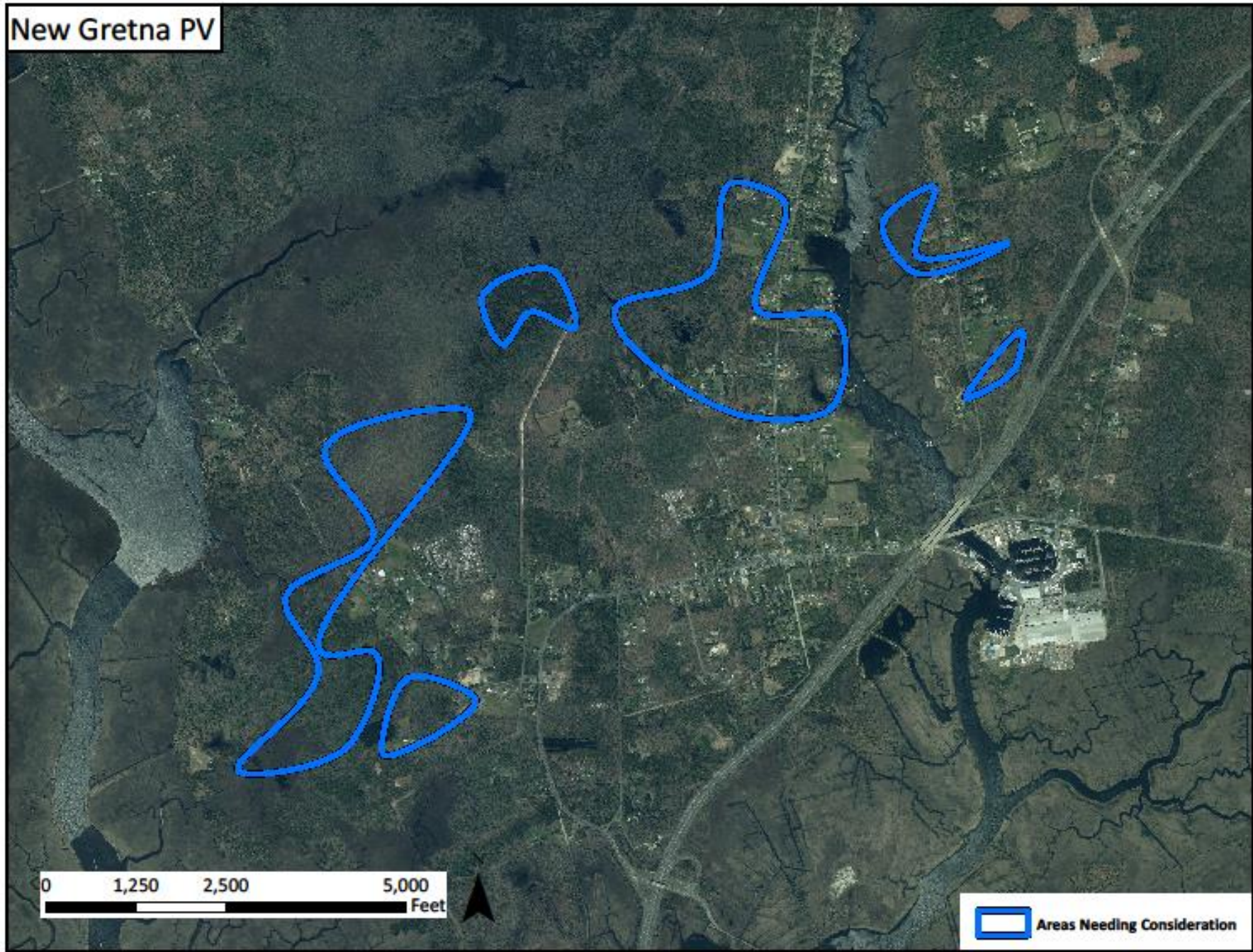
- ◆ The remaining 24 areas are grouped based on relationship to other areas of concern & location, as follows
 - ◆ New Gretna Village
 - ◆ Sweetwater & Lower Bank Villages
 - ◆ Port Elizabeth-Bricksboro Village
 - ◆ Hamilton Township RGA
 - ◆ Pemberton Township RGA
- ◆ Resulted in specific recommendations for each of these five areas

New Gretna Village

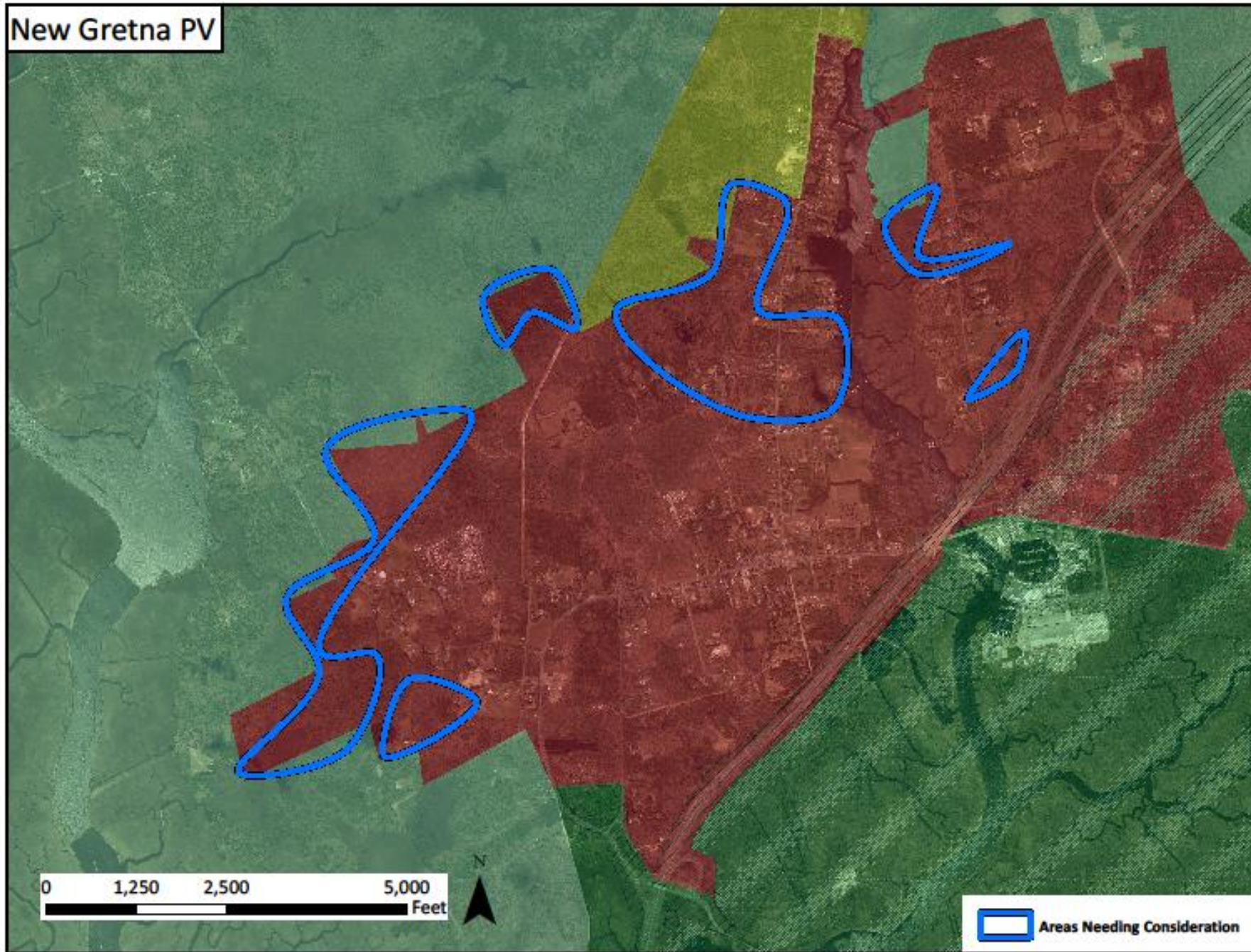
- ◆ The periphery of the Village is most at risk of the effects of climate change
- ◆ Wildfire hazards: moderate risks
- ◆ Sea level rise: greatest threat
 - ◆ 5-foot sea level rise inundation generally conforms to mapped wetland boundaries
- ◆ **Recommendation:** Mandatory 300-foot wetlands buffer in select areas



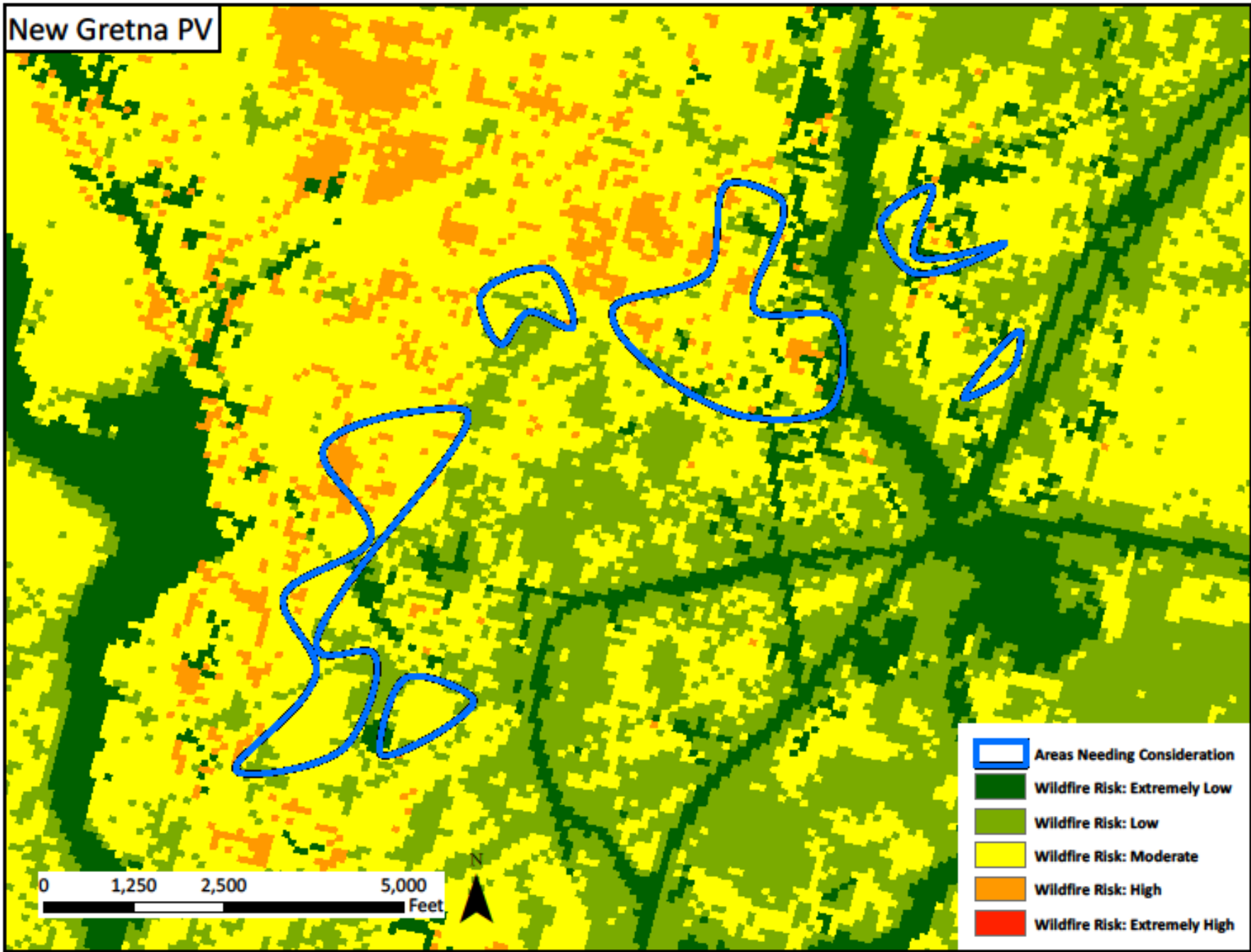
New Gretna PV



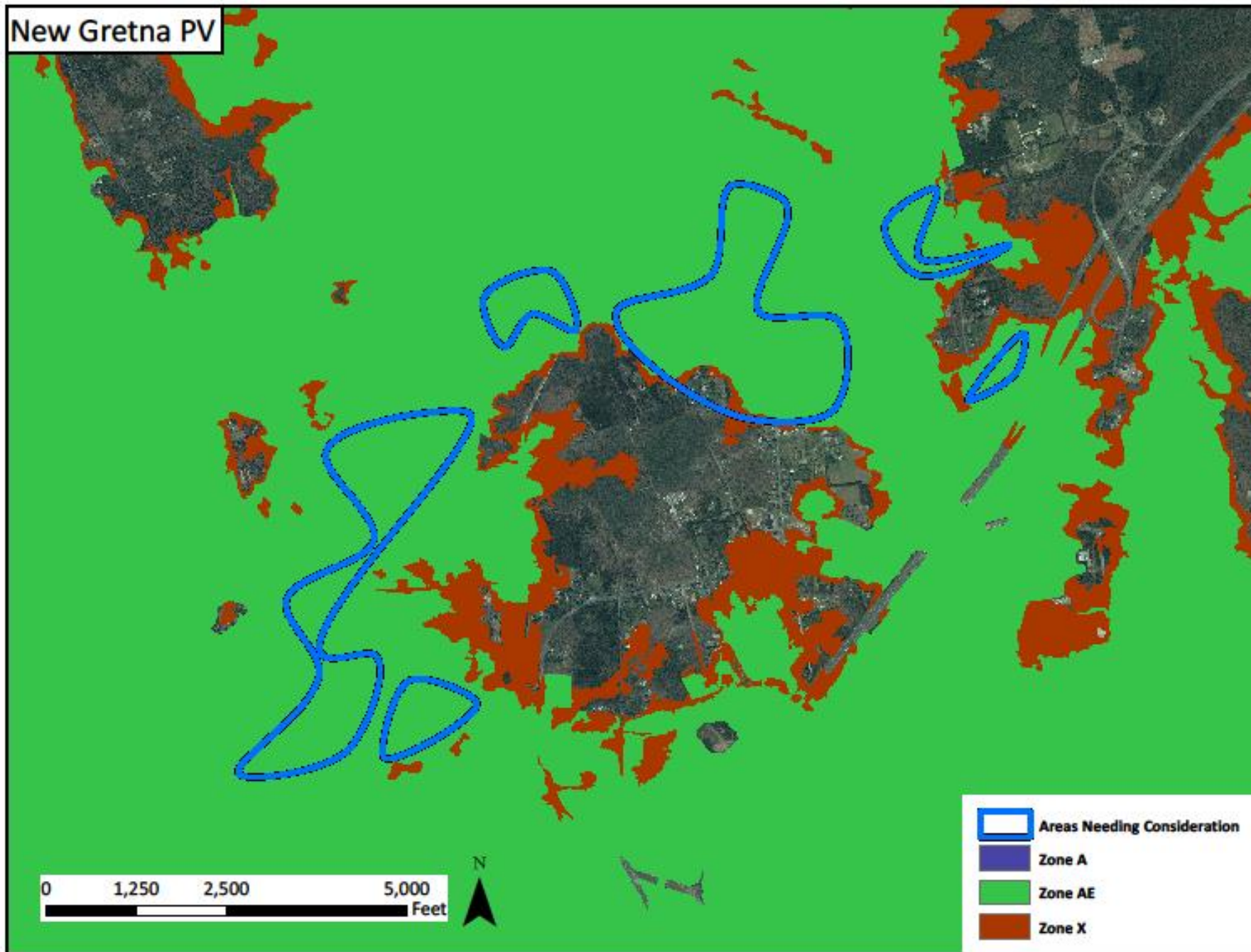
New Gretna PV



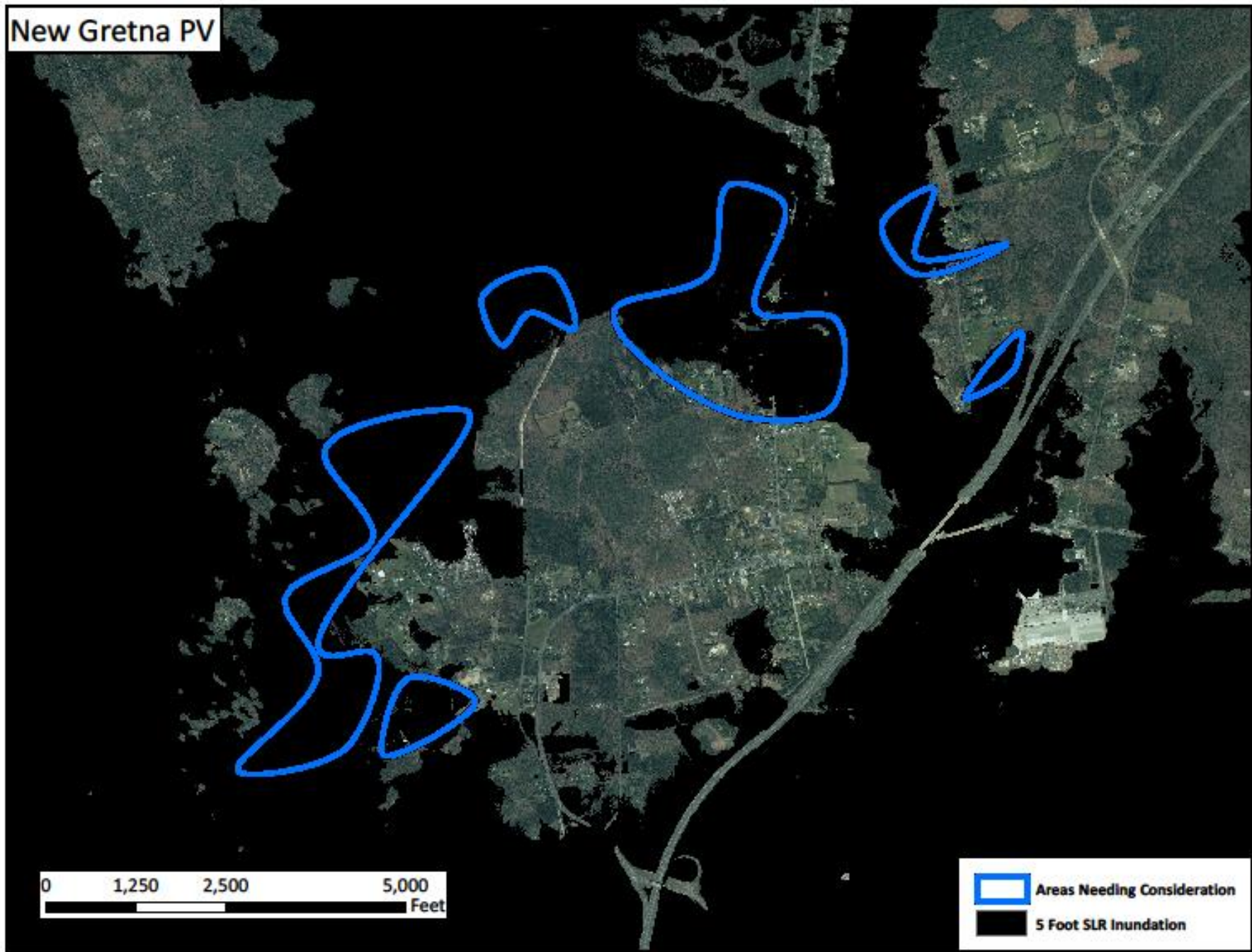
New Gretna PV



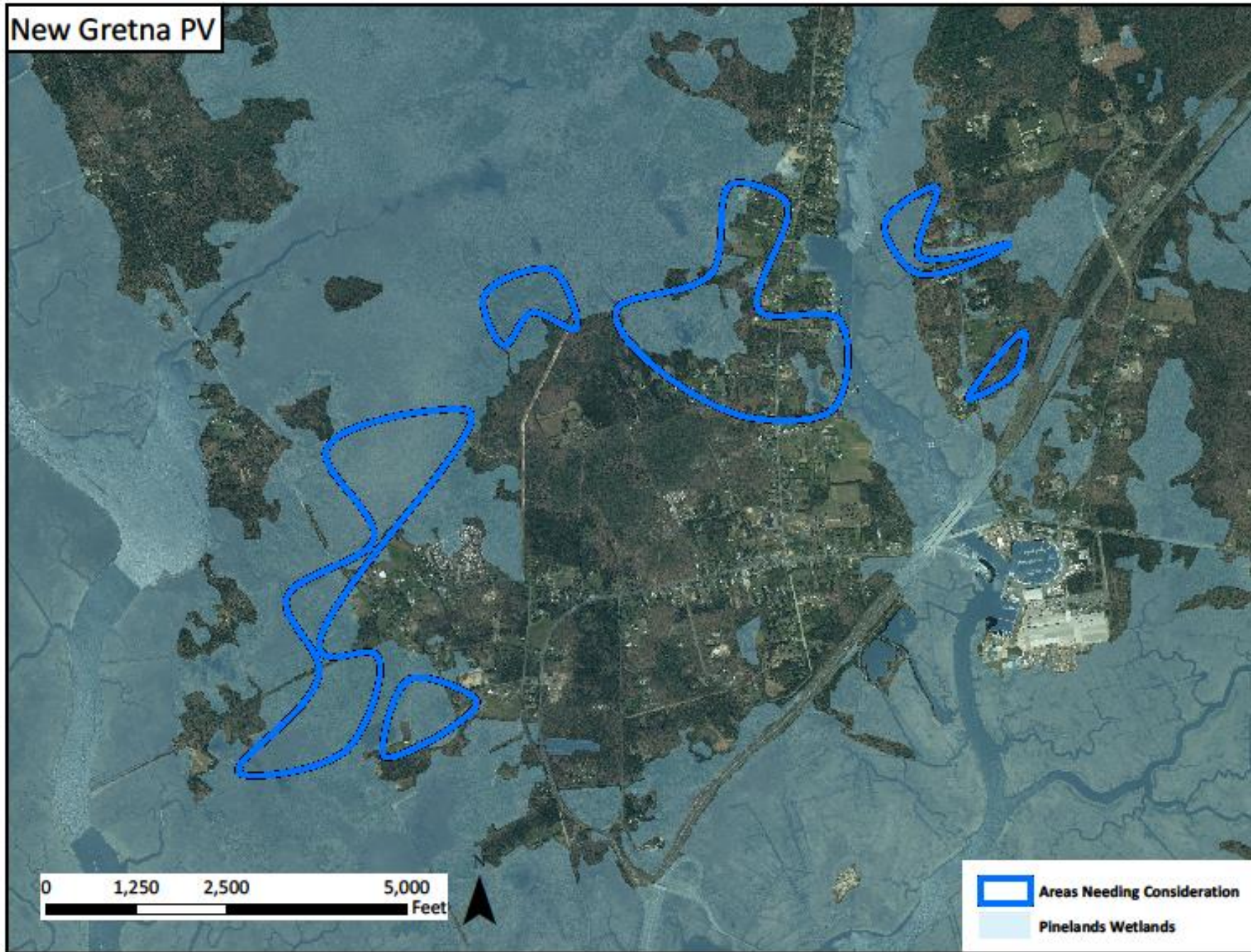
New Gretna PV



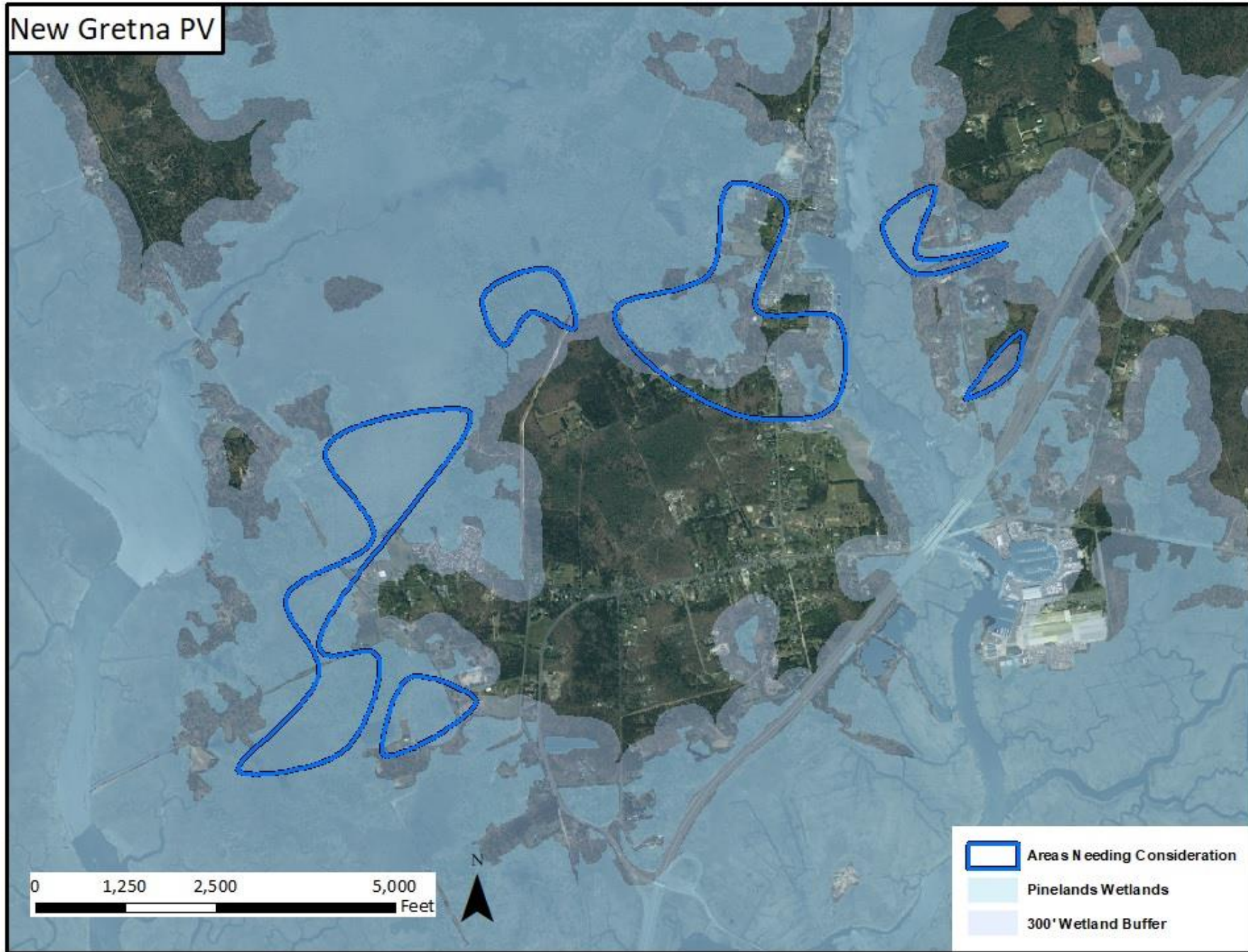
New Gretna PV



New Gretna PV



New Gretna PV

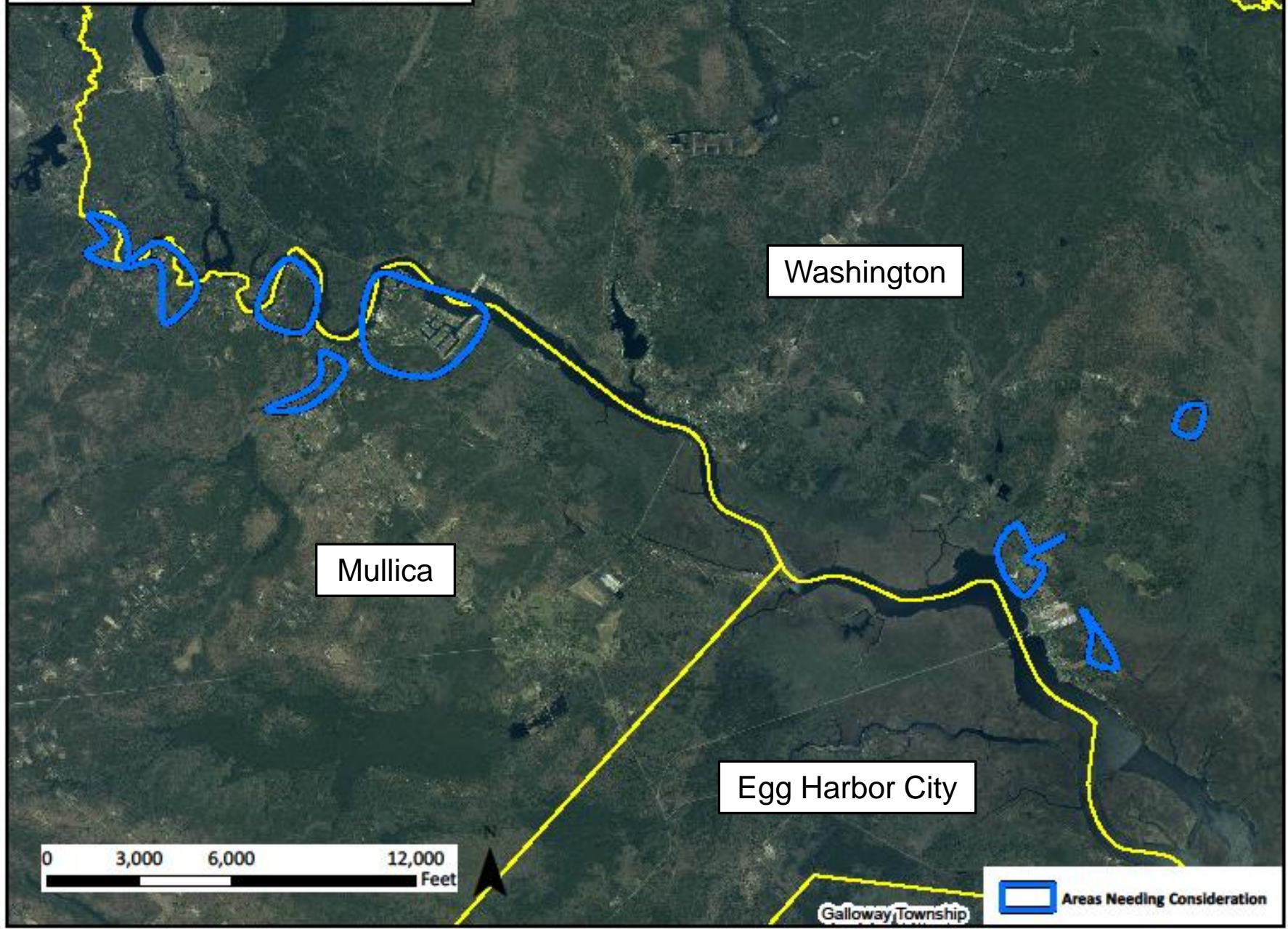


Sweetwater & Lower Bank Villages

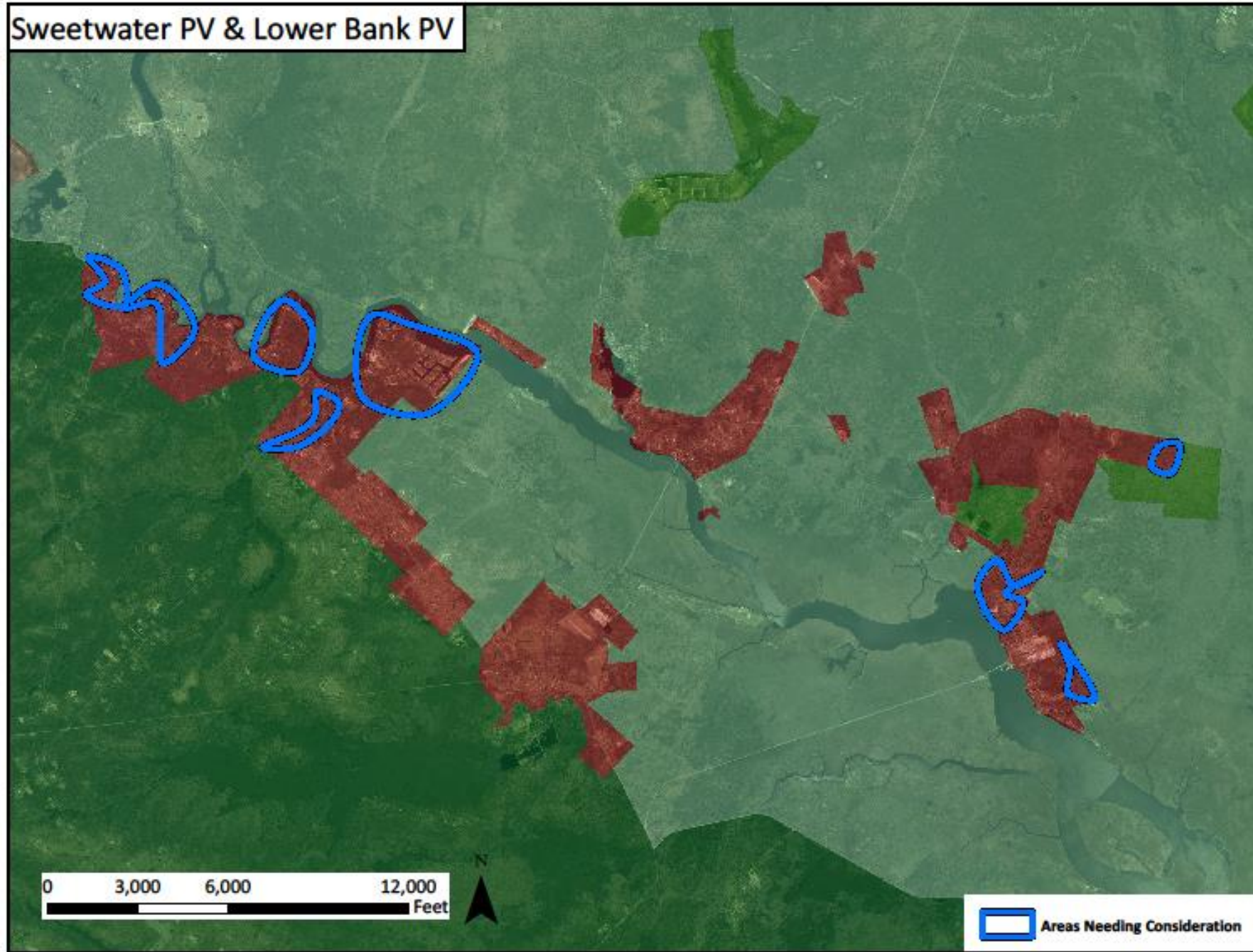
- ◆ The riverine and wetland areas are most at risk of the effects of climate change
- ◆ Wildfire risk is moderate to high; flooding risk is high
- ◆ Some upland areas would be inundated in a 5-foot sea level rise scenario
- ◆ **Recommendation:** Mandatory 300-foot wetlands buffer and additional uplands buffer in select areas

Sweetwater PV & Lower Bank PV

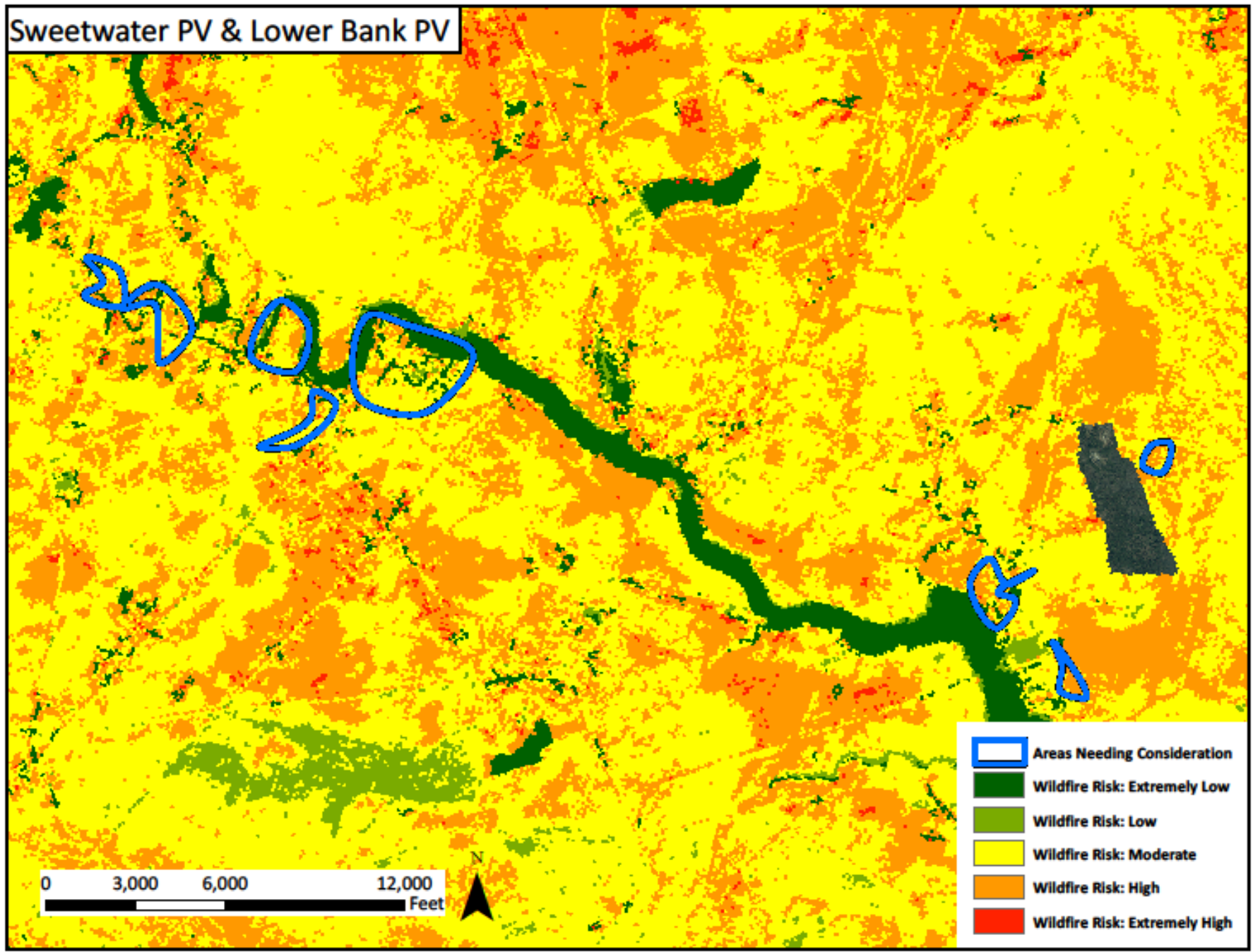
Bass River Township



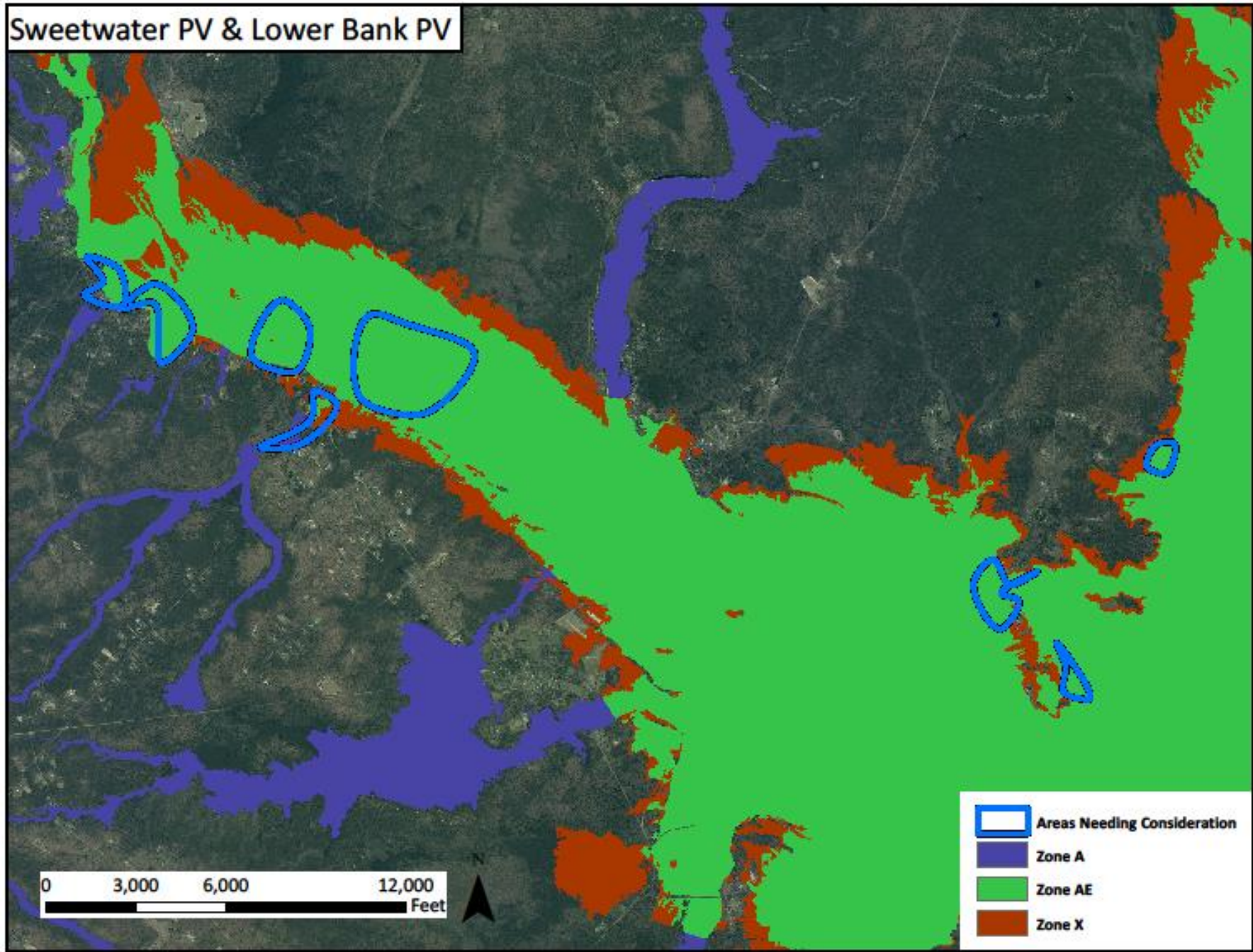
Sweetwater PV & Lower Bank PV



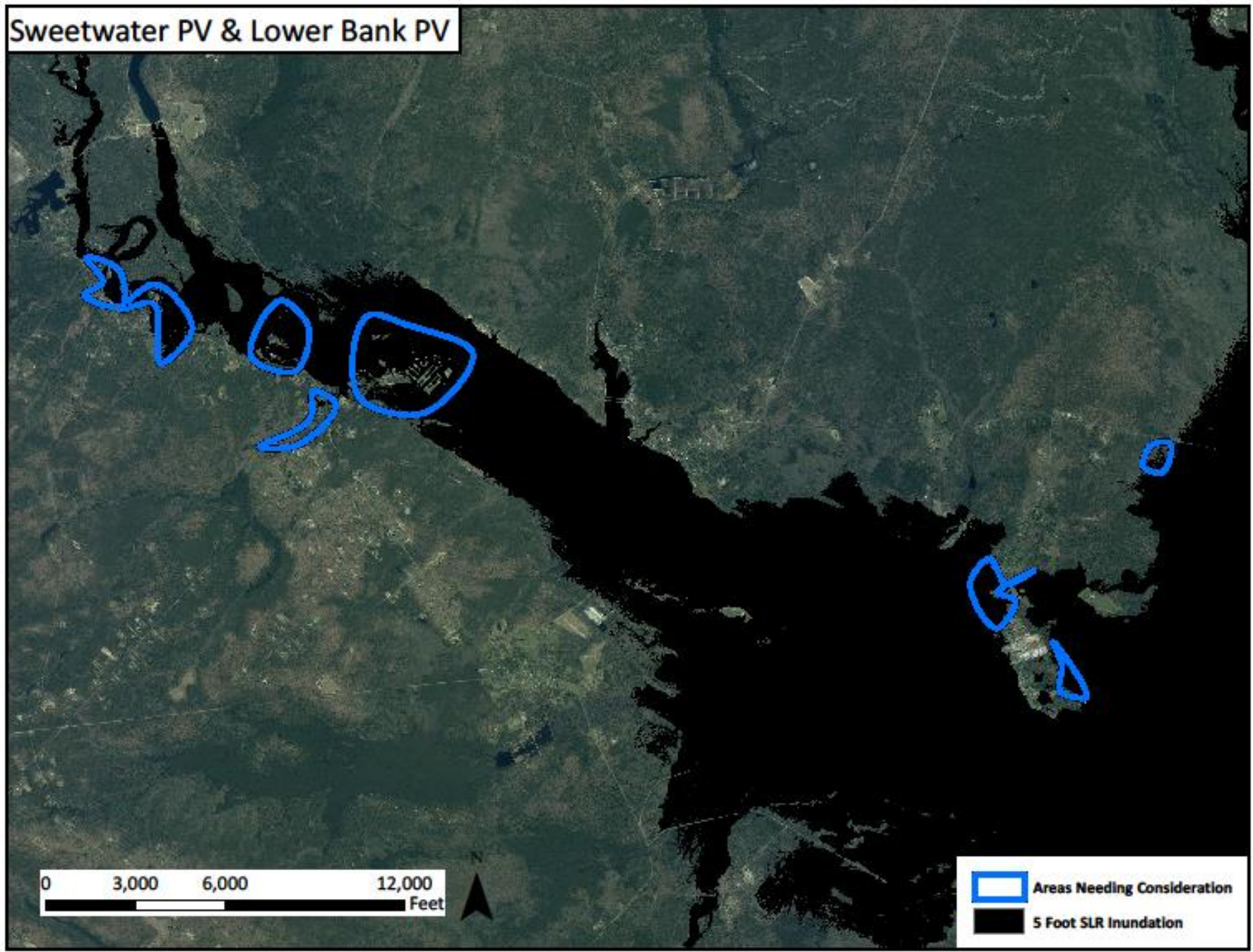
Sweetwater PV & Lower Bank PV



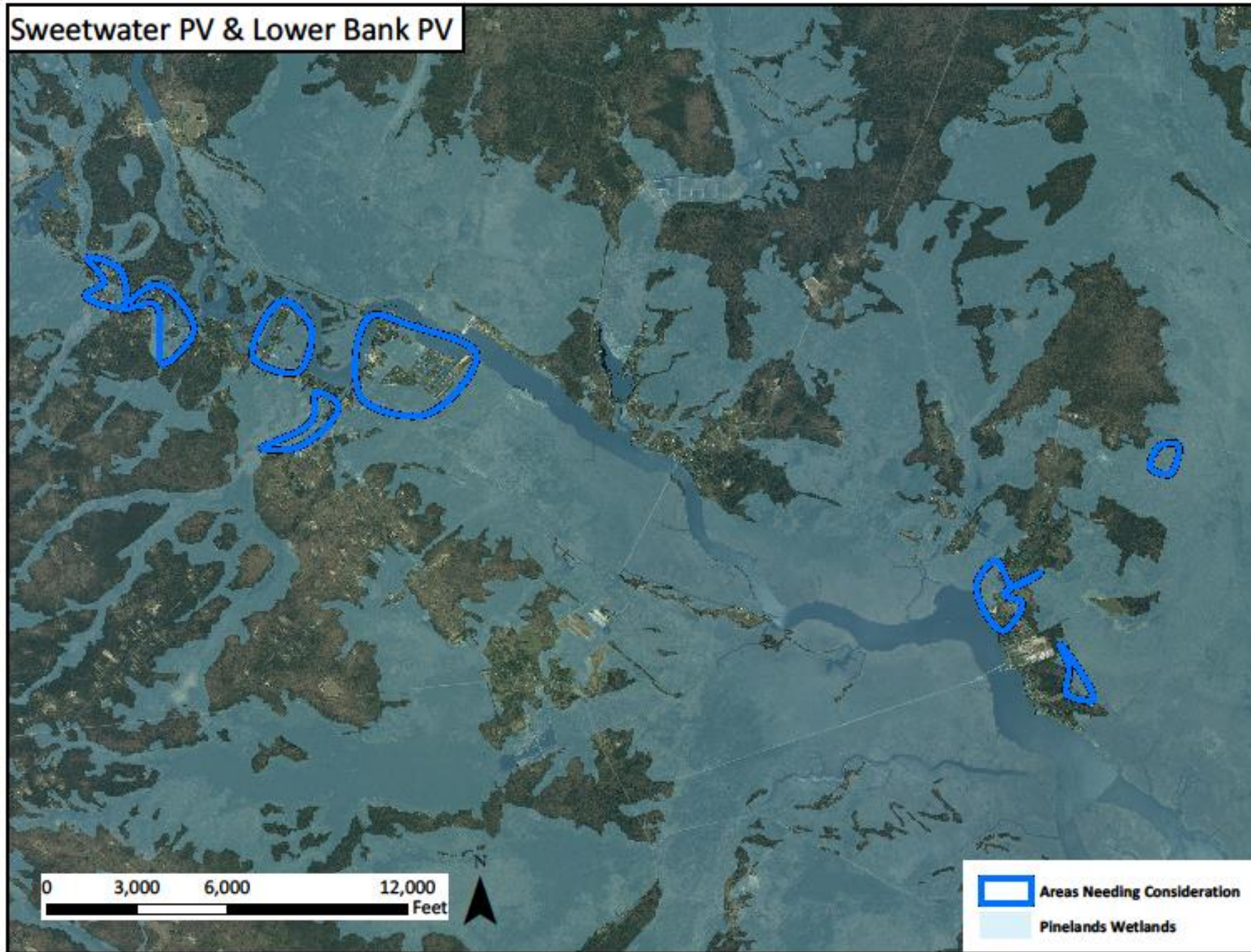
Sweetwater PV & Lower Bank PV



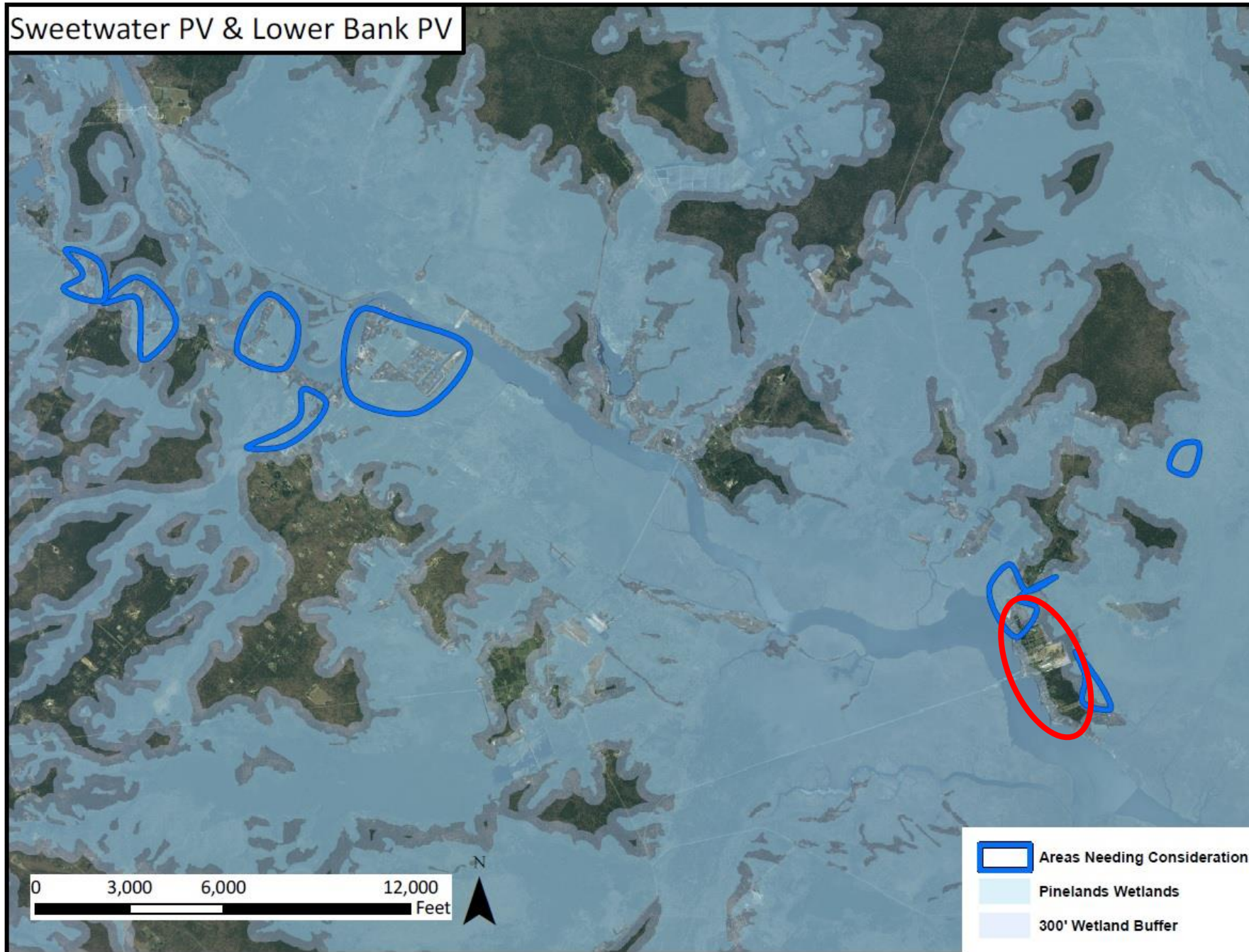
Sweetwater PV & Lower Bank PV



Sweetwater PV & Lower Bank PV



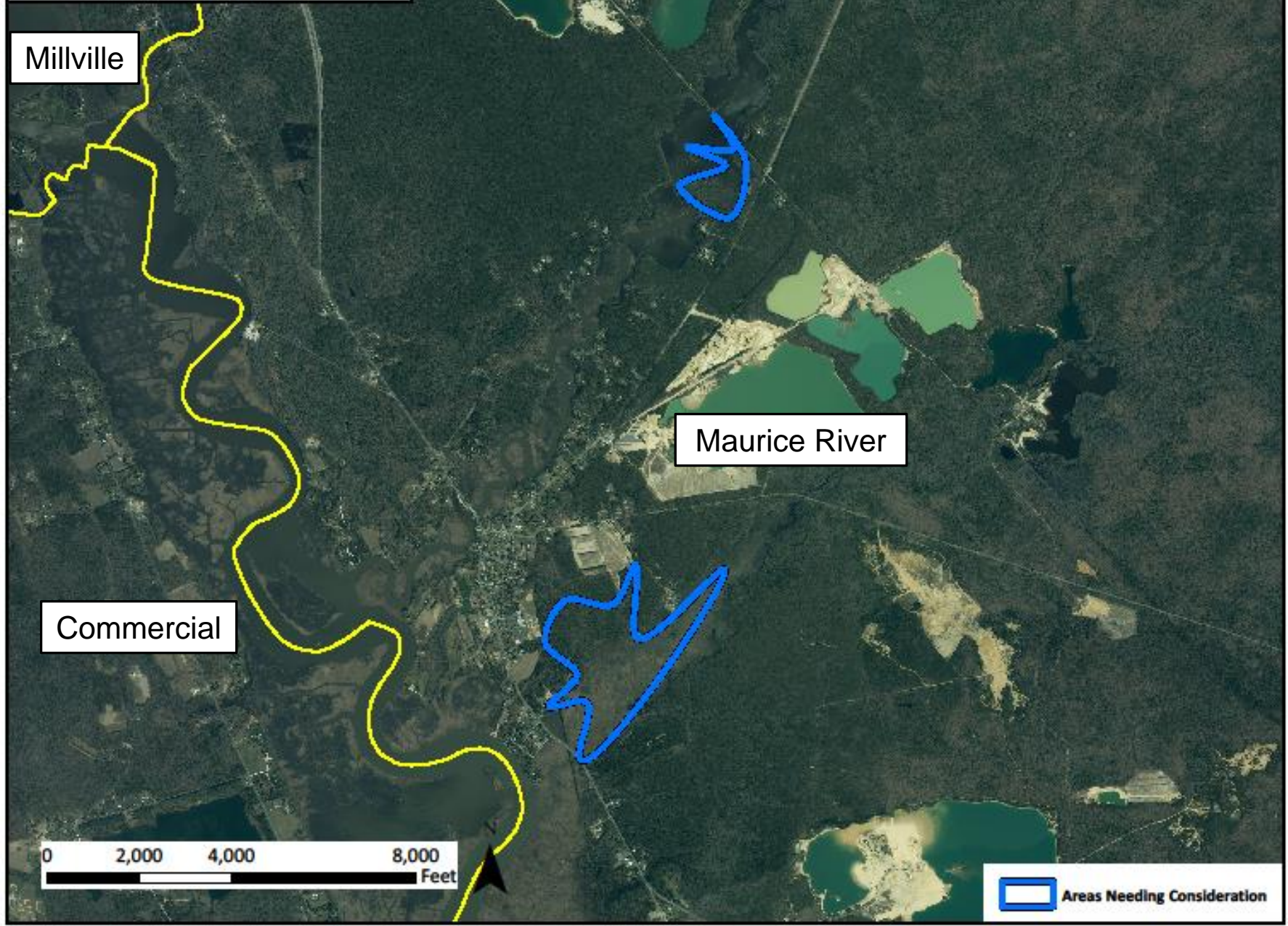
Sweetwater PV & Lower Bank PV



Port Elizabeth-Bricksboro Village

- ◆ Both upland and wetland areas are at risk
- ◆ Wildfire risk is moderate; flooding risk is high
- ◆ A portion of the Village has been previously targeted for preservation
- ◆ **Recommendations:**
 - ◆ Expansion of Acquisition Target Area (1 of 20 areas already designated by Commission)
 - ◆ Consider implementing a Density Transfer Program within the Village

Port Elizabeth-Bricksboro PV



Millville

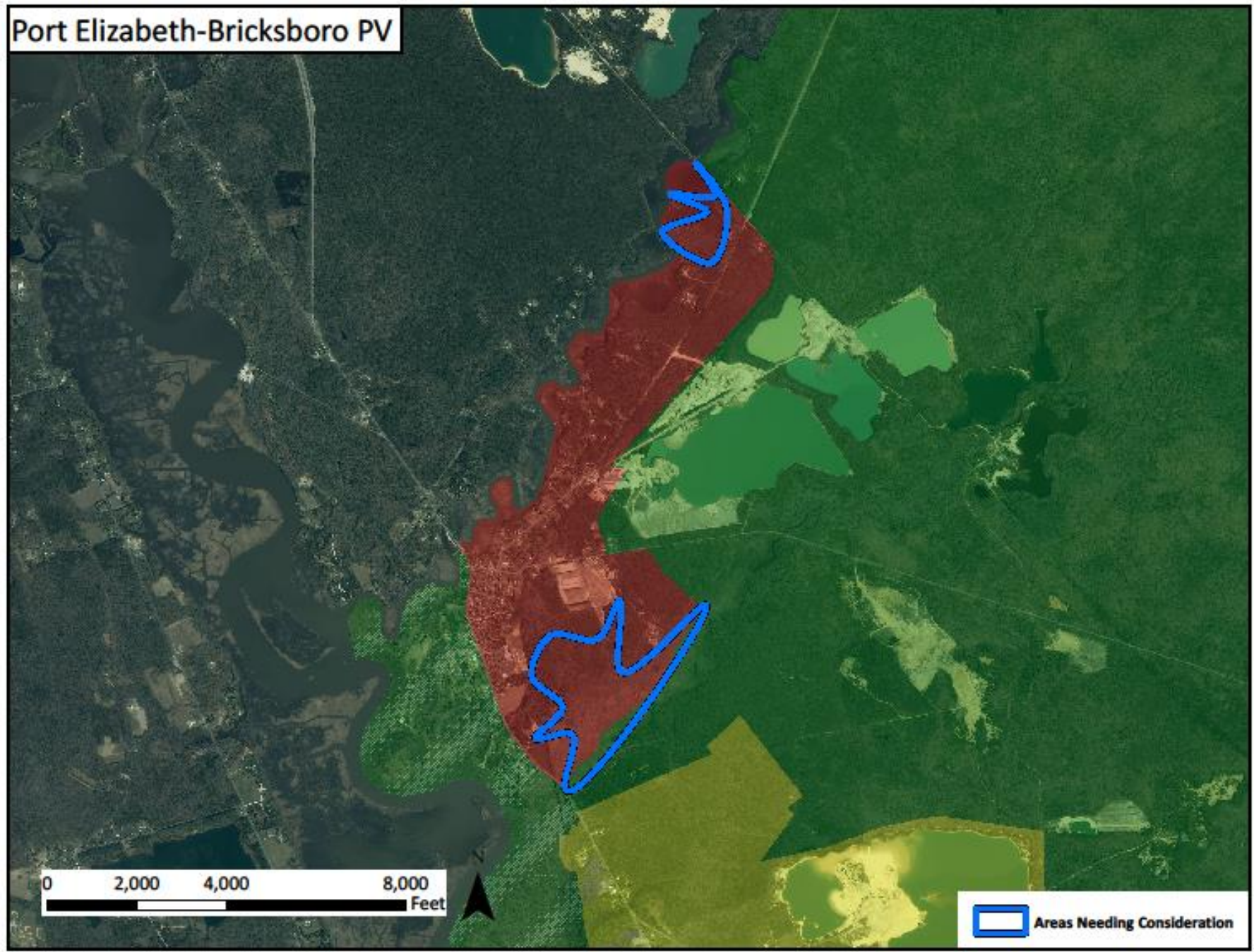
Commercial

Maurice River

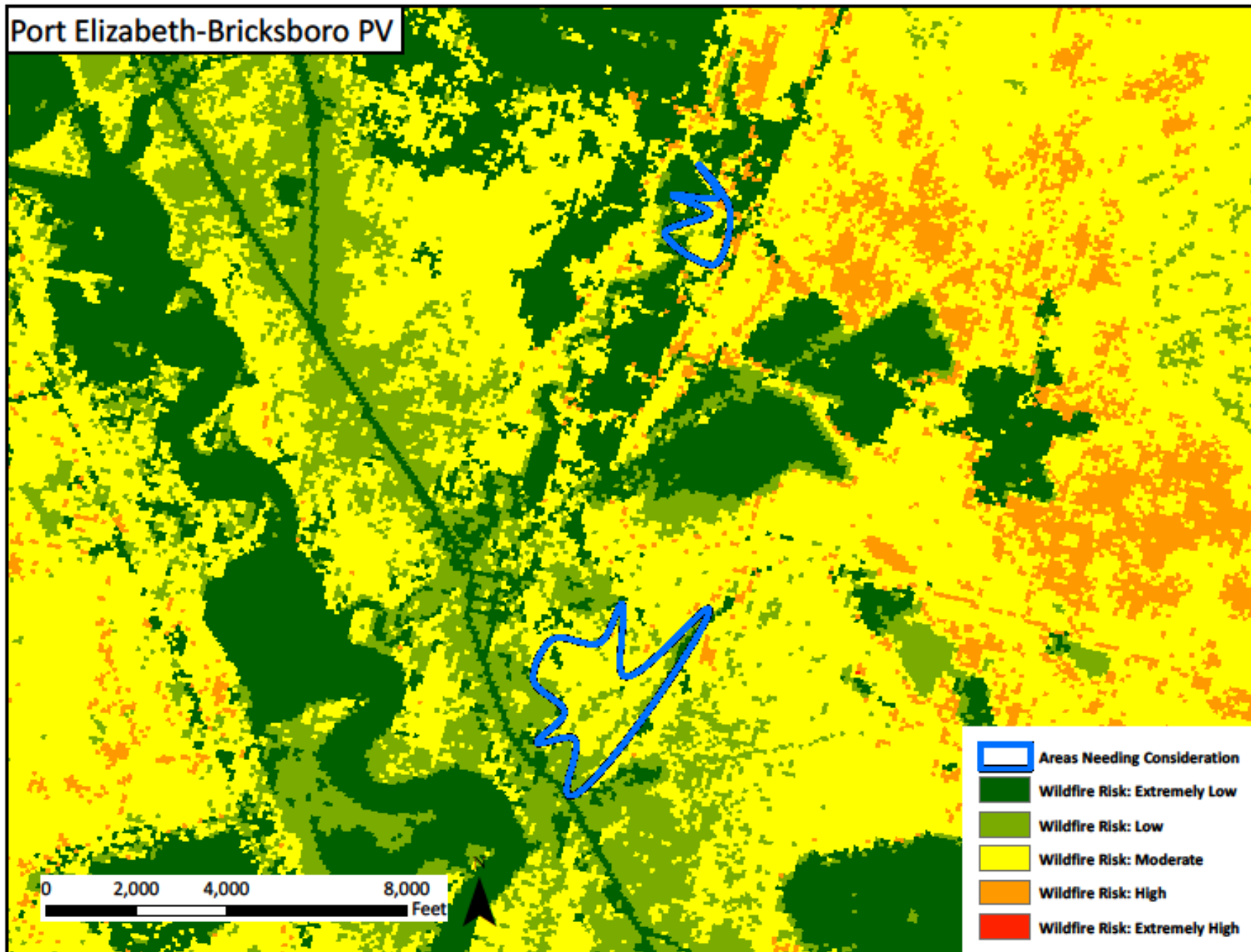
0 2,000 4,000 8,000 Feet

Areas Needing Consideration

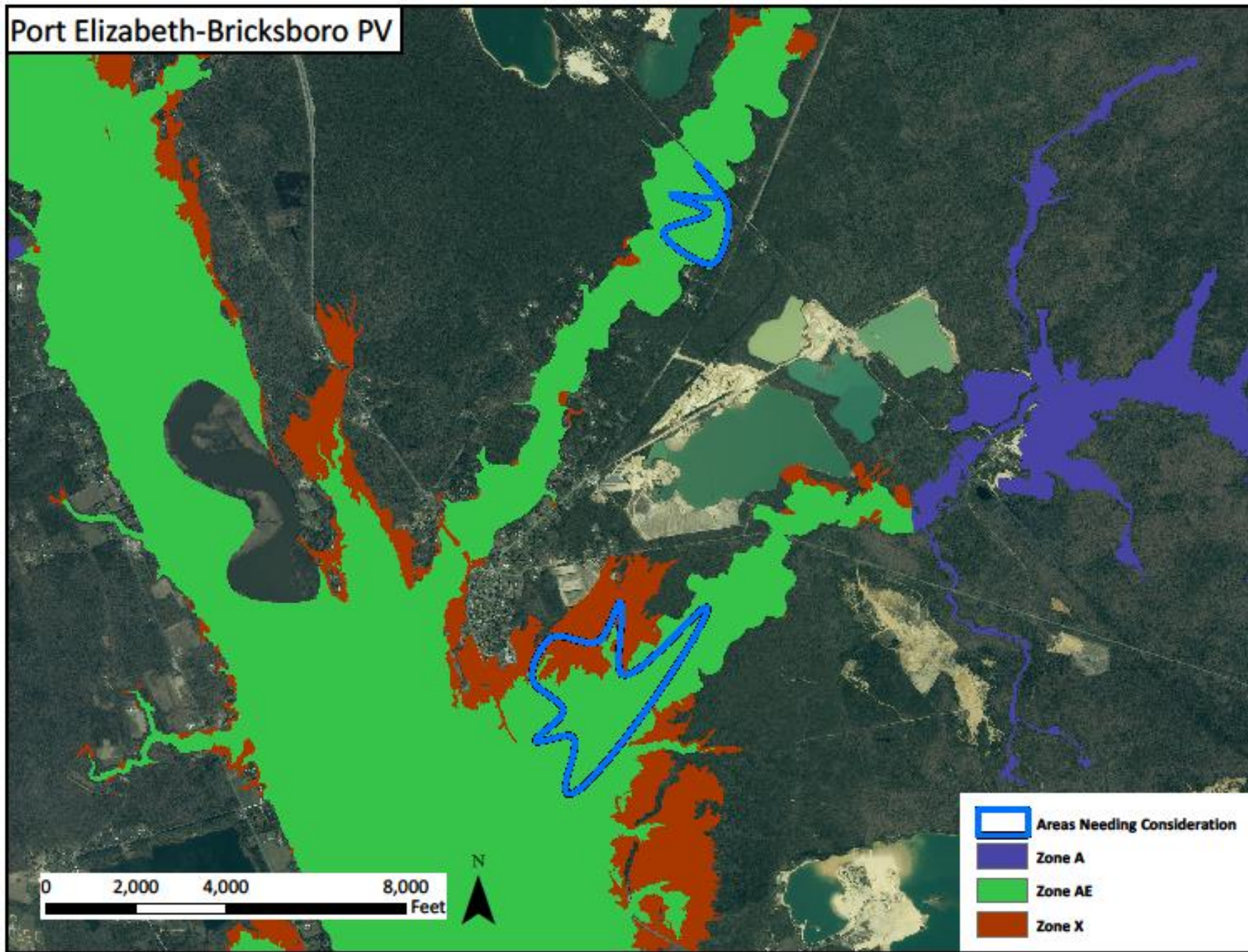
Port Elizabeth-Bricksboro PV



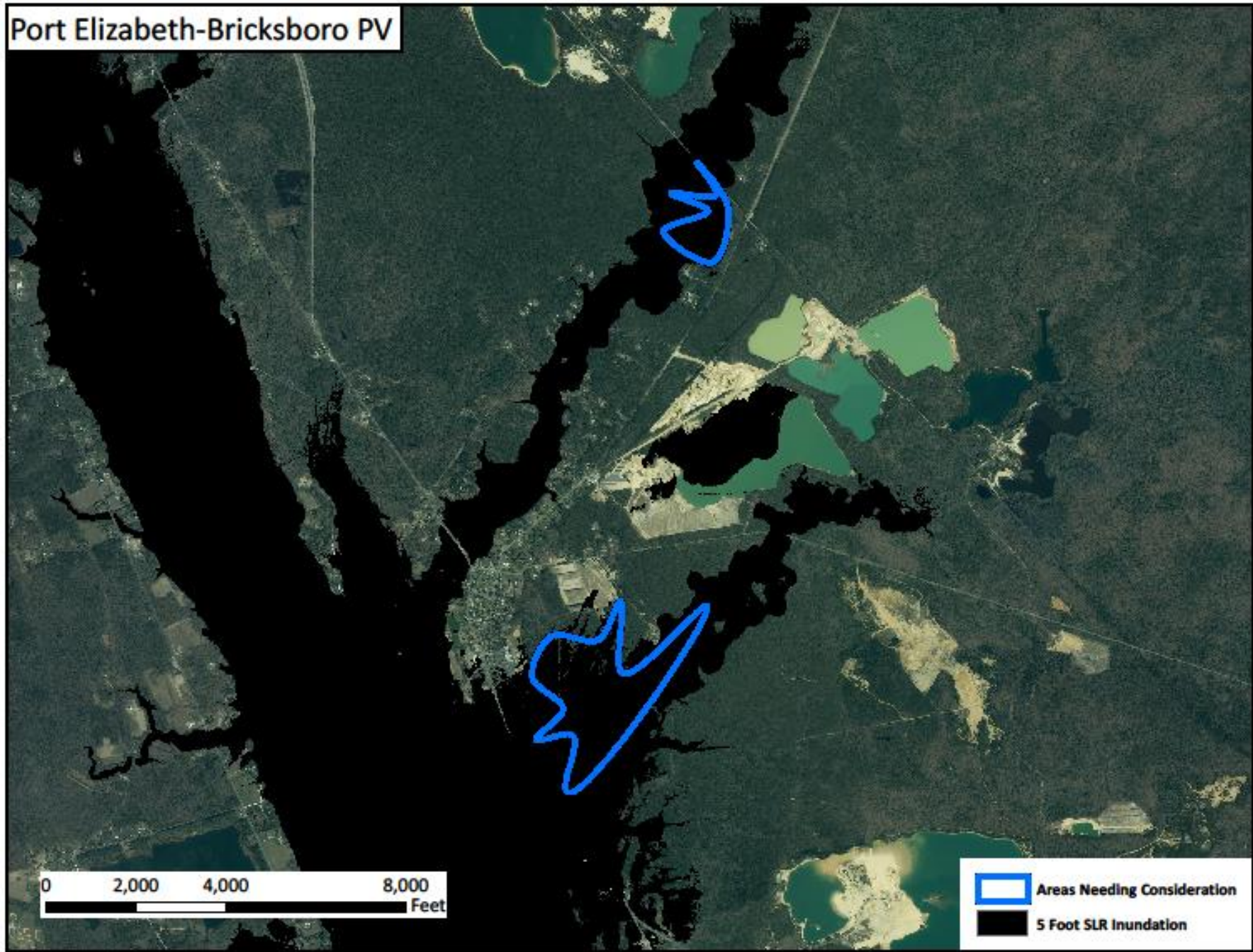
Port Elizabeth-Bricksboro PV



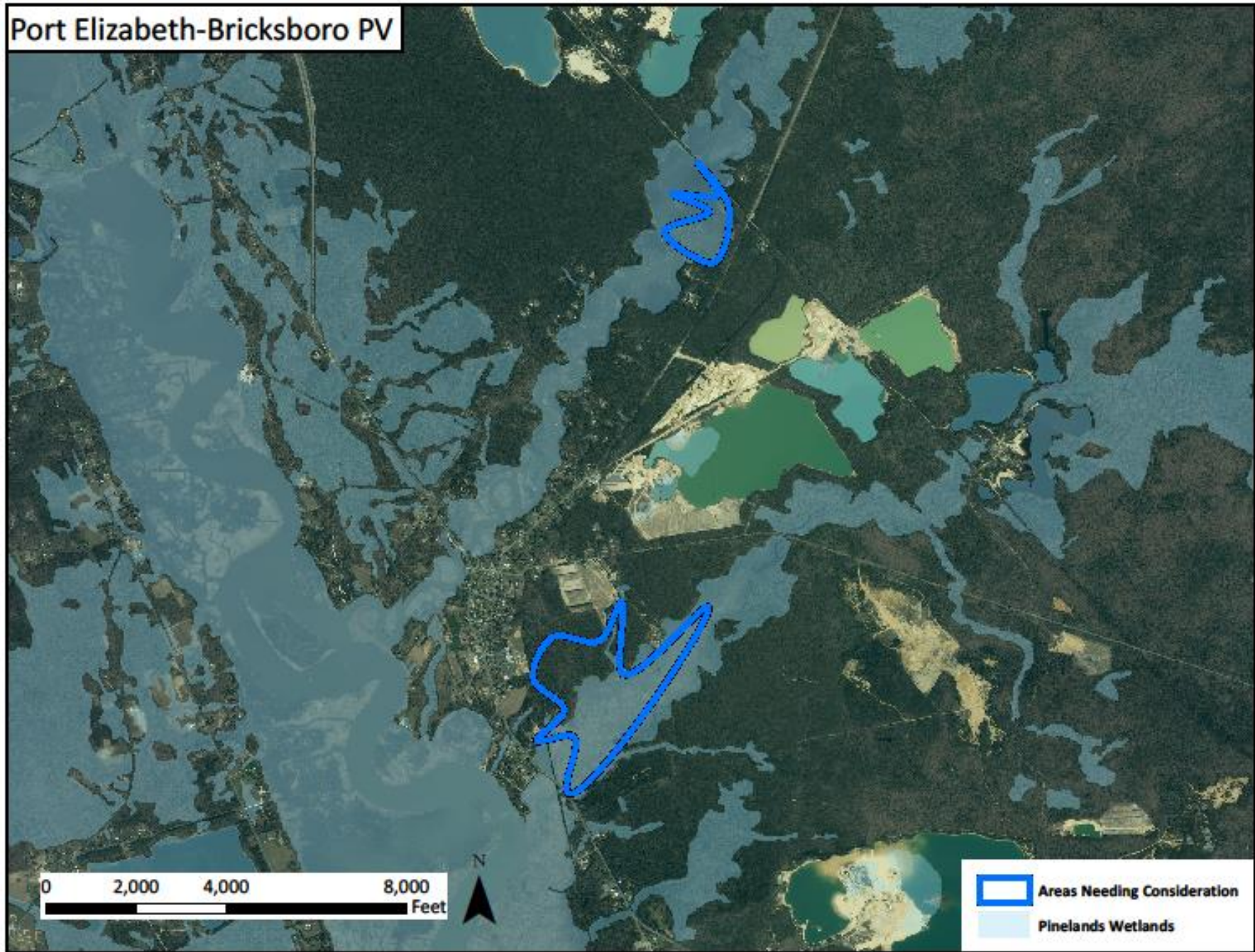
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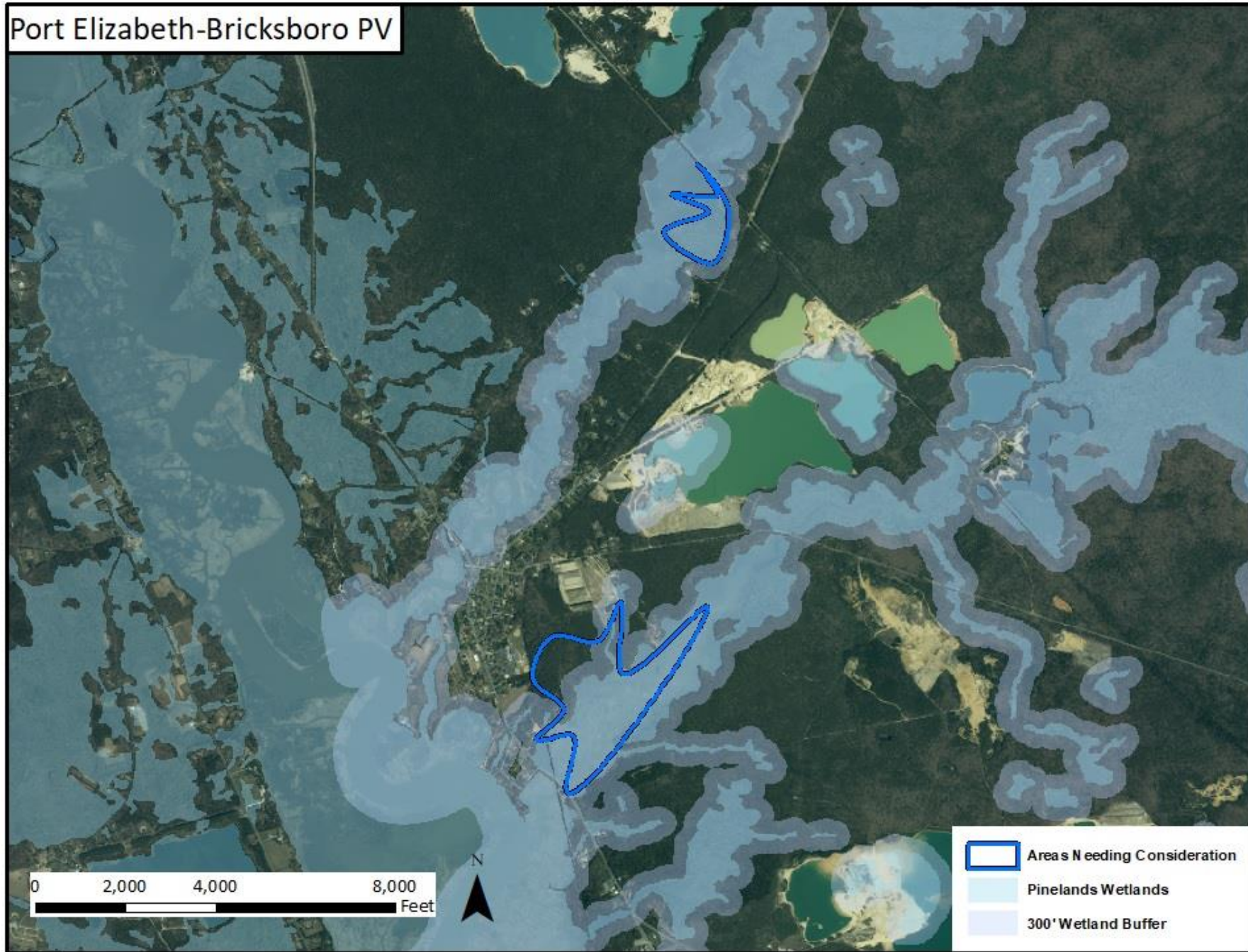
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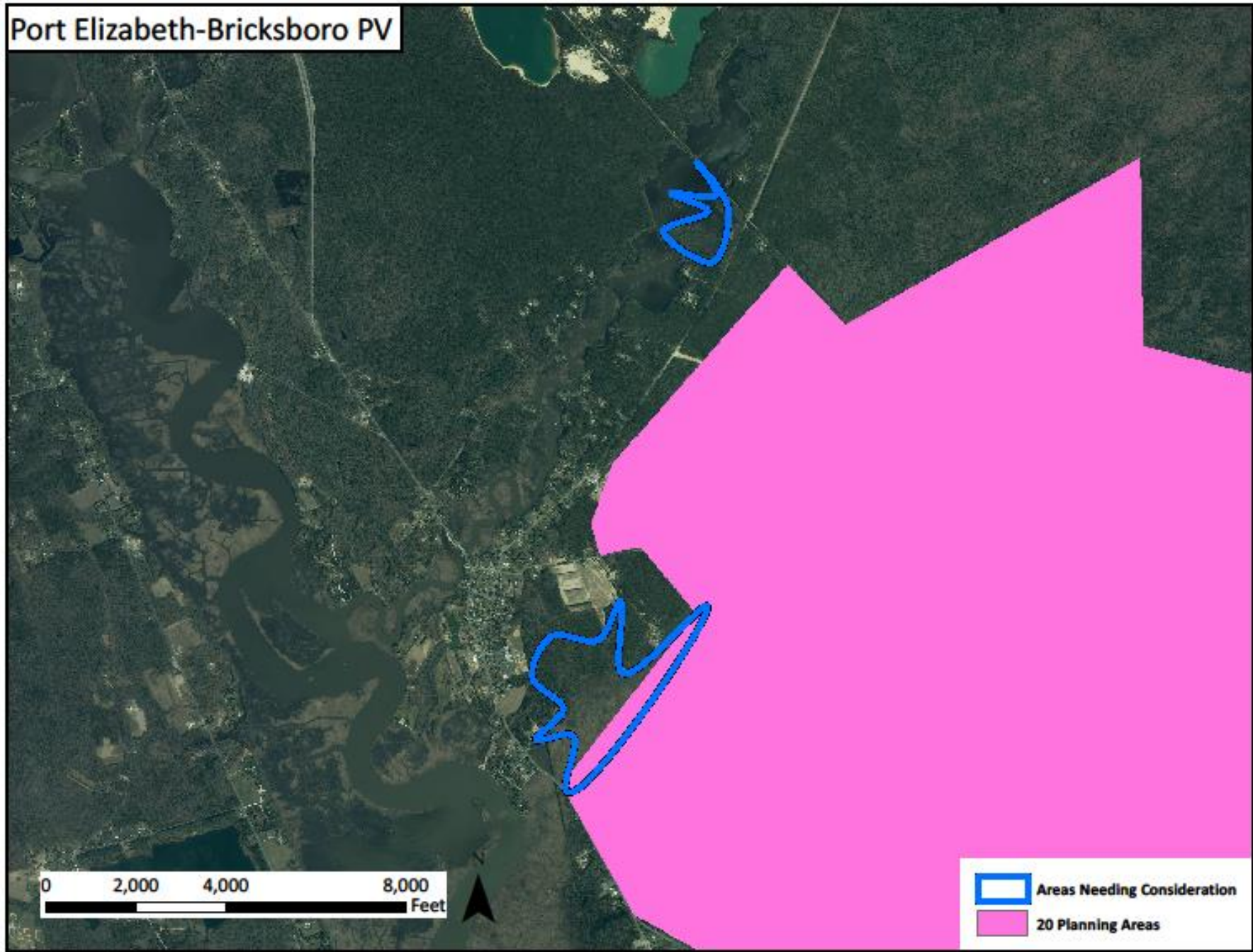
Port Elizabeth-Bricksboro PV



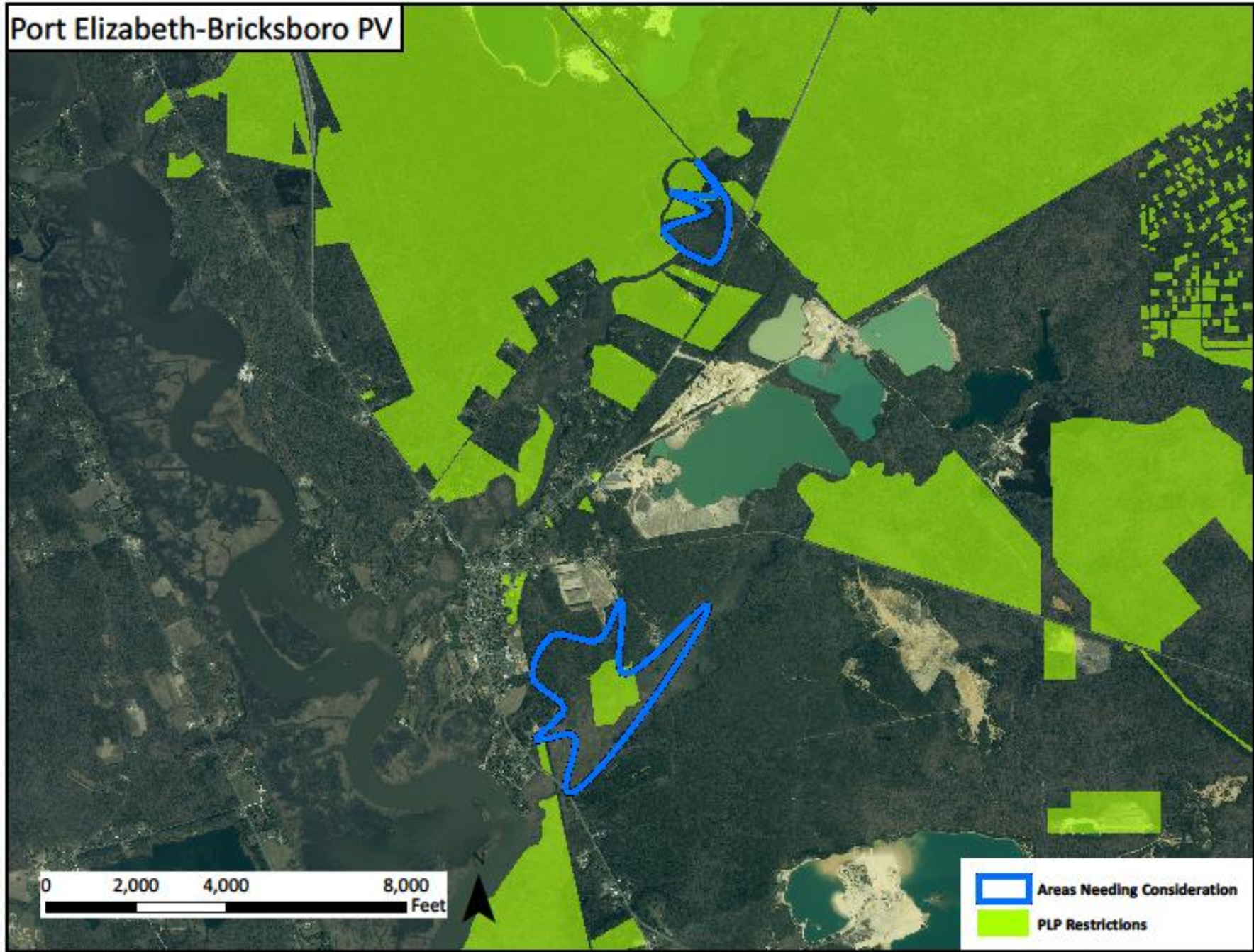
Port Elizabeth-Bricksboro PV



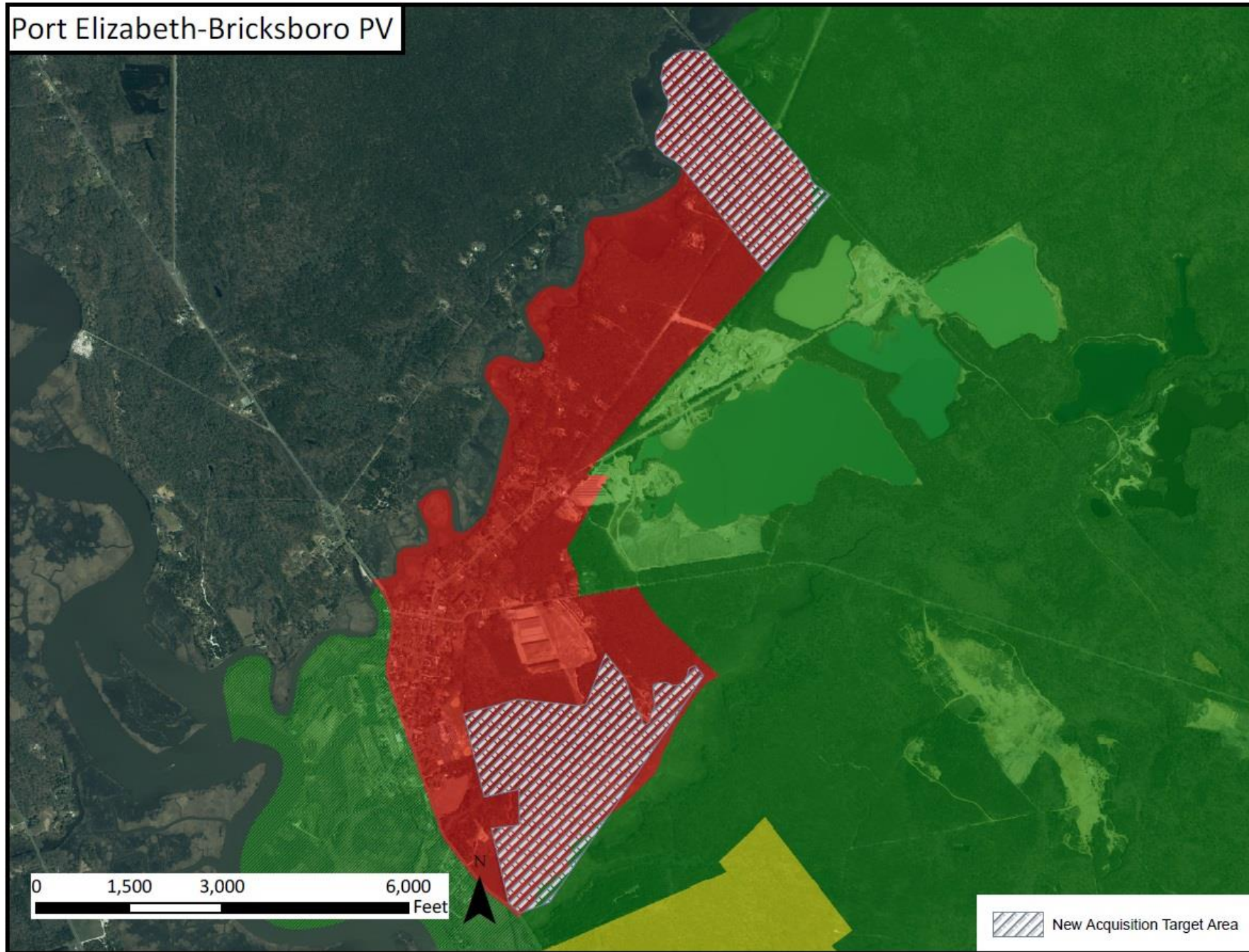
Port Elizabeth-Bricksboro PV



Port Elizabeth-Bricksboro PV



Port Elizabeth-Bricksboro PV



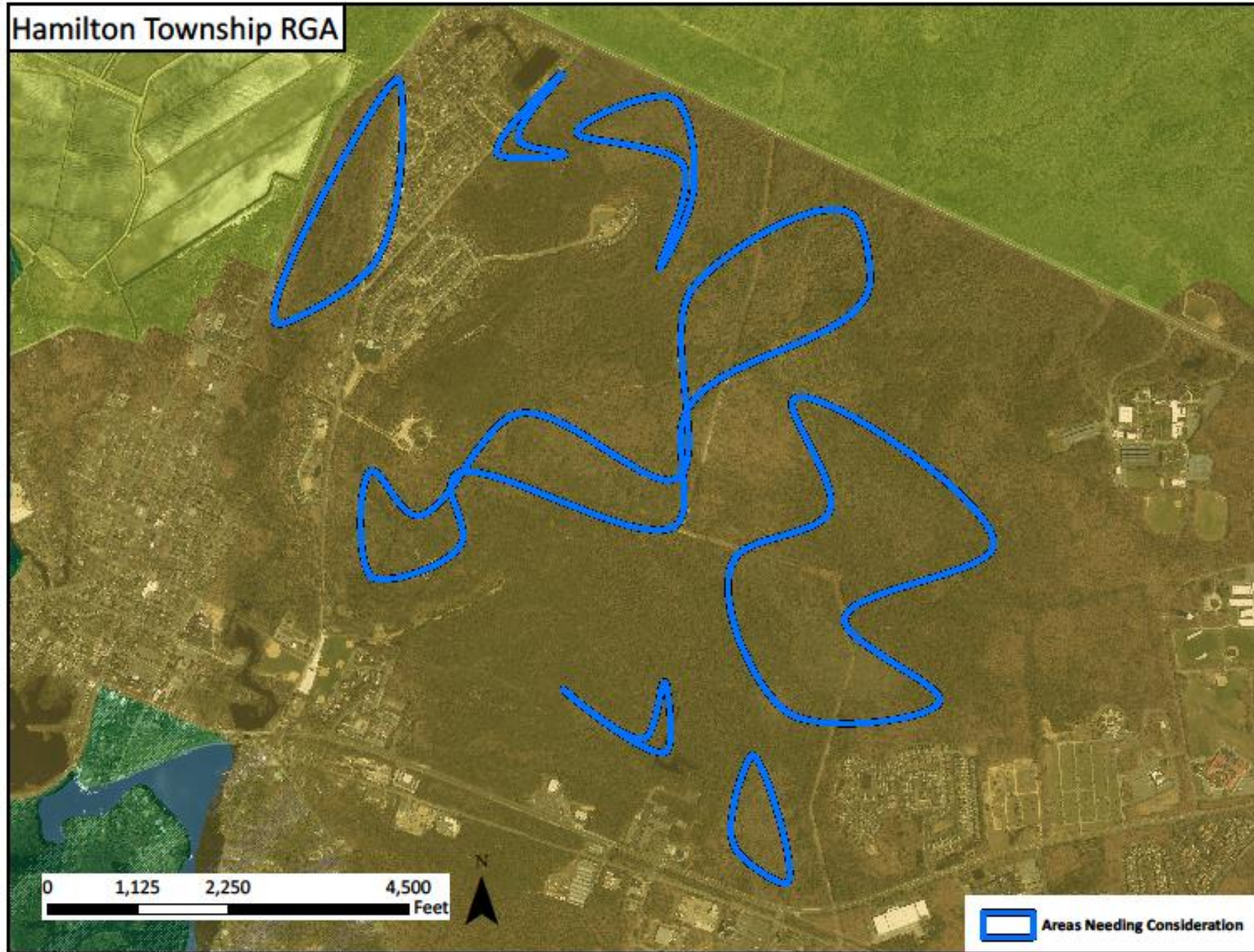
Hamilton Township RGA

- ◆ **Wooded areas in mapped flood zones are most at risk**
- ◆ **Wildfire risk is moderate**
- ◆ **Much of this portion of the RGA is already preserved**
- ◆ **Recommendation:** Continue to target for acquisition and preservation

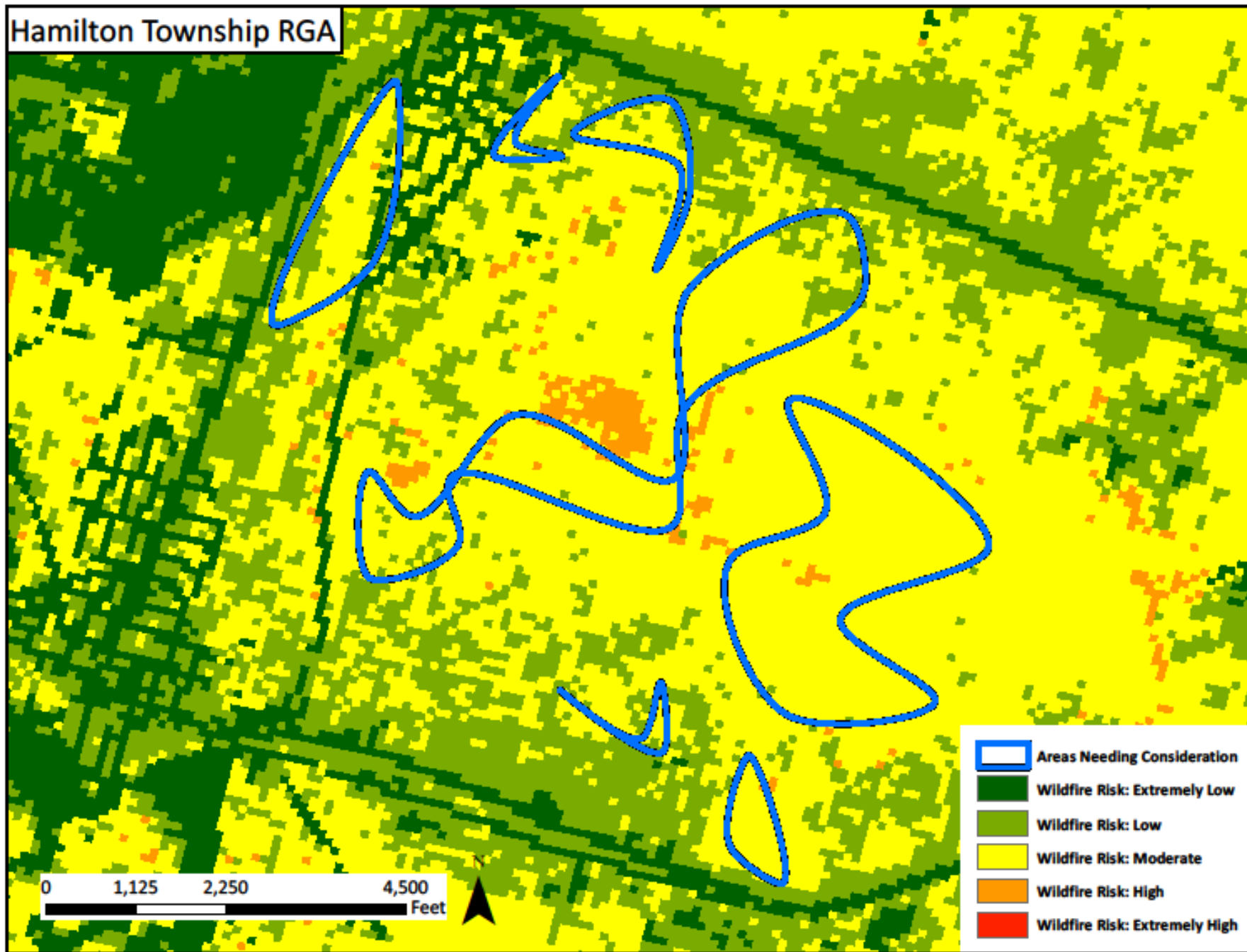
Hamilton Township RGA



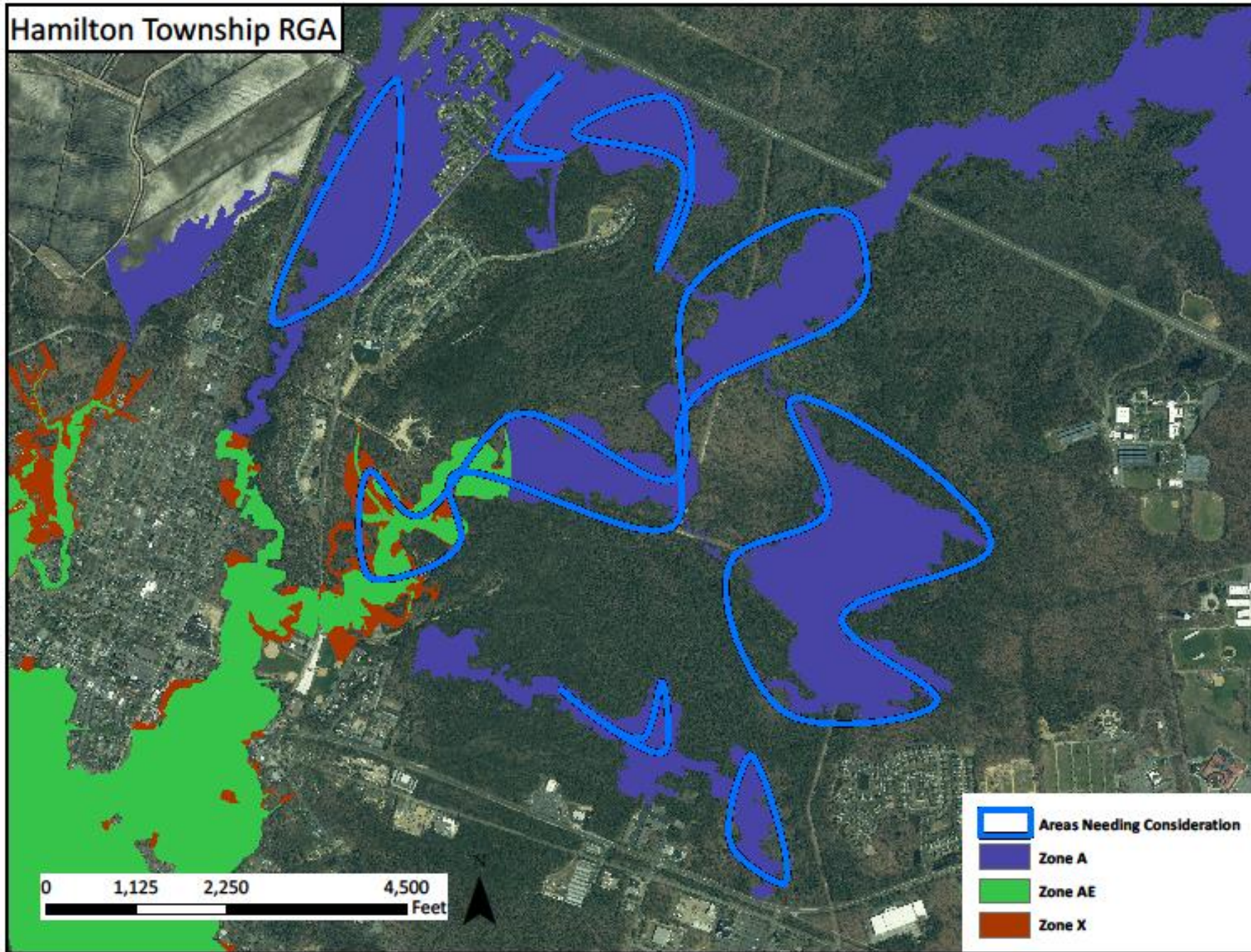
Hamilton Township RGA



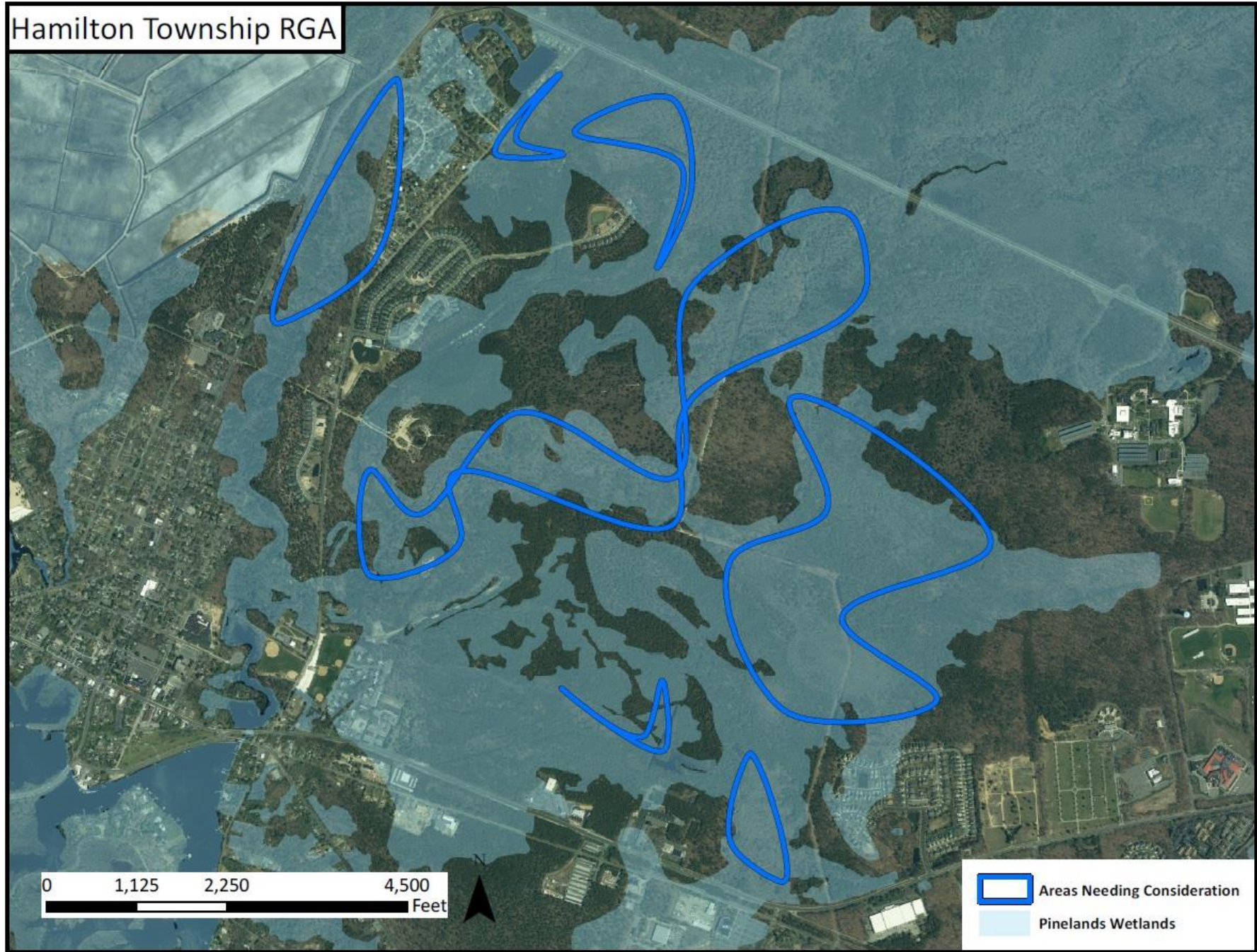
Hamilton Township RGA



Hamilton Township RGA



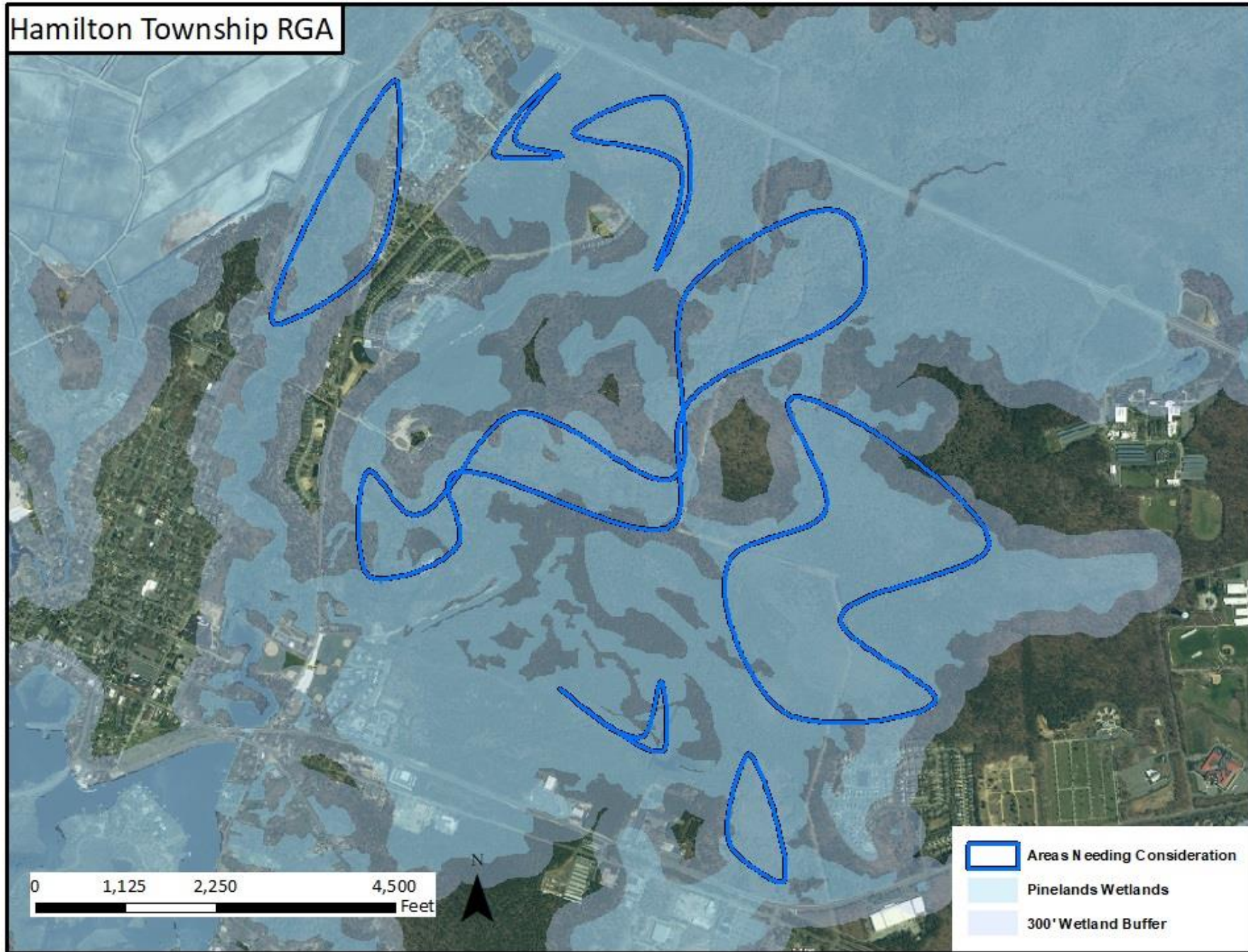
Hamilton Township RGA



0 1,125 2,250 4,500 Feet

Areas Needing Consideration
Pinelands Wetlands

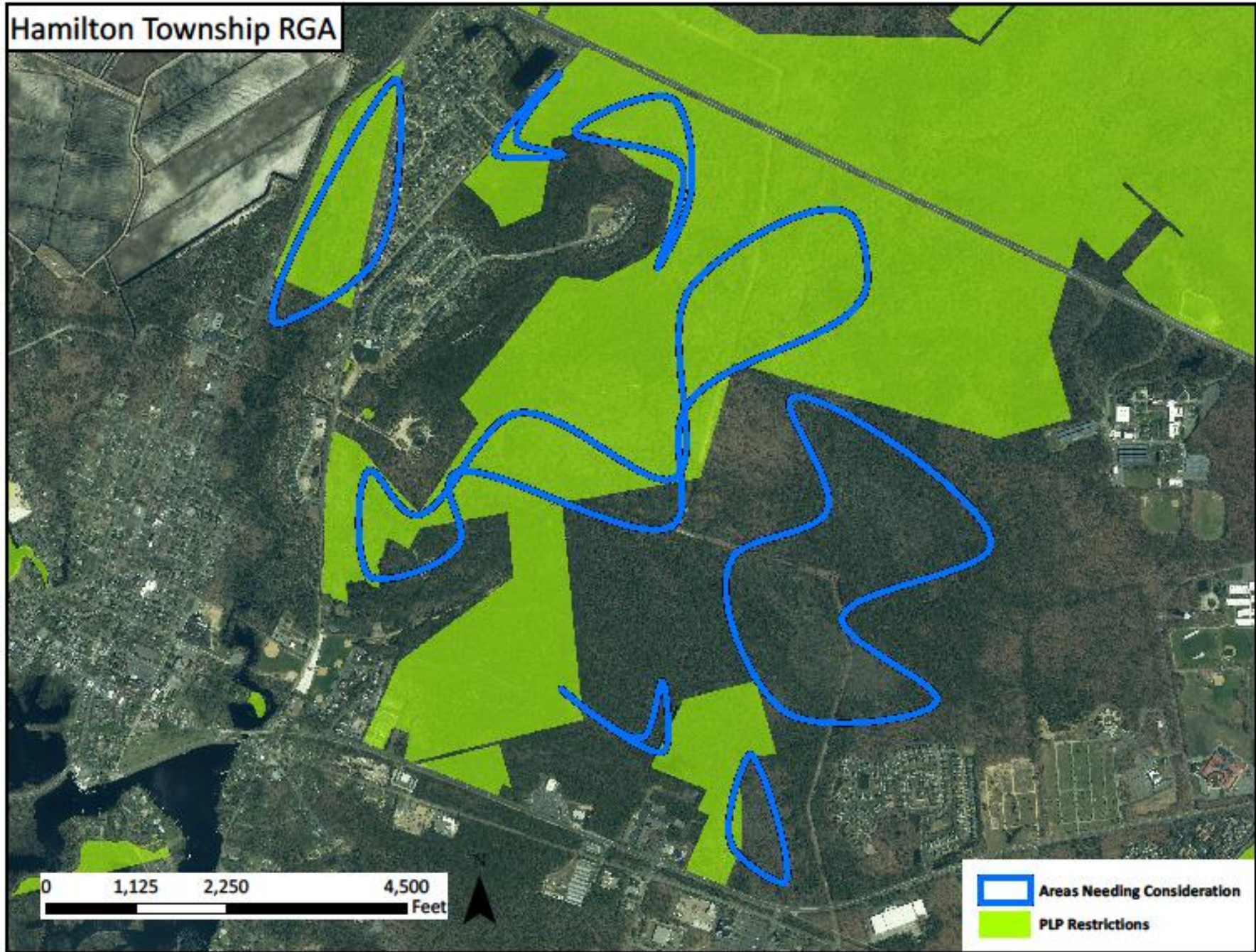
Hamilton Township RGA



Hamilton Township RGA



Hamilton Township RGA



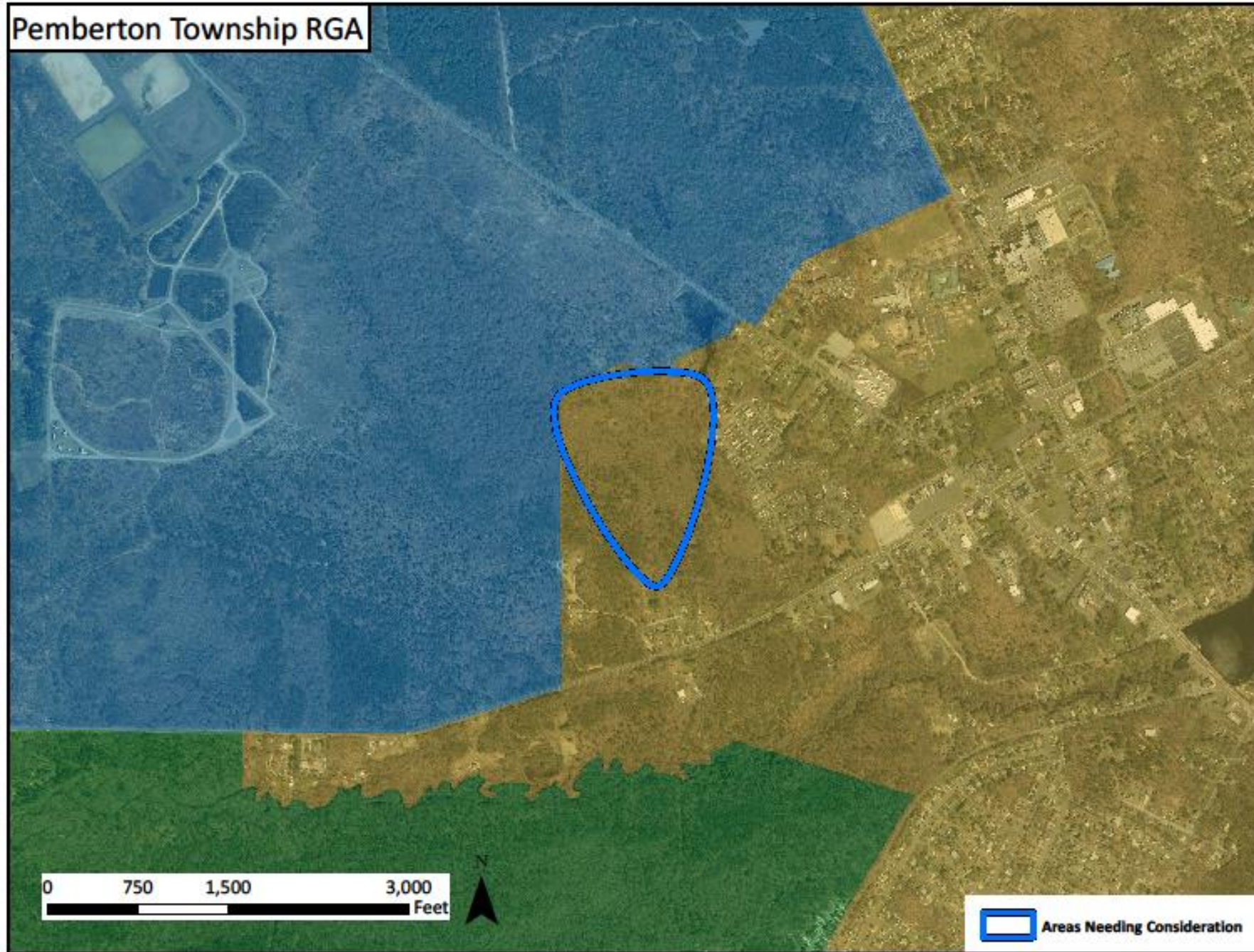
Pemberton Township RGA

- ◆ A vacant, wooded parcel adjacent to Joint Base MDL is at risk
- ◆ Wildfire risk is mostly high
- ◆ Flooding risk is high
- ◆ Not currently in any land preservation acquisition target areas
- ◆ **Recommendation:** Include in new Acquisition Target Area

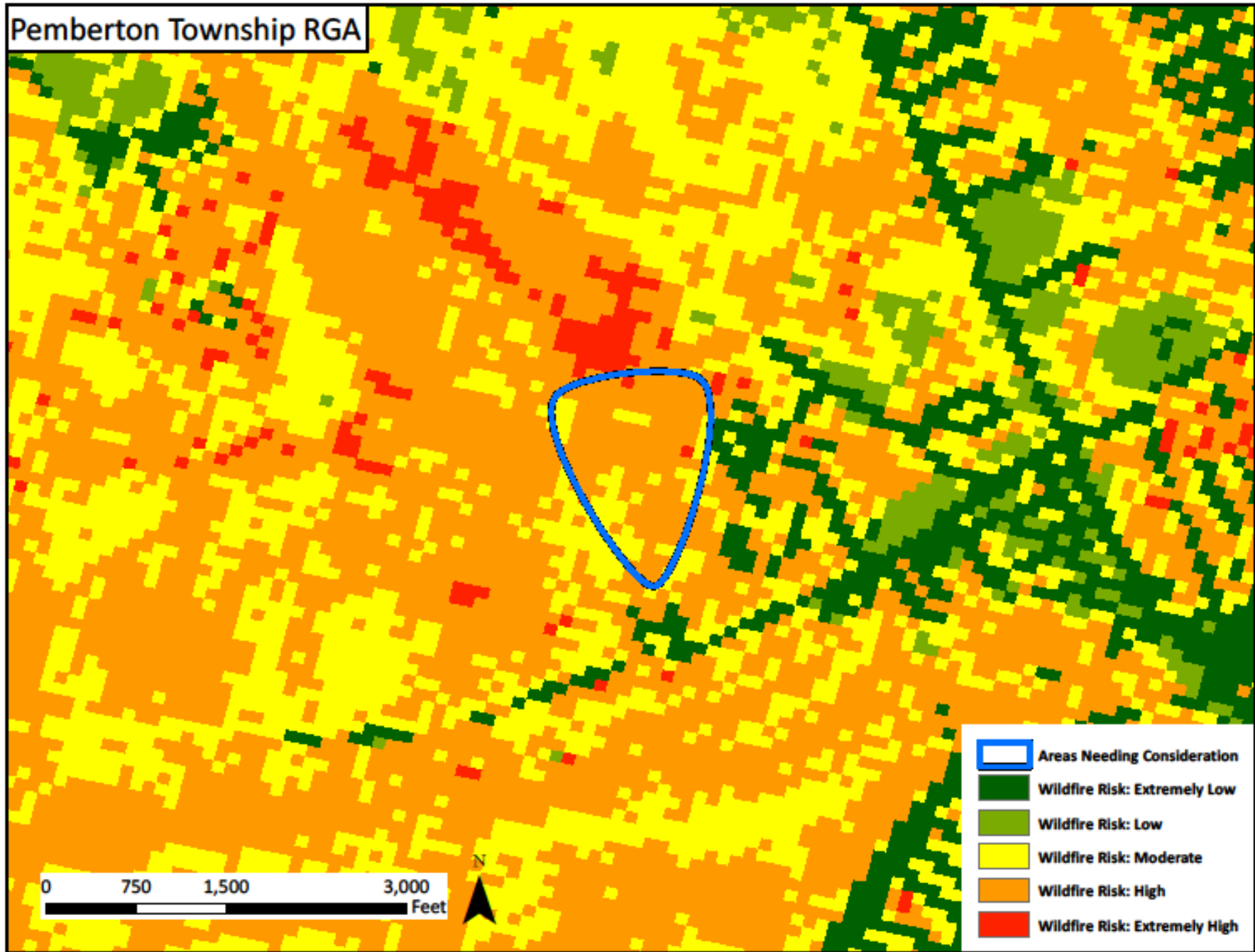
Pemberton Township RGA



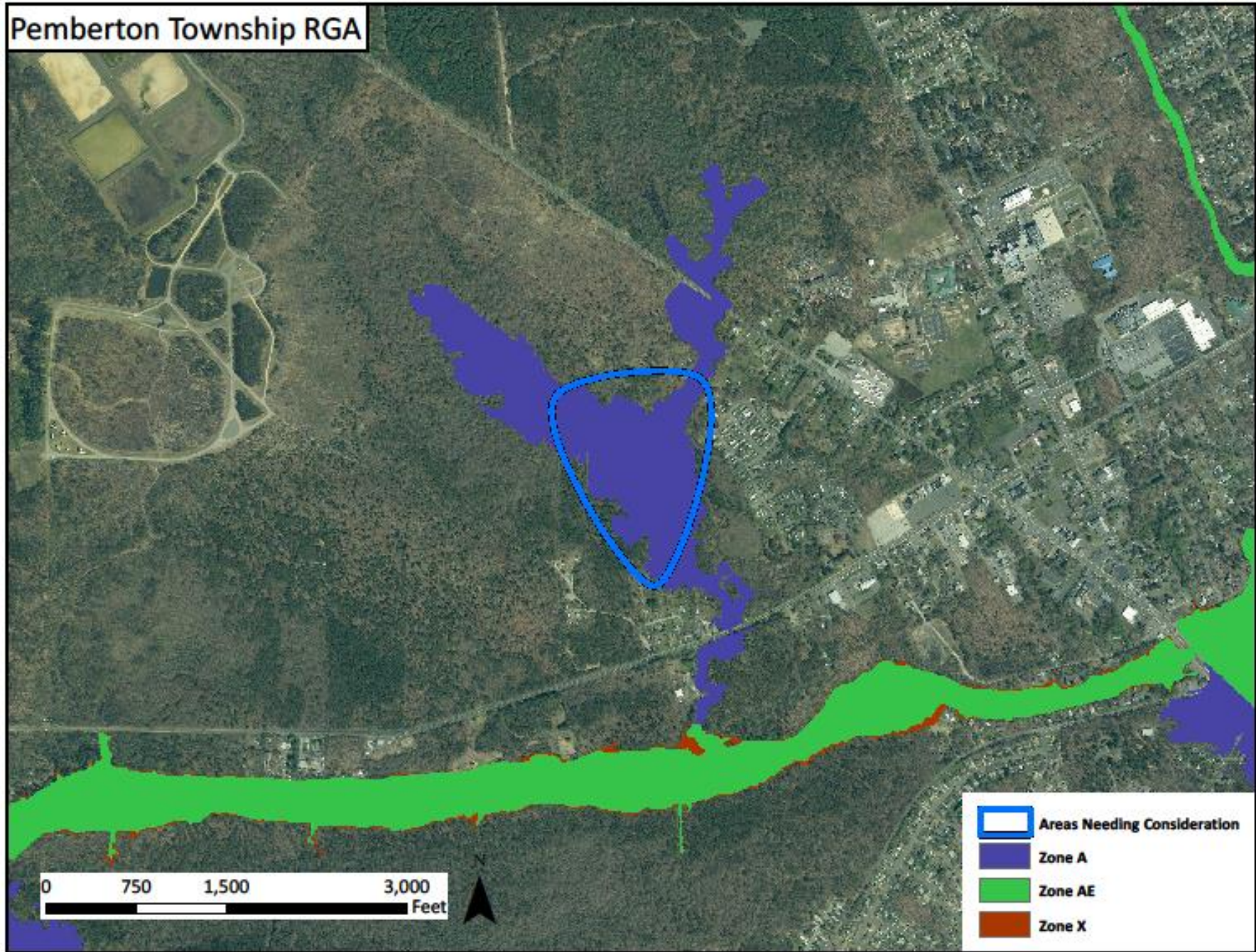
Pemberton Township RGA



Pemberton Township RGA





Pemberton Township RGA

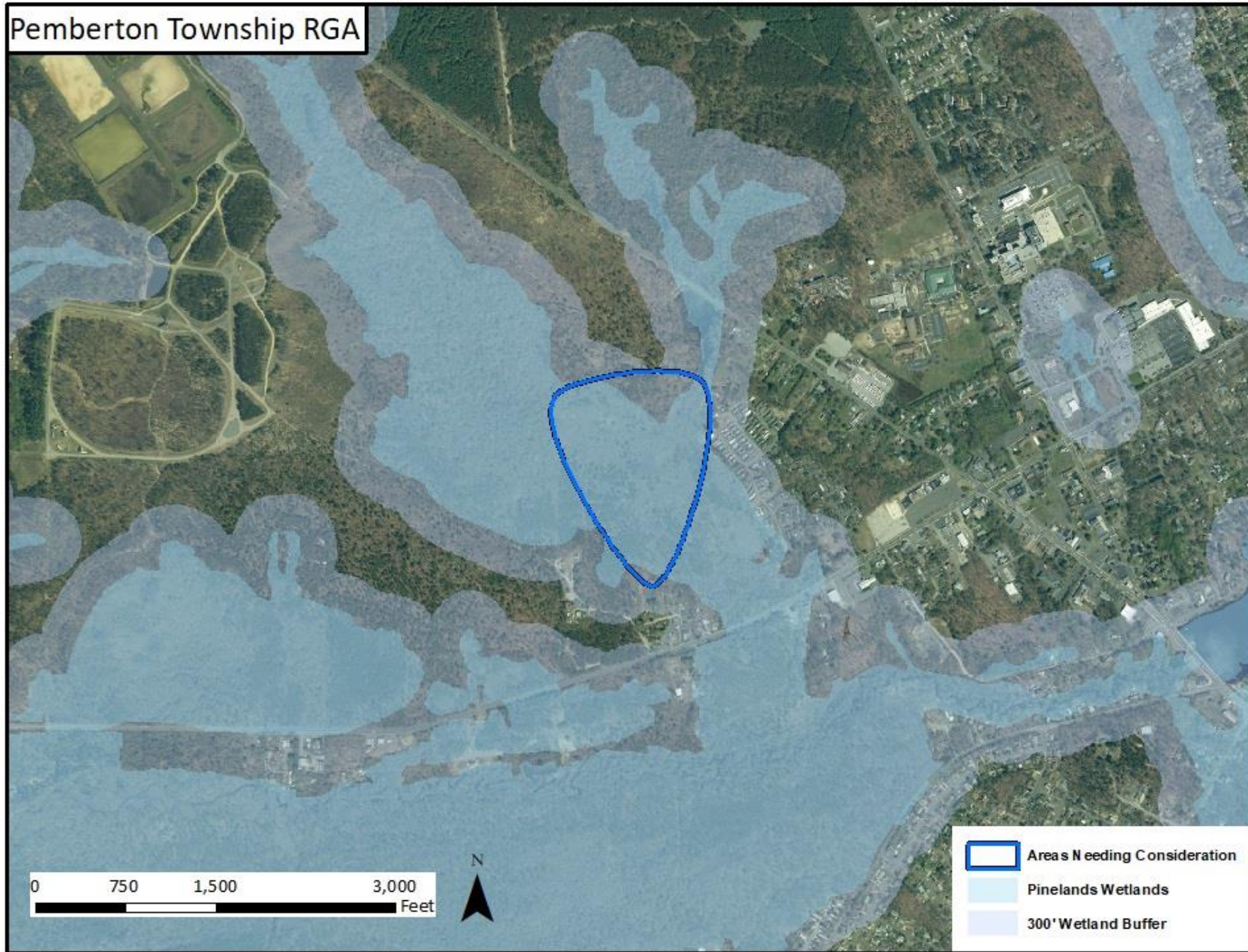


Pemberton Township RGA

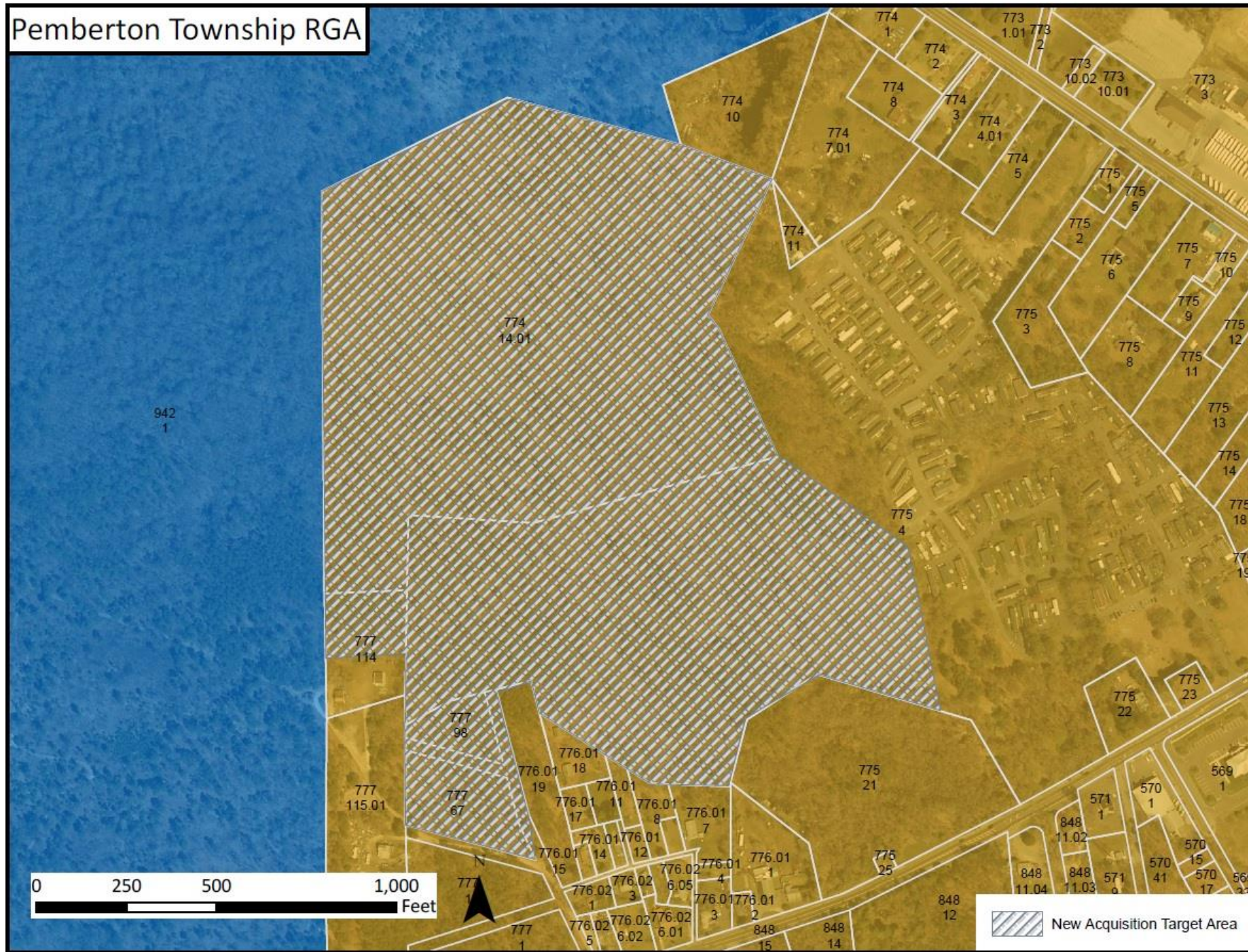


 Areas Needing Consideration
 Pinelands Wetlands

Pemberton Township RGA



Pemberton Township RGA



Takeaways

- ◆ **No Management Area changes are recommended**
- ◆ **No zoning district changes are recommended**
- ◆ **The recommendations are tailored to each location (surrounding risks, wetlands, land preservation, etc.)**
- ◆ **Results will be useful to the Commission's other objectives, such as PCF land preservation project ranking factors**
- ◆ **Results will help inform Commission's future work with municipalities on zoning changes or redevelopment plans**

Recommendations Summary

Location	Recommended Action(s)
New Gretna	Mandatory 300ft wetlands buffer in select areas
Sweetwater & Lower Bank	Mandatory 300ft wetlands buffer and additional buffer in select areas
Port Elizabeth-Bricksboro Village	<ol style="list-style-type: none">1. Expand Acquisition Target Area (1 of 20 areas already designated by Commission)2. Possible Density Transfer Program within the Village
Hamilton Township RGA	Continue to target for acquisition and preservation
Pemberton Township RGA	Include in a new Acquisition Target Area

***Request Committee's endorsement of Acquisition Target Area changes, as well as continued work on wetlands buffers and Density Transfer Programs.**