

PINELAND STUDY
ACQUISITION COST ANALYSIS

By

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APPRAISAL CONSULTANT

APPRAISAL TESTIMONY

July 18, 1980

Mr. Terrence D. Moore
Executive Director
State of New Jersey
Pinelands Commission
P. O. Box 7
New Lisbon, New Jersey 08064

Re: Pineland Study, Acquisition Cost Analysis

Dear Mr. Moore:

In accordance with Contract #80 for the analysis of acquisition costs and a study of the 10 communities; namely Stafford Township, Lacey Township, Hamilton Township, Woodland Township, Tabernacle Township, Shamong Township, Washington Township, City of Estell Manor, Mullica Township and Upper Township, I am herewith submitting 25 copies of said study.

In order to aid your staff in any future stages, I am also submitting the remainder copies of my work grids which list the majority of sales obtained.

If I may be of any further assistance with regard to this study, please advise.

Very truly yours,



GLORIA L. CHRISTIAN
R.M.-I.F.A.C.

GLC:ne

Enclosures

TABLE OF CONTENTS

Letter of Transmittal

Assumptions and Limiting Conditions

Pineland Study:

Stafford Township

Lacey Township

Hamilton Township

Woodland Township

Tabernacle Township

Shamong Township

Washington Township

City of Estell Manor

Mullica Township

Upper Township

ASSUMPTIONS AND LIMITING CONDITIONS

Due to the magnitude of the study of ten communities in three counties and the vast number of sales acquired to be considered, as well as the time frame in which to complete the study to estimate the average per acre value, the following assumptions and limiting conditions prevail:

1. All sales data was obtained from the County or State Board of Taxation from SR-1A forms, which are assumed to be correct.
2. All average acquisition costs were based on the premise that all areas under consideration were vacant land and there were no improvements involved.
3. The areas to be acquired are equally distributed throughout the Pine-lands sector of each township, specifically being a mixture of areas contiguous to growth areas and rural areas.
4. All sales areas and frontages were obtained from each township's official tax maps and are assumed to be correct. Those areas not specified were computed from scale or taken from deeds when possible.
5. Due to the time frame, deeds were not acquired for every sale, but only for samplings.
6. Due to the magnitude of sales obtained, only sample personal inspections were made in each town studied.
7. Due to the magnitude of sales, not all sales were personally verified, but samplings in each township by contact with owners were made to verify the terms and conditions of the sale and as to the fact that they were bonafide transactions.
8. Where personally inspected, physical characteristics were noted. For those sales not personally inspected, all physical characteristics and topographical data were derived from master plans, where available, road maps, soil surveys by the Department of Agriculture and U. S. Geological Surveys, which are assumed to be correct.
9. Taken into consideration in the overall average per acre values was that the land to be acquired would be either entire takings held in common ownership or the implementation of a conservation easement on the entire parcel, thereby excluding severance damages.
10. All conclusions drawn as to the average per acre estimate of value are not to be applied to any specific parcel of land in any given community. Each parcel considered for acquisition must be individually appraised in order to accurately estimate value. As indicated throughout my report, there are many factors to be considered in estimating the value of a parcel of land. Of primary importance in this analysis are the highest and best use of the land, its

ASSUMPTIONS AND LIMITING CONDITIONS, Continued

physical location in relationship to growth, its physical size as smaller parcels tend to sell for more per unit than do larger parcels, its shape, as irregularity of shape can reduce the yield and use to which the land can be put, its frontage as parcels having greater frontage tend to sell for more than parcels having lesser frontage, its condition of frontage, that being on a paved or dirt road and, last but not least, its lack of frontage, are all factors to consider in estimating value.

Consideration must also be given to zoning as zoning effects density and yields, which in turn effect value.

PINELAND STUDY

STAFFORD TOWNSHIP, OCEAN COUNTY

Study and Evaluation

In the analysis of Stafford Township in Ocean County, the following pertinent facts and conclusions were derived:

The study period encompassed all sales from January 1, 1977 to the beginning of 1980. There were approximately 150 sales which occurred during the study period. Of these 150 sales over the three year period, only 30 sales were within the Pinelands area, that being the sector of Stafford Township west of the Garden State Parkway. It is further interesting to note that 27 of the 30 sales were of building sites or of land upon which had been constructed an improvement in Ocean Acres development. The 120 sales were in the growth area of the municipality and located out of the Pinelands area east of the Garden State Parkway. The activity in Stafford Township appears to be intensive in the areas east of the parkway and the zoning in these areas is of higher density for the most part and it is in these areas that the intensive growth has occurred.

In order to study and analyze the Pinelands sector of Stafford Township, only those sales west of the parkway within the Pinelands district itself, with the exception of a study of a few sales east of the parkway which are still rural in nature was done. Any other sales in the intensive growth area were not reflective of value to be applicable to the Pinelands sector. Further, the sales in Ocean Acres, which is an intensively developed sector, have not been considered in the average per acre estimate of value as per my instructions and further, because they are not representative of values south of Route 72.

The sales considered in the Pinelands western sector of Stafford, which is predominantly R-A zoning, and the few sales east of the parkway, which were R-2 and R-3 zoning, were therefore the only sales studied to try to derive an average per acre unit value.

In studying all sales in accordance with your request to determine and assess the relationship between sales prices and assessed value, the study reveals that there is an extreme range in the ratios from a low of 29% assessment of actual sales price to a high of 89% with all variables between. Therefore, in conclusion, I cannot see any pattern of assessed value to actual market value as indicated by the sales.

In studying the entire sales picture of Stafford Township, it is evident that there has been little demand for any land west of the parkway with the exception of Ocean Acres. Following in this report are samples of sales and their characteristics and you will note that Sales 5, 10 and 36 are east of the parkway and that Sales 39, 47, 56 and 129 were the only sales available west of the parkway that were not located in Ocean Acres.

With regard to the impact of specified variables, the Pinelands sector has no public water or sewer in which to document a conclusion, but as has been evidenced in other communities, the impact of water and sewer tends to increase market demand.

Due to the limited market activity in this sector of Stafford Township, it was impossible to consider any effect relative to size of holdings and their effect on value nor to consider impact of potential sewer and water, as there is none presently there, although other communities have shown a definite pattern of increased values on a per unit basis when sewer and water are available. Consideration could not be given as to an impact for environmental considerations or effect of paved or dirt roads. Although, again, studies of

other areas have been clearly reflective that parcels fronting on paved roads tend to have a higher unit value than parcels fronting on dirt roads and that land not suffering from poor soil characteristics tend to sell at a higher unit value than land suffering from same.

In the analysis of the zoning of Stafford Township, a portion of which is included in this report, we find that in the R-A Rural zone that cluster development is permitted on large tracts but the maximum density can be increased by clustering and more intensively increased by clustering with sewers available, with the exception of areas designated critical areas in the township master plan where the density is reduced by one half where no sewers are available. Therefore, the impact of zoning would require careful study on any given parcel over 25 acres as to the actual effect that cluster development would enhance the property.

Due to the lack of sufficient sales, we must consider Sales 39 and 56 which give us a range of from \$850 per acre to approximately \$1,800 per acre as the lower and upper brackets of value. Sale 39 which sets the upper limit, is in immediate proximity to Ocean Acres and Route 72 and, I believe was acquired in anticipation of the sewerage extension projected along Route 72 to Ocean Acres. Sale 56 is more rural and in close proximity to Little Egg Harbor border line and possible market activity there.

CONCLUSION

The only conclusion of support that can be drawn on a study of sales within Stafford Township itself is nebulous and therefore, any direct analysis of this community would require a study of sales in immediately adjacent

communities, namely Union Township, Little Egg Harbor Township, Woodland Township and Bass River Township to reach any justifiable average per acre values. Without the benefit of a complete study of all of these surrounding communities, but based on some study of portions of them, I can only give a potential range of average acquisition costs for this community.

It is my opinion that the range on a per acre average value lies between \$800 and \$1,200 per acre.

COMPARABLE SALE NO. ST-5

County: Ocean

Municipality: Stafford

Deed Date: 10/22/79

Book: 3871

Page: 442

Grantor: Renee Goldberg & Ira

Grantee: Marlene Kalsch

Consideration: \$8,000.

Assessments: Land: \$4,850.

Total: \$4,850.

Assessment Ratio: 60.62%

Location of Sale: Interior land east of Bay Avenue (approximately 450± feet)

Block: 229

Lot: 31

Tax Map: 18

Land Description:

Area: 6.47± Acres

Zoning: R-2

Shape: Irregular

Frontage: None

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$1,236.

Environmental Characteristics: Upland

COMPARABLE SALE NO. ST-10

County: Ocean

Municipality: Stafford

Deed Date: 4/17/79

Book: 3868

Page: 342

Grantor: Leslie Cranmer & Anita

Grantee: Samuel Hutchinson, et al

Consideration: \$40,000.

Assessments: Land: \$3,900.

Total: \$3,900.

Assessment Ratio: .09%

Location of Sale: Northeasterly side of Oak Avenue, east of Garden State Parkway

Block: 118

Lot: 82

Tax Map: 15

Land Description:

Area: 3.87± Acres

Zoning: R-3

Shape: Irregular

Frontage: 600± feet

Utilities: None

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$10,336.

Environmental Characteristics: Upland

COMPARABLE SALE NO. ST-36

County: Ocean

Municipality: Stafford

Deed Date: 12/1/79

Book: 3892

Page: 524

Grantor: Robert Gajewski, et ux

Grantee: Ken P. Leary, et ux

Consideration: \$11,000.

Assessments: Land: \$12,550.

Total: \$12,550.

Assessment Ratio: 114%

Location of Sale: Northeasterly side of Lamson Road, east of Garden State Parkway,
west of Route 9

Block: 125

Lot: 12.05

Tax Map: 16

Land Description:

Area: 1.7± Acres

Zoning: R-2

Shape: Irregular

Frontage: 120± feet

Utilities: None

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$6,471.

Environmental Characteristics: Upland

COMPARABLE SALE NO. ST-39

County: Ocean Municipality: Stafford

Deed Date: 12/3/79 Book: 3892 Page: 777

Grantor: John E. Campbell & Catherine, h/w

Grantee: Southeast Mall, a limited partnership

Consideration: \$150,750. Assessments: Land: \$63,950.
Total: \$63,950.

Assessment Ratio: 42.42%

Location of Sale: Northerly and southerly side of Old Manahawkin-Cedar Bridge Road

Block: 13 2 & 47
14 Lot: 3 Tax Map: 4 & 7
26 2

Land Description:
Area: 85.23 Acres Zoning: R-A

Shape: Irregular

Frontage: 2,000± Feet

Utilities: None

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,769.

Environmental Characteristics: Upland

COMPARABLE SALE NO. ST-47

County: Ocean

Municipality: Stafford

Deed Date: 7/12/79

Book: 3887

Page: 332

Grantor: Shoreline Realty Corp.

Grantee: Southern Ocean County Hospital

Consideration: \$50,000.

Assessments: Land: \$11,500.
Total: \$11,500.

Assessment Ratio: 23%

Location of Sale: Northeasterly side of Route 72

Block: 44-A

Lot: 5.04

Tax Map: 11

Land Description:

Area: 40,902 S/F or .9± Acre Zoning: H-C

Shape: Irregular

Frontage: 110± feet

Utilities: None

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$53,143.

Environmental Characteristics: Upland

COMPARABLE SALE NO. ST-56

County: Ocean

Municipality: Stafford

Deed Date: 12/7/79

Book: 3882

Page: 249

Grantor: Lester Realty Inc.

Grantee: Apt Realty, Inc.

Consideration: \$635,000.

Assessments: Land: \$421,100.

Total: \$421,100.

Assessment Ratio: 66.31%

Location of Sale: Micaja's Road, Cervetto's Road area and others

Block: See below

Lot: See below

Tax Map: 2,3,4,5 & 9

Land Description:

Area: Total Area: 740.47 Acres Zoning: R-A

Shape: Irregular

Frontage: Varied parcels, varied frontages

Utilities: No public sewer or water

Type of Road: Paved, dirt and paper

Reflects an Indicated Unit Value Per Acre of: \$857.±

Environmental Characteristics: Primarily upland, partially low wetlands

Block 9, Lot 5 = 16.53± Ac. - Paper Street, subdivision

Block 10, Lot 8 - 37.83± Ac. - Paper Street, subdivision

Block 11, Lot 13- 202.00± Ac. - Paper Street, subdivision

Block 12, Lot 5 - 17.67± Ac.

Block 16, Lot 4 - 47.0± Ac.

Block 17, Lot 5 - 206.43± Ac. - Paper Street, subdivision

Block 17, Lot 13- 86.1± Ac.

Block 17, Lot 20- 37.0± Ac.

Block 21, Lot 6 - 89.91± Ac.

Not all contiguous parcels.

COMPARABLE SALE NO. ST-129

County: Ocean

Municipality: Stafford

Deed Date: 12/13/77

Book: 3680

Page: 171

Grantor: John & Patricia Brown, h/w

Grantee: Carlo Carchia & Otto, his brother

Consideration: \$33,331.50

Assessments: Land: \$28,300.
Total: \$28,300.

Assessment Ratio: 84.90%

Location of Sale: Easterly side of Cedar Bridge Road and westerly side of
Micaja's Road

Block: 4

Lot: 3

Tax Map: 1

Land Description:

Area: 18.55± Acres

Zoning: R-A

Shape: Irregular

Frontage: 430 - 790± feet

Utilities: None

Type of Road: Paved and dirt

Reflects an Indicated Unit Value Per Acre of: \$1,797.

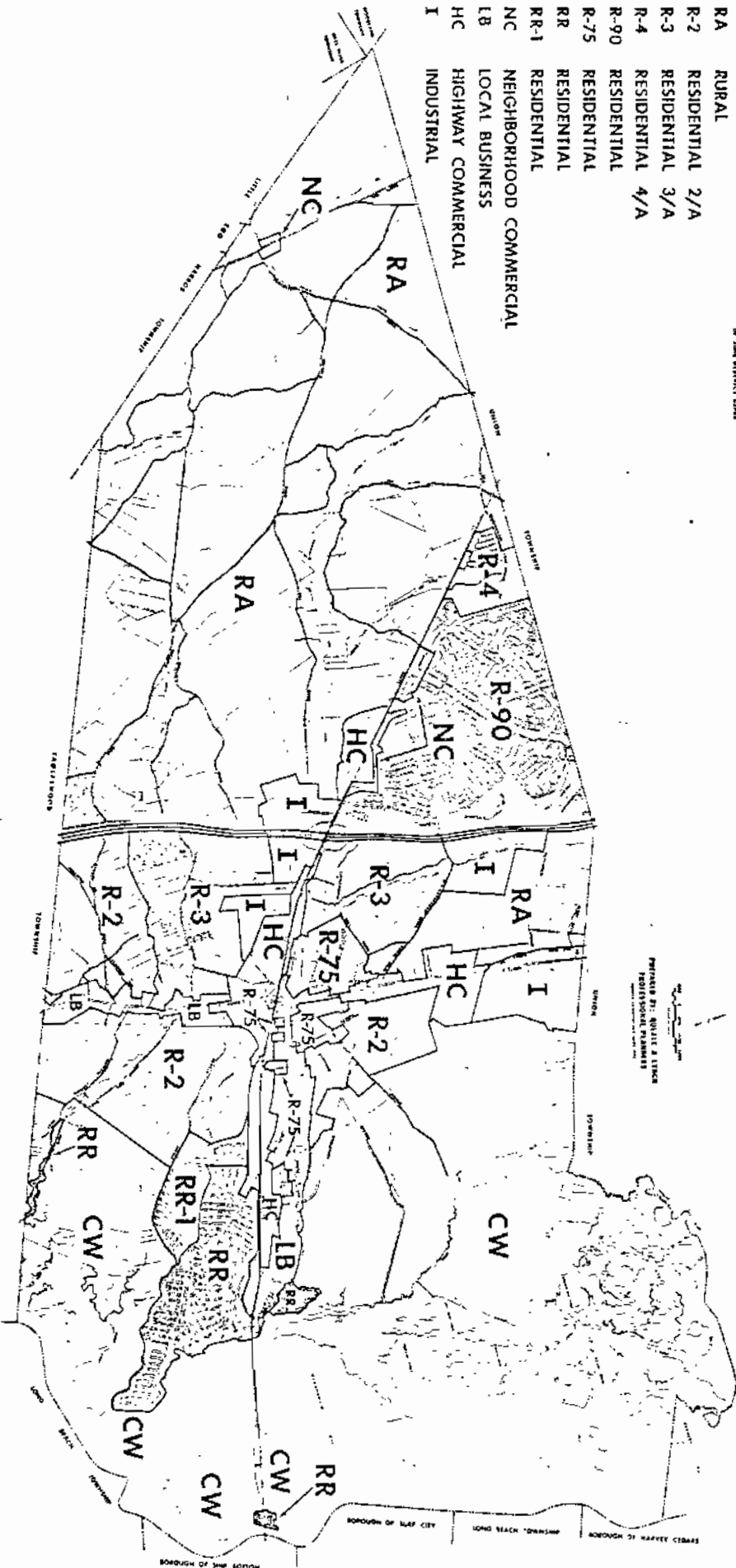
Environmental Characteristics: Upland

ZONING MAP **DECEMBER, 1976**

APPROVED BY THE BOARD OF ZONING
ON JUNE 22, 1976

STAFFORD TOWNSHIP
OCEAN COUNTY, NEW JERSEY

- CW COASTAL WETLANDS
- RA RURAL
- R-2 RESIDENTIAL 2/A
- R-3 RESIDENTIAL 3/A
- R-4 RESIDENTIAL 4/A
- R-90 RESIDENTIAL
- R-75 RESIDENTIAL
- RR RESIDENTIAL
- RR-1 RESIDENTIAL
- NC NEIGHBORHOOD COMMERCIAL
- LB LOCAL BUSINESS
- HC HIGHWAY COMMERCIAL
- I INDUSTRIAL



PREPARED BY: ROULE & STONE
REGISTERED PLANNERS

BOROUGH OF SLIP CITY LONG BEACH TOWNSHIP BOROUGH OF HAVERTY CREEK

ARTICLE 9

DISTRICT REGULATIONS

901. OFF-STREET PARKING AND LOADING REQUIREMENTS - Adequate off-street loading and maneuvering shall be provided for every use based on the following schedule. Those uses not listed shall provide sufficient spaces as determined during site plan review by the approving authority. When more than one use is located in a building or where multiple uses are designed as part of a shopping center, industrial complex, or similar self-contained complex, the number of loading spaces shall be based on the cumulative number of square feet within the building or complex and shall be dispersed throughout the site to best serve the individual uses.

The number of off-street parking spaces for each use shall be determined by the number of dwelling units, the amount of gross floor area or such other measures set forth in Schedule A of the Appendix hereto. Where a particular site contains more than one use, the minimum parking requirements shall be the sum of the component parts.

902. Sign standards shall be as set forth in Schedule B of the Appendix hereto.

903. COASTAL WETLANDS AND RURAL DISTRICTS: CW AND RA

903.1. Purpose - The purpose of these districts is to provide for low density development in recognition of existing land use patterns and environmentally sensitive areas such as the coastal wetlands and the pine barrens. The standards are intended to offer some flexibility in development, but large scale construction opportunities are being directed to other areas of the Township.

903.2. Permitted Principal Uses

- A. Single family dwellings.
- B. Agricultural and horticultural uses.

903.3. Accessory Uses

- A. Home occupation.
- B. Farm stand, barns, silos and other farm related buildings.
- C. Garages, patios, porches, parking areas, tennis courts and swimming pools with a single family home.

903.4. Conditional Uses

- A. Parks and playgrounds.
- B. Golf courses.
- C. Cemeteries.
- D. Kennels.
- E. Utilities.
- F. Sand and gravel mining.
- G. Campgrounds.

903.5. Schedule of Minimum Requirements

- A. Maximum density 1 unit/acre*
- B. Minimum tract size to permit clustering 25 acres
- C. Minimum lot size
 - (1) Without clustering 43,560 sq. ft.*
 - (2) Clustering/no sewers 25,000 sq. ft.
 - (3) Clustering with sewers 12,000 sq. ft.
- D. Minimum lot width
 - (1) Without clustering 150 ft.
 - (2) Clustering/no sewers 120 ft.
 - (3) Clustering with sewers 100 ft.
- E. Minimum lot depth
 - (1) Without clustering 200 ft.
 - (2) Clustering/no sewers 160 ft.
 - (3) Clustering with sewers 120 ft.
- F. Minimum front yard on collector or arterial 40 ft.

streets as shown in
Adopted Master Plan 60 ft.

G. Minimum rear yard 30 ft.

H. Minimum side yard 20 ft.

I. Accessory buildings shall be located in the side or rear yards only. Farm buildings shall be located a minimum of 100 feet from all property lines. All other accessory buildings shall be a minimum of 20 feet from all property lines.

J. Maximum Building Heights

(1) Farm buildings 60 ft.

(2) All other buildings 30 ft.

*Areas designated as "critical areas" in the Township's Adopted Master Plan shall be counted at one-half the permitted density. Minimum lot size in "critical areas" shall be two acres where no sewers are available.

PINELAND STUDY

LACEY TOWNSHIP, OCEAN COUNTY

Study and Evaluation

In the analysis of Lacey Township in Ocean County, the following pertinent facts and conclusions were derived:

The study period encompassed all sales from January 1, 1977 to the beginning of 1980. There were approximately 75 sales which occurred in the study period. Of these 75 sales over the three year period, only 25 sales were within the Pinelands area. The majority of the sales were in the growth area of the municipality out of the Pinelands area and were acquired as potential building sites. For purposes of this study, only those sales within the Pinelands will be considered. I have also included a Manchester sale because of its vast area and immediate proximity to Lacey Township. This sale is one of the few sales available of large size to be useful in estimating value of large tracts of land within the Pinelands.

The sales considered were located in areas zoned Rural 1 Acre Residential and 1 Acre Recreation only. Therefore, the average per acre unit value derived will be applicable to land so zoned.

In studying all sales in accordance with your request to determine and assess the relationship between sales prices and assessed value, the study reveals that there is an extreme range in the ratios from a low of 28% assessment of actual sales price to a high of 100% with all variables between. Therefore, in conclusion, I cannot see any pattern of assessed value to actual market value as indicated by the sales.

In analyzing the sales, I find many variables and the only clear demand pattern appears to be in lots of one acre, more or less, which have demand as building sites. The market reveals that the major demand in this community

is in building sites with little demand for any larger parcels, as reflected by market sales. Following in this report are samples of typical sales and their characteristics for categories of 1-5 acres and two sales of vast acreage. All other possible categories have not been considered as there is no market to study.

With regard to the impact of specified variables, the Pinelands sector has no public water or sewer in which to document a conclusion, but as has been evidenced in other communities, the impact of water and sewer tends to increase market demand.

In studying all sales with regard to size of holdings, it is clearly indicated in each zoning area that the smaller parcels demand more on a per unit basis whether it be square foot or per acre than do the larger parcels, all other factors being equal.

In studying the environmental characteristics of the sales and road accessibility of the smaller parcels, the majority of the sales have been on paved roads, although there are exceptions to this with some being on dirt roads. The only impact that can be considered is that there is more of a demand when there are paved roads available for any given site and the price per unit differential between the two is moderate, all else being equal. The only definite impact on any particular parcel of land would normally be between land which is landlocked versus land on a paved road or a dirt road affording access..

In an analysis of the zoning of Lacey Township, a portion of which is included in this report, we find that in the Rural 1 Acre Residential and the 1 Acre Recreation Zones, there are some permitted uses that are similar

and the land area and frontage requirements are the same. There is further a permitted cluster development in certain areas and under specified conditions. This, in turn would tend to make property located in this district for any parcel meeting the minimum requirement of 30 acres more desirable as a developer would have less road improvement and auxiliary costs than the minimum requirements set forth under the standard segment of the zoning.

With regard to the question as to type of owner and property turnover, from discussions with grantees, it appears that the majority of the smaller parcels were purchased by individuals for potential personal use. The turnover of sales does not appear excessive nor does it appear that there are any major developers who have acquired land during the study period with the exception of the one large tract conveyed.

Located within Lacey Township is Double Trouble State Forest and Greenwood Forest Fish and Wildlife Management area.

CONCLUSION

It is impossible to derive estimates of average acquisition costs per acre for any portions of the community in the Pinelands sector zoned Commercial, Industrial (Heavy), Industrial (Medium), 1 acre Retirement or Municipal as there were no sales in the study period of this type of land. Therefore, the per acre average costs will be estimated for those properties located in the 1 Acre Rural Residential and the 1 Acre Recreation zones only.

In the final analysis of sales, due to the many variables, it is the opinion of this appraiser that parcels located within the Pinelands sector of Lacey Township of 1± acres in zones Rural Residential or 1 Acre Recreation on paved roads and dirt roads suitable for development by virtue of their

physical characteristics would tend to have an indicated unit value of \$9,000 per acre average. Sales from 5 to 10± acres located in more rural areas on paved or dirt roads suitable for development by virtue of their physical characteristics would tend to have an indicated value of \$5,000 per acre average. Sales located in more rural sectors of 10 to 25± acres would have an indicated value of \$4,000 per acre average. Larger tracts of land from 1,000 acres plus would tend to have an average indicated value per acre of \$600.

In the final analysis, it is evident that sales within other areas of the Pinelands having similar characteristics would be required in order to reach a valid, justifiable conclusion of value for any parcels as there are insufficient sales of varied types of land in Lacey Township.

I have submitted a sampling of sales typical of each category where available following in this report.

COMPARABLE SALE NO. L-9

County: Ocean

Municipality: Lacey

Deed Date: 11/8/77

Book: 3877

Page: 728

Grantor: Walter S. Niemasz and Bertha h/w

Grantee: Steven Balough

Consideration: \$750.

Assessments: Land: \$240. Total: \$240.

Assessment Ratio: 32%

Location of Sale: Easterly side of Techencr Avenue

Block: 2356

Lot: 17-18

Tax Map: 96

Land Description:

Area: 4,000 ±s/f or .0918±Acres Zoning: 1 Acre Recreation

Shape: Rectangular

Frontage: 40 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$8,146.

Environmental Characteristics: Upland

COMPARABLE SALE NO. L-14

County: Ocean

Municipality: Lacey

Deed Date: 11/16/79

Book: 3875

Page: 354

Grantor: James Gravait and Irene h/w

Grantee: Atlantic Gravel Inc.

Consideration: \$20,000.

Assessments: Land: \$ 18,750. Total: \$18,750

Assessment Ratio: 93.75%

Location of Sale: Land locked parcel - Interior land

Block: 4005

Lot: 11

Tax Map: 111

Land Description:

Area: 25 ± Acres

Zoning: 1 Acre Rural

Shape: Irregular

Frontage: None

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$800.

Environmental Characteristics: Upland

COMPARABLE SALE NO. L-37

County: Ocean Municipality: Lacey

Deed Date: 6/25/79 Book: 3886 Page: 634

Grantor: George Robertazzi and Joan h/w

Grantee: Michael Frino and Margaret h/w

Consideration: \$16,500. Assessments: Land: \$15,200. Total: \$15,200.

Assessment Ratio: 43.53%

Location of Sale: Northerly side of Andover Road

Block: 2489-2 Lot: 7 Tax Map: 96

Land Description:

Area: 1.45 ± Acres Zoning:

Shape: Irregular

Frontage: 253 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$11,379.

Environmental Characteristics: Upland

COMPARABLE SALE NO. L-41

County: Ocean Municipality: Lacey

Deed Date: 12/7/78 Book: 3781 Page: 683

Grantor: Robert E. Frizell, Jr. and Janis h/w

Grantee: Gary V. Harrison and Geraldine h/w

Consideration: \$10,000. Assessments: Land; \$4,720. Total: \$4,720.

Assessment Ratio: 47.20%

Location of Sale: Southeasterly side of Dover River Road

Block: 2675 Lot: 4B Tax Map: 102

Land Description:
Area: 2.18 ± Acres Zoning: 1 Acre Recreation

Shape: Reasonably Rectangular

Frontage: 126 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$4,587.

Environmental Characteristics: Upland

COMPARABLE SALE NO. 1-45

County: Ocean Municipality: Lacey

Deed Date: 10/24/77 Book: 3660 Page: 660

Grantor: Peter Paul Meagher and Deborah h/w

Grantee: Caesar R. Marrone and Irma I. h/w

Consideration: \$15,500. Assessments: Lane: \$4,480. Total: \$4,480.

Assessment Ratio: 28.9%

Location of Sale: Northeasterly corner of Good Luck Road and Anvil Road

Block: 4102 Lot: 4 Tax Map: 114

Land Description:

Area: 1.12 ± Acres Zoning: 1 Acre Rural

Shape: Square

Frontage: 218 ± Feet

Utilities: No public sewer or water - electric and Gas available

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$13,839.

Environmental Characteristics: Upland - growth area

COMPARABLE SALE NO. L-49

County: Ocean

Municipality: Lacey

Deed Date: 11/9/77

Book: 3675

Page: 76

Grantor: Grace R. DeJuelin (widow)

Grantee: Margaret D. Little

Consideration: \$250.

Assessments: Land: \$240. Total: \$240.

Assessment Ratio: 96%

Location of Sale: Southerly side of Bergen Street

Block: 2252

Lot: 5-6

Tax Map: 93

Land Description:

Area: .0918 ± Acres

Zoning: 1 Acre Rural

Shape: Rectangular

Frontage: 40 ± Feet

Utilities: No public sewer or water

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$2,614.

Environmental Characteristics: Upland

COMPARABLE SALE NO. L-50

County: Ocean

Municipality: Lacey

Deed Date: 12/5/77

Book: 3675

Grantor: Allen Tomkiewicz and Florence h/w/

Grantee: Henry O. Schway, et als

Consideration: \$5,000.

Assessments: Land: \$

Assessment Ratio: 43.2%

Location of Sale: Easterly side of Lake Drive

Block: 4033

Lot: 2

Land Description:

Area: 13,000 S/F

Zoning: 1 Ac

Shape: Rectangular

Frontage: 70 ± Feet

Utilities: None

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$16,771.

Environmental Characteristics: Upland

COMPARABLE SALE NO. L-53

County: Ocean Municipality: Lacey

Deed Date: 9/3/77 Book: 3647 Page: 119

Grantor: Leroy D. Terrill and Barbara h/w

Grantee: Richard Duffy and Nancy h/w

Consideration: \$2,600. Assessments: Land: \$1,200. Total: \$1,200.

Assessment Ratio: 46.1%

Location of Sale: Easterly side of Fairchild Road

Block: 2279 Lot: 15-24 Tax Map: 94

Land Description:

Area: .459 ± Acres Zoning: 1 Acre Rural

Shape: Rectangular

Frontage: 200 ± Feet

Utilities: No public sewer or water

Type of Road:

Reflects an Indicated Unit Value Per Acre of: \$5,663.

Environmental Characteristics: Upland

COMPARABLE SALE NO. L-54

County: Ocean

Municipality: Lacey

Deed Date: 3/17/78

Book: 3703

Page: 483

Grantor: V. Alice Cosgrove

Grantee: William J. Huntly

Consideration: \$480.

Assessments: Land; \$480.

Total: \$480.

Assessment Ratio: 100%

Location of Sale: Easterly side of Lodi Avenue, Westerly side of Crab Plane

Block: 2479

Lot: 5-6
13-14

Tax Map: 98

Land Description:

Area: .2056 ± Acres or \$8,960^{5/F} Zoning: I Acre Recreation

Shape: Rectangular

Frontage: Split frontage 40' and 40'

Utilities:

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$2,178.

Environmental Characteristics: Upland

COMPARABLE SALE NO. L-55

County: Ocean Municipality: Lacey

Deed Date: 4/24/79 Book: 3816 Page: 732

Grantor: Lacey Holding-Partnership

Grantee: George Ghigliotty and Christina h/w

Consideration: \$28,600. Assessments: Land:\$8,160. Total: \$8,160.

Assessment Ratio: 28.5%

Location of Sale:

Block: 2500 Lot: 2 Tax Map: 99

Land Description:

Area: 5.5 ± Acres Zoning:

Shape: Triangular

Frontage: at dead end of 4 streets - 200 ± feet

Utilities: None

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$5,200.

Environmental Characteristics: Upland

COMPARABLE SALE NO. L-59

County: Ocean Municipality: Lacey

Deed Date: 4/27/79 Book: 3818 Page: 73

Grantor: Lacey Holding-Partnership

Grantee: P. K. and Geta Verma

Consideration: \$23,500. Assessments: Land: \$7,400. Total: \$7,400.

Assessment Ratio: 31.5%

Location of Sale: Northerly side of Lacey Road

Block: 2500-2 Lot: 3 Tax Map: 100A

Land Description:

Area: 5.0 ± Acres Zoning: 1 Acre Rural

Shape: Rectangular

Frontage: 565 ± Feet

Utilities: No public sewer or Water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$4,700.

Environmental Characteristics: Upland

COMPARABLE SALE NO. L-78*

County: Ocean

Municipality: Manchester

Deed Date: 9/9/77

Book: 3647

Page: 126

Grantor: Oskar Schenker, Trustees, et al

Grantee: ROC Investment Corporation

Consideration: \$829,500.

Assessments:

Assessment Ratio: -

Location of Sale: Westerly side of Route 539 at border of Lacey and Manchester

119 Townships

9

Block: 120

Lot: 1

Tax Map: 26 and 28

121

P/01

Land Description:

Area: 1,118[±] Acres

Zoning: R-A

Shape: Extremely irregular

Frontage: 2,560[±] feet - Route 539

5,050[±] feet - Dirt road

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$742

Environmental Characteristics: Primarily uplands, portion low, wet lands.

COMPARABLE SALE NO. L-79

County: Ocean

Municipality: Lacey

Deed Date: 11/1/77

Book: 3663

Page: 533

Grantor: Leisure Technology - Northeast, Inc.

Grantee: Probst Enterprises

Consideration: \$1,640,997.80

Assessments:

Assessment Ratio:

Location of Sale: Southwesterly side of Lacey Road and westerly side of Garden State Parkway

Block: *

Lot:

Tax Map: 56,89,91,93,94,107

Land Description:

Area: 2,970± Acres

Zoning: RR

Shape: Extremely irregular

Frontage: 4,063± feet (interrupted) - Lacey Road
3,000± feet Garden State Parkway

Utilities: No public sewer or water

Type of Road: Paved, dirt and paper

Reflects an Indicated Unit Value Per Acre of: \$552.

Environmental Characteristics: Mixture of upland and wetlands

- (d) That the proposed PRRC development will not have an unreasonably adverse impact upon the area in which it is proposed to be established.
- (e) In the case of a PRRC development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed PRRC development in the total completion of the development are adequate.

§ 108-41. RA Rural Agriculture Zone.

- A. Permitted uses. Within the RA Rural Agriculture Zone, no premises, lot, land area, building or structure shall be used and no building or structure shall be erected or altered to be used, in whole or in part, unless it complies with the schedule of general regulations and the regulations of this chapter and is used wholly for one (1) or more of the following uses:
- (1) Detached single-family dwellings and the accessory buildings and uses normally auxiliary thereto, including the offices of a member of a recognized profession who is in residence on the lot, provided that not more than fifty percent (50%) of the habitable floor area is used for such offices.
 - (2) Rest homes and convalescent homes, not to exceed ten (10) beds for patients.
 - (3) Churches and other places of worship, Sunday school buildings and parish houses for the presbyter and ministerial staff, provided that such use constitutes a tax-exempt organization duly recognized as such pursuant to Section 501(d) of the United States Internal Revenue Code of 1954 or any such future corresponding provisions of the United States Code as may hereinafter be duly enacted.

- (4) State-accredited public and parochial schools and colleges, private schools and colleges for academic instruction.
- (5) Public recreational and community center buildings and grounds.
- (6) Public libraries and museums.
- (7) Parks and playgrounds.
- (8) Private nonprofit recreational and community buildings, clubs, swimming pools and activities of a quasi-public, social, fraternal or recreational character, such as golf and tennis clubs, camps, veterans' or fraternal organizations which are not of a commercial character.
- (9) Buildings used exclusively by the federal, state, county or municipal government for public purposes, but not including workshops, warehouses, storage yards or correctional institutions.
- (10) Public utilities structures, but not including storage and maintenance uses and garages or power generating facilities.
- (11) Stables housing not more than four (4) horses for private use, and noncommercial dog kennels housing not more than six (6) dogs, provided that no building or outside enclosure shall be permitted within fifty (50) feet of any lot line.
- (12) All farm and agricultural activities and uses of land, including nurseries, livestock and poultry raising, provided that the keeping or raising of swine shall not be allowed except as part of a general farming operation and that not more than ten (10) head shall be allowed in any case, and provided further that no building or fence or other enclosure for the shelter of swine shall be closer than two hundred (200) feet to any property line or zone boundary and that no building, any part of which is closer to any lot line than one hundred (100) feet, shall be erected or used

for the shelter of any other livestock, fowl or other farm animals.

(13) Roadside stand used to sell farm produce, provided that such stand is set back at least fifty (50) feet from a public street or curblin, or curblin of a private street.

B. Conditional uses by permit. In addition to the above-described permitted uses for the RA Rural Agriculture Zone, there shall be permitted in this zone uses of the following nature or necessary accessories to the above-described permitted uses upon obtaining a conditional use permit from the Planning Board subject to the standards and regulations set forth in § 108-53 of this chapter.

- (1) Uses similar in character, including accessory uses, to the above-described permitted uses.
- (2) Hospitals, except that those hospitals whose services are devoted exclusively to the isolation of contagious diseases or for the insane are not permitted.
- (3) Nursery schools and day-care centers.
- (4) Cemeteries.

§ 108-42. REC Rural Recreation Zone.

A. Permitted uses. Within the REC Rural Recreation Zone no premises, lot, land area, building or structure shall be used and no building or structure shall be erected or altered to be used, in whole or in part, unless it complies with the schedule of general regulations and the regulations of this chapter and is used wholly for one (1) or more of the following uses:

- (1) Detached single-family dwellings and the accessory buildings and uses normally auxiliary thereto, including the offices of a member of a recognized profession who is in residence on the lot, provided that not more than fifty percent (50%) of the habitable floor area is used for such offices.

- (2) Public recreational and community center buildings and grounds.
 - (3) Public libraries and museums.
 - (4) Parks and playgrounds.
 - (5) Private nonprofit recreational and community buildings, clubs, swimming pools and activities of a quasi-public, social, fraternal or recreational character, such as golf and tennis clubs, camps, veterans' or fraternal organizations which are not of a commercial character.
 - (6) Buildings used exclusively by the federal, state, county or municipal government for public purposes, but not including workshops, warehouses, storage yards or correctional institutions.
 - (7) Public utilities structures, but not including storage and maintenance uses and garages or power generating facilities.
- B. Conditional uses by permit. In addition to the above-described permitted uses for the REC Rural Recreation Zone, there shall be permitted in this zone uses of the following nature or necessary accessories to the above-described permitted uses upon obtaining a conditional use permit from the Planning Board subject to the standards and regulations set forth in § 108-53 of this chapter.

- (1) Private commercial campgrounds, in accordance with the following definitions:

CAMPER — Any person who registers his party for the occupancy of a campsite or who otherwise assumes charge of, or is placed in charge of, a campsite.

CAMPGROUND — A plot of ground upon which two (2) or more campsites are located, established or maintained for occupancy by camping units of the general public as temporary living quarters for adults or children, or both, for a total of fifteen (15) days or more in any calendar year, for recreation, education or vacation purposes.

CAMPING UNIT — Any tent or camping vehicle temporarily located on a campsite, or a cabin, lean-to or similar structure established or maintained and operated in a campground as temporary living quarters for children or adults, or both, for recreation, education or vacation purposes.

CAMPING VEHICLE — Any camp trailer, travel trailer or other unit built or mounted on a vehicle or chassis, designed without permanent foundation, which is used for temporary dwelling or sleeping purposes and which, under the provisions of Title 39 of the New Jersey statutes, may be legally driven, or towed by a passenger automobile, on a highway.

CAMPSITE — Any plot of ground within a campground, intended for the exclusive occupation by a camping unit or units under the control of a camper.

§ 108-43. (Reserved)

§ 108-43.1. CS-80 Community Service Zone.

A. In a CS-80 Community Service Zone, no lot shall be used and no building shall be erected, altered or occupied for any purpose, except as follows:

- (1) Retail establishments where goods are sold or personal services are rendered to the general public and which, by reason of the size of the establishment, the nature of the goods sold or services rendered and the scale, nature and character of the activity and facility, clearly relates to serving the convenience of the local community; examples: bank, bakeshop, bookstore, pharmacy, gift shop, clothing and accessories shop, yard goods shop, delicatessen, barber or beauty shop, lawyer's office, income tax service office, snack shop and other such uses.
- (2) Neighborhood shopping centers, which include at least four (4) or more tenant uses permitted under Sub-

Schedule IV

CLUSTER RESIDENTIAL DEVELOPMENT

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Height (feet)	Maximum Percent of Lot Coverage	Minimum Gross Floor Area (sq. ft.)	Maximum No. Units per Acre ¹
6,400	65	20	8	15	35	30	35	900	2.5

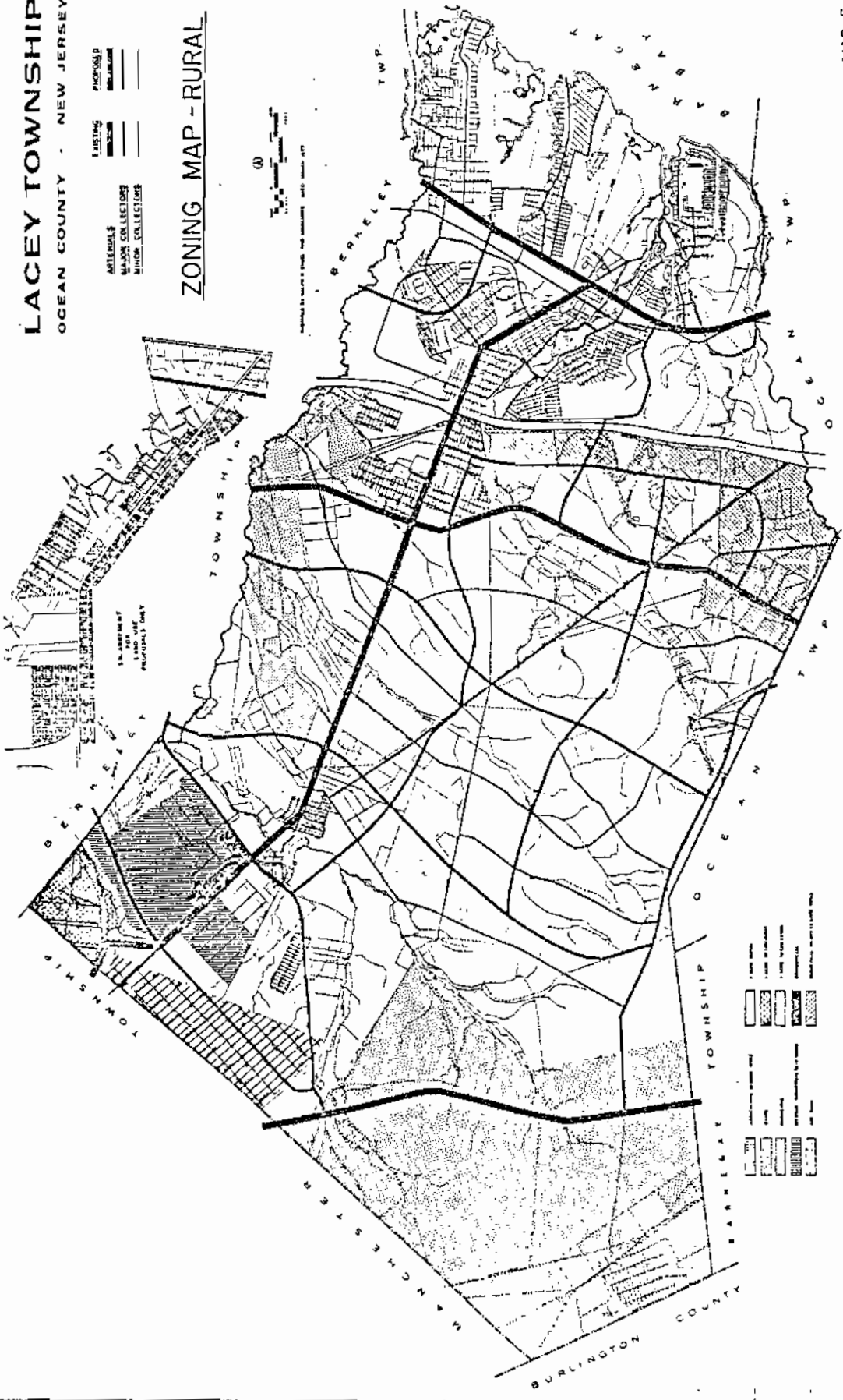
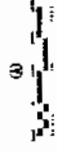
Notes:

- ¹ Measured at setback line
- ² Minimum distance between buildings shall be fifteen (15) feet
- ³ Refers to gross area of tract.

LACEY TOWNSHIP
OCEAN COUNTY - NEW JERSEY

- EXISTING
- PROPOSED
- ARTISANALS
- MAJOR COLLECTORS
- MINOR COLLECTORS

ZONING MAP - RURAL



- 1-1000' ROAD
- 2-1000' ROAD
- 3-1000' ROAD
- 4-1000' ROAD
- 5-1000' ROAD
- 6-1000' ROAD
- 7-1000' ROAD
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- 98-1000' ROAD
- 99-1000' ROAD
- 100-1000' ROAD

PINELAND STUDY

HAMILTON TOWNSHIP, ATLANTIC COUNTY

Study and Evaluation

In the analysis of Hamilton Township in Atlantic County, the following pertinent facts and conclusions were derived:

The study period encompassed all sales from January 1, 1977 to the end of 1979. There were approximately 164 sales which occurred in the study period. Of these 164 sales over the three year period, slightly more than 50% were sales of property of 5 or less acres. The majority of these were in the growth area of the municipality and were acquired as potential building sites. The remaining sales ranged in size from 5 acres up to the largest tract, which was 233± acres. The sales were located in various zones having varied permitted uses and minimum lot area and other requirements.

In studying all sales in accordance with your request to determine and assess the relationship between sales prices and assessed value, the study reveals that there is an extreme range in the ratios from a low of 8% assessment of actual sales price to a high of 150% with all variables between. Therefore, in conclusion, I cannot see any pattern of assessed value to actual market value as indicated by the sales.

In analyzing the sales, I find many variables and the only clear demand pattern appears to be in lots under 5± acres which have demand as building sites. The market reveals that the major demand in this community is in the 1 to 10 acre classification with very slight demand, as reflected by market sales, for any acreage over 10 acres. Following in this report are samples of typical sales and their characteristics for categories of 1-10 acres, 10-50 acres and 50-100 acres. All other possible categories have not been considered as there is no market to study.

With regard to the impact of specified variables, the community as a whole has a segment only having public water and sewer. These facilities are at or approaching capacity. Analysis of the sales having sewer reveals a large increment in value on a per unit basis. The general area sewered lies in Mays Landing, Harding Lake and Clover Leaf Lakes and also encompasses some industrial users.

In studying all sales with regard to size of holdings, it is clearly indicated in each zoning area that the smaller parcels demand more on a per unit basis whether it be square foot or per acre than do the larger parcels, all other factors being equal.

In studying the environmental characteristics of the sales and road accessibility of the smaller parcels, the majority of the sales have been on paved roads, although there are exceptions to this with some being on dirt roads. The only impact that can be considered is that there is a higher unit value when there are paved roads available for any given site, all other factors being equal. The highest impact on any particular parcel of land would normally be between land which is landlocked versus land on a paved road or a dirt road affording access.

In an analysis of the zoning of Hamilton Township, portions of which are included in this report, we find that in R-1, R-2, R-3, R-4 and the C-R Zones, there are the same permitted residential uses but variable lot area and lot frontage requirements, thereby developing different densities per acre of land. Therefore, when considering larger tracts, the zoning impact would be predicated on the actual lot yield of any given site; the higher the yield, the higher the indicated per acre value. It is to be noted that all sales could not be delineated as to the zone in which they are located as Sheet 2 of the Zone Map was not available from the township at this time.

With regard to the questions as to type of owner and property turnover, from discussions with grantees, it appears that the majority of the smaller parcels were purchased by individuals for potential personal use. The turnover of sales does not appear excessive nor does it appear that there are any major developers who have acquired vast areas of land during the study period.

CONCLUSION

It is impossible to derive estimates of average acquisition costs per acre for any portions of the community zoned R-3 and R-5, High Density Residential, R-6 Village Residential, PR-1, 2 and 3, Planned Residential, Conservation-Recreation, C-1, General Commercial, Neighborhood Commercial, Highway Commercial or Industrial as there were insufficient sales in the study period of this type of land. Therefore, the per acre average costs will be estimated for those properties located in the R-1, R-2 and R-4 Zones.

In the final analysis of sales, due to the many variables, it is the opinion of this appraiser that parcels located within or in immediate proximity to intensive growth areas of 1-10 acres in Zones R-1 and R-2 on paved roads and suitable for development by virtue of their physical characteristics would tend to have an indicated unit value of \$1,500 per acre average. Sales from 1-10 acres located in more rural areas on paved roads suitable for development by virtue of their physical characteristics in the R-1 and R-2 zones would tend to have an indicated value of \$1,000 per acre average. Sales of 1-10 acres in more rural areas on dirt roads would tend to have an indicated value of \$600 per acre average. Sales in R-4 zone, which permits higher density, of 1-10 acres with sewer reflects an average of \$20,000 per acre. Sales in the R-4 zone, which permits higher density of 50-100 acres

without sewer reflects an average of \$5,000 per acre average. Larger tracts of land from 10-50 acres located in zones R-1, R-2 would tend to have an average indicated value per acre of \$400 for those suitable for development. Based on the study, there are insufficient sales in Hamilton Township itself to consider an average cost of tracts of 100 acres or more by direct comparison within the township. Therefore, any of these large tracts to be evaluated would require the research of sales in other communities of similar size, similar location, reasonably similar zoning and proximity to growth patterns.

I have submitted a sampling of sales typical of each category where available following in this report.

RECOMMENDATIONS

In the study of Hamilton Township, extreme difficulty was encountered in tracing down all sales on the small tax maps caused by poor maps which were illegible. Therefore, it is suggested that if additional work is to be done by the Commission in this community that more recent, larger maps be obtained from the township engineer. There also appear to be some discrepancies with block and lot numbers and areas as well. Therefore, it is further suggested that deeds be obtained for all sales considered to clarify actual frontages and land areas. All land areas and locations studied in this report are assumed to be correct, although they may not necessarily be so due to the problems incurred and the fact that the maps do not show what appear to be subsequent subdivisions.

COMPARABLE SALE NO. H-1

County: Atlantic Municipality: Hamilton

Deed Date: 6/8/78 Book: 3246 Page

Grantor: David L. Melamed and Lee h/w

Grantee: Crazio A. Maggitti and Carmela h/w

Consideration: \$22,500. Assessments: Land: \$3,500.

Assessment Ratio: 15.55%

Location of Sale: Northerly side of Old Mill Road, - Ocean

Block: 1402 Lot: 17 & 19 Tax Ma

Land Description:

Area: 11.70 ± Acres Zoning:

Shape: Irregular

Frontage: Split - 650 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,923.08

Environmental Characteristics: Upland - Grantor indicated assemblage, as he had a need for the land on each side of owned property.

COMPARABLE SALE NO. H-10

County: Atlantic Municipality: Hamilton

Deed Date: 7/19/78 Book: 3256 Page: 100

Grantor: J & M Land Co., a New Jersey Corp.

Grantee: Joseph Pankey and Clara h/w

Consideration: \$4,900. Assessments: Land \$4,000. Total: \$4,000.

Assessment Ratio: 81.63%

Location of Sale: Northerly side of Millville Road

Block: 669 Lot: 2 Tax Map: 35

Land Description:

Area: 10 \pm Acres Zoning:

Shape: Reasonably Rectangular

Frontage: 330 \pm Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$490.

Environmental Characteristics: Upland

COMPARABLE SALE NO. H-16

County: Atlantic

Municipality: Hamilton

Deed Date: 5/1/78

Book: 3261

Page: 129

Grantor: Jersey State Chemical Company

Grantee: Thomas Granatell and Lillian h/w

Consideration: \$15,000.

Assessments: Land: \$7,000. Total: \$7,000.

Assessment Ratio: 46.67%

Location of Sale: Northern side of 6th Street

Block: 17

Lot: 9-12

Tax Map: 5

Land Description:

Area: 80 ± Acres

Zoning:

Shape: Rectangular

Frontage: 2,640 ± Feet

Utilities: No public sewer or water

Type of Road: Paper

Reflects an Indicated Unit Value Per Acre of: \$187.50

Environmental Characteristics: Low - wet land

COMPARABLE SALE NO. H-17

County: Atlantic Municipality: Hamilton

Deed Date: 5/1/78 Book: 3261 Page: 134

Grantor: Jersey State Chemical Company

Grantee: Thomas Granatell and Lillian h/w

Consideration: \$6,000. Assessments: Land: \$4,000. Total: \$4,000.

Assessment Ratio: 66.67%

Location of Sale: Southeasterly side of 7th Street

Block: 17 Lot: 3 Tax Map: 5

Land Description:

Area: 20 ± Acres

Zoning:

Shape: Rectangular

Frontage: 660 ± Feet

Utilities: No public sewer or water

Type of Road: Paper

Reflects an Indicated Unit Value Per Acre of: \$300.

Environmental Characteristics: Low wet land

COMPARABLE SALE NO. H-18

County: Atlantic Municipality: Hamilton

Deed Date: 5/1/78 Book: 3261 Page: 139

Grantor: Jersey State Chemical Co.

Grantee: Thomas Granatelli and Lillian h/w

Consideration: \$6,000. Assessments: Land: \$4,000. Total: \$4,000.

Assessment Ratio: 66.67%

Location of Sale: Southerly side of 2nd Street

Block: 15 Lot: 13 Tax Map: 4

Land Description:

Area: 20 ± Acres Zoning:

Shape: Rectangular

Frontage: 660 ± Feet

Utilities: No public sewer or water

Type of Road: Paper

Reflects an Indicated Unit Value Per Acre of: \$300.

Environmental Characteristics: Lowland

COMPARABLE SALE NO. H-19

County: Atlantic

Municipality: Hamilton

Deed Date: 8/14/78

Book: 3261

Page: 276

Grantor: Arnold Fogel

Grantee: Frank Williams, Jr.

Consideration: \$6,250.

Assessments: Land: \$2,400.

Total: \$2,400.

Assessment Ratio: 38.4%

Location of Sale: Northeast corner of 19th and Maryland

Block: 659

Lot: 12

Tax Map: 29 & 30

Land Description:

Area: 5 ± Acres

Zoning:

Shape: Rectangular

Frontage: 250 ± feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$1,250.

Environmental Characteristics: Upland

COMPARABLE SALE NO. H-21

County: Atlantic

Municipality: Hamilton

Deed Date: 7/22/78

Book: 3262

Page: 6

Grantor: J & M Land Co., a New Jersey Corp.

Grantee: Harold F. Green and Alice S.

Consideration: \$6,300.

Assessments: Land: \$2,500. Total: \$2,500.

Assessment Ratio: 39.68%

Location of Sale: Southeasterly side of Merton Avenue

Block: 651

Lot: 3

Tax Map: 35

Land Description:

Area: 10 ± Acres

Zoning:

Shape: Irregular

Frontage: 660 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$630.

Environmental Characteristics: Part Upland, part wet land

COMPARABLE SALE NO. H-34

County: Atlantic

Municipality: Hamilton

Deed Date: 9/1/78

Book: 3268

Page: 67

Grantor: Ruth Dorr

Grantee: Wade Domicz and Rhoda R. h/w

Consideration: \$5,800.

Assessments: Land: \$700. Total: \$700.

Assessment Ratio: 12.07%

Location of Sale: Westerly side of Indiana Avenue

Block: 592

Lot: 16-A

Tax Map: 22

Land Description:

Area: 2.33 ± Acres

Zoning:

Shape: Rectangular

Frontage: 365 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,489.27

Environmental Characteristics: Upland

COMPARABLE SALE NO. H-50

County: Atlantic

Municipality: Hamilton

Deed Date: 9/19/78

Book: 3275

Page: 145

Grantor: J & M Land Co., A N. J. Corp.

Grantee: Mildred Rodriguez

Consideration: \$7,500.

Assessments: Land: \$1,500. Total: \$1,500.

Assessment Ratio: 20%

Location of Sale: Easterly side of Adams Avenue .

Block: 629

Lot: 4

Tax Map: 29 & 30

Land Description:

Area: 5 \pm Acres

Zoning:

Shape: Square

Frontage: 410 \pm Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,500.

Environmental Characteristics:

COMPARABLE SALE NO. H-89

County: Atlantic

Municipality: Hamilton

Deed Date: 1/12/79

Book: 3309

Page: 1

Grantor: Lake Lenape Land Co.

Grantee: John E. Mong and Juanita h/w

Consideration: \$17,000.

Assessments: Land: \$5,700. Total: \$5,700.

Assessment Ratio: 33.53%

Location of Sale: Easterly side of Cherry Lane Rear P/L Great Egg Harbor River

Block: 26-D

Lot: 82

Tax Map: 9

Land Description:

Area: 17.44 ± Acres

Zoning:

Shape: Extremely irregular

Frontage:

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$374.77

Environmental Characteristics: Wetlands major segment partial uplands

COMPARABLE SALE NO. H-90

County: Atlantic Municipality: Hamilton

Deed Date: 1/12/79 Book: 3308 Page: 318

Grantor: John P. Cannis and Lorraine h/w

Grantee: Orazio A. Maggitti and Carmella h/w

Consideration: \$13,860. Assessments: Land: \$8,600. Total: \$8,600.

Assessment Ratio: 62.05%

Location of Sale: Easterly side of Hudson and Westerly side of Fulton Avenue

Block: 1402 Lot: 1-8, 12 Tax Map: 38

Land Description:

Area: 47.22 ± Acres Zoning:

Shape: Irregular

Frontage: 2,900 ± Feet

Utilities: No public sewer or water

Type of Road:

Reflects an Indicated Unit Value Per Acre of: \$293.52

Environmental Characteristics: Lowlands

COMPARABLE SALE NO. H-93

County: Atlantic

Municipality: Hamilton

Deed Date: 1/4/79

Book: 3315

Page: 294

Grantor: Sadie Niemeyer Flynn and John h/h

Grantee: James J. Cassidy and Francis h/w

Consideration: \$8,000.

Assessments: Land: \$3,000. Total: \$3,000.

Assessment Ratio: 37.5%

Location of Sale: Southwesterly side of Estelle

Block: 635

Lot: 9 & 10

Tax Map: 29 & 30

Land Description:

Area: 10 ± Acres

Zoning:

Shape: Rectangular

Frontage: 500 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$800.

Environmental Characteristics: Upland

COMPARABLE SALE NO. H-100

County: Atlantic

Municipality: Hamilton

Deed Date: 2/24/79

Book: 3322

Page: 115

Grantor: J. M. Land Co.

Grantee: Vincent and Carlo Trupia

Consideration: \$2,675.

Assessments: Land: \$2,200.

Total: \$2,200.

Assessment Ratio: 82.24%

Location of Sale: Northerly side of Locust Street

Block: 813F

Lot: 49

Tax Map: 26

Land Description:

Area: 5.46 ± Acres

Zoning:

Shape: Rectangular

Frontage: 240 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$489.93

Environmental Characteristics: Part Upland, part wetland

COMPARABLE SALE NO. H-112

County: Atlantic

Municipality: Hamilton

Deed Date: 3/24/79

Book:

Page:

Grantor: J & M Land Co., A N. J. Corp.

Grantee: Sherman Holley

Consideration: \$3,450.

Assessments: Land: \$300. Total: \$300.

Assessment Ratio: 8.69%

Location of Sale: Easterly side of Beech Avenue

Block: 687

Lot: 6

Tax Map: 35 & 40

Land Description:

Area: 5 \pm Acres

Zoning:

Shape: Rectangular

Frontage: 250 \pm Feet

Utilities: No public sewer or water

Type of Road: Stone

Reflects an Indicated Unit Value Per Acre of: \$690.

Environmental Characteristics: Lowlands

COMPARABLE SALE NO. H-152

County: Atlantic

Municipality: Hamilton

Deed Date: 6/4/79

Book: 3353

Page: 113

Grantor: Floyd Latham and Helen T. h/w

Grantee: Jose H. Auday

Consideration: \$5,000.

Assessments: Land: \$2,000. Total: \$2,000.

Assessment Ratio: 40%

Location of Sale: Westerly side of Maryland Avenue

Block: 630

Lot: 15 & 16

Tax Map: 29

Land Description:

Area: 10 ± Acres

Zoning:

Shape: Rectangular

Frontage: 250 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$500.

Environmental Characteristics: Upland and lowland

COMPARABLE SALE NO. H-157

County: Atlantic

Municipality: Hamilton

Deed Date: 6/20/79

Book: 3359

Page: 15

Grantor: David E. Hawkins and Dolores Anderson

Grantee: James Lee

Consideration: \$4,000.

Assessments: Land: \$1,500. Total: \$1,500.

Assessment Ratio: 37.5%

Location of Sale: Westerly side of River Avenue

Block: 671

Lot: 12

Tax Map: 35

Land Description:

Area: 5 ± Acres

Zoning:

Shape: Rectangular

Frontage: 250 ± Feet

Utilities: No public sewer or water

Type of Road: Stone

Reflects an Indicated Unit Value Per Acre of: \$800.

Environmental Characteristics: Upland - tends to be wet

COMPARABLE SALE NO. H-153

County: Atlantic

Municipality: Hamilton

Deed Date: 3/23/79

Book:

Page:

Grantor: J & M Land Co.

Grantee: Pablo Delgado and Valentin h/w

Consideration: \$7,650.

Assessments: L

Assessment Ratio: 26.14%

Location of Sale: Southeast corner of Atlantic City Expressway and Lenwood Av

Block: 1425

Lot: 45

Tax Map: 31

Land Description:

Area: 3.98 ± Acres

Zoning:

Shape: Rectangular

Frontage: 300 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,922.

Environmental Characteristics: Upland

COMPARABLE SALE NO. H-164

County: Atlantic Municipality: Hamilton

Deed Date: 4/14/78 Book: 3248 Page: 142

Grantor: David Goodkin

Grantee: Roy Williams and Emma h/w

Consideration: \$6,000. Assessments: Land: \$3,500. Total: \$3,500.

Assessment Ratio: 58.33%

Location of Sale: Southerly side of Millville Avenue

Block: 678 Lot: 3 Tax Map: 35

Land Description:

Area: 10 ± Acres Zoning:

Shape: Reasonably Rectangular

Frontage: 295 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$600.

Environmental Characteristics: Upland

ARTICLE IV

SECTION 4.1 R1 Agricultural District

Intent: To encourage continued farming and agricultural uses and to permit residential development with a rural emphasis.

Regulations in District: The use, height and area regulations of Sections 4.1 to 4.8 inclusive, and those regulations set forth elsewhere in this ordinance where applicable to those sections and general regulations of Article XX are the regulations in R1 Agricultural District.

SECTION 4.2

Uses: A building or land shall be used only for the following purposes:

1. Principal uses and buildings:

a) Customary and conventional farming and agricultural uses, with the exception of a commercial livestock or poultry processing establishment.

b) Single family dwellings.

2. Conditional uses: The following conditional uses may be authorized by The Planning Board provided applications conform to the following specifications and standards:

a) Roadside stand for the sale of farm or nursery products in connection with a farm operation, provided:

(1) That such stand be situated not less than 15 feet from any street line.

(2) That no more than one sign advertising the sale of farm products be erected and shall not exceed 6 square feet in area and shall be illuminated externally so as to prevent glare. Additional temporary signs may be permitted by the Planning Board during site plan review.

(3) That any such stand shall be removed or kept in good condition as determined by the Building Inspector during seasons when products are not being offered for sale.

(4) That such stand shall provide for adequate off-street parking as determined by the Planning Board during site plan review.

b) Schools, provided:

- (1) That the minimum lot size shall not be less than 5 acres with a minimum frontage on an improved and accepted roadway of 250 feet.
- (2) That the lot coverage of all buildings shall not exceed 20 percent.
- (3) That such school is a non-profit organization within the meaning of the Internal Revenue Act.
- (4) That such school shall have as its prime purpose, the general education of students in the arts and sciences and shall be licensed by the State Board of Education of New Jersey.

c) Places of worship, including rectory or parish house provided:

- (1) That the minimum lot size shall not be less than 2 acres with a minimum frontage on an improved and accepted roadway of 200 feet.
- (2) That the lot coverage of all buildings shall not exceed 20 percent.
- (3) That both side yards shall be 35 feet minimum; rear yard shall be 35 feet minimum and the front yard set back shall be 50 feet minimum.
- (4) That a buffer strip of 15 feet shall be provided on all property lines not butting streets and along the non-roadway periphery of all parking areas.

d) Customary home occupations such as dressmaking, preserving or woodworking conducted solely by the inhabitants of the building and provided:

- (1) That the use is carried on entirely within the building.
- (2) That the residential character of the building is not changed.
- (3) That the use has no deleterious influence upon surrounding properties.
- (4) That no display, advertising, lighting, nor any sign be used to indicate from the exterior that the building is being utilized for other than residential purposes.

3. Accessory Uses and Buildings: Accessory uses and buildings shall be uses and buildings customarily incidental to the principal uses listed as permitted. They shall be understood to include:

- a) Private swimming pools, intended for use of the building residents, provided:
 - (1) That the fenced edge of the pool shall be at minimum 5 feet from all property lines.
 - (2) That adequate fencing, with lock, shall be utilized to prevent unauthorized use. Such fencing shall surround the pool itself or the yard in which it is located and shall be at a 4' minimum height.
 - (3) That pool lighting shall be designed and located to prevent glare on contiguous properties.
- b) Private utility sheds, greenhouses, bath houses and playhouses, provided that they comply with all other sections of this article.
- c) Customary farm buildings for storage.

SECTION 4.3

Area and Bulk Requirements:

- 1. Lot size: 5 acres minimum.
- 2. Lot width: 200 feet minimum roadway frontage.
- 3. Lot coverage: 10 percent maximum
- 4. Front yard setback: 50 feet minimum, principal and accessory buildings. In the case of corner lots, all yards fronting a street will be considered front yards.
- 5. Sideyard setback: 40 feet minimum each side for principal and accessory buildings.
- 6. Rear yard: 100 feet minimum for principal and 75 feet for accessory buildings.
- 7. Height: Principal building, 2½ stories/35 feet maximum from grade.
Accessory buildings, 1½ stories/15 feet maximum from grade.
- 8. Dwelling unit size: 900 square feet floor area minimum for all dwellings constructed within this district.

SECTION 4.4

Exceptions:

1. The height of public buildings or churches may be increased to 50 feet from grade and to not more than 3½ stories, subject to Planning Board review of overall design.
2. The height limits in this article shall not apply to church spires, belfries, cupolas, chimneys, flues and farm silos provided:
 - a) That the aggregate area covered by all such features shall not exceed 20 percent of the total roof areas.
 - b) That the height of such features shall not be 25 feet above roof level.

SECTION 4.5

Other Regulations:

1. Projections into front yards by porches, balconies, stairs and canopies shall be limited to 12 feet.
2. Bay window projections into front and rear yards shall be limited to 3 feet and in side yards shall be limited to 2 feet. The length of such window(s) shall not exceed, in total, 30 percent of the exterior wall of which they are part.

SECTION 4.6

Landscaping:

1. All construction within this district shall retain natural vegetation to the extent possible.
2. Buffer strips as required for conditional uses within this article shall consist of either existing natural vegetation or of evergreen trees of 4 feet minimum height at planting.
3. Fences or walls shall be permitted provided:
 - a) That all perimeter fences or walls shall be placed a minimum of 1 foot within the property line.
 - b) That no portion of any fence or wall shall be more than 6 feet from grade.
 - c) That no fence or wall shall be placed within 10 feet of a street corner.
4. Hedges shall be permitted provided that they shall not be placed within 10 feet of a street corner

SECTION 4.7

Parking Requirements:

1. For all single family dwellings, a minimum of two off-street on-site parking spaces.
2. For churches, one off-street, on-site parking space for each 3 seats or 1 for each 72 inches of seating space when benches are used.

SECTION 4.8

Signs permitted:

1. Official highway route number signs, street name signs, official directional signs.
2. Signs advertising the sale or rental of premises provided:
 - a) That such signs shall not exceed 16 square feet.
 - b) That such signs shall be erected only on the premises to which they relate.
 - c) That signs bearing the words sold or rented shall be removed 30 days after being posted.
3. Signs for public utility substations and churches shall be subject to Planning Board review and approval.

ARTICLE V

SECTION 5.1 R2 Agricultural/Residential

Intent: The purpose of the Agricultural/Residential District is to permit a mix of low density residential and agricultural uses with sufficient controls to maintain the natural features and rural-residential character of these areas within Hamilton Township.

Regulations within District: The use, height and area regulations of Sections 5.1 to 5.8 inclusive, and those regulations set forth elsewhere in this ordinance where applicable to these sections and general regulations of Article XX are the regulations in Residential District R2.

SECTION 5.2

Uses: A building or land shall be used only for the following purposes:

1. Principal Uses and Buildings:

- a) Single family dwellings
- b) Parks, playgrounds and other publically operated non-commercial recreational uses or structures.
- c) Public utility substation, subject to the following requirements:
 - (1) The exterior architectural design shall be in keeping with other structures in the neighborhood, as determined by the Planning Board.
 - (2) The facilities will be necessary to service the surrounding area.
 - (3) There shall be no external storage of materials and/or trucks and no repair facilities.

2. Conditional Uses: The following conditional uses may be authorized by the Planning Board provided applications conform to the following specifications and standards:

- a) Conditional uses permitted in Agricultural District R1 (Article IV Section 4.2, items b, c, d) subject to conditions and standards therein shall apply here

3. Accessory uses and buildings: Accessory uses and buildings shall be uses and buildings customarily incidental to the principal uses permitted. They shall be understood to include:
- a) Accessory uses permitted in Agricultural District R1 (Article IV Section 4.2) subject to all terms and conditions therein.
 - b) Professional offices, for one professional, provided:
 - (1) That the professional use shall be clearly incidental to the residential use of the dwelling unit and shall not change the essential residential character of the dwelling.
 - (2) That the professional use shall not constitute more than 30 percent of the buildings floor area.
 - (3) That the office shall be for the exclusive use of the professional who resides on the premises and not more than two (2) employees.
 - (4) That no external alteration inconsistent with the residential use of the dwelling unit shall be permitted.
 - (5) That no storage of materials or products shall be permitted outside the dwelling unit and that no display or products shall be visible from outside the building.
 - (6) That no more than one name plate or sign of 2 square feet or less shall be permitted. Such sign may be attached to the residence or may be mounted on a sign post. Such free-standing sign shall:
 - a. be set back from the street right-of-way a minimum of 8 feet.
 - b. not exceed the permitted height of 5 feet.
 - c. have no moving parts or flashing effect and have an external light source properly focused upon the sign itself to prevent glare.
 - d. be kept in good repair.

SECTION 5.3

Area and Bulk Requirements:

1. Lot size: 2 acre minimum
2. Lot width: 125 feet minimum frontage on an improved and accepted roadway.
3. Lot coverage: 20 percent maximum
4. Front yard setback: 50 feet minimum, principal and accessory buildings.
5. Side yards: 20 feet minimum each side for principal and accessory buildings.
6. Rear yard: 75 feet minimum for principal buildings and 20 feet for accessory buildings.
7. Height: Principal building, 2½ stories/35 feet maximum from grade. Accessory building, 1½ stories/15 feet maximum from grade.
8. Dwelling unit size: 900 square feet floor area minimum for all dwelling units.

SECTION 5.4

Exceptions:

1. Exceptions of Agricultural District R1 (Article IV Section 4.4) subject to all conditions and terms therein shall apply here.
2. Lot areas shall not be less than 2 acres with the minimum setbacks prescribed, except if a lot of record prior to adoption of this ordinance has less area, frontage, depth, or width than herein required, such lot may be used for a detached single family residence and for such accessory uses permitted in Residential District R2, provided:
 - a) That the lot area is not more than 10 percent short of minimum requirements
 - b) That the lot is not contiguous to other vacant lot in the same ownership
 - c) That the minimum setbacks are adhered to
3. Lot sizes in major subdivisions which are submitted subsequent to the adoption of this ordinance may upon Plan Board review and approval be permitted to vary below the minimum prescribed in Section 5.3 by 15 percent, provided:
 - a) That the lot sizes within the total development average at least 2 acres.

- b) That the variety of lot sizes is integral to an overall design intended to preserve open space, protect natural resource areas and/or provide on-site recreational areas.

SECTION 5.5

Other Regulations:

1. Other regulations of Agricultural District R1 (Article IV Section 4.5) subject to all conditions and terms therein shall apply here.

SECTION 5.6

Landscaping:

1. All construction within this district shall retain natural vegetation to the extent possible.

SECTION 5.7

Parking Requirements:

1. Parking requirements of Agricultural District R1 (Article IV Section 4.7) subject to all conditions and terms therein shall apply here.
2. For professional offices, 1 off-street on-site parking space for each professional and employee plus one additional.

SECTION 5.8

Signs Permitted:

1. Sign regulations of Agricultural District R1 (Article IV Section 4.8) subject to all conditions and terms therein shall apply here except that signs shall not exceed 6 square feet in area.

ARTICLE VI

SECTION 6.1 R3 Moderate Density Residential

Intent: To permit residential development at a moderate density while retaining environmentally important features.

Regulations in District: The use, height and regulations of Sections 6.1 to 6.8 inclusive, and those regulations set forth elsewhere in this ordinance where applicable to these sections and general regulations of Article XX are the regulations in Residential District R3.

SECTION 6.2

Uses: A building or land shall be used only for the following purposes:

1. Principal uses and buildings: Those principal uses permitted in Residential District R2 (Article V Section 5.2, items a, b, c) subject to all terms and conditions therein shall apply here.
2. Conditional uses: The following conditional uses may be authorized by the Planning Board provided applications conform to the following specifications and standards:
 - a) Those conditional uses permitted in Agricultural District R1 (Article IV Section 4.2, items b,c,d) subject to all terms and conditions therein shall apply here.
3. Accessory Uses and Buildings: Accessory uses and buildings shall be uses and buildings customarily incidental to the principal uses listed as permitted. They shall be understood to include:
 - a) All accessory uses permitted in Agricultural/Residential District R2 (Article V Section 5.2) with the exception of customary farm buildings for storage, subject to conditions and terms therein shall apply here.

SECTION 6.3

Area and Bulk Requirements:

1. Lot size: 1 acre minimum
2. Lot width: 125 feet minimum frontage on an accepted and improved roadway.

3. Lot coverage: 20 percent maximum
4. Front yard setback: 50 feet minimum, principal and accessory buildings.
5. Side yard setback: 20 feet minimum each side.
6. Rear yard: 75 feet minimum principal building, 20 feet minimum accessory building.
7. Height: Principal building, 2½ stories/35 feet
Accessory building, 1½ stories/15 feet.
8. Dwelling unit size: 900 square feet floor area minimum for all dwelling units.

SECTION 6.4

Exceptions:

1. Exceptions of Agricultural District R1 (Article IV Section 4.5) subject to all terms and conditions therein shall apply here, excluding farm silos.
2. Lot areas shall not be less than 1 acre with the minimum setbacks prescribed, except if a lot of record prior to adoption of this ordinance has less area, frontage, depth, or width than herein required, such lot may be used for a detached single family residence and for such accessory uses permitted in Residential District R3, provided:
 - a) That the lot area is not more than 10 percent short of minimum requirements
 - b) That the lot is not contiguous to other vacant lot(s) in the same ownership
 - c) That the minimum setbacks are adhered to
3. Lot sizes in major subdivisions which are submitted subsequent to the adoption of this ordinance may upon Planning Board review and approval be permitted to vary below the minimum prescribed in Section 5.3 by 15 percent, provided.
 - a) That the lot sizes within the total development average at least 1 acre
 - b) That the variety of lot sizes is integral to an overall design intended to preserve open space, protect natural resource areas and/or provide on-site recreational areas.

SECTION 6.5

Other Regulations: Other regulations in Agricultural District R1 (Article IV Section 4.5) subject to all terms and conditions therein shall apply here.

SECTION 6.6

Landscaping:

1. Landscaping requirements of Agricultural District R1 (Article IV Section 4.6) subject to all terms and conditions therein shall apply here.
2. For all new construction within this district, a minimum of 3 trees shall be planted. Tree species selected shall be compatible with site soil conditions and shall be a minimum of 8 feet in height. All new trees shall be set back a minimum of 24 inches from any property line on the house side and shall be no closer than 10 feet from street corners.
3. Fences or walls shall be permitted provided:
 - a) That all perimeter fences or walls shall be placed a minimum of 1 foot within the property line
 - b) That no portion of any fence or wall shall be more than 6 feet from grade
 - c) That no fence or wall shall be placed within 10 feet of a street corner
4. Hedges shall be permitted provided that they shall not be placed within 10 feet of a street corner.

SECTION 6.7

Parking Requirements: Parking requirements of Residential District R2 (Article V Section 5.7) subject to all conditions and terms therein shall apply here.

SECTION 6.8

Signs Permitted: Sign requirements of Agricultural District R1 (Article V Section 5.8) subject to all conditions and terms therein shall apply here, except that no sign shall exceed 6 square feet in area.

ARTICLE VII

SECTION 7.1 R4 Medium Density Residential

Intent: To permit residential development of medium density while retaining natural features.

Regulations in District: The use, height and area regulations of Sections 7.1 to 7.8 inclusive, and those regulations set forth elsewhere in this ordinance where applicable to these sections and general regulations of Article XX are the regulations in Residential District R4.

SECTION 7.2

Uses: A building or land shall be used only for the following purposes:

1. Principal uses and buildings: Those principal uses permitted in Residential District R2 (Article V Section 5.2, items a, b, c) subject to the conditions and terms therein shall apply here.
2. Conditional uses: The following conditional uses may be authorized by the Planning Board provided applications conform to the following specifications and standards. Those conditional uses permitted in Residential District R2 (Article V Section 5.2) subject to the conditions and terms therein shall apply here.
3. Accessory uses and buildings: Accessory uses and buildings shall be uses and buildings customarily incidental to the principal uses permitted. They shall be understood to include: Accessory uses of Residential District R3 (Article VI Section 6.2) subject to all conditions and terms therein.

SECTION 7.3

Area and Bulk Requirements:

1. Lot size: 1/2 acre minimum
2. Lot width: 100 feet minimum roadway frontage.
3. Lot coverage: 30 percent maximum.

4. Front yard setback: 50 feet minimum, principal and accessory buildings.
5. Side yard setback: 15 feet minimum each side for principal and accessory buildings.
6. Rear yards: 50 feet minimum for principal buildings and 5 feet for accessory buildings.
7. Height: Principal building, 2½ stories/35 feet maximum from grade. Accessory building, 1½ stories/15 feet maximum from grade.
8. Dwelling unit size: 900 square feet floor area minimum for all dwelling units.

SECTION 7.4

Exceptions

1. Exceptions of Agricultural District R1 (Article IV Section 4.4) subject to all terms and conditions therein shall apply here, excluding farm silos.
2. Lot areas shall not be less than ¼ acre with the minimum setbacks prescribed, except if a lot of record prior to adoption of this ordinance has less area, frontage, depth or width than herein required, such lot may be used for a detached single family residence and for such accessory uses permitted in Residential District R4, provided:
 - a) That the lot area is not more than 10 percent short of minimum requirements
 - b) That the lot is not contiguous to other vacant lot(s) in the same ownership
 - c) That the minimum setbacks are adhered to
3. Lot sizes in major subdivisions which are submitted subsequent to the adoption of this ordinance may upon Planning Board review and approval be permitted to vary below the minimum prescribed in Section 7.3 by 15 percent, provided:
 - a) That the lot sizes within the total development average at least ¼ acre
 - b) That the variety of lot sizes is integral to an overall design intended to preserve open space, protect natural resource areas and/or provide on-site recreational areas.

SECTION 7.5

Other Regulations: Other regulations of Agricultural District RI (Article IV Section 4.5) subject to all terms and conditions therein shall apply here.

SECTION 7.6

Landscaping

1. Landscaping requirements of Residential District R2 (Article V Section 5.6) subject to the conditions and terms therein shall apply here

SECTION 7.7

Parking Requirements: Parking requirements of Residential District R2 (Article V Section 5.7) subject to all conditions and terms therein shall apply here.

SECTION 7.8

Signs Permitted: Sign regulations of Residential District R3 (Article VI Section 6.8) subject to all conditions and terms therein shall apply here.

ARTICLE VIII

SECTION 8.1 R5 High Density Residential

Intent: To permit residential development of higher densities within an overall design plan which provides for extensive open space and recreation.

Regulations: The use, height and area regulations of Sections 8.1 to 8.9 inclusive, and those regulations set forth elsewhere in this ordinance where applicable to these sections and general regulations of Article XX are the regulations in Residential District R5.

SECTION 8.2

Uses: A building or land shall be used only for the following purposes:

1. Principal Uses and Buildings:

- a) Garden Apartments
- b) Townhouses
- c) Single family detached dwellings subject to the use, height and area requirements of Residential District R5 (Article V.1).

2. Accessory uses:

- a) Group swimming pools provided that they comply at a minimum with standards set forth in Agricultural District R1 (Article IV Section 4.2) and provided further that they comply with local and state health standards.
- b) Utility buildings, clubhouses, bath houses provided:
 - (1) That the buildings shall be intended for the exclusive use of building residents and their guests.
 - (2) That such buildings shall be designed by the developer for consistency within the overall project design with regard to building materials, size and appearance.
 - (3) That such buildings shall conform to setbacks and height requirements established within this Article.

SECTION 8.3

Area and Bulk Requirements:

1. Lot size: 25 acres minimum
2. Lot width: 300 feet minimum roadway frontage
3. Lot depth: varied
4. Lot coverage: 30 percent maximum
5. Perimeter setbacks: 50 feet minimum all yards for principal buildings and parking 25 feet minimum all yards for accessory uses.
6. Height: Principal building, 2½ stories/35 feet maximum
7. Dwelling unit size: 850 square feet floor area minimum efficiency/1 bedroom units, 1,000 square feet floor area minimum 2 bedroom units, 1,200 feet floor area minimum 3 bedroom units.
8. Building length: Principal building, 60 feet maximum all uses. Accessory buildings; 40 feet maximum all uses.
9. Distance between buildings: All uses, all buildings within the development shall be separated from all others by a minimum of 35 feet at their closest point.
10. Contiguous units: Garden Apartments, 8 units maximum per principal building. Townhouses, 4 units maximum per principal building. No more than 2 abutting units will have the same front yard.
11. Density: All uses, 8 units per net residential acre maximum.
12. Common open space: All uses, 70 percent of all developments within the district shall be retained as common green space. Such space may include playgrounds, mini-parks but shall not include parking areas. Provisions satisfactory to the Planning Board, Township Administrator and Township Solicitor shall be made to assure that these common areas, not of individual ownership, shall be maintained in a satisfactory manner without expense to the general taxpayers of Hamilton Township.

SECTION 8.4

Exceptions:

1. Exception 2 of Agricultural District R1 (Article IV, Section 4.4) subject to conditions and terms therein shall apply here.

SECTION 8.5

Other Regulations:

1. Other regulations of Agricultural District R1 (Article IV, Section 4.5) subject to all conditions and terms therein shall apply here, excluding farm silos.
2. Appropriate facilities for the placing of trash and garbage and collection and removal thereof shall be constructed separate and apart from dwelling units. Such facilities shall:
 - a) Be completely enclosed and so constructed that the trash and garbage shall not be visible to the general public.
 - b) Be aesthetically designed to fit within the overall project design.
 - c) Be buffered from principal structures, parking facilities and pedestrian and vehicular roadways.
 - d) Meet the approval of the Township Construction Official and the County Board of Health.
3. All uses within this District are subject to sewer availability.
4. All uses within this District are subject to Planning Board review and approval.
5. For all developments in this district which present outstanding and innovative design, the Planning Board may upon review increase the overall project density by not more than 10 percent. An additional 10 percent density increase may be granted by the Planning Board for all developments in this district for which the applicant presents an acceptable on-site package sewerage plant.

6. All development proposals for more than 5 dwelling units within this district shall be required to submit an environmental review according to the regulations of Article XXI Section 21.1 of this ordinance as part of the site plan review process and shall include the following information:
 - a) Landscaping and preservation plan including existing natural features.
 - b) An open space plan and maintenance program.
 - c) An off-tract traffic survey showing the impact of the proposed facility on existing roadways.
 - d) An energy conservation program for operation.
 - e) Circulation and parking plan, which shall clearly delineate and define traffic circulation for all existing and proposed roadways.

SECTION 8.6

Design Standards: The following general design standards shall apply, subject to Planning Board review and approval:

1. All structures shall be designed within an overall theme or motif.
2. Where possible natural landscape features shall be maintained to preserve existing natural resources.

SECTION 8.7

Landscaping:

1. All areas not covered by roadways and parking areas or pedestrian walkways shall be landscaped with natural materials. A landscaping plan shall be submitted as part of the site plan application. Such plan shall be designed to preserve natural resources.
2. The following minimum standards shall apply:
 - Trees: 1 per dwelling unit
 - Yards: grass or natural ground cover
 - Buffers: Buffers along parking areas shall be 4 feet wide, consisting of evergreen trees of 4 feet minimum height at planting, placed 6 feet apart with smaller evergreens or deciduous plant material between.
 - Perimeter buffers along all non-street frontage sides shall be 8 feet wide consisting of evergreen trees of 4 feet minimum height at planting, placed 6 feet apart with smaller evergreens or deciduous plant material between. All trees will be replaced as required as part of the open space maintenance program.
3. Landscaping shall be utilized to compliment and accent buildings.
4. All planting shall be maintained and replaced regularly.
5. Fences or walls shall be permitted provided:
 - a) All perimeter fences or walls be placed a minimum of 4 feet within the property lines and shall be consistent in size, texture and design and shall be constructed by the developer.
6. No fence or wall shall be more than 4 feet from grade excepting those immediately around swimming pools which may be 6 feet.

Parking Requirements:

1. For all uses, 2 off-street on-site parking spaces per dwelling unit plus one off-street on-site visitors space for every 4 dwelling units.
2. At least 5 percent of the parking area shall be landscaped and a minimum of 1 tree for each 10 parking spaces shall be planted. The landscaping shall be located in protected areas; along walkways, in center islands and in all irregular spaces not used for parking. All landscaping shall be bordered by brick, belgian block or other natural materials and shall be maintained regularly and shall be carefully located so as not to obstruct vision.
3. Five percent of all required parking shall be constructed for and reserved for the handicapped.

SE 00 8 1

Signs Permitted.

1. All signs permitted in Agricultural District R1 (Article IV Section 4.8 numbers 1 and 2)
2. Each garden apartment or townhouse development may have one identification sign not to exceed 16 square feet in surface area. Such sign shall:
 - a) Be made of natural materials.
 - b) Have no moving parts or flashing effect, and have an external light source
 - c) Be kept in good repair.
 - d) Be subject to Planning Board review and approval.

ARTICLE 10

SECTION 9.1 R6 Village Residential District

Intent: To permit continued residential development of a density which recognizes an existing developmental pattern with sufficient controls. This district contains a Historic District designated by a separate boundary on the zoning map which is designed to protect and encourage restoration of historically significant buildings and to encourage compatible design for new construction within the Historic District.

Regulations within District: The use, height and area regulations of Sections 9.1 to 9.8 inclusive, and those regulations set forth elsewhere in this ordinance where applicable to these sections and general regulations of Article XX are the regulations in Village Residential District.

SECTION 9.2

Uses: A building or land shall be used only for the following purposes:

1. Principal Uses and Buildings:

a. Principal uses permitted in Residential District R2 (Article V Section 5.2a, b and c) subject to all terms and conditions therein shall apply here

Conditional Uses: Conditional uses permitted in Agricultural District R1 (Article IV Section 4.3b, c and d).

SECTION 9.3

Area and Bulk Requirements:

1. Lot size: Where public water and sewer facilities are available, 9000 square feet minimum. Where public water and sewer facilities are not available, 15,000 square feet minimum.

Lot width: Public water and sewer available, 75 feet minimum frontage on an improved and accepted roadway. Public water and sewer not available, 100 feet minimum frontage on an improved and accepted roadway.

2. Lot coverage: 40 percent maximum

4. Front yard setback: 30 feet minimum. In the case of corner lots, all yards fronting on a street will be considered front yards and one side yard will be considered a rear yard.
5. Rear yard setback: 25 feet minimum.
6. Side yards: 15 feet minimum each yard.
7. Height: Principal building 2½ stories/35 feet from grade maximum. Accessory building - 1½ stories/15 feet from grade maximum.
8. Dwelling unit size: 900 square feet floor area minimum for all dwelling units.

SECTION 9.4

Exceptions:

1. Exceptions of Agricultural District R1 (Article IV Section 4.4) subject to all conditions and terms therein shall apply here, excluding farm silos.
2. Lot areas shall not be less than 9000 square feet with the minimum setbacks prescribed, except if a lot of record prior to adoption of this ordinance has less area, frontage, depth, or width than herein required, such lot may be used for a detached single family residence and for such accessory uses permitted in Residential District R6, provided:
 - a) That the lot area is not more than 10 percent short of minimum requirements
 - b) That the lot is not contiguous to other vacant lot(s) in the same ownership
 - c) That the minimum setbacks are adhered to

SECTION 9.5

Other Regulations:

1. Projections into front yards by porches, balconies, stairs and canopies shall be limited to 6 feet. Bay window projections into front and rear yards shall be limited to 3 feet and in side yards shall be limited to 2 feet.
2. All future building designs within the designated Historic District will be subject to site plan review as provided for in Article XXIII of this ordinance.
3. Accessory uses: Accessory uses permitted in Residential District R2 (Article V, Section 5.2) subject to all conditions and terms therein shall apply here.

SECTION 9.6

Landscaping: Landscaping requirements of Residential District R3 (Article VI Section 6.6) subject to all conditions and terms therein shall apply here.

SECTION 9.7

Parking Requirements: Parking Requirements of Residential District R2 (Article V Section 5.7) subject to all terms and conditions therein shall apply here.

SECTION 9.8

Signs Permitted: Sign regulations of Residential District R3 (Article VI Section 6.8) subject to all conditions and terms therein shall apply here.

ARTICLE XIII

SECTION 13.1 CR Conservation/Recreation District

Intent: To recognize that certain areas within Hamilton Township are environmentally sensitive and/or subject to flooding and to permit very low density residential development with sufficient controls to protect natural resources in these areas.

Regulations in District: The use, height and area regulations of Sections 13.1 to 15. inclusive and those regulations set forth elsewhere in this ordinance where applicable to these sections and general regulations of Article XX are the regulations in the Conservation/Recreation District.

SECTION 13.2

Uses: A building or land shall be used only for the following purposes:

1. Principal uses and buildings:
 - a) Single-Family detached dwelling.
 - b) Harvesting of any wild crops, such as ferns, moss berries or tree fruits and other customary and conventional agricultural uses.
 - c) Public recreational uses associated with the natural environment and not requiring the construction of any structures, streets, or parking.
 - d) Public wild life preserve designed for passive recreation.
2. Conditional Uses: The following conditional uses may be authorized by the Planning Board provided applications conform to the following specifications and standards:
 - a) Utility transmission lines
 - b) Club or lodge for hunting, fishing or other recreational purposes, provided that --

- (1) Buildings and services shall be for the use of members and their guests exclusively
 - (2) Only seasonal and accessory dwelling use may be made of such facilities
 - (3) The minimum lot area shall be 25 acres
- c) Campsites, provided that:
- (1) The minimum lot area shall be 10 acres
 - (2) Uses shall be in accordance with the Private Campground Code of the State of New Jersey
 - (3) Any facilities provided for dwelling use shall be for seasonal and accessory use only.
 - (4) A certificate be obtained from the appropriate governmental health agency indicating that the water supply, sewage disposal and other sanitation facilities are adequate for the requested use.
3. Accessory Uses: Accessory uses of Agricultural District R1 (Article IV Section 4.2) subject to all terms and conditions therein shall apply here.

SECTION 13.3

Area and Bulk Requirements:

1. Lot Size: 5-10 acres minimum
2. Lot Width: 200 feet minimum frontage on an accepted roadway
3. Lot Coverage: 10 percent maximum
4. Setbacks: Front yard 50 feet minimum
Side yard 40 yard minimum each side
Rear yard 75 feet minimum for principal and accessory uses
5. Height: Principal building - 2½ stories/35 feet maximum from grade
Accessory buildings - 1½ stories/15 feet maximum from grade

PINELAND STUDY

WOODLAND TOWNSHIP, BURLINGTON COUNTY

Study and Evaluation

In the analysis of Woodland Township in Burlington County, the following pertinent facts and conclusions were derived:

The study period encompassed all sales from January 1, 1976 to the end of 1979. There were approximately 128 sales which occurred in the study period. Of these 128 sales over the three year period, slightly more than 45% were sales of property of 2 or less acres. The majority of these were in the growth area of the municipality and were acquired as potential building sites or as assemblage to develop a building site. The remaining sales ranged in size from 2 acres up to the largest tract, which was 284± acres. The sales were located in various zones having varied permitted uses and minimum lot area and other requirements.

In studying all sales where possible in accordance with your request to determine and assess the relationship between sales prices and assessed value, the study reveals that there is an extreme range in the ratios from a low of 19% assessment of actual sales price to a high of 375% with all variables between. Therefore, in conclusion, I cannot see any pattern of assessed value to actual market value as indicated by the sales.

In analyzing the sales, I find many variables and the only clear demand pattern appears to be in lots under 2± acres which have demand as building sites. The market reveals that the major demand in this community is in the 1 to 10 acre classification with very slight demand, as reflected by market sales, for any acreage over 10 acres. Following in this report are samples of typical sales

and their characteristics for categories of 1-10 acres, 10-50 acres and 100 or more acres. All other possible categories have not been considered as there is no market to study.

With regard to the impact of specified variables, the community as a whole has no public water or sewer in which to document a conclusion, but as has been evidenced in other communities, the impact of water and sewer tends to increase market demand.

In studying all sales with regard to size of holdings, it is clearly indicated in each zoning area that the smaller parcels demand more on a per unit basis whether it be square foot or per acre than do the larger parcels, all other factors being equal.

In studying the environmental characteristics of the sales and road accessibility of the smaller parcels, the majority of the sales have been on paved roads, although there are exceptions to this with some being on dirt roads. The only impact that can be considered is that there is a higher unit value when there are paved roads available for any given site, all other factors being equal. The highest impact on any particular parcel of land would normally be between land which is landlocked versus land on a paved road or a dirt road affording access.

In an analysis of the zoning of Woodland Township, portions of which are included in this report, we find that in R-M, R-A and R-L Zones there are the same permitted residential uses but variable lot area and lot frontage requirements, thereby developing different densities per acre of land. Therefore, when considering larger tracts, the zoning impact would be predicated on the actual lot yield of any given site; the higher the yield, the higher the indicated per acre value.

With regard to the questions as to type of owner and property turnover, from discussions with grantees, it appears that the majority of the smaller parcels were purchased by individuals for potential personal use. In studying the sales, specifically in the R-M Zone, the major portion of the sales of the smaller parcels were lots subdivided out of larger tracts by one large developer. This subdivision originally appeared to have occurred sometime in 1976 and these sales are in the intensive growth area. There are further some indications in other sales of larger tracts in the R-A Zone of land speculators and developers rather than individual potential user-buyers.

Located within Woodland Township is Lebanon State Forest.

CONCLUSION

It is impossible to derive estimates of average acquisition costs per acre for any portions of the community zoned C-R, Commercial Regional, C-N, Commercial Neighborhood, M-1, Manufacturing Industrial or R-L, Residential Low Density as there were no sales in the study period of this type of land. Therefore, the per acre average costs will be estimated for those properties located in the R-A and R-M zones only.

In the final analysis of sales, due to the many variables, it is the opinion of this appraiser that parcels located within or in immediate proximity to intensive growth areas of 1-3 acres in zone R-M on paved roads and suitable for development by virtue of their physical characteristics would tend to have an indicated unit value of \$6,000 per acre average. Sales from 3-10

acres located in more rural areas on paved roads suitable for development by virtue of their physical characteristics in the R-A zone would tend to have an indicated value of \$2,500 per acre average. Larger tracts of land from 10-50 acres located in zone R-A would tend to have an average indicated value per acre of \$1,000 for those on paved roads and suitable for development. In land areas of 50 acres and over on paved roads would have an average indicated value of \$800 per acre depending on their size, soil conditions and location.

I have submitted a sampling of sales typical of each category where available following in this report.

COMPARABLE SALE NO. WO-2

County: Burlington

Municipality: Woodland

Deed Date: 16/17/78

Book: 2072

Page: 26

Grantor: Daniel J. Arpin

Grantee: John M. Leonetti

Consideration: \$13,296.

Assessments: Land: \$ 9,100.

Imp.: 29,900.

Assessment Ratio: Included other lands
and improvements.

Total \$39,000.

Location of Sale: Easterly side of Chatsworth-Tuckerton Road

Block: 5701

Lot: 32

Tax Map: 57

Land Description:

Area: 5.536± Acres

Zoning: R-A

Shape: Irregular

Frontage: 300± feet

Utilities: None

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,402.

Environmental Characteristics: Sub-divided out of larger tract. Upland

COMPARABLE SALE NO. WO-3

County: Burlington

Municipality: Woodland

Deed Date: 12/26/77

Book: 2004

Page: 878

Grantor: Daniel J. Arpin

Grantee: George Theodore Jaeckel and Ann E., h/w

Consideration: \$10,760.

Assessments: Land: \$9,100.

Imp: 29,900.

Assessment Ratio: Included other lands
and improvements.

Total: \$39,000.

Location of Sale: Easterly side of Chatsworth-Tuckerton Road

Block: 5701

Lot: 32-2

Tax Map: 57

Land Description:

Area: 5.380± Acres

Zoning: R-A

Shape: Rectangular

Frontage: 300± feet

Utilities: None

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,000.

Environmental Characteristics: Subdivided out of larger tract. Upland.

COMPARABLE SALE NO. WO-4

County: Burlington

Municipality: Woodland

Deed Date: 6/7/77

Book: 1988

Page: 964

Grantor: Daniel J. Arpin

Grantee: Harold J. Potts and Sandra L., h/w

Consideration: \$10,000.

Assessments: Land: \$ 9,100.

Imp: 29,900.

Assessment Ratio: Included other lands and
Improvements.

Total: \$39,000.

Location of Sale: Easterly side of Chatsworth-Tuckerton Road

Block: 5701

Lot: 32-3

Tax Map: 57

Land Description:

Area: 5.380± Acres

Zoning: R-A

Shape: Rectangular

Frontage: 300± feet

Utilities: None

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,859.

Environmental Characteristics: Sub-divided out of larger tract. Upland

COMPARABLE SALE NO. WO-5

County: Burlington Municipality: Woodland

Deed Date: 3/31/78 Book: 2036 Page: 216

Grantor: Daniel J. Arpin

Grantee: Washington H. Orme and Betty D.

Consideration: \$10,000. Assessments: Land: \$ 9,100.
Imp: 29,900.
Assessment Ratio: Included other lands and Total: \$39,000.
improvements.

Location of Sale: Easterly side of Chatsworth-Tuckerton Road

Block: 5701 Lot: 32-4 Tax Map: 57

Land Description:

Area: 5.25± Acres Zoning: R-A

Shape: Irregular

Frontage: 360± feet

Utilities: None

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,905.

Environmental Characteristics: Sub-divided out of larger tract. Upland.

COMPARABLE SALE NO. WO-101

County: Burlington

Municipality: Woodland

Deed Date: 4/18/79

Book: 2203,

Page: 123

Grantor: Alexander Zenobi & Verna, h/w

Grantee: Celeste Jeral

Consideration: \$11,000.

Assessments: Land: \$8,100.

Assessment Ratio: 73.64%

Location of Sale: Northeasterly side of Harbor Road,

Block: 6401

Lot: 403

Tax Map: 66

Land Description:

Area: 13.5± Acres

Zoning: R-A

Shape: Irregular

Frontage: 590± feet

Utilities: None

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$315.

Environmental Characteristics: Upland.

COMPARABLE SALE NO. WO-102

County: Burlington

Municipality: Woodland

Deed Date: 7/16/79

Book: 2243

Page: 39

Grantor: Woodland Associates

Grantee: May R. Tsai and Yu-Shyang, h/h, et als

Consideration: \$160,000.

Assessments: Land: \$95,500.

Assessment Ratio: 88%

Location of Sale: Easterly and westerly sides of South Park Road and Johnson Place

Block: 102
801

Lot: 9
66

Tax Map: 8

Land Description:

Area: 188.04± Acres

Zoning: R-A

Shape: Very irregular

Frontage: 6,600± feet

Utilities: None

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$351.

Environmental Characteristics: Upland and lowland

COMPARABLE SALE NO. WO-119

County: Burlington

Municipality: Woodland

Deed Date: 4/21/75

Book: 1914

Page: 168

Grantor: World Wide Searchers, Inc.

Grantee: Number One Contracting, Inc.

Consideration: \$285,000.

Assessments: Land: \$170,600.

Assessment Ratio: 59.86%

Location of Sale: Easterly side of Laurie Road

Block: 6402

Lot: 7

Tax Map: 66, 67

Land Description:

Area: 284.36± Acres

Zoning: R-A

Shape: Very irregular

Frontage: 4,200± feet

Utilities: None

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$1,002.

Environmental Characteristics: Upland.

COMPARABLE SALE NO. WO-122

County: Burlington

Municipality: Woodland

Deed Date: 9/13/75

Book: 1940

Page: 808

Grantor: William C. Morrow & Eleanor, h/w, Robert R. Morrow & Leah Morrow, h/w.

Grantee: A. R. DeMarco Enterprises, Inc.

Consideration: \$4,000.

Assessments: Land: \$6,450.

Assessment Ratio: 161.25%

Location of Sale: Approximately 375 feet westerly of White Horse Road

Block: 801

Lot: 76

Tax Map: 8

Land Description:

Area: 10.76± Acres

Zoning: R-A

Shape: Irregular

Frontage: None

Utilities: None

Type of Road: Landlocked

Reflects an Indicated Unit Value Per Acre of: \$372.

Environmental Characteristics: Upland and lowland

COMPARABLE SALE NO. WO-125

County: Burlington

Municipality: Woodland

Deed Date: 2/8/75

Book: 1907

Page: 1162

Grantor: Fred Kennedy, Jr. & Natalie M., h/w

Grantee: Ernest W. Bowker and Elizabeth A., h/w

Consideration: \$12,000.

Assessments: Land: \$10,400.

Imp: 400. (No value)

Assessment Ratio:

Total: \$10,800.

Location of Sale: Approximately 650± feet south of Chatsworth-Tuckerton Road.

Block: (5701) 54

Lot: 16

Tax Map: 55

Land Description:

Area: 19.52± Acres

Zoning: R-A

Shape: Extremely irregular

Frontage: None

Utilities: None

Type of Road: Landlocked

Reflects an Indicated Unit Value Per Acre of: \$615.

Environmental Characteristics: Upland.

COMPARABLE SALE NO. WO-126

County: Burlington

Municipality: Woodland

Deed Date: 12/28/77

Book: 2011

Page: 1180

Grantor: George E. Wills, Jr. & Margaret, h/w

Grantee: Charles J. Kahoun & Patricia, h/w

Consideration: \$30,000.

Assessments: Land: \$3,100.

Assessment Ratio: 10.33%

Location of Sale: Approximately 910 feet south of Baptist Road at the dead end of
a 20 foot right of way.

Block: 5701

Lot: 14

Tax Map: 55

Land Description:

Area: 32.16± Acres

Zoning: R-A

Shape: Irregular

Frontage: 20± feet

Utilities: None

Type of Road: Dead end of dirt right of way

Reflects an Indicated Unit Value Per Acre of: \$933.

Environmental Characteristics: Upland.

COMPARABLE SALE NO. WO-127

County: Burlington

Municipality: Woodland

Deed Date: 11/30/76

Book: 1969

Page: 728

Grantor: GeoJac Inc.

Grantee: Harry Newman

Consideration: \$6,000.

Assessments: Land: \$12,350.

Assessment Ratio: 205.83%

Location of Sale: Northwestern side of White Horse Road and northerly side of
Panama Road

Block: 701

Lot: 55

Tax Map: 26

Land Description:

Area: 11.152± Acres

Zoning: R-A

Shape: Triangular

Frontage: 2,040± feet

Utilities: None

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$538.

Environmental Characteristics: Upland

COMPARABLE SALE NO. WO-128

County: Burlington

Municipality: Woodland

Deed Date: 9/16/76

Book: 1958

Page: 1136

Grantor: Russell Anderson

Grantee: NarCon Corp.

Consideration: \$150,000.

Assessments: Land: \$72,950.

Assessment Ratio: 48.63%

Location of Sale: Westerly side of Laurie Road

Block: (6401) 62

Lot: 4A

Tax Map: 66 & 67

Land Description:

Area: 121.6± Acres

Zoning: R-A

Shape: Extremely Irregular

Frontage: Sub-division out of larger tract.

Utilities: None

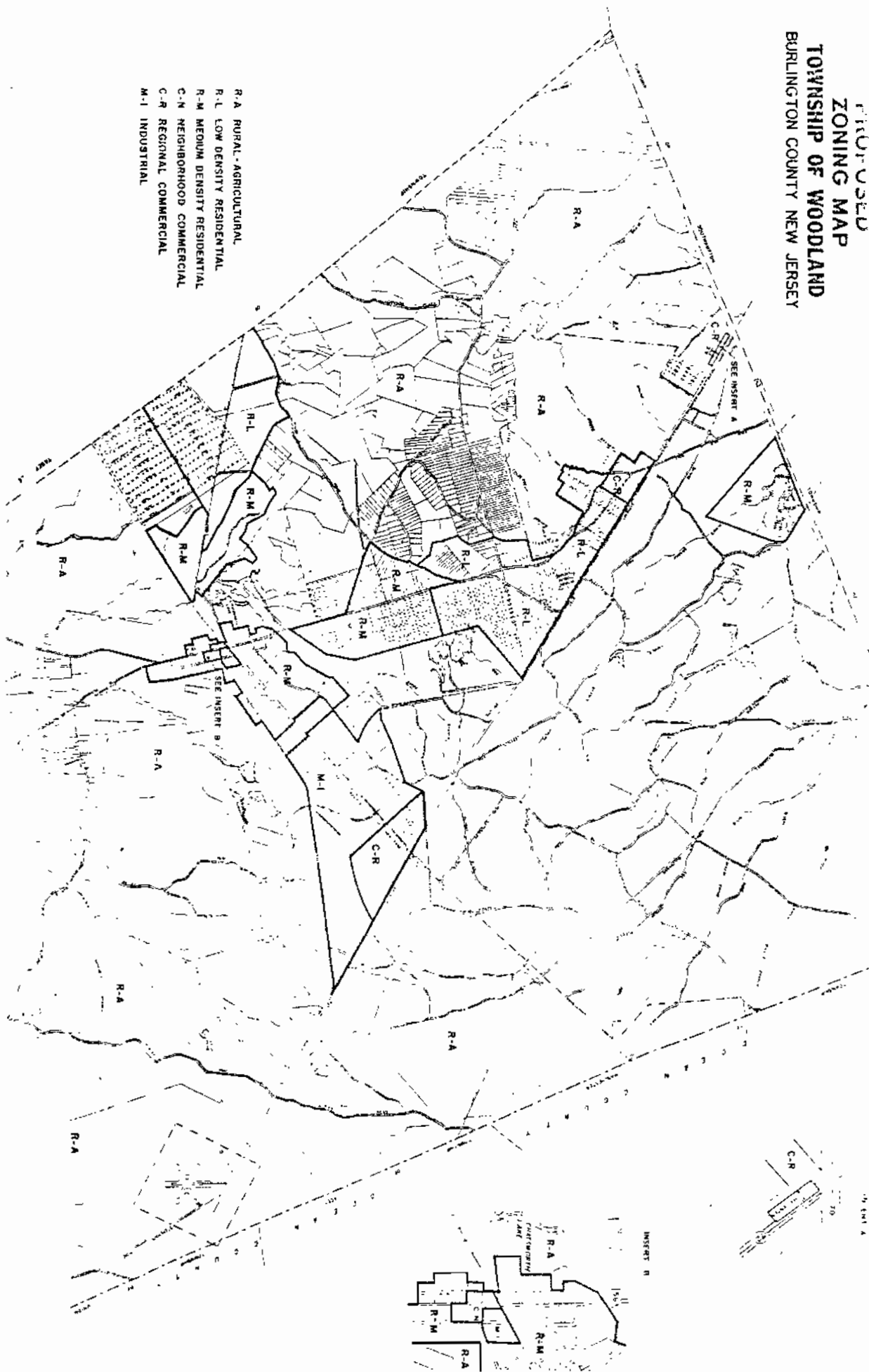
Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$1,234.

Environmental Characteristics: Primarily upland. Minor portion low wetlands.

PROPOSED
 ZONING MAP
 TOWNSHIP OF WOODLAND
 BURLINGTON COUNTY NEW JERSEY

- R-A RURAL-AGRICULTURAL
- R-L LOW DENSITY RESIDENTIAL
- R-M MEDIUM DENSITY RESIDENTIAL
- C-N NEIGHBORHOOD COMMERCIAL
- C-R REGIONAL COMMERCIAL
- M-I INDUSTRIAL



**WOODLAND TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY
ORDINANCE NO. 3 - 1970**

AN ORDINANCE LIMITING AND RESTRICTING TO SPECIFIED DISTRICTS AND REGULATING THEREIN BUILDINGS AND STRUCTURES ACCORDING TO THEIR CONSTRUCTION, AND THE NATURE AND EXTENT OF THEIR USE AND THE NATURE AND EXTENT OF THE USES OF LAND, AND REGULATING AND RESTRICTING THE HEIGHT, NUMBER OF STORIES, SIZES OF BUILDINGS AND OTHER STRUCTURES, THE PERCENTAGE OF LOTS THAT MAY BE OCCUPIED, THE SIZES OF YARDS, COURTS AND OTHER OPEN SPACES, AND THE LOCATIONS AND USE AND EXTENT OF BUILDINGS AND STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE OR OTHER PURPOSES; AND PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS OF THIS ORDINANCE, AND FIXING PENALTIES FOR THE VIOLATION THEREOF.

The Township Committee of the Township of Woodland, in the County of Burlington DOES ORDAIN

ARTICLE I

Short Title, Purpose and Interpretation

SECTION 101 Short Title This ordinance shall be known and may be cited as "The Woodland Township Zoning Ordinance."

SECTION 102 Purpose To encourage the most appropriate use of land throughout the Township and to conserve the value of property; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health, morals and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and buildings; to avoid undue concentration of population, and to that end to regulate the height, design, appearance, number of stories and size of buildings and other structures, the percentage of the area of the lot that may be occupied, the size of yards, and other open spaces; the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes, and the height, size and location of these uses within the limits of the Township, these regulations are hereby established and shall hereafter apply.

SECTION 103 Interpretation In interpreting and applying the provisions of this Ordinance they shall be held to be minimum requirements unless otherwise stated. Any restrictions or requirements with respect to buildings or land or both which appear in other Ordinances of Woodland Township or are established by law and which are greater than those set forth herein shall take precedence over those herein; otherwise, the provisions of this Ordinance shall apply.

ARTICLE II

Definitions

A Listing of Definitions, the purpose of which is to simplify ordinance wording, give meaning to technical terms and to eliminate ambiguity may be found in Appendix A of this Ordinance and is hereby declared to be a part of this Ordinance.

ARTICLE III

Schedule

The schedule of regulations entitled "Schedule of Area, Yard and Building Requirements" attached hereto and made a part hereof applying to the uses of land and buildings, the yard and other open spaces to be provided contiguous thereto, and all other matters contained therein, as indicated for the various zones established by this Ordinance, is hereby declared to be a part of this Ordinance.

The regulations listed for each zone as designated, reading from left to right across the Schedule are hereby prescribed for such zones, subject to the other provisions in this Ordinance and shall be deemed to be the minimum requirements in every instance of their application unless otherwise stated. (See Table Below of Page 2)

ARTICLE IV

Establishment of Zones

SECTION 401 Zoning Districts The territory of Woodland Township is hereby divided into the following zones:

- R-A Residential-Agricultural
- R-L Residential-Low Density
- R-M Residential-Medium Density
- C-N Commercial-Neighborhood
- C-R Commercial-Regional
- M-I Manufacturing-Industrial

SECTION 402 Zoning Map The aforesaid zones are hereby established by the designations, locations and boundaries thereof indicated on the Zoning

Map of the Township Clerk. Said map shall be known as the "Zoning Map of Woodland Township" and is hereby declared to be a part of this Ordinance. Map changes and amendments shall be made in accordance with the provisions of Article XX of this Ordinance.

SECTION 403 Zone Boundaries Where uncertainty exists as to any of the boundaries as shown on said map, the following rules shall apply:

1. Zone boundary lines are intended to follow street right-of-way, railroad rights-of-way, streams, and lot or property lines as exist on plats of record at the time of the passage of this Ordinance, unless such zone boundary lines are fixed by dimensions shown on the Zoning Map. The exact location of any disputed district boundary line shall be determined by the Zoning Board of Adjustment.
2. Where such boundaries are not fixed by dimensions and where they approximately follow lot lines, and where they do not scale more than ten (10) feet distant therefrom, such lot lines shall be construed to be such boundaries unless specifically shown otherwise.
3. Division of a lot in single ownership. Where a district boundary line divides one or more lots which are in a single ownership at the time of the passage of this Ordinance, any use authorized in either district on such lot or lots may extend not more than sixty (60) feet beyond the boundary line of the district in which such use is authorized. The use so extended shall be deemed to be conforming.
4. Vacation of streets or other public ways. Where a vacated right-of-way is bounded on either side by more than one district, the former center line of such right-of-way shall be the new district line.

ARTICLE V

General Regulations

SECTION 501 No building shall hereafter be erected, nor shall any existing building be moved, structurally altered, rebuilt, added to or enlarged, nor shall any land be designed or used for any purpose other than those included among the uses listed as permitted uses in each zone by this Ordinance and meeting the requirements set forth by the Schedule appended hereto and constituting a part of Article III of this Ordinance. Nor shall any space contiguous to any building be encroached upon or reduced in any manner, except in conformity to the yard, lot area, building location, percentage of lot coverage, off-street parking space, and such other regulations designed in said Schedule and this Ordinance for the zone in which such building or space is located. In the event of any such unlawful encroachment or reduction, such building shall be deemed to be in violation of the provisions of this Ordinance.

SECTION 502 Every principal building shall be built upon a lot with frontage upon a public street improved to meet Township standards.

SECTION 503 In case of major subdivisions that have received preliminary plat approval by the Planning Board and by the Township Committee, grading, but not including excavations for construction purposes, may be initiated prior to obtaining a building permit.

SECTION 504 An accessory building attached to the principal building shall comply in all respects with the requirements of this Ordinance applicable to the principal building.

SECTION 505 Corner lots in residential areas shall have a setback line on one street of not less than thirty-five (35) feet and on the other setback line of no less than twenty-five (25) feet. Such setback line shall be measured at right angles from the street to the portion of the building nearest the street.

No dwelling structure, except on corner lots, may project beyond the average front wall line of any existing building within one hundred (100) feet on either side except that the Zoning Board of Adjustment may grant special variances from time to time in order to permit attractive planned staggering.

SECTION 506 No yard or other open space provided about any buildings for the purpose of complying with the provisions of this Ordinance shall be considered as providing a yard or open space for any other building, and no yard or other space on another lot shall be considered as providing yard or open space for a building on any other lot.

SECTION 507 At the intersection or interception of two or more streets, no hedge, fence or wall higher than three (3) feet above curb level nor any obstruction to vision other than a post or tree not exceeding one (1) square foot in cross section area shall be permitted within the triangular area formed by the intersecting street lines and a straight line joining points located on said street line thirty (30) feet distant from the intersection thereof.

SECTION 508 Where a lot has frontage upon a street which, under the Subdivision Ordinance of the Township, is contemplated for right-of-way widening, the required front yard area shall be measured from such proposed future right-of-way line which shall in all cases be at least twenty-five (25) feet from the road centerline. Where a lot fronts on, or has reverse frontage on, an arterial street, or has its back or side lot line along

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

THIS SCHEDULE CONSTITUTES PART OF ARTICLE III - WOODLAND TOWNSHIP ZONING ORDINANCE

Zone	Description	Minimum Lot Requirements	Minimum Yard Requirements (in feet)	Minimum Ground Floor Dwelling Area Requirements (in Square Feet)				Maximum Building Height (in feet)				
				Area	Frontage (in feet)	Front	Rear		Total Side	One Side	1 Story (no garage)	1 1/2 Story (no garage)
R-A	Residential	3 acres	300	75	75	90	35	1,100	900	750	1,400	35
R-L	Residential	1 acre	150	50	40	50	20	1,050	1,200	925	1,800	35
R-M	Residential	20,000 sq. ft.	100	30	20	50	20	1,100	900	750	1,400	35
C-N	Commercial	1 acre	150	50	40	50	20	MINIMUM FLOOR AREA (in Square Feet)				35
C-R	Commercial	5,000 sq. ft.	50	20	15	40	15	750				35
M-I	Manufacturing Industrial	5 acres	400	100	50	150	60	5,000				50

from the arterial street or stream.

SECTION 509. Height Exceptions. The height limitations of this Ordinance shall not apply to church spires, belltowers, cupolas, penthouses and domes not used for human occupancy; nor to chimneys, ventilators, skylights, water tanks, bulkheads, similar features and necessary mechanical appurtenances usually carried above roof level. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose they are to serve, and must be specifically approved by the Zoning Board of Adjustment.

SECTION 510. The below listed structures and uses are specifically prohibited in any zone:

1. Any use which emits excessive or objectionable amounts of dust, fumes, noise, odor, smoke, vibration or waste products.
2. No house trailer shall be permitted on any lot except for a temporary storage period which shall not exceed one (1) week in duration, except in a duly licensed trailer park.
3. Junk yards.

SECTION 511. When interpreting minimum side or rear yard requirements involving lots where the entire side or rear yard abuts, parallels, and is contiguous with a storm or sanitary sewer easement having less than minimum area or frontage requirements, measurements may be made to the center line of the easement instead of being limited to the side or rear yard line.

SECTION 512. A paved terrace at ground level shall not be considered in the determination of side or rear set backs or lot coverage, nor in the ground floor dwelling area requirements, provided, however, that such terrace is unroofed and without walls.

SECTION 513. Business structures or uses shall not display goods for sale purposes, or coin-operated vending machines of any type, beyond three (3) feet of the structure in which business activity is carried on.

ARTICLE VI Residential-Agricultural Zone R-A

SECTION 601. Purpose. It is the purpose of this zone to preserve the open agricultural character of this section of the Township, and, at the same time, provide an area for large lot residential development. Within this zone, no lot, building or accessory building shall be used in whole or in part unless it complies with the "Schedule of Area, Yard and Building Requirements" of Article III and the following regulations:

SECTION 602. Permitted Uses.

1. One-family detached dwelling and farm houses.
2. Customary agricultural uses except those uses specifically prohibited by existing Township Ordinances.
3. Accessory uses on the same lot and customarily incidental to the permitted dwelling unit shall not include a business but may include:
 - a. Private garage
 - b. Swimming pool
 - c. Tool house
4. Public buildings but not including correctional institutions or workshops.
5. Migrant labor housing facilities to be used only on a seasonal basis for migratory farm workers.
6. Home occupations and home professional offices or studios, provided same are located within the dwelling and that the dwelling structure is without material exterior alteration.
7. Churches and similar places of worship, parish houses, convents and cemeteries.
8. Roadside stand, in connection with a farm, for the purpose of display and sale of farm products.
9. Greenhouses and commercial nurseries.
10. Public parks.

SECTION 603. Special Uses. The following uses may be permitted, as special exceptions in accordance with the procedures of Article XVIII, upon favorable reference by the Board of Adjustment and approval by the Township Committee:

1. Private clubs, golf courses, lodges, social buildings or recreational facilities operated for the benefit of members only, provided that said clubs and their facilities do not constitute a nuisance to adjacent properties with respect to noise or hazardous traffic conditions; commercial recreational facilities including related activities such as campgrounds, tourist parks and tent facilities, provided that said facilities do not constitute a nuisance to adjacent properties with respect to noise or hazardous traffic conditions.
2. Schools and institutions of higher education including playgrounds, parks and accessory buildings, not conducted as a business.
3. Hospitals, clinics, animal hospitals, nursing homes, convalescent homes, sanatoria and philanthropic institutions.
4. Public utility installations of all types including public utility storage yards or commercial office space.
5. Motels and hotels. After application to and favorable reference by the Board of Adjustment, and the consent of the Township Committee, any motel or hotel subject to the regulations of this zone and the following:
 - a. Application shall be made to the Zoning Board of Adjustment, following the procedure set forth in Article XVIII for the recommendation of a special use exception authorizing the establishment of a motel or hotel on the site. Scaled site plans shall be submitted with the application. Such recommendation shall be made only when the Board of Adjustment has found and determined that the applicant has provided adequate evidence that the use will not be detrimental to the public interest and that of owners of property on both side of any street or highway within two hundred (200) feet of the nearest lot line of the site, that the use at the site will not constitute a nuisance with respect to noise or drainage, and that any areas abutting a residential zone shall have a minimum set back of twenty-five (25) feet devoted to planting, gardens or other approved non-commercial use. Such recommendation shall be conditioned upon compliance with all other requirements hereof and such additional conditions as the Board of Adjustment may reasonably require.
 - b. If the Board of Adjustment recommends the granting of a special use exception pursuant to sub-paragraph a. hereof, application shall then be made to the Planning Board for building design and site plan approval, following the procedures set forth in Article XV, except that if the Planning Board shall fail to act on any application within thirty (30) days after the application is made, the application shall be deemed to have been granted. The Planning Board shall act in accordance with the standards and requirements established by Article XV.
 - c. If the Board of Adjustment recommends the granting of a special use exception pursuant to sub-paragraph a. hereof and the Plan-

ing Board grants building design and site plan approval pursuant to sub-paragraph b. hereof, application shall then be made to the Township Committee for consent to the special use exception. The Township Committee shall grant its consent if its review of the proceedings satisfies it that all of the requirements of this paragraph have been met. Unless a building permit is secured and work begun on the project within six (6) months after the consent of Township Committee is granted, the consent shall expire after which such new recommendation, approval and consent shall be secured as are necessitated in the opinion of the Township Committee by the changes of the intervening period.

6. Quarrying, Sand and Gravel extraction for the sale of said sand and gravel.

In any zone permitting quarrying as a special permitted use, an application for a special use exception shall be submitted to the Zoning Board of Adjustment in accordance with Article XVIII of this Ordinance. Such an application must comply with all state, county and municipal codes and ordinances regulating sand and gravel extraction.

7. Radio and television towers and antennae. Such approval of the Township Committee shall be given only when the Zoning Board of Adjustment has found and determined that the applicant has provided adequate evidence that the use which is the subject of his application is not, or shall not be detrimental to the public interest and to that of neighboring property owners, and that all applicable requirements of this Ordinance have been met.

SECTION 604. Area and Yard Requirements. (See Schedule).

SECTION 605. Signs. (See Article XII).

SECTION 606. Off-Street Parking. (See Article XIII).

SECTION 607. Building Design and Site Plan Review. (See Article XV).

ARTICLE VII Residential Zone R-L

SECTION 701. Purpose. It is the purpose of these zones to provide low-density residential areas in the Township; and to stabilize and protect the characteristics of the area. Within these zones, no lot or building shall be erected or altered to be used in whole or in part unless it complies with the "Schedule of Area, Yard and Building Requirements" of Article III--and the following regulations:

SECTION 702. Permitted Uses.

1. All uses permitted in the R-A zone under Section 602 of this Ordinance except those uses listed under paragraphs 5 and 9 of Section 602.

SECTION 703. Special Uses. The following uses may be permitted, as special exceptions in accordance with the procedures of Article XVIII, upon favorable reference by the Board of Adjustment and approval by the Township Committee:

1. All uses permitted in the R-A zone under Section 603 of this Ordinance except those uses listed under paragraphs 6 and 7 of Section 603. Such approval of the Township Committee shall be given only when the Zoning Board of Adjustment has found and determined that the applicant has provided adequate evidence that the use which is the subject of his application is not, or shall not be detrimental to the public interest and to that of neighboring property owners, and that all applicable requirements of this Ordinance have been met.

SECTION 704. Area and Yard Requirements. (See Schedule).

SECTION 705. Signs. (See Article XII).

SECTION 706. Off-Street Parking. (See Article XIII).

SECTION 707. Building Design and Site Plan Review. (See Article XV).

ARTICLE VIII Residential Zones R-M

SECTION 801. Purposes. It is the purpose of these zones to provide areas for relatively small lot sizes and dwelling units for the major portion of the Township population and to stabilize and protect the characteristics of the area.

Within these zones, no lot or building shall be used and no building shall be erected or altered to be used in whole or in part unless it complies with the schedule of area requirements of Article III and the following regulations:

SECTION 802. Permitted Uses.

1. All uses permitted in the R-A Zone under Section 602 of this Ordinance except those uses listed under paragraphs 5 and 9 of Section 602.

SECTION 803. Special Uses. The following uses may be permitted, as special exceptions in accordance with the procedures of Article XVIII, upon favorable reference by the Zoning Board of Adjustment and approval by the Township Committee:

1. All uses permitted in the R-A Zone under section 603 of this Ordinance except those uses listed under paragraphs 6 and 7 of Section 603. Such approval of the Township Committee shall be given only when the Zoning Board of Adjustment has found and determined that the applicant has provided adequate evidence that the use which is the subject of his application is not, or shall not be detrimental to the public interest and to that of neighboring property owner, and that all applicable requirements of this Ordinance have been met.

SECTION 804. Area and Yard Requirements. (See Schedule).

SECTION 805. Signs. (See Article XII).

SECTION 806. Off-Street Parking. (See Article XIII).

SECTION 807. Building Design and Site Plan Review. (See Article XV).

ARTICLE XI Commercial-Neighborhood Zone C-N

SECTION 901. Purpose. For the purposes of this article, a neighborhood business zone is defined as a business district adjacent to residence districts in which such uses are permitted as are normally required for the daily business needs of the residents of the locality only.

Within this zone, no lot or building shall be used, and no building shall be erected or altered to be used in whole or part unless it complies with the schedule of Article III and the following regulations.

SECTION 902. Permitted Uses.

1. Retail activities of and similar to the following types may be permitted:

- a. Groceries and foodstuffs;
- b. Drugs and pharmaceuticals;
- c. Confectionery;
- d. Stationery and tobacco;
- e. Hardware and paints;
- f. Bakery;
- g. Periodicals and newspapers;
- h. Alcoholic beverages.

2. Service activities of and similar to the following types may be permitted:

- a. Barber and beauty shops;

PINELAND STUDY

TABERNACLE TOWNSHIP, BURLINGTON COUNTY

Study and Evaluation

In the analysis of Tabernacle Township in Burlington County, the following pertinent facts and conclusions were derived:

The study period encompassed all sales from January 1, 1977 to the end of 1979. There were approximately 70 sales which occurred in the study period. Of these 70 sales over the three year period, slightly more than 15% were sales of property of less than 5 acres. The majority of these were in the growth area of the municipality and were acquired as potential building sites. The remaining sales ranged in size from 5 acres up to the largest tract, which was 908± acres. The sales were located in various zones having varied permitted uses and minimum lot area and other requirements.

In studying all sales in accordance with your request to determine and assess the relationship between sales prices and assessed value, the study reveals that there is an extreme range in the ratios from a low of 24% assessment of actual sales price to a high of 180% with all variables between. Therefore, in conclusion, I cannot see any pattern of assessed value to actual market value as indicated by the sales.

In analyzing the sales, I find many variables and the clear demand pattern appears to be in lots of 1 - 5 acre size which are suitable for individual building homesites, and in larger tracts located in the northwestern segment of the township. With reference to the larger parcels of land, the demand appears to be for any size parcel with the only criteria being its location and proximity to areas already being developed. Following in this report are samples of typical sales and their characteristics for categories of 1-5 acres, 5-10 acres, 10-50 acres and 50-100 acres and over 100 acres.

With regard to the impact of specified variables, the community as a whole has no public water or sewer in which to document a conclusion, but as has been evidenced in other communities, the impact of water and sewer tends to increase market demand:

In studying all sales with regard to size of holdings, it is clearly indicated in each zoning area that the smaller parcels demand more on a per unit basis whether it be square foot or per acre than do the larger parcels, all other factors being equal.

In studying the environmental characteristics of the sales and road accessibility of the smaller parcels, the majority of the sales have been on paved roads, although there are exceptions to this with some being on dirt roads. The only impact that can be considered is that there is more of a demand when there are paved roads available for any given site, but the price per unit differential between the two is modest. The only definite impact on any particular parcel of land would normally be between land which is landlocked versus land on a paved road or a dirt road affording access.

In an analysis of the zoning of Tabernacle Township, a portion of which is included in this report, we find that in the AW-I Zone all uses are restricted to planning board approval. The AW-II Zone is those areas subject to potential flooding and are in Flood Plain or Floodway and subject to restrictions on same. In the Agricultural-Residential Zones I and II and the Pine-lands Residential Zones I and II, the permitted uses are similar but there are variable lot areas and lot frontage requirements. Therefore, when considering larger tracts, the zoning impact would be predicated on the actual lot yield on any given site: the higher the yield, the higher the indicated value per acre. Cluster development is permitted subject to conditions as to public utilities and minimum acreage areas.

The areas zoned Commercial, Shopping Center, Commercial and Manufacturing were not considered or analyzed as there were insufficient sales of this type to reach a justifiable conclusion.

With regard to the questions as to type of owner and property turnover, from discussions with grantees, it appears that the majority of the smaller parcels were purchased by individuals for potential personal use. Of the larger tracts conveyed, it appears that the major number have been acquired by builder-developers and the minority being land speculators or private individuals.

CONCLUSION:

The per acre average costs will be estimated for those properties located in AW-I, AW-II, AR-I, AR-II, P-I and P-II only as there were insufficient sales in the other zones to reach a conclusion.

Sales located in the AW-I Zone for agricultural purposes have an average indicated value of approximately \$500 per acre for tracts from 50-100 acres. Sales in the AW-II Zone of 1-3 acres with building permit approval have an average value of \$15,000 per acre. Those other parcels so zoned are portions of larger tracts and were acquired in the overall per acre value of the entire tract and could not be interpolated. Sales in the A-I and A-II Zones for parcels under 5 acres have an average value of \$11,000 per acre. For sales over 5 acres to 10 acres, the average value is \$5,000 per acre. For sales over 10 acres and larger, the average value per acre is \$3,800. Sales in the Pinelands Districts I and II have an indicated average value as follows: 1-10 acres = \$4,200 per acre. 50-100 acres + \$2,800 per acre. Larger tracts and tracts having mixed zoning including floodway and flood hazard areas have an average value of \$1,000 per acre.

The implementation of average costs in the Township of Tabernacle is without a doubt non-conclusive and is purely a rough estimate, as most parcels would require careful study of the ratio of areas in each zone within the same parcel and further, its exact location as it relates to the presently developing areas as well as all other variables.

COMPARABLE SALE NO. T-14

County: Burlington

Municipality: Tabernacle

Deed Date: 6/8/79

Book: 2223

Page: 21

Grantor: John N. Stuebing

Grantee: Charles H. Curtis and Diane h/w

Consideration: \$10,000.

Assessments: \$14,200. (Includes additional land)

Assessment Ratio:

Location of Sale: Northerly side of Avenue A

Block: 601

Lot: 98

Tax Map: 6

Land Description:

Area: 1[±] Acres

Zoning: A-11

Shape: Rectangular

Frontage: 105 [±] Feet

Utilities: No public sewer or water

Type of Road:

Reflects an Indicated Unit Value Per Acre of: \$10,000.

Environmental Characteristics: Upland - growth area

COMPARABLE SALE NO. T-21

County: Burlington

Municipality: Tabernacle

Deed Date: 6/6/79

Book: 2223

Page: 83

Grantor: Kenmare, Inc.

Grantee: Paul D. Schumann and Sandra A. h/w

Consideration: \$16,500.

Assessments: \$11,000.

Total: \$11,000.

Assessment Ratio: 66.66%

Location of Sale: Kenmare Drive

Block: 503

Lot: 30-J

Tax Map: 5

Land Description:

Area: 1.0 ± Acres

Zoning: AW-11

Shape: Rectangular

Frontage: 151 Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$16,500.

Environmental Characteristics: 1 building lot in sub-division - growth area

COMPARABLE SALE NO. T-28

County: **Burlington**

Municipality: **Tabernacle**

Deed Date: **8/9/79**

Book: **2252**

Page: **80**

Grantor: **Hampton Road Associates**

Grantee: **James D. Birks and Ritva h/w**

Consideration: **\$22,000.**

Assessments: Land: **\$22,250.**

Total: **\$22,250.**

Assessment Ratio: **10%**

Location of Sale: **Westerly side of Gate Road**

Block: **1101**

Lot: **53**

Tax Map: **11**

Land Description:

Area: **5,993[±] Acres**

Zoning: **P-11**

Shape: **Irregular**

Frontage: **473[±] Feet**

Utilities: **No public sewer or water**

Type of Road: **Paved**

Reflects an Indicated Unit Value Per Acre of: **\$3,670.**

Environmental Characteristics: **Upland - growth area**

COMPARABLE SALE NO. T-29

County: Burlington Municipality: Tabernacle
Deed Date: 11/15/79 Book: 2297 Page: 51
Grantor: Hampton Road a Limited partnership
Grantee: Raymond C. McCarty, Jr.

Consideration: \$28,000. Assessments: Land: \$25,800. Total: \$25,800.

Assessment Ratio: 92.14%

Location of Sale: Northerly side of Tuckerton Road

Block: 1101 Lot: 42 Tax Map: 11

Land Description:

Area: 7.896 ± Acres Zoning: P-11

Shape: rectangular

Frontage: 250 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$3,546.

Environmental Characteristics: Upland- growth area

COMPARABLE SALE NO. T-40

County: Burlington

Municipality: Tabernacle

Deed Date: 4/26/77

Book: 1983

Page: 1

Grantor: South Park Estates

Grantee: Pro-Mar Construction Company

Consideration: \$213,750.

Assessments: Land: \$7,500. Total: \$7,500.

Assessment Ratio:

Location of Sale: South Park Road

Block: 703

Lot: 2A

Tax Map: 7

Land Description:

Area: 50 ± Acres

Zoning: A-11

Shape: Irregular

Frontage: 2,852 ± Foot

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$4,275.

Environmental Characteristics: Portion of a sub-divided parcel sold as 45 sub-divided lots.

COMPARABLE SALE NO. T-43

County: Burlington

Municipality: Tabernacle

Deed Date: 4/7/78

Book: 2040

Page: 52

Grantor: Claire P. Redmond

Grantee: Joe Bricketto, Inc.

Consideration: \$210,000.

Assessments: Land: \$179,000. Total: \$179,000.

Assessment Ratio: 85.24%

Location of Sale: Westerly side of Pricketts Mill Road

Block: 803
804

Lot: 23
10

Tax Map: 8

Land Description:

Area: 59.7 ± Acres

Zoning: P-11

Shape: Irregular

Frontage: 400 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$3,518.

Environmental Characteristics: Upland - growth area

COMPARABLE SALE NO. T-45

County: Burlington Municipality: Tabernacle
Deed Date: 11/8/76 Book: 1975 Page: 719
Grantor: John P. Lippincott and Dorothy B. h/w
Grantee: Goose Pond Road Associates

Consideration: \$60,000. Assessments: Land: \$21,750. Total: \$21,750.
Assessment Ratio: 36%

Location of Sale: Northwesternly and Southeasterly side of Goose Pond Road and
Southernly side of Chatsworth Road

Block: 1501 Lot: 5-7 Tax Map: 15
1502 2-5

Land Description:

Area: 79.475 ± Acres Zoning: P- 1
Shape: Irregular P- 11
AW- 11
Frontage: 1,800 ± Feet
Utilities: No public sewer or water
Type of Road: Paved and Dirt

Reflects an Indicated Unit Value Per Acre of: \$768.

Environmental Characteristics: Part upland, part flood prone, floodway

COMPARABLE SALE NO. T-56

County: Burlington

Municipality: Tabernacle

Deed Date: 12/28/78

Book: 2160

Page: 333

Grantor: William Taylor and Josephine h/w, Arthur P. Jeschon and Irene S. h/w

Grantee: Fred H. Pond, et als

Consideration: \$55,384.

Assessments: Land: \$20,000.

Total: \$20,000.

Assessment Ratio: 36.11%

Location of Sale: Medford Lakes Road

Block: 203

Lot: 6

Tax Map: 2

Land Description:

Area: 12,852 ± Acres

Zoning: A-11

Shape: Irregular

Frontage: 50 ± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$4,309.

Environmental Characteristics: Growth Area-Site rezoned to higher density
Prior to closing - Upland

COMPARABLE SALE NO. T-58

County: Burlington

Municipality: Tabernacle

Deed Date: 9/6/78

Book: 2108

Page: 123

Grantor: Hampton Road

Grantee: James D. Birks and Ritva h/w

Consideration: \$25,000.

Assessments: Land: \$22,300. Total: \$22,300.

Assessment Ratio: 89.2%

Location of Sale: Gate Road

Block: 1101

Lot: 70

Tax Map: 11

Land Description:

Area: 6.521 ± Acres

Zoning: P-11

Shape: Reasonably rectangular

Frontage: 244 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$3,834.

Environmental Characteristics: Upland- growth area

COMPARABLE SALE NO. T-62

County: Burlington

Municipality: Tabernacle

Deed Date: 10/17/78

Book: 2139

Page: 225

Grantor: Bernard Campbell and Timothy Campbell

Grantee: Tabernacle Inc., a N. J. Corp.

Consideration: \$217,938.15

Assessments: Land: \$148,500.

Improvement: 9,000.

Assessment Ratio:

Total: \$157,500.

Location of Sale: Northerly side of Chatsworth Road, Southerly side of
Patty Bowker Road

Block: 1301

Lot: 14

Tax Map: 13

Land Description:

Area: 94,958 \pm Acres

Zoning: C -

A - 11

Shape: Irregular

Frontage: 1,150 \pm Feet - 680 \pm Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,295. including modest improvement.

Environmental Characteristics: Growth area- Upland

COMPARABLE SALE NO. T-64

County: Burlington

Municipality: Tabernacle

Deed Date: 2/25/77

Book: 1978

Page: 236

Grantor: Goose Pond Associates

Grantee: Harvey Power Associates

Consideration: \$48,000.

Assessments:

Assessment Ratio:

Location of Sale: Southeasterly side of Goose Pond

Block: 1502

Lot: 2,3,4,5

Tax Map: 15

Land Description:

Area: 79.495 ± Acres

Zoning: AW-1

AW-11

Shape:

P -1

Frontage: 495 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$603.

Environmental Characteristics: Small segment upland remainder.

AW-1 - All uses are restricted to Planning Board Approval due to sensitive vegetation, high water table, poor soils and proximity to flood plain.

Cranberry Bogs are located upon this site.

AW-11 - Flood prone and floodway major portion.

COMPARABLE SALE NO. T-65

County: Burlington

Municipality: Tabernacle

Deed Date: 10/16/78

Book: 2128

Page: 70

Grantor: Goose Pond Associates

Grantee: New Jersey Conservation Foundation

Consideration: \$120,000.

Assessments:

Assessment Ratio:

Location of Sale: Southerly side of Tabernacle Road and Northerly side of
Chatsworth Road

Block: 1601

Lot: 3

Tax Map: 15 & 16

1502

6 & 7

Land Description:

Area: 158.425 ± Acres

Zoning: 15 & 16

Shape: Irregular

Frontage: 1,275' ± + 2,615' ±

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$757.

Environmental Characteristics: Major portion of site in AW-1 and AW-11
which is restricted to Planning Board approval and flood prone or
floodway land.

COMPARABLE SALE NO. T-66

County: Burlington Municipality: Tabernacle
Deed Date: 10/4/78 Book: 2121 Page: 152
Grantor: Alice H. Hall 156
160

Grantee: Paul J. Thompson, Jr.

Consideration: \$180,000. Assessments:

Assessment Ratio:

Location of Sale: Southeasterly side of Bozarthtown Road, North of Hampton Gate Road

Block: 1402 Lot: 5 Tax Map: 14

Land Description:

Area: 79.98 ± Acres Zoning: P-11
AW-1

Shape: Irregular

Frontage: 150 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,250.

Environmental Characteristics: P-11 - Section Upland-
AW-1 Zone - All uses are restricted to Planning Board approval due to
sensitive vegetation, high water table, poor soils and proximity to flood
plain.

COMPARABLE SALE NO. T-69

County: Burlington

Municipality: Tabernacle

Deed Date: 3/1/79

Book: 2184

Page: 177

Grantor: Arthur S. Hyde and Ruth D. h/w

Grantee: Samuel R. Moore, Jr. and Geneva R. h/w

Consideration: \$72,075

Assessments: Land: \$78,200.

Bldg: 1,000.

Assessment Ratio: 109.8%

Total \$ 79,200.

Location of Sale: Both sides of Moores Meadows Road

Block: 2001

Lot: 13

Tax Map: 20

2002

5

Land Description:

Area: 155 ± Acres

Zoning: AW-1

Shape: Irregular

Frontage: 2,685 ± feet on both sides of road

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$465.

Environmental Characteristics: All uses are restricted to Planning Board approval due to sensitive vegetation, high water table, poor soils and proximity to flood plain. Cranberry Bogs are located upon this site.

COMPARABLE SALE NO. T-70

County: Burlington

Municipality: Tabernacle

Deed Date: 5/16/79

Book: 2215

Page: 235

Grantor: Goose Pond of Tabernacle

Grantee: New Jersey Conservation Foundation

Consideration: \$999,790.

Assessments:

Assessment Ratio: -

Location of Sale: Southerly side of Chatsworth Road and westerly side of
Birches Road

Block: *see below

Lot: .

Tax Map: 15,19,20

Land Description:

Area: 908.90± Acres

Zoning: P-1, AW-1, AW-11

Shape: Extremely irregular

Frontage: 5,412± feet - Chatsworth

374± feet - Birches

Utilities: No public sewer or water

Type of Road: Chatsworth - paved

Birches - dirt

Reflects an Indicated Unit Value Per Acre of: \$1,100.

Environmental Characteristics: Mixture of uplands, low wetlands and cranberry bog
AW-1 - All uses are restricted to Planning Board approval due to sensitive
vegetation, high water table, poor soils and proximity to flood plain.
AW-11 - Is Flood Hazard and Flood Plain.

*Block 1502, Lots 23 and 25

Block 1901, Lot 2

Block 1902, Lot 1

Block 2001, Lot 3

8. AGRICULTURAL RESIDENTIAL I

A-I. The purpose of this district is to encourage farming uses and compatible single-family residential uses of medium density lots. (50,000 square foot).

a. Permitted Principal Uses, farms and farm buildings; single family homes; golf courses; municipal buildings; public parks and playgrounds; churches; elementary, intermediate and secondary schools; and firehouses

b. Permitted Accessory Uses.

1. Customary farm buildings

2. Accessory dwellings for domestic or household employees or farm workers, provided that each such dwelling unit shall comply in every respect to the statutes of the State of New Jersey and the rules and regulations of the New Jersey State Board of Health concerning farm labor housing.

3. Roadside farm stands for the sale of farm products grown or raised on the premises by the owner or operator of the farm. There shall be a limit of one stand per farm. Such stands shall be set back a minimum of 20 feet from the street line.

4. Private garages and carports

5. Off-street parking facilities located no closer than five feet to any lot line or principal building.

6. Private residential swimming pools.

7. Clubhouses with golf courses.

c. Special Permitted Uses.

1. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water, and sewerage, but not offices, garages, warehouses, maintenance areas or similar commercially or industrially related operations of such companies.

2. Quasi-public buildings and recreation areas.

3. Home occupation, provided it meets the standards set forth in this ordinance.

4. Hospitals, philanthropic or charitable uses.

d. Bulk Regulations.

1. See attached Schedule of Limitations.

9. AGRICULTURAL RESIDENTIAL II

A-II. The purpose of this district is to encourage farming uses and compatible single family use. This district has fewer site limitations and, therefore, can handle an increased density. (43,560 square foot lots)

a. Permitted Principle Uses, farms and farm buildings; single family homes; golf courses; municipal buildings; public parks and play grounds; churches; elementary, intermediate and secondary schools; and firehouses

b. Permitted Accessory Uses.

1. Customary farm buildings.

2. Accessory dwellings for domestic or household employees of farm workers, provided that each such dwelling unit shall comply in every respect to the statutes of the State of New Jersey and the rules and regulations of the New Jersey State Board of Health concerning farm labor housing.

3. Roadside farm stands for the sale of farm products grown or raised on the premises by the owner or operator of the farm. There shall be a limit of one stand per farm. Such stands shall be set back a minimum of 90 feet from the street line.

4. Private garages and carports.

5. Off-street parking facilities located no closer than five feet to any lot line or principal building.

6. Private residential swimming pools.

7. Clubhouses with golf courses

c. Special Permitted Uses.

1. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water, and sewerage, but not offices, garages, warehouses, maintenance areas or similar commercially or industrially related operations of such companies.

2. Quasi-public buildings and recreation areas

3. Home occupation, provided it meets the standards set forth in this ordinance.

4. Hospitals, philanthropic or charitable uses.

d. Bulk Regulations

1. See attached Schedule of Limitations.

10. PINELANDS RESIDENTIAL I

P-I. The purpose of this district is to protect the Mullica River water shed and the natural pinelands environment encourage farming use and compatible single family use of low density lots (60,000 square feet)

a. Permitted Principle Uses, Farms and farm buildings; single family homes; golf courses; public parks and play grounds, churches; firehouses, schools.

b. Permitted Accessory Uses

1. Customary farm buildings

2. Accessory dwellings for domestic or household employees or farm workers, provided that each such dwelling unit shall comply in every respect to the statutes of the State of New Jersey and the rules and regulations of the New Jersey State Board of Health concerning farm labor housing

3. Roadside farm stands for the sale of farm products grown or raised on the premises by the owner or operator of the farm. There shall be a limit of one stand per farm. Such stands shall be set back a minimum of 20 feet from the street line

4. Private garages and carports

5. Off-street parking facilities located no closer than five feet to any lot line or principal building

6. Private residential swimming pools.

7. Clubhouses with golf course

c. Special Permitted Uses

1. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water, and sewerage but not offices, garages, warehouses, maintenance areas or similar commercially or industrially related operations of such companies

2. Quasi-public buildings and recreation areas

3. Home occupation, provided it meets the standards set forth in this ordinance

4. Hospitals, philanthropic or charitable uses

d. Bulk Regulations.

1. See attached Schedule of Limitations

PINELANDS RESIDENTIAL II

P II The purpose of this district is to protect the Mullica River water shed and the natural pinelands environment, encourage farming use and compatible single family use. This district has fewer soil limitations and, therefore, can handle an increased density. (43,560 square foot lots)

a. Permitted Principal Uses: Farms and farm buildings, single family homes; golf courses, public parks and play grounds, churches, firehouses

b. Permitted Accessory Uses

1. Customary farm buildings

2. Accessory dwellings for domestic or household employees or farm workers, provided that each such dwelling unit shall comply in every respect to the statutes of the State of New Jersey, and the rules and regulations of the New Jersey State Board of Health concerning farm labor housing.

3. Roadside farm stands for the sale of farm products grown or raised on the premises by the owner or operator of the farm. There shall be a limit of one stand per farm. Such stands shall be set back a minimum of 20 feet from the street line.

4. Private garages and carports

5. Off street parking facilities located no closer than five feet to any lot line or principal building

6. Private residential swimming pools

16. "AW II" AGRICULTURAL-WOODLAND II

A. Purpose

The purpose of these regulations is to permit only that development of flood prone areas which (a) is appropriate in light of the probability of flood damage and the need to reduce flood losses, (b) represents an acceptable social and economic use of the land in relation to the hazards involved, and (c) does not increase the danger to human life. This zone is created in recognition of the increased threat, severity and frequency of floods expected to result from continued development. It is intended to retain areas adjacent to streams and rivers free from structures and other obstructions to the water flow during periodic rises in the water level. This district is intended to protect flood plains so that flood waters may have a natural course to follow, that the water course is not constricted or altered in a manner that will increase water velocities or create a dam, that the water level may rise without danger to persons or property, that the water level may rise and cover larger land surfaces for the purposes of greater water percolation and recharging of the underground water supply and that a park-like network is developed throughout the Township along these water courses.

B. Related Definitions

Channel: A natural depression of perceptible extent, with a definite bed and banks to confine and conduct flowing water either continuously or periodically.

Flood Plain: The relatively flat terrain adjoining a water channel which has been or may be hereafter covered by flood water of the channel.

Floodway: The channel and portions of the adjacent flood plain that carry the greater part of flood flow at greater depths and velocities than do the other parts of the flood plain; that constitute the minimum area required for the passage of flood flows without aggravating flood conditions upstream and downstream, and that are necessary to preserve the natural regimen of the stream for the reasonable passage of the floodway design flood.

Flood Hazard Area: The floodway and additional portions of the flood plain that are subject to flood flow at lesser depths and lower velocities than the floodway and that are inundated by the flood hazard area design flood.

Design Flood (floodway or flood hazard area): The relative size of magnitude of a flood, expressed as a design discharge in cubic feet per second, which is developed from hydrologic criteria; represents a major flood of reasonable expectancy; reflects both flood experience and flood potential; and is the basis of the delineation of the floodway and the flood hazard area and of the water surface elevations thereof.

C. Map of Floodway and Flood Hazard Area

The following maps (and other sources of information if deemed appropriate) shall be used to specify floodway and flood hazard areas for channels in the Township:

1. Soil survey for Tabernacle Township, Burlington County, New Jersey, U. S. Department of Agricultural, Soil Conservation Service.
2. Master Plan for Tabernacle Township, Burlington County, New Jersey, Tabernacle Township Planning Board.

D. Permitted Uses

1. **Floodway:** In the floodway, no building or structure shall be permitted, nor shall any material be stored, nor shall any fill be placed, nor shall the elevation of the land be substantially changed. The following uses are permitted:

- a. Parks, playgrounds and conservation areas
- b. Growing and harvesting of crops
- c. Unpaved parking areas

2. **Flood Hazard Area:** In the flood hazard area, no building or structure shall be permitted if the elevation of any floor of such a structure, including basement, shall be less than one (1) foot above the flood hazard area design flood profile. The following uses are permitted:

- a. Parks, playgrounds and conservation areas
- b. Growing and harvesting of crops
- c. Unpaved parking areas
- d. Underground utilities
- e. Sealed public water supply wells

f. Yards areas for uses permitted in the adjoining zoning district upon approval of the Planning Board provided that the portion of the flood plain is part of the same lot in the adjoining district.

17. "AW" AGRICULTURAL WOODLAND I

A. Purpose. The purpose of this regulation is to define certain areas in the Township which could be determined critical due to the sensitive vegetation, high water table, poor soils, proximity to flood plain, and surface run off area.
 B. Permitted Uses. All uses are restricted to Planning Board approval.

18. Permits

A. No person shall commence or change any use until he shall have obtained a zoning permit from the zoning officer, which position is hereby created. The permit shall issue if the proposed use and lot complies with this Ordinance.

B. No person shall occupy any land or building until he obtain a certificate of occupancy. The certificate shall issue if the zoning officer is satisfied that the completed structure or land alteration for which the zoning permit was issued complies with the application for the permit and this Ordinance. Applications for permits shall be made on forms approved by the Township Committee.

19. Enforcement

The Zoning Officer is charged with primary duty of enforcement of this Ordinance.

20. Penalties

Any owner or agent, and any person or corporation who shall violate any of the provisions of this ordinance or fail to comply therewith or with any of the requirements thereof, or who shall erect, structurally alter enlarge, rebuild or move any building or buildings, or any structure, or who shall put into use any lot or land in violation of any detailed statement or plan submitted hereunder, or who shall refuse reasonable opportunity to inspect any premises, shall be upon conviction liable to a fine of not more than five hundred dollars (\$500) or to imprisonment for not more than ninety (90) days or to both such fines and imprisonment. Each and every day such violation continues shall be deemed a separate and distinct violation.

The owner of any building or structure, lot or land, or part hereof, where anything in violation of this ordinance shall be placed or shall exist, and any architect, builder, contractor, agent, person or corporation employed in connection therewith and who assists in the commission of any such violation shall be guilty of a separate violation, and upon conviction thereof shall each be liable to the fine or imprisonment, or both, specified above.

24. SCHEDULE OF REQUIREMENTS

AGRICULTURAL RESIDENTIAL I

Minimum Lot		50,000 S. F.	
Lot Dimensions		(minimum)	
Width		Depth	
175		285	
Minimum Yard Dimensions for Principal Building			
Front	East Side	Back	
50	40	50	
Minimum Accessory Building Setbacks from			
Front	Side	Rear	Principal
Lot Line	Lot Line	Lot Line	Building
100'	5'	5'	20'

AGRICULTURAL RESIDENTIAL II

Minimum Lot		43,560 S. F.	
Lot Dimensions		(minimum)	
Width		Depth	
150		290	
Minimum Yard Dimensions for Principal Building			
Front	East Side	Back	
50	30	40	
Minimum Accessory Building Setbacks from			
Front	Side	Rear	Principal
Lot Line	Lot Line	Lot Line	Building
100'	5'	5'	20'

PINELANDS RESIDENTIAL I

Minimum Lot		60,000 S. F.	
Lot Dimensions		(minimum)	
Width		Depth	
200		300	
Minimum Yard Dimensions for Principal Building			
Front	East Side	Back	
60	50	75	
Minimum Accessory Building Setbacks from			
Front	Side	Rear	Principal
Lot Line	Lot Line	Lot Line	Building
100'	10'	10'	20'

PINELANDS RESIDENTIAL II

Minimum Lot		43,560 S. F.	
Lot Dimensions		(minimum)	
Width		Depth	
150		290	
Minimum Yard Dimensions for Principal Building			
Front	East Side	Back	
50	30	40	
Minimum Accessory Building Setbacks from			
Front	Side	Rear	Principal
Lot Line	Lot Line	Lot Line	Building
100'	5'	5'	20'

SHAMONG TOWNSHIP, BURLINGTON COUNTY

Study and Evaluation

In the analysis of Shamong Township in Burlington County, the following pertinent facts and conclusions were derived:

The study period encompassed all sales from January 1, 1977 to the end of 1979. There were approximately 50 sales which occurred in the study period. Of these 50 sales over the three year period, slightly more than 10% were sales of property of one acre, more or less. The majority of these were in the growth area of the municipality and were acquired as potential building sites. The remaining sales ranged in size from one plus acre, up to the largest tract, which was 124 acres. The sales were located in various zones having varied permitted uses and minimum lot area and other requirements.

In studying all sales in accordance with your request to determine and assess the relationship between sales prices and assessed value, the study reveals that there is an extreme range in the ratios from a low of 6% assessment of actual sales price to a high of 91% with all variables between. Therefore, in conclusion, I cannot see any pattern of assessed value to actual market value as indicated by the sales.

In analyzing the sales, I find many variables and the only clear demand pattern appears to be in the northwest sector of the community which is an intense growth area and the north central sector, which is becoming a growth area. The market reveals that the major demand in this community is in the 1 to 30 acre classification with slight demand, as reflected by market sales, for any acreage over 100 acres. Following in this report are samples of

typical sales and their characteristics for categories of 1-10 acres, 10-50 acres and 50-100 acres. All other possible categories have not been considered as there is no market to study.

With regard to the impact of specified variables, the community as a whole has no public water or sewer in which to document a conclusion, but as has been evidenced in other communities, the impact of water and sewer tends to increase market demand. The present zoning ordinance permits cluster development as a conditional use providing that a tract is of 25 acres minimum, a reduction in lot size is permitted, but the density cannot be increased. This cluster concept therefore can reduce the cost of improvements to the tract of land and utilize the wet lands in the density factor.

In studying all sales with regard to size of holdings, it is clearly indicated in each zoning area that the smaller parcels demand more on a per unit basis whether it be square foot or per acre than do the larger parcels, all other factors being equal.

In studying the environmental characteristics of the sales and road accessibility of the parcels, the majority of the sales have been on paved roads, although there are exceptions to this with some being on dirt roads or landlocked. In the analysis of these sales, the impact of improved roads as compared to dirt roads is impossible to measure as the unit prices per acre appear to be governed by the location of the site in the growth area and its proximity to an existing development or for assemblage to expand the developments existing or under construction.

In an analysis of the zoning of Shamong Township, which is partially included in this report, we find that in the sectors zoned P-1 & P-11, the lot areas

are increased as compared to the A-1 and A-11 zones respectively, thereby reducing the density of the sites so zoned. Therefore, when considering larger tracts, the zoning impact would be predicated on the actual lot yield of any given site; the higher the yield, the higher the indicated per acre value. There is further a permitted cluster development in the zoning ordinance. This cluster development in the residential district requires a minimum parcel of 25 acres and a reduction in lot size is permitted but no increase in density is allowed. The use of cluster development would reduce road improvement and auxiliary costs to a developer and would allow the use of AW-1 and the Flood Plain land area of the parcel to be calculated in the density factor.

With regard to the questions as to type of owner and property turnover, from discussions with grantees, it appears that the majority of the smaller parcels were purchased by individuals for potential personal use. The turnover of sales in the concentrated growth area indicate expansion of the presently existing developments or the growth of additional developments by major builders.

Located within Shamong Township is Wharton State Forest which is located in the northeastern portion of the township.

CONCLUSION

It is impossible to derive estimates of average acquisition costs per acre for any portions of the community zoned C-Commercial, VC-Village Commercial, MH-1 and MH-11, Mobile Homes or IND-Industrial as there were no sales in the study period of this type of land. Therefore, the per acre average costs will be estimated for those properties located in the residential districts only.

In the final analysis of sales, due to the many variables, it is the opinion of this appraiser that parcels located within or in immediate proximity to intensive growth areas of 1-2 acres within new development areas have an indicated average per acre value of \$18,000. Land located in growth areas unsubdivided of 3-10 acres have an indicated average per acre value of \$7,000. From 10-50 acres in the growth area have an average indicated value of \$5,000 per acre. Sales reflect that parcels of from 50-100 acres in areas near growth have an average per acre value of \$4,500 and those more removed from growth areas a per acre average of \$3,500. Sales located in low wetlands with limited or no development potential appear to have an average indicated unit value per acre of \$400. It is to be noted that sales located in the AW-1 Zone which requires planning board approval in the 1-10 acre category have an indicated value of \$5,000 per acre. It is assumed that these sales had been approved for development. Also sales in the 10-20 acre range have an indicated value of \$2,000 per acre based on the same assumption. Based on the study, there are insufficient sales in Shamong Township itself to consider an average cost of tracts of 100 acres or more by direct comparison within the township. Therefore, any of these large tracts to be evaluated would require the research of sales in other communities of similar size, similar location, reasonably similar zoning and proximity to growth patterns.

I have submitted a sampling of sales typical of each category where available following in this report.

COMPARABLE SALE NO. S-1

County: Burlington

Municipality: Shamong

Deed Date: 8/31/77

Book: 2020

Page: 15

Grantor: Samuel P. Alloway, et als

Grantee: Joseph Bricketto and Del h/w

Consideration: \$17,000.

Assessments: Land: \$9,400. Total: \$9,400.

Assessment Ratio: 55.29%

Location of Sale: Interior land off Tuckerton Road

Block: 4

Lot: 30

Tax Map: 1

Land Description:

Area: 17.10 ± Acres

Zoning: A-W

Shape: Irregular

Frontage: None

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$994.

Environmental Characteristics: All uses restricted to Planning Board approval due to sensitive vegetation, high water table, poor soils, proximity to flood plain. In growth area

COMPARABLE SALE NO. S-2

County: Burlington Municipality: Shamong

Deed Date: 6/4/79 Book: 2240 Page: 219

Grantor: Rump, Robert P., Jr. and Doris J. h/w

Grantee: Albert B. Wardwell and Ruth E. h/w

Consideration: \$31,000. Assessments: Land: \$22,000.

Assessment Ratio: 70.97%

Location of Sale: North easterly side of Tuckerton Road

Block: 4 Lot: 16 Tax Map: 1

Land Description:

Area: 6.06 ± Acres Zoning: AU-portion FP

Shape: Slightly irregular

Frontage: 230 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$5,116.

Environmental Characteristics: All uses restricted to Planning Board approval due to sensitive vegetation, high water table, poor soils, proximity to flood plain-portion in flood plain - In growth area

COMPARABLE SALE NO. S-4

County: Burlington Municipality: Shamong

Deed Date: 6/27/77 Book: 1989 Page: 824

Grantor: Oak Shade Associates

Grantee: Chris Watt and Linda h/w

Consideration: \$53,095. Assessments: Land: \$12,650. Total: \$12,650.

Assessment Ratio:

Location of Sale: Southerly side of Medford - Indian Mills Road

Block: 7 Lot: P/O 21 Tax Map: 1

Land Description:

Area: 14.18 ± Acres Zoning: A-11

Shape: Irregular

Frontage: 98 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$3,744.

Environmental Characteristics: Upland in growth area

COMPARABLE SALE NO. S-5

County: Burlington

Municipality: Shamong

Deed Date: 6/4/79

Book: 2224

Page: 62

Grantor: Chris L. Watt and Linda L. h/w

Grantee: Lynn Homes

Consideration: \$85,000.

Assessments: \$4,300.

Total: \$4,300.

Assessment Ratio:

Location of Sale: Southerly side of Medford - Indian Mill Road

Block: 7

Lot: 21-C

Tax Map: 1

Land Description:

Area: 12.19 ± Acres

Zoning: A-11 (In portion VC)

Shape: Extremely Irregular

Frontage: 171.23 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$6,973.

Environmental Characteristics: Upland - growth area

COMPARABLE SALE NO. S-12

County: Burlington

Municipality: Shamong

Deed Date: 7/26/79

Book: 2253

Page: 158

Grantor: Justus C. Brick and Steven R. Brick

Grantee: K. H. Fretwell, Inc.

Consideration: \$21,900.

Assessments: Land: \$10,400.

Total: \$10,400.

Assessment Ratio: 47.49%

Location of Sale: Birch Court

Block: 19

Lot: 27-7

Tax Map: 4

Land Description:

Area: 1.17 ± Acres

Zoning: A-1

Shape: Irregular

Frontage: 75 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$18,718.

Environmental Characteristics: Uplands growth area- Building lot in sub division

COMPARABLE SALE NO. 5-20

County: Burlington

Municipality: Shamong

Deed Date: 9/15/77

Book: 2002

Page: 216

Grantor: Anthony Tassone and Sarah h/w

Grantee: Hobart R. Gardner and Mary L. h/w

Consideration: \$10,000.

Assessments: Land: \$6,100. Total: \$6,100.

Assessment Ratio:

Location of Sale: Stokes Road

Block: 34

Lot: 11

Tax Map: 7

Land Description:

Area: 5.209 ± Acres

Zoning: FP

Shape: Irregular

Frontage: 330 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt, R.O.W.

Reflects an Indicated Unit Value Per Acre of: \$1,920.

Environmental Characteristics: Flood plain

COMPARABLE SALE NO. S-24

County: Burlington

Municipality: Shamong

Deed Date: 9/26/78

Book: 2162

Page: 258

Grantor: Morey, Frank, Davey and Ruby B.

Grantee: Michael Kolynych and Doris A. h/w

Consideration: \$20,000.

Assessments: Land: \$2,700.

Total: \$2,700.

Assessment Ratio:

Location of Sale: Easterly side of Atsion Road

Block: 51

Lot: 9

Tax Map: 10

Land Description:

Area: 3.93 ± Acres

Zoning: AW

Shape: Rectangular

Frontage: 518.16 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$5,089.

Environmental Characteristics: All uses restricted to Planning Board approval due to the sensitive vegetation high water table, poor soils, proximity to flood plains.

COMPARABLE SALE NO. 5-28

County: Burlington Municipality: Shamong

Deed Date: 12/8/78 Book: 2163 Page: 118

Grantor: Haf Land Company

Grantee: Lyan Homes

Consideration: \$40,000. Assessments:

Assessment Ratio:

Location of Sale: Southwest corner of Jackson Road, & Medford - Atsion Road

Block: 14 Lot: 3 Tax Map: 3

Land Description:

Area: 5.67 ± Acres Zoning: VC

Shape: Rectangular

Frontage: 368' Medford - Atsion, 500' Jackson

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$7,054.

Environmental Characteristics Upland

COMPARABLE SALE NO. S-29

County: Burlington

Municipality: Shamong

Deed Date: 12/8/78

Book: 2154

Page: 185

Grantor: Giberson, Edith L., Executrix

Grantee: Paul D. Calhoun and Rebecca A. Calhoun h/w

Consideration: \$25,000.

Assessments: Land: \$22,250. Total: \$22,250.

Assessment Ratio: 89%

Location of Sale: Northerly side of Dingtletown Road

Block: 23

Lot: 250

Tax Map: 5

Land Description:

Area: $6.1 \pm$ Acres

Zoning: P-11

Shape: Rectangular

Frontage: 240 \pm Feet

Utilities: No public sewers and water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$4,098.

Environmental Characteristics: Upland

COMPARABLE SALE NO. S-32

County: Burlington

Municipality: Shamong

Deed Date: 9/19/78

Book: 2114

Page: 229

Grantor: Richard T. Clark and Dorothy Ruth h/w

Grantee: Donald J. Travarelli and Patricia h/w

Consideration: \$22,000.

Assessments:

Assessment Ratio:

Location of Sale: Westerly side of Stokes Road

Block: 29

Lot: 2 & 25

Tax Map: 6

Land Description:

Area: 17.32 ± Acres

Zoning: AW

Shape: Lot 2 - Irregular
Lot 25 - Rectangular

Frontage: Lot 2 - 300 ± Feet

Utilities: Lot 25 - 702 ± Feet
No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,270.

Environmental Characteristics: All uses are restricted to Planning Board Approval due to sensitive vegetation, high water table, poor soils, proximity to flood plain.

COMPARABLE SALE NO. S-34

County: Burlington

Municipality: Shamong

Deed Date: 3/1/78

Book: 2028

Page: 163

Grantor: Oak Shade Associates

Grantee: Ackeratt Associates

Consideration: \$200,000.

Assessments:

Assessment Ratio:

Location of Sale: Northwestern corner of Oak Shade Road and Tuckerton Road

Block: 5

Lot: 1,2

Tax Map: 1

Land Description:

Area: 61.5 ± Acres

Zoning: VC, A-11, AW

Shape: Irregular

Frontage: 1,220 ± Feet Tuckerton Road

1,144 ± Feet Oak Shade

Utilities: No public water or sewer

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$3,252.

Environmental Characteristics: Upland except AW which is restricted to Planning Board approval due to the sensitive vegetation, high water table, poor soils proximity to flood plain

COMPARABLE SALE NO. S-36

County: Burlington

Municipality: Shamong

Deed Date: 5/25/78

Book: 2067

Page: 268

Grantor: H. Murray Hohns & William B. Wagner, Trustees

Grantee: Integrity Investment Corporation

Consideration: \$308,000.

Assessments: Included other lands

Assessment Ratio:

Location of Sale: Easterly and westerly side of Shadowlake Drive

Block: 12

Lot: 24

Tax Map: 3 and 38

Land Description:

Area: 40 ± Acres

Zoning: A-11

Shape: Irregular

Frontage: Each lot having approximately 120 ± Feet

Utilities: Electric, telephone, storm sewers.

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$7,700.

Environmental Characteristics: Upland - Sub-divided tract of 22 lots and 1 recreation lot - growth area

COMPARABLE SALE NO. S-37

County: Burlington

Municipality: Shamong

Deed Date: 11/21/78

Book: 2146

Page: 40

Grantor: Oak Shade Associates

Grantee: Wedgeford Associates

Consideration: \$111,360.

Assessments: Land: \$12,700.

Total: \$12,700.

Assessment Ratio: 11.40%

Location of Sale: Southerly side of Indian Mills Road

Block: 7

Lot: 21

Tax Map: 1

Land Description:

Area: 27.84 ± Acres

Zoning: A-11

Shape: Irregular

Frontage: 606 ± Feet

Utilities: no public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$4,000.

Environmental Characteristics: Upland - growth area

COMPARABLE SALE NO. S-38

County: Burlington Municipality: Shamong
Deed Date: 9/14/78 Book: 2113 Page: 131

Grantor: Sarah Avis Schrider, widow

Grantee: Lyon Homes, Inc.

Consideration: \$90,244. Assessments: Included other lands

Assessment Ratio:

Location of Sale: North east corner of Medford - Apsion Road

Block: 15 Lot: 12 Tax Map: 3

Land Description:

Area: 20.6 ± Acres Zoning: A-1, FP

Shape: Irregular

Frontage: 667 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$4,381.

Environmental Characteristics: Mainly upland - portion flood plain -
growth area

COMPARABLE SALE NO. S-40

County: **Burlington**

Municipality: **Shamong**

Deed Date: **11/16/77**

Book: **2007**

Page: **749**

Grantor: **Hobart R. Gardner and Mary h/w**

Grantee: **Fox Chase Homes**

Consideration: **\$150,000.**

Assessments: **Land: \$55,400.**

Assessment Ratio: **36.93%**

Location of Sale: **Northerly side of Tuckerton Road,**

Block: **23**

-Lot: **38**

Tax Map: **5**

Land Description:

Area: **27.72 ± Acres**

Zoning: **A-11**

Shape: **Reasonably rectangular**

Frontage: **550 ± Feet**

Utilities: **No public sewer or water**

Type of Road: **Paved**

Reflects an Indicated Unit Value Per Acre of: **\$5,411.**

Environmental Characteristics: **Upland - growth area**

COMPARABLE SALE NO. S-43

County: Burlington

Municipality: Shamong

Deed Date: 9/30/76

Book: 1963

Page: 637

Grantor: Elvin C. Wright and Lorraine S. h/w

Grantee: Joseph E. Hamilton

Consideration: \$148,500.

Assessments: Land: \$25,550. Total: \$25,550.

Assessment Ratio: 17.20%

Location of Sale: South side of Dingtletown - Hampton Gate Road

Block: 35

Lot: 43

Tax Map: 8

Land Description:

Area: 135.715 ± Acres

Zoning: P-1, AW, FP

Shape: Extremely irregular

Frontage: 1,899 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$1,094.

Environmental Characteristics: Upland, portion restricted to Planning Board approval, portion flood plain

COMPARABLE SALE NO. S-46

County: Burlington Municipality: Shamong

Deed Date: 12/20/78 Book: 2160 Page: 173

Grantor: Walter Kissel and Catherine, h/w

Grantee: Nicholas Starinieri and Norma, h/w

Consideration: \$28,500. Assessments: Land: \$24,450. Total: \$24,450.

Assessment Ratio: 85.79%

Location of Sale: Stokes Road

Block: 6 Lot: 12, 13 Tax Map: 1

Land Description:
Area: 4.19± Acres Zoning: A-11

Shape: Rectangular

Frontage: 262± feet

Utilities: No public sewer or water.

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$6,802.

Environmental Characteristics: Upland in growth area.

COMPARABLE SALE NO. S-49

County: Burlington Municipality: Shamong

Deed Date: 10/17/77 Book: 2004 Page: 261

Grantor: Lahn Management, Inc.

Grantee: Lyon Homes, Inc.

Consideration: \$125,000. Assessments:

Assessment Ratio:

Location of Sale: Northwesterly side of Dingtletown Road

Block: 23 Lot: 28 Tax Map: 5

Land Description:

Area: 27.74 ± Acres Zoning: P-11

Shape: Reasonably rectangular

Frontage: 777 ± Feet

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$4,506.

Environmental Characteristics: Zoning change to higher density was a condition of sale. Adjacent to development - bought for assemblage. Upland, growth area

COMPARABLE SALE NO. S-50

County: Burlington

Municipality: Shamong

Deed Date: 12/2/76

Book: 1973

Page: 402

Grantor: Walter Daniels and Anne M h/w

Grantee: Lyon Homes

Consideration: \$56,000.

Assessments: \$10,800.

Total: \$10,800.

Assessment Ratio: 19.28%

Location of Sale: Interior land off Dingtletown Road

Block: 23

Lot: 29

Tax Map: 58

Land Description:

Area: 18.937 ± Acres

Zoning: AW

Shape: Irregular

Frontage: None

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$2,957.

Environmental Characteristics: Restricted to Planning Board approval due to sensitive vegetation, high water table, poor soils. Growth area adjacent to development.

COMPARABLE SALE NO. S-51

County: Burlington Municipality: Shamong
Deed Date: 9/21/78 Book: 2182 Page: 263

Grantor: Anthony Masso and Rose h/w

Grantee: Joe Bricketto, Inc.

Consideration: \$278,100. Assessments: \$238,700. Total: \$238,700.

Assessment Ratio: 85.8%

Location of Sale: Easterly side of Medford - Atsion Road

Block: 12 Lot: 25 Tax Map: 3

Land Description:

Area: 124.44 ± Acres Zoning: A-11

Shape: Irregular

Frontage: 1,370 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,238.

Environmental Characteristics: Upland - growth area.

COMPARABLE SALE NO. S-52

County: Burlington

Municipality: Shamong

Deed Date: 11/10/78

Book: 2142

Page: 32

Grantor: Sarah Avis Schrider, widow

Grantee: Alexandra Schauman

Consideration: \$85,000.

Assessments: Included other land

Assessment Ratio:

Location of Sale: Northwest corner of Stokes Road,

Block: 15

Lot: 7A & 13

Tax Map: 3

Land Description:

Area: 12.79 ± Acres

Zoning: VC

Shape: Irregular

Frontage: 644 ± Feet - Stokes

816 ± Feet - William Grove

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$6,646.

Environmental Characteristics: Upland - growth area

COMPARABLE SALE NO. S-53

County: Burlington

Municipality: Shamong

Deed Date: 3/14/77

Book: 1978

Page: 1120

Grantor: John Harter & Ernest Ferri

Grantee: Walter Daniels, et als

Consideration: \$140,000.

Assessments:

Assessment Ratio:

Location of Sale: South side of Tuckerton Road

Block: 23

Lot: 40

Tax Map: 5

Land Description:

Area: 51.167 ± Acres

Zoning: P-11

Shape: Irregular

Frontage: 1,063 ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,736.

Environmental Characteristics: Upland - growth area

COMPARABLE SALE NO. S-55

County: Burlington

Municipality: Shamong

Deed Date: 6/4/79

Book: 2224

Page: 62

Grantor: Chris L Watt, and Linda h/w

Grantee: Lyon Homes

Consideration: \$85,000.

Assessments:

Assessment Ratio:

Location of Sale: Westerly side of Medford - Indian Mills Road and North side of Oak Shade Road

Block: 21-C

Lot: 7

Tax Map: 1

Land Description:

Area: 12.19 ± Acres

Zoning: A-11

Shape: Irregular

Frontage: 171 ± Feet - Medford-Indian Mills Road

65 ± Feet - Oak Shade

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$6,973.

Environmental Characteristics: Upland - growth area

- (6) Malus tatarica, Toba, Toba crabapple
- (7) Malus baccata, Siberian crab
- (8) Malus bopai, Hopa crab
- (9) Malus Link Perfection, (Plant Patent 2912), new hybrid crab
- (10) Prunus kwansan, Kwansan cherry
- (11) Pyrus calleryana Bradford, Bradford pear

SECTION 904. Cluster Development

The Planning Board may approve an application for cluster development if it meets the standards set forth in this Section. The applicant shall first submit to the Board a density plan. The density plan shall show the number of lots which would be obtained from the parcel of land covered by the application if the prevailing zoning was met and there was no cluster. Roads must be shown on the density plan and must be excluded from the parcel in computing density. The Board may approve the density plan if it feels that clustering is in the best interest of the Township. If the Board approves the density plan, it shall at the same time make a determination as to the maximum number of lots that may be approved on the parcel. The purpose of this cluster provision is to set aside desirable open space, preserve environmentally sensitive areas, flood plain, school sites, recreation areas, and parks. Cluster is permitted only in any residential district. A reduction in lot size is permitted, however, no increase in the number of lots is permitted.

1. Cluster developments may be approved in accordance with the following standards:

- (a) All dwelling units shall be connected to approved and functioning public water and sanitary sewer systems or a plan presented satisfactory to the Planning Board to show that population in the area is sufficient to support on-site systems. In such event no lot shall be smaller than 10,000 square feet.

A minimum of twenty percent (20%) per cent. of the tract shall be set aside as open spaces, conservation areas, flood plains, school sites, recreation areas or parks.

2. Any lands so set aside shall meet the following requirements:

- (a) The minimum size of any parcel shall be one (1) acre.
- (b) It shall be an integral part of the development and shall be located to best suit the purpose for which is intended.
- (c) Every parcel so set aside shall be conveyed by deed at the time final plat approval is granted.
- (d) Any lands offered to the municipality shall be subject to review by the Planning Board which shall be guided by the Master Plan, the ability to assemble and relate such lands to an overall plan, the accessibility and potential utility of such lands, and such existing features as topography, soils, wetlands, and tree cover as these features may enhance or detract from the intended use of the lands. The Planning Board may request an opinion from other public agencies or individuals to the advisability of accepting any lands to be offered.

SECTION 905. Environmental Impact Statement

An Environmental Impact Statement shall accompany all site plans, shall provide the information needed to evaluate the effects of a proposed development upon the environment, and shall include data, be distributed, reviewed, and passed upon as set forth in Section 715 Subsections 1 through 8.

b. Permitted Accessory Uses -

1. Customary farm buildings for use in conjunction with agricultural uses.
2. Accessory dwellings for farm workers for use in conjunction with agricultural uses on farms of at least fifteen (15) acres, provided that each such dwelling unit shall comply in every respect to the statutes of the State of New Jersey and the rules and regulations of the New Jersey State Board of Health concerning farm labor housing.
3. Roadside farm stands for the sale of farm products grown or raised on the premises by the owner or operator of the farm. There shall be a limit of one stand per farm. Each stand shall be set back a minimum of thirty-five (35') feet from the street line.
4. Private garages, carports, and accessory buildings less than six hundred (600) square feet in area for use with main dwelling.
5. Off-street parking facilities located no closer than ten (10') feet to any lot line.
6. Private residential swimming pools.
7. Clubhouses with golf courses.

c. Conditional Uses -

1. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas, or similar commercially or industrially related operations of such companies.
2. Quasi-public buildings and recreation areas.
3. Home occupation, provided it meets the standards set forth in this Ordinance.
4. Hospitals, philanthropic or charitable uses.

SECTION 118. Agriculture-Residential I (A-I)

The purpose of this district is to provide for farming uses and compatible single-family residential uses of medium density, and to provide for agricultural uses.

1. Permitted Principal Uses - Farms and farm buildings, and small, open, golf courses, municipal buildings, public parks and playgrounds, churches, elementary, intermediate and secondary schools, and firehouses.

1. Minimum lot size, fifty thousand (50,000) square feet.
2. Minimum lot dimensions -
 - (a) Width, one hundred fifty (150') feet.
 - (b) Depth, two hundred (200') feet.
3. Minimum yard dimensions for principal building -
 - (a) Front, fifty (50') feet.
 - (b) Each side, thirty (30') feet.
 - (c) Rear, fifty (50') feet.
4. Minimum accessory building set backs from -
 - (a) Front lot line, one hundred (100') feet.
 - (b) Side lot line, five (5') feet.
 - (c) Rear lot line, five (5') feet.
 - (d) Principal building, twenty (20') feet.
5. No dwelling house shall be erected with a living area of less than twelve hundred and fifty (1,250) square feet.

SECTION 919. Agriculture-Residential II (A-II)

The purpose of this district is to provide for farming uses and compatible single-family use and to provide for agricultural uses. This district has fewer site limitations and, therefore, can handle an increase density (30,000 square foot lots).

a. Permitted Principal Uses - Farms and farm buildings, single-family homes, golf courses, municipal buildings, public parks and playgrounds, churches, elementary, intermediate and secondary schools, and firehouses.

b. Permitted Accessory Uses - All uses permitted in the A-I District.

c. Conditional Uses - All uses permitted in the A-I District.

- BULK REGULATIONS
1. Minimum lot size shall be thirty thousand (30,000) square feet.
 2. Minimum lot dimensions -
 - (a) Width, one hundred twenty (120') feet.
 - (b) Depth, two hundred (200') feet.
 3. Minimum yard dimensions for principal building -
 - (a) Front, fifty (50') feet.
 - (b) Each side, thirty (30') feet.
 - (c) Rear, forty (40') feet.
 4. Minimum accessory building set backs from -
 - (a) Front lot line, one hundred (100') feet.
 - (b) Side and rear lot line, five (5') feet.
 - (c) Principal building, twenty (20') feet.
 5. The minimum size dwelling unit shall be a living area of not less than twelve hundred fifty (1,250) square feet.

SECTION 920. Pinelands-Residential I (P-I)

The purpose of this district is to protect the Mullica River watershed and the natural pinelands environment, encourage farming use and compatible single-family use of low density lots.

a. Permitted Principal Uses - Farms and farm buildings, single-family homes, golf courses, public parks and playgrounds, churches, firehouses and elementary, intermediate and secondary schools.

b. Permitted Accessory Uses - All accessory uses permitted in the A-I District.

c. Conditional Uses - All conditional uses permitted in the A-I District.

d. Bulk Regulations -

1. Minimum lot size shall be sixty thousand (60,000) square feet.

2. Minimum lot dimensions -

(a) Width, one hundred fifty (150') feet.

(b) Depth, two hundred forty (250') feet.

3. Minimum yard dimensions for principal building -

(a) Front yard, sixty (60') feet.

(b) Each side, thirty (30') feet.

(c) Rear yard, seventy-five (75') feet.

4. Minimum accessory building set backs from -

(a) Front lot line, one hundred (100') feet.

(b) Side lot line and rear lot line, ten (10') feet.

(c) Principal building, twenty (20') feet.

5. The minimum size dwelling unit shall be a living area of not less than twelve hundred fifty (1,250) square feet.

SECTION 921. Pinelands-Residential II (P-II)

The purpose of this district is to protect the Mullica River watershed and the natural pinelands environment, encourage farming use and compatible single-family use. This district has fewer soil limitations and, therefore, can handle an increased density.

a. Permitted Principal Uses - Farms and farm buildings, single-family homes, golf courses, public parks and playgrounds, churches, firehouses, and elementary, intermediate and secondary schools.

b. Permitted Accessory Uses - All uses permitted as accessory uses in the A-I District.

c. Conditional Uses - All conditional uses allowed in the A-I District.

d. Bulk Regulations and Limitations -

1. Minimum lot size, forty thousand (40,000) square feet.

2. Minimum lot dimensions -

(a) Width, one hundred twenty (120') feet.

(b) Depth, two hundred (200') feet.

3. Minimum yard dimensions for principal building -

(a) Front yard, fifty (50') feet.

(b) Each side, thirty (30') feet.

(c) Rear yard, forty (40') feet.

4. Minimum accessory building set backs from -

(a) Front lot line, one hundred (100') feet.

(b) Side and rear lot line, five (5') feet.

(c) Principal building, twenty (20') feet.

5. The minimum size dwelling unit shall be a living area of not less than twelve hundred fifty (1,250) square feet.

SECTION 922. Mobile Home Park District (MH-I)

The purpose of this district is to provide centralized area within the Township where mobile home parks can be situated for use by persons of any age. It is intended that future mobile home development will be planned and controlled to provide proper aesthetic and design consideration including optimum recreation and open space areas.

a. Permitted Principal Uses on the Land and in Buildings -
Mobile home parks.

b. Permitted Accessory Uses -

1. Playgrounds, conservation areas, and parks.

2. Private residential swimming pools, owned and operated by the park management.

3. Off-street parking.

4. Metal accessory buildings ancillary to the mobile home park.

5. Laundromats.

c. Maximum Building Height - No building or mobile home shall exceed thirty (30') feet in height.

d. Area and Yard Requirements - The minimum tract size shall be twenty-five (25) acres including the areas of existing streets and water areas within the tract boundary lines. A

minimum of one hundred (100') feet of frontage on an improved public street shall be required.

e. Required Recreation Area - Active recreation areas equal to at least two hundred (200) square feet per lot (minimum one (1) acre per mobile home park) shall be provided in suitable locations within the mobile home park and improved to best suit the use(s) for which they are intended.

f. Area of Yard Requirements - Each mobile home and each accessory building shall adhere to the following area and yard requirements:

	<u>Minimum</u>
Lot area	7,000 square feet
Lot frontage	62 feet
Lot width	62 feet to end of main building
Lot depth	100 feet
Side yard (each)	15 feet
Front yard	30 feet
Rear yard	15 feet
Distance between mobile homes	40 side, 30 end to end
	<u>Maximum</u>
Building coverage	25%

g. Floor area minimum - Each mobile home shall have a minimum gross floor area of six hundred (600) square feet.

h. Density - Mobile home parks shall not exceed a density of five (5) mobile homes per acre.

i. Minimum off-street parking -

1. Two (2) spaces per mobile home shall be provided.

2. Parking spaces shall be provided in areas designed specifically for parking. There shall be no parking along interior streets.

j. Minimum off-street loading - None required.

k. Signs - Each mobile home park shall have one (1) lighted or unlighted sign along each exterior road which the tract in question abuts. Such sign(s) shall not exceed ten (10') feet in height, shall be set back twenty-five (25') feet from cartways, and in no event to encroach upon the street right-of-way, shall not exceed an area of forty (40) square feet and shall be used to display the development's name.

SECTION 923. Senior Citizens Mobile Home Park District II (MH-II)

The purpose of this district is to provide a centralized area within the Township wherein mobile home parks designed for adults can be situated.

a. Permitted Principal Uses on the Land and in Buildings - Mobile home parks.

b. Permitted Accessory Uses - All uses permitted as accessory uses in the MH-I Mobile Home District.

c. Maximum building height - No building or mobile home shall exceed thirty (30') feet in height.

d. Area and Yard Requirements - The minimum tract size shall be twenty-five (25) acres including the areas of existing streets and water areas within the tract boundary lines. A minimum of one hundred (100') feet of frontage on an improved public street shall be required.

e. Required Recreation Area - Active recreation areas equal to at least two hundred (200) square feet per lot (minimum one (1) acre per mobile home park) shall be provided in suitable locations within the mobile home park and improved to best suit the use(s) for which they are intended.

f. Area of Yard Requirements - Each mobile home and each accessory building shall adhere to the following area and yard requirements:

Minimum

Lot area	7,000 square feet
Lot frontage	62 feet
Lot width	62 feet to end of main building
Lot depth	100 feet
Side yard (each)	15 feet
Front yard	30 feet
Rear yard	15 feet
Distance between mobile homes	40 side, 30 end to end

Maximum

Building coverage 25%

g. Floor area minimum - Each mobile home shall have a minimum gross floor area of six hundred (600) square feet.

h. Density - Mobile home parks shall not exceed a density of five (5) mobile homes per acre.

i. Minimum off-street parking -

1. Two (2) spaces per mobile home shall be provided.
2. Parking spaces shall be provided in areas designed specifically for parking. There shall be no parking along interior streets.

j. Minimum off-street loading - None required.

k. Signs - Each mobile home park may have one (1) lighted or unlighted sign along each exterior road which the tract in question abuts. Such signs(s) shall not exceed ten (10') feet in height, shall be set back twenty-five (25') feet from cartways and in no event to encroach upon the street right-of-way, shall not exceed in area of forty (40) square feet and shall be used to display the development's name.

l. In this district no person can use or occupy a mobile home unless he has attained the age of fifty-two (52) years. This restriction is designed to provide an area or areas in the

Township with minimum noise, and to create an area where adults may live with others of their own age group; further, to provide an area for retired persons; also, to provide an area of low cost housing in the community for adults who may be on a low or fixed income, although income, of itself, is not a criterion as to use.

SECTION 924. Multiple Dwelling District (MD)

The purpose of the Multiple Dwelling District is to provide a centralized area within the Township where groups of apartments can be situated for use by such persons who prefer apartment dwelling life. It is intended that apartment or multi-dwelling units will be planned and controlled to provide proper aesthetic and design considerations including optimum recreation and open areas at a low cost to the users.

a. Principal permitted uses on the land and in buildings:

1. Any and all uses permitted in A-I, Agriculture-Residential District.
2. Groups of apartments developed and built according to a unified site plan and architectural design subject to the provisions contained in this article.

The total number of apartment units hereinafter permitted to be constructed in the Township of Shamong shall be limited to five (500) hundred.

b. Location Criteria -

No application for multi-dwelling buildings shall be considered unless the proposed location meets the following requirements:

1. The plot to be developed shall front on an existing paved road, or the developer's performance guarantee as required herein and in the Subdivision Ordinance of the Township, shall include the cost of construction of any roads necessary to serve the development.

The plot shall be in an area already served by public sewers and water, or alternatively it shall be the responsibility of the developer to install same.

c. Application Requirements -

An application for multi-family dwelling units shall be accompanied by plans showing:

1. Location, shape and dimensions of the property.
2. Existing zoning classification.
3. Property lines of all lots within fifty (50) feet of the boundary of the plot covered by the application.
4. Acreage of the property to be developed.
5. True north point with all bearings reference from it.
6. Dimensions and locations of existing buildings.
7. Abutting streets or roads.
8. Proposed location of entrance and exit driveways and of areas to be surfaced for parking.
9. Dimensions and set backs of proposed buildings or building and contours at two-foot intervals.
10. Proposed grading and drainage.
11. Graphic scale.
12. Proposed landscaping.
13. Description of intended uses.
14. Recreational facilities proposed.
15. Proposed driveways, dwelling entrance ways and pedestrian walks.
16. Proposed lighting.

d. Performance Guarantee -

Within thirty (30) days after approval of a multiple dwelling development by the Planning Board, and, in any event before issuance of a building permit, the developer shall deliver to the Township Clerk a performance guarantee in an amount

sufficient to cover the cost of all on-site and off-site improvements required by the subdivision ordinance.

e. Area restrictions and regulations shall be as follows.

1. Lot area, five (5) acres.
2. Maximum density of units, twelve (12) per acre.
3. Lot width, two hundred fifty (250') feet minimum.
4. Front yard, thirty (30') feet measured from the right of way line except that a front yard not less than fifty (50') feet shall be provided on all lots abutting any County road or State highway.
5. Side yards, thirty (30') feet each measured from the property line.
6. Rear yard, fifty (50') feet measured from the property line.
7. Maximum lot coverage, forty (40%) per cent.
8. Maximum height, two stories with basement which shall not be used for living space.
9. Each individual apartment or multiple dwelling shall contain at least the following:
 - a. Kitchen, bath and two other rooms. Each dwelling unit shall also be provided with a minimum storage area, exclusive of closets within the dwelling unit, in each building, of sixty (60) square feet in area and a minimum of six (6') feet in height per dwelling unit, which space may be located in the basement. Such storage area shall have a fire-proof ceiling with at least a two (2) hour rating, a fire alarm system, an underwriter approved method of automatic fire control and proper lighting.
10. Each dwelling unit shall have its own separate entrance from the outside of the building.
11. All dwelling units must have heating with independent controls for each unit, which shall be sufficient

to permit each unit to be maintained at a temperature of 72 degrees F when the outside temperature is at 0 degrees F.

12. All dwelling units must have air conditioning with individual controls for each apartment unit. There shall be no window-type of projecting unit used. Such air conditioning unit or units shall be such as will permit each apartment unit to maintain throughout a temperature of 15 degrees F below the outside temperature.

13. Sufficient garbage storage, and garbage and trash pick-up by means of self-dumping bulk material handlers and other utility areas must be provided and properly maintained; and should be located with a view both to convenience and to minimizing the detrimental effect on the aesthetic character of the buildings and shall be enclosed and shielded from view by fencing or shrubbery of at least six (6') feet in height around the perimeter.

14. Soundproofing - A minimum of six (6") inches of soundproofing material shall be used between separate family units. In no event shall this requirement be less than any State or municipal building code in force in Shamong Township at the time of the application for permit.

f. Off-street parking for multiple dwelling buildings shall be provided in a ratio of one and three-quarter (1 3/4) spaces (each space 10 feet x 20 feet with at least 24-foot clearance behind each space) for each dwelling unit with no more than twenty (20) spaces in any one parking area. Parking areas shall be located within the permitted buildable area, or in the rear yard provided, however, that in the latter case, a ten (10) foot landscaped strip shall be maintained along the entire length of the rear lot line and other lot lines as approved by the Planning Board of the Township of Shamong. No on-street parking shall be permitted on any street whether public or private.

SECTION 925. Agriculture-Woodland District (AW)

The purpose of this District is to define certain areas in the Township which could be determined critical due to the sensitive vegetation, high water table, poor soils, proximity to flood plain and surface run-off area.

a. Permitted Uses - All uses are restricted to Planning Board approval, which approval shall be limited to a type of use as shown on the Master Plan for adjacent property. Such use or uses must be shown by applicant as uses which will not be injurious to surface waters, ground waters or the ecology of the lands to be used or adjacent lands. Applicant must also prove that said use or uses will not be harmful to the user or adjacent land owners and users.

SECTION 926. Flood Plain District (FP)

The purpose of these regulations is to permit only that development of flood prone areas which: (a) is appropriate in light of the probability of flood damage and the need to reduce flood losses; (b) represents an acceptable social and economic use of the land in relation to the hazards involved; and (c) does not increase the danger to human life. This zone is created in recognition of the increased threat, severity and frequency of floods expected to result from continued development. It is intended to retain areas adjacent to streams and rivers free from structures and other obstructions to the water flow during periodic rises in the water level. This District is intended to protect flood plains so that flood waters may have a natural course to flow, that the water course is not constricted or altered in a manner that will increase water velocities or create a dam, that the water level may rise without danger to persons or property, that the water level may rise and cover larger land surfaces for the purpose of greater water percolation and recharging of the underground water supply and that a park-like network is developed throughout the Township along these

a. Related definitions -

1. Channel - A natural depression of perceptible extent, with a definite bed and banks to confine and conduct flowing water either continuously or periodically.

2. Flood Plain - The relatively flat terrain adjoining a water channel which has been or may be hereafter covered by flood water of the channel.

3. Floodway - The channel and portions of the adjacent flood plain that carry the greater part of flood flow at greater depths and velocities than do the other parts of the flood plain; that constitute the minimum area required for the passage of flood flows without aggravating flood conditions upstream and downstream; and that are necessary to preserve the natural regimen of the stream for the reasonable passage of the floodway design flood.

4. Flood Hazard Area - The floodway and additional portions of the flood plain that are subject to flood flow at lesser depths and lower velocities than the floodway and that are inundated by the flood hazard area design flood.

5. Design Flood (Floodway or Flood Hazard Area) - The relative size or magnitude of a flood expressed as a design discharge in cubic feet per second, which is developed from hydrologic criteria; represents a major flood or reasonable expectancy; reflects both flood experience and flood potential; and is the basis of the delineation of the floodway and the flood hazard area and of the water surface elevations thereof.

b. Map of Floodway and Flood Hazard Area -

The following maps (and other sources of information if deemed appropriate) shall be used to specify floodway and flood hazard areas for channels in the Township.

1. Soil survey for Shamong Township, Burlington County, New Jersey, U. S. Department of Agriculture, Soil

2. Master Plan for Shamong Township, Burlington County, New Jersey, Shamong Township Planning Board.

c. Permitted Uses -

1. Floodway - In the floodway, no building or structure shall be permitted, nor shall any material be stored, nor shall any fill be placed, nor shall the elevation of the land be substantially changed. The following uses are permitted:

- (a) Parks, playgrounds and conservation areas.
- (b) Growing and harvesting of crops.
- (c) Unpaved parking areas.

2. Flood Hazard Area - In the flood hazard area, no accessory building or structure shall be permitted if the elevation of any floor of such structure, including basement, shall be less than one (1') foot above the flood hazard area design flood profile. The following uses are permitted:

- (a) Parks, playgrounds and conservation areas.
- (b) Growing and harvesting of crops.
- (c) Unpaved parking areas.
- (d) Underground utilities.
- (e) Sealed public water supply wells.
- (f) Yards areas for uses permitted in the adjoining zoning district upon approval of the Planning Board, provided that the portion of the flood plain is part of the same lot in the adjoining district.

SECTION 927. Village Commercial District (VC)

The purpose of the Village Commercial District is to allow for small areas throughout the Township where retail and service businesses may be located primarily for the convenience of the residents in the immediate neighborhood. Each designated zone is large enough to permit expansion of these convenience

TABERNAULE

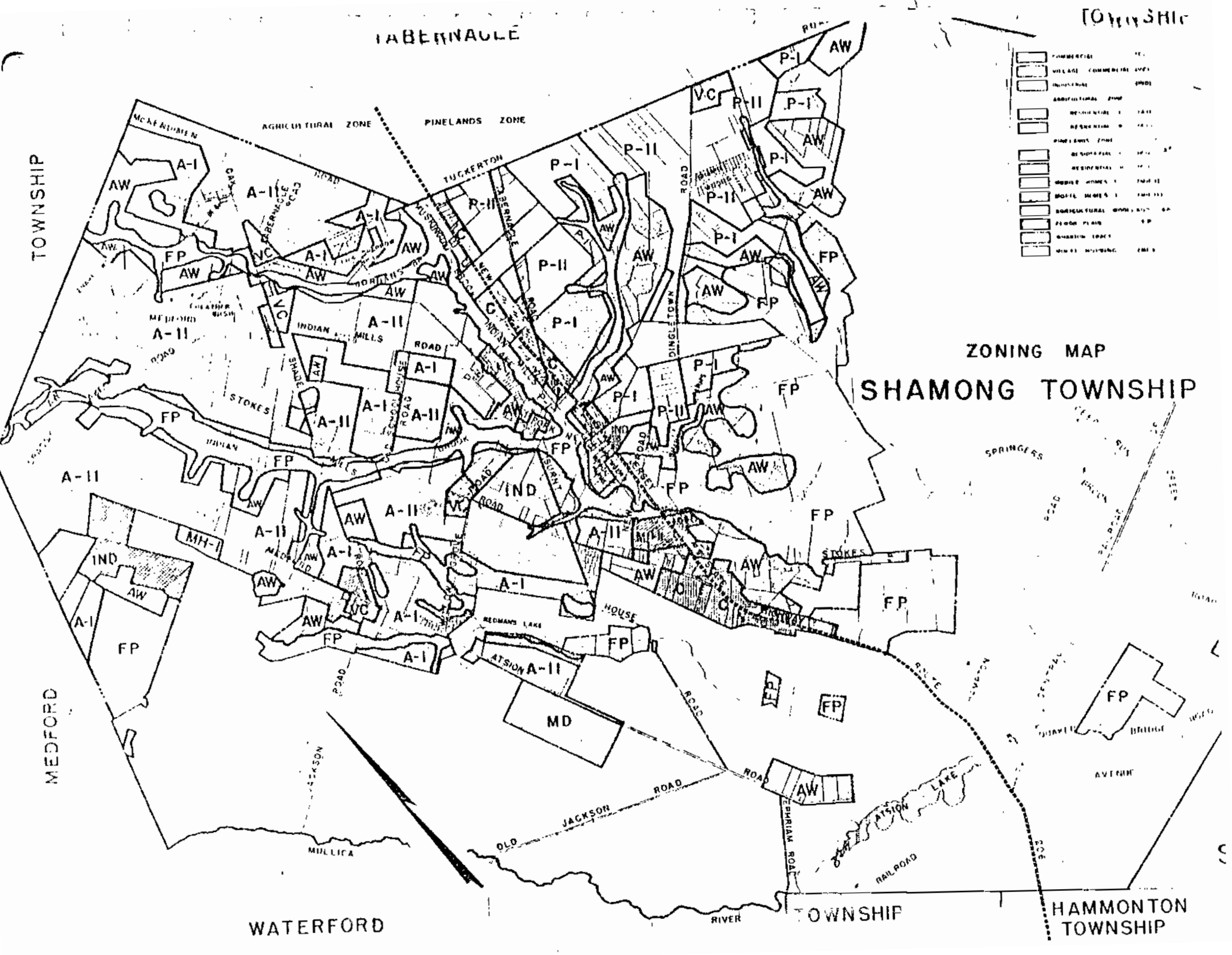
TOWNSHIP

MEDFORD

WATERFORD

TOWNSHIP

HAMMONTON TOWNSHIP



[Symbol]	COMMERCIAL	100'
[Symbol]	VILLAGE COMMERCIAL	100'
[Symbol]	INDUSTRIAL	100'
[Symbol]	AGRICULTURAL	200'
[Symbol]	RESIDENTIAL	100'
[Symbol]	RESIDENTIAL	100'
[Symbol]	PLANNED	100'
[Symbol]	RESIDENTIAL	100'
[Symbol]	RESIDENTIAL	100'
[Symbol]	MOBILE HOMES	100'
[Symbol]	MOBILE HOMES	100'
[Symbol]	AGRICULTURAL	100'
[Symbol]	FLOOD PLAIN	50'
[Symbol]	QUARANTINE	100'
[Symbol]	WATER	100'

ZONING MAP SHAMONG TOWNSHIP

WASHINGTON TOWNSHIP, BURLINGTON COUNTY

Study and Evaluation

In the analysis of Washington Township in Burlington County, the following pertinent facts and conclusions were derived:

The study period encompassed all sales from January 1, 1977 to the end of 1979. There were approximately 30 sales which occurred in the study period. Of these 30 sales over the three year period, slightly more than 20% were sales of property of less than 10 acres. Of the remaining sales, the majority were in the 10 acre to 50 acre category with a couple of sales of 200+ acres. With the exception of sales occurring in the latter part of 1979, no zoning was available except on a site by site basis due to the preparation of a new ordinance which was adopted in July of 1979.

There is to be noted a large sale which occurred in August of 1977 between Olympia and York Development Limited to Oandy Bass River Development Co. which included approximately 582± acres in Block 27, Lot 3, Block 18, Lot 5, Block 23, Lot 1, Block 24, Lot 9 and a segment in Woodland Township in Block 5702, Lot 1. This sale indicates a per unit value of \$5,662 per acre. Investigation of this sale leaves this appraiser with doubts as to its validity, therefore, it will not be considered in computing average estimates of value per acre.

In studying all sales in accordance with your request to determine and assess the relationship between sales prices and assessed value, the study reveals that there is an extreme range in the ratios from a low of 17% assessment of actual sales price to a high of 209% with all variables between. Therefore, in conclusion, I cannot see any pattern of assessed value to actual market value as indicated by the sales.

In analyzing the sales, I find that there is no conclusive pattern as to demand or what could be considered the growth area of the community as the sales are scattered throughout the area. The only concentration of sales are those located on Tax Maps 27 and 28 and this area has a large segment of low wetlands. The market reveals that the major demand in this community is in the 10 to 50 acre classification with very slight demand, as reflected by market sales, for any acreage over 50 acres. Following in this report are samples of typical sales and their characteristics for categories of 1-10 acres, 10-50 acres and larger tracts. All other possible categories have not been considered as there is no market to study.

With regard to the impact of specified variables, the community as a whole has no public water or sewer in which to document a conclusion, but as has been evidenced in other communities, the impact of water and sewer tends to increase market demand.

The present zoning ordinance permits cluster development as a conditional use provided that in the Rural Agricultural Zone a minimum area of 50 acres is required and in the Rural Residential Zone, a minimum area of 6 acres is required. The density of the parcel cannot be increased over the requirements of the zone in which it is located.

In studying all sales with regard to size of holdings, it is clearly indicated in each zoning area that the smaller parcels demand more on a per unit basis whether it be square foot or per acre than do the larger parcels, all other factors being equal.

In studying the environmental characteristics of the sales and road accessibility of the smaller parcels, the majority of the sales have been on paved

roads, although there are exceptions to this with some being on dirt roads. The only impact that can be considered is that there is more of a demand when there are paved roads available for any given site, but the price per unit differential between the two is slight. The only definite impact on any particular parcel of land would normally be between land which is landlocked versus land on a paved road or a dirt road affording access.

In an analysis of the zoning of Washington Township, which is partially included in this report, we find that in R-A and R-R zones residential cluster development is permitted with reduced lot size, but the same density. Therefore, when considering larger tracts, the zoning impact would be predicated on the actual lot yield of any given site with reduced site improvement costs for cluster development as it would require less roads and auxiliary costs than developing the site under the standard requirements of the zoning.

A major segment of the Township of Washington is presently zoned New Jersey State Lands as well as a small segment of the township being located in a district designated Neighborhood Business.

With regard to the questions as to type of owner and property turnover, from discussions with grantees, it appears that the majority of the smaller parcels were purchased by individuals for potential personal use. The turnover of sales, considering the actual area of the township held in private ownership is active and interesting to note is the number of sales of low wetlands and landlocked parcels.

Located within Washington Township is Wharton State Forest.

CONCLUSION

It is impossible to derive estimates of average acquisition costs per acre for any portions of the community zoned NB - Neighborhood Business as there were no sales in the study period of this type of land. Therefore, the per acre average costs will be estimated for those properties located in the R-R and R-A zones only.

In the final analysis of the sales, we find no concentrated growth area. Any sales of small parcels of 1 - 10 acres have occurred due to strip development, primarily along paved roads and these sales were acquired as individual home sites. It is interesting to note that because of their being located in different sectors and not in any intense growth area that the value range per acre is wide. They range from as little as \$1,400 per acre to \$5,000 per acre and are predominantly uplands with a typical average price of about \$3,000 per acre. In the category of 10-50 acres, those parcels having frontage on paved roads and being a mixture of uplands and wetlands range from \$500 per acre to \$900 per acre, revealing an indicated value of about \$700 per acre. The ratio of the percentage of uplands to low wetlands strongly influences the per acre unit value. Also in this same category we find sales that are totally landlocked and low wetlands, which range in value from \$80 per acre to about \$300 per acre with an average price of about \$200 per acre. When we consider large tracts of over 200 acres, which are primarily low, wet swamplands or have poor soil conditions and high water tables, we are talking about a typical average price also of \$200 per acre, although the sales available were on dirt roads.

In studying these large sales and landlocked parcels, it is the opinion of this appraiser that these sales would be applicable to estimate value in other communities surrounding the subject community for properties having similar characteristics. Even though the other communities may be more active in the upland areas, the characteristics of the land would be the determining factor.

I have submitted a sampling of sales typical of each category where available following in this report.

COMPARABLE SALE NO. W-1

County: Burlington Municipality: Washington

Deed Date: 11/14/78 Book: 2150 Page: 93

Grantor: Steven Rusnak, Jr, and Margaret h/w , William Rusnak and Mary Ann

Grantee: Joseph F. Fox

Consideration: \$21,790. Assessments: Land: \$13,000. Total: \$13,000.

Assessment Ratio: 59.66%

Location of Sale: Westerly side of Turtle Creek Road

Block: 55 - Lot: 77 Tax Map: 27

Land Description:

Area: 36.73 ± Acres Zoning:

Shape: Extremely Irregular

Frontage: 1,966 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$593.

Environmental Characteristics: Upland - Partial swamp wet land

COMPARABLE SALE NO. W-2

County: Burlington Municipality: Washington

Deed Date: 1/21/79 Book: 2183 Page: 28

Grantor: James H. Bradley and Florence h/w/

Grantee: Henry M. Spitzer and Jeanne h/w , et als

Consideration: \$40,000. Assessments: Land: \$67,100. Total: \$67,100.

Assessment Ratio: 167.75%

Location of Sale: Southwesterly side of Green Bank Road

Block: 53 Lot: 5,7,8,9,11 Tax Map: 21

Land Description:

Area: 264.8 ± Acres Zoning:

Shape: Non-contiguous - Irregular

Frontage: 1,005 Feet

Utilities: No public sewer or water

Type of Road: Paved and Dirt

Reflects an Indicated Unit Value Per Acre of: \$151.

Environmental Characteristics: Swamp - wet lands, Rear property line is
Mullica River - Tidelands

COMPARABLE SALE NO. W-3

County: Burlington

Municipality: Washington

Deed Date: 12/2/78

Book: 2173

Page: 68

Grantor: Minnie L. Updike

Grantee: Joseph N. Ware and Mary h/w

Consideration: \$2,439.

Assessments: Land: \$5,100. Total: \$5,100.

Assessment Ratio: 209.1%

Location of Sale: Bridgeport - Batsto Road

Block: 55

-Lot: 4

Tax Map: 27

Land Description:

Area: 30.12 ± Acres

Zoning:

Shape: Irregular

Frontage: 1,910 ± Feet - split frontage

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$81.

Environmental Characteristics: Rear property line Wading River, small segment upland remainder - swamp - wet lands

COMPARABLE SALE NO. W-4

County: Burlington

Municipality: Washington

Deed Date: 7/24/78

Book: 2109

Page: 282

Grantor: Emilio Roma, Jr and Elsie h/w , Victor Roma and Janice h/w

Grantee: Horace A. Somes, Jr.

Consideration: \$7,500.

Assessments: Land: \$1,300. Total: \$1,300.

Assessment Ratio: 17.33%

Location of Sale: Interior land east of Turtle Creek Road

Block: 55

Lot: 12

Tax Map: 28

Land Description:

Area: 28.08 ± Acres

Zoning:

Shape: Irregular

Frontage: None

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$267.

Environmental Characteristics: Land locked parcel on Wading River - low wet lands - swamp

COMPARABLE SALE NO. W-5

County: Burlington

Municipality: Washington

Deed Date: 7/24/78

Book: 2109

Page: 279

Grantor: Emilio Roma, Jr. and Elsie h/w, and Victor Roma and Janice h/w

Grantee: Horace A. Somes Sr. and Dorothea H. Somes

Consideration: \$2,500.

Assessments: Land: \$1,200.

Total: \$1,200.

Assessment Ratio: 48.0%

Location of Sale: Interior land east of Turtle Creek Road

Block: 55

Lot: 9

Tax Map: 27

Land Description:

Area: 23.87 ± Acres

Zoning:

Shape: Irregular

Frontage: None

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$104.

Environmental Characteristics: Land locked land on Wading River, low wet lands, swamp

COMPARABLE SALE NO. W-6

County: Burlington Municipality: Washington

Deed Date: 11/22/78 Book: 2148 Page: 205

Grantor: Adolph Guse and Lydie h/w

Grantee: Frederick R. Westphal, Jr. and Diane h/w

Consideration: \$10,500.(cash) Assessments: Land: \$5,500. Total: \$5,500.

Assessment Ratio: 52.38%

Location of Sale: Batsto-Bridge, Port Road

Block: 54 Lot: P/O 3B Tax Map: 21

Land Description:

Area: 3.9 ± Acres Zoning:

Shape: Rectangular

Frontage: 187Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,692.

Environmental Characteristics: Upland

COMPARABLE SALE NO. W-7

County: Burlington

Municipality: Washington

Deed Date: 9/18/78

Book: 2117

Page: 266

Grantor: Agnes Morgenweck, Guardian

Grantee: Joseph Golini and Virginia h/w

Consideration: \$7,000.

Assessments: Land: \$9,000. Total: \$9,000.

Assessment Ratio: 128.57%

Location of Sale: South side of Batsto - Bridgeport Road

Block: 51

Lot: 2

Tax Map: 208

Land Description:

Area: 2.3 ± Acres

Zoning:

Shape: Irregular

Frontage: 179 ± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$3,043.

Environmental Characteristics: Upland

COMPARABLE SALE NO. W-8

County: Burlington

Municipality: Washington

Deed Date: 11/22/78

Book: 2150

Page 198

Grantor: John Alvan Rose and Grace Lyle h/w

Grantee: Wilton T. Keating and Marguerite h/w

Consideration: \$3,500.

Assessments: Land: \$2,000.

Total: \$2,000.

Assessment Ratio: 57.14%

Location of Sale: Bridgeport - Batsto Road

Block: 49

Lot: 5

Tax Map: 24

Land Description:

Area: .918 ± Acres

Zoning:

Shape: Rectangular

Frontage: 200 Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$3,812.

Environmental Characteristics: Upland

COMPARABLE SALE NO. W-9

County: Burlington

Municipality: Washington

Deed Date: 7/7/77

Book: 1991

Page: 435

Grantor: Eleanor N. Fessman

Grantee: Stanley H. Snyder and Ada h/w

Consideration: \$65,000.

Assessments: Land: \$44,900. Total: \$44,900.

Assessment Ratio: 69.07%

Location of Sale: Turtle Creek Road

Block: 55

Lot: 71

Tax Map: 27 and 28

Land Description:

Area: 266.85 ± Acres

Zoning:

Shape: Irregular

Frontage: 1,215 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$243.

Environmental Characteristics: Low wet lands

COMPARABLE SALE NO. W-10

County: Burlington

Municipality: Washington

Deed Date: 12/29/77

Book: 2018

Page: 300

Grantor: Raymond H. Lewis and Marie M. h/w

Grantee: Roger L. Bernard and Donna S. h/w

Consideration: \$9,600.

Assessments: Land: \$4,000. Total: \$4,000.

Assessment Ratio: 41.67%

Location of Sale: Westerly side of Island Road

Block: 53

Lot: 16

Tax Map: 21

Land Description:

Area: 14 ± Acres

Zoning:

Shape: Irregular

Frontage: 450 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$686.

Environmental Characteristics: Mainly low wet lands

COMPARABLE SALE NO. W-11

County: Burlington

Municipality: Washington

Deed Date: 7/14/75

Book: 1922

Page: 731

Grantor: William Wills and Clara h/w, et als

Grantee: Lincoln Marrayott and Anetta h/w

Consideration: \$3,300.

Assessments: Land: \$1,900. Total: \$1,900.

Assessment Ratio: 57.57%

Location of Sale: Interior land off Bulltown - Maxwell Road

Block: 39

Lot: 2

Tax Map: 18

Land Description:

Area: 10.119 ± Acres

Zoning:

Shape: Irregular

Frontage: None

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$320.

Environmental Characteristics: Upland

COMPARABLE SALE NO. W-13

County: Burlington

Municipality: Washington

Deed Date: 11/16/77

Book: 2007

Page: 885

Grantor: Dorathea V. Pratt

Grantee: Irving Richmond and Grace h/w

Consideration: \$10,500.

Assessments: Land: \$5,500. Total: \$5,500.

Assessment Ratio: River Road

Location of Sale:

Block: 55

Lot: 123-G

Tax Map: 22

Land Description:

Area: 5.53 ± Acres

Zoning:

Shape: Irregular

Frontage: None - R.O. W. access

Utilities: No public sewer or water

Type of Road: R.O.W. dirt

Reflects an Indicated Unit Value Per Acre of: \$1,500.

Environmental Characteristics: Upland

COMPARABLE SALE NO. W-14

County: Burlington Municipality: Washington

Deed Date: 9/1/76 Book: 1962 Page: 79

Grantor: Robert M. Barron and Janet H. h/w

Grantee: Jack L. Irwin

Consideration: \$9,500. Assessments: Land: \$5,700. Total: \$5,700.

Assessment Ratio: 60%

Location of Sale: Interior land on Wading River

Block: 27 -Lot: 16 Tax Map: 14

Land Description:

Area: 35 ± Acres Zoning:

Shape: Irregular

Frontage: None

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$251.

Environmental Characteristics: Low land - Marsh Tide land

COMPARABLE SALE NO. W-15

County: Burlington Municipality: Washington

Deed Date: 6/13/75 Book: 1918 Page: 560

Grantor: Calla M. Downs and Stanley h/h

Grantee: Charles W. Newhouse and Gloria A. h/w

Consideration: \$6,200. Assessments: \$4,000.

Assessment Ratio: 64.5%

Location of Sale: Interior - 680 feet west of Turtle Creek Road

Block: 55 Lot: 76 Tax Map: 28

Land Description:

Area: 30.92 ± Acres Zoning:

Shape: Irregular

Frontage: None

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$200.

Environmental Characteristics: Low - wet lands

COMPARABLE SALE NO. W-16

County: Burlington Municipality: Washington
Deed Date: 8/22/77 Book: 1997 Page: 121
Grantor: Earle Hill and Mae h/w

Grantee: De Angelo Associates

Consideration: \$40,000. Assessments: Land: \$14,700. Total: \$14,700.

Assessment Ratio: 36.75%

Location of Sale: South side of Bridgeport Road - Batsto-West side of River Road

Block: 54 Lot: 3 Tax Map: 21

Land Description:

Area: 45.92 ± Acres Zoning:

Shape: Irregular

Frontage: 411' ± - 625' ±

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$870.

Environmental Characteristics: Upland, partial low wet lands

COMPARABLE SALE NO. W-17

County: Burlington

Municipality: Washington

Deed Date: 11/30/77

Book: 2008

Page: 726

Grantor: Bertha M. Byer

Grantee: De Angelo Associates

Consideration: \$32,500.

Assessments: Land: \$19,400. Total: \$19,400.

Assessment Ratio: 59.69%

Location of Sale: Westerly side of River Road

Block: 54

Lot: 8

Tax Map: 21

Land Description:

Area: 58.03 ± Acres

Zoning:

Shape: Irregular

Frontage: 875 Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$560.

Environmental Characteristics: Upland, partial low wet lands

COMPARABLE SALE NO. W-20

County: Burlington Municipality: Washington
Deed Date: 11/16/77 Book: 2009 Page: 758
Grantor: Joseph Fox and Karen h/w
Grantee: Kenneth Cramer and Elizabeth h/w

Consideration: \$5,000. Assessments: Land: \$4,500. Total: \$4,500.

Assessment Ratio: 90%

Location of Sale: Easterly side of Ridge Road

Block: 48 Lot: 168 Tax Map: 26

Land Description:

Area: 1.0⁺ Acres Zoning:

Shape: Rectangular

Frontage: 180± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$5,000.

Environmental Characteristics: Upland

COMPARABLE SALE NO. W-24

County: Burlington

Municipality: Washington

Deed Date: 3/16/78

Book: 2031

Page: 243

Grantor: Alice Key

Grantee: Bruce Winterbottom and Shirley Ann h/w

Consideration: \$3,000.

Assessments: Land: \$

Assessment Ratio:

Location of Sale: Interior land on Wading River

Block: 48

Lot: 3

Tax Map: 25

Land Description:

Area: 19 ± Acres

Zoning:

Shape: Irregular

Frontage: None

Utilities: No public sewer or water

Type of Road:

Reflects an Indicated Unit Value Per Acre of: \$158.

Environmental Characteristics: Low wet lands on Wading River

COMPARABLE SALE NO. W-24A

County: Burlington

Municipality: Washington

Deed Date: 11/23/77

Book: 2007

Page: 1124

Grantor: Henry Skierski and Anna D. h/w

Grantee: Robert Hughes and Joan h/w

Consideration: \$3,000.

Assessments:

Assessment Ratio:

Location of Sale: Interior land on Wading River

Block: 55

Lot: 14

Tax Map: 28

Land Description:

Area: 17 ± Acres

Zoning:

Shape: Irregular

Frontage: None

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$176.

Environmental Characteristics: Low wet lands on Wading River

COMPARABLE SALE NO. W-27

County: Burlington

Municipality: Washington

Deed Date: 3/21/79

Book: 2202

Page: 125

Grantor: John A. Rose and Grace h/w

Grantee: Michael Peranteau and Coleen h/w

Consideration: \$11,000.

Assessments: Land: \$8,000. Total: \$8,000.

Assessment Ratio: 72.73%

Location of Sale: Leeks Avenue

Block: 55A

Lot: 4

Tax Map: 23A

Land Description:

Area: 10.65 ± Acres

Zoning:

Shape: Irregular

Frontage: 204 ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$1,033.

Environmental Characteristics: Uplands, partial wetlands

Area and Bulk Requirements

1. Lot Size: Five (5) acres minimum with the following exceptions:
 - a. Residential cluster option: One (1) acre minimum.
2. Lot Width: Two hundred (200) feet minimum with the following exceptions:
 - a. Residential cluster option: One hundred (100) feet minimum.
3. Building Setback Lines:
 - a. Front yard setback: Fifty (50) feet minimum with the following exceptions
 - (1) Roadside stands: Thirty (30) feet minimum.
 - b. Side yard setback:
 - (1) Principal buildings: Thirty (30) feet minimum with the following exceptions:
 - (a) Residential cluster option: Twenty (20) feet minimum.
 - (2) Accessory buildings: Twenty (20) feet minimum.
 - c. Rear yard setback:
 - (1) Principal buildings: Forty (40) feet minimum
 - (2) Accessory buildings: Twenty (20) feet minimum.
4. Lot Coverage: Twenty percent (20%) maximum with the following exceptions:
 - a. Residential cluster option: Twenty-five percent (25%) maximum.
5. Building Height:
 - a. Principal buildings: Thirty-five (35) feet (2½ stories) maximum.
 - b. Accessory buildings: Fifteen (15) feet (1½ stories) maximum.
 - c. See Section 7.4 for building height exceptions for public buildings, churches and farm buildings.
6. Dwelling Unit Floor Area: One thousand (1,000) square feet minimum but not less than the following:
 - a. 1 story building: One thousand (1,000) square feet minimum.
 - b. 2 or 2½ story building: Twelve hundred (1,200) square feet minimum of which at least eight hundred (800) square feet must be on the first floor.
 - c. 4 bedrooms or more: Twelve hundred (1,200) square feet minimum.
 - d. Duplex: Nineteen hundred (1,900) square feet minimum including both dwelling units.

Area and Bulk Requirements

1. Lot Size: One (1) acre minimum with the following exceptions:
 - a. Residential cluster option: Thirty thousand (30,000) square feet minimum.
 - b. Duplex dwelling unit: Sixty thousand (60,000) square feet minimum.
2. Lot Width: One hundred (100) feet minimum with the following exceptions:
 - a. Duplex dwelling unit: One Hundred twenty-five (125) feet minimum.
3. Building Setback Lines:
 - a. Front yard setback: Fifty (50) feet minimum with the following exceptions:
 - (1) Roadside stands: Thirty (30) feet minimum.
 - b. Side yard setback:
 - (1) Principal buildings: Twenty (20) feet minimum.
 - (2) Accessory buildings: Ten (10) feet minimum.
 - c. Rear yard setback:
 - (1) Principal buildings: Forty (40) feet minimum.
 - (2) Accessory buildings: Twenty (20) feet minimum.
4. Lot Coverage: Twenty-five percent (25%) maximum.
5. Building Height:
 - a. Principal buildings: Thirty-five (35) feet (2- $\frac{1}{2}$ stories) maximum.
 - b. Accessory buildings: Fifteen (15) feet (1- $\frac{1}{2}$ stories) maximum.
6. Dwelling Unit Floor Area: The corresponding conditions and controls of Article VII, Section 7.3 are applicable to this category.

Residential Cluster Standards

All of the design standards applicable for the zoning district in question remain in effect except as provided in this Article or in the particular sections of the zoning district relating to Residential Cluster Option.

1. Minimum Tract Area: The minimum tract area that can be considered for a Residential Cluster Option shall be:
 - a. Rural Agricultural Zone - 30 acres.
 - b. Rural Residential Zone - 6 acres.
2. Open Space: Open space shall be provided for each Residential Cluster Option for purposes including, but not limited to, the following:
 - a. Recreation
 - b. Leisure
 - c. Aesthetics
 - d. Landscape buffers
 - e. Natural drainage

- f. Conservation

Each parcel of open space shall contain at least two (2) acres and its minimum average dimension shall not be less than one hundred (100) feet.

Open space may be either ~~common~~ or public but neither shall include land areas used for the following:

- a. Streets or driveways.
- b. Parking areas.

The following minimum open space allocations shall be made for each Residential Cluster Option:

- a. Rural Agricultural Zone - 50%.
- b. Rural Residential Zone - 20%.

3. Private Streets: Private streets may be permitted by the Planning Board providing the following conditions are met:

- a. The Governing Body's express written approval must be obtained.
- b. The private streets must be built to the standards of Municipal streets.
- c. Easements assuring access of emergency and service vehicles must be established.

- d. Special circumstances warrant the designation of private streets, and the anticipated public benefits justify the proposed limitations.

ESTELL MANOR, ATLANTIC COUNTY

Study and Evaluation

In the analysis of Estell Manor in Atlantic County, the following pertinent facts and conclusions were derived:

The study period encompassed all sales from January 1, 1977 to the end of June, 1979, which were the only SR-1's available. There were approximately 61 sales which occurred in the study period. Of these 61 sales over the three year period, slightly more than 90% were sales of property of less than 10 acres. The majority of these were in the growth area of the municipality and were acquired as potential building sites. The remaining sales ranged in size from 10 acres up to the largest tract, which was 736 acres. The sales were located in various residential zones with only one commercially zones sale, having varied minimum lot area and other requirements.

In studying all sales in accordance with your request to determine and assess the relationship between sales prices and assessed value, the study reveals that there is an extreme range in the ratios from a low of 20% assessment of actual sales price to a high of 200% with all variables between. Therefore, in conclusion, I cannot see any pattern of assessed value to actual market value as indicated by the sales.

In analyzing the sales, I find many variables and the only clear demand pattern appears to be for parcels up to 5 acres in the growth area which have demand as residential building sites. The market reveals limited demand for parcels over 10 acres. Following in this report are samples of typical sales and their characteristics for categories of 1-10 acres, 10-50 acres, and the only large tract sold of 736± acres. All other possible categories have not been considered as there is no market to study.

With regard to the impact of specified variables, the community as a whole has no public water or sewer in which to document a conclusion, but as has been evidenced in other communities, the impact of water and sewer tends to increase market demand.

In studying all sales with regard to size of holdings, it is clearly indicated in each zoning area that the smaller parcels demand more on a per unit basis whether it be square foot or per acre than do the larger parcels, all other factors being equal.

In studying the environmental characteristics of the sales and road accessibility of the smaller parcels, the majority of the sales have been on paved roads, although there are exceptions to this with some being on dirt roads. The only impact that can be considered is that there is more of a demand when there are paved roads available for any given site and the price per unit differential between the two is between 25% and approximately 50% less when the sale is on a dirt road depending on size of parcel. The only other impact on any particular parcel of land would be between land which is landlocked versus land on a paved or dirt road affording access.

In the analysis of the zoning of Estell Manor, which is included in this report, we find that in R-1 and R-2 zones require a minimum lot size of 5 acres, with R-3 and R-4 requiring 40,000 square feet and 10,000 square feet respectively. Therefore, when considering larger tracts, the zoning impact would be predicated on the actual lot yield of any given site; the higher the yield, the higher the indicated per acre value.

In the analysis of Estell Manor, we find the major growth area to be in that segment of the community zoned R-2 and R-3 and located in the north-westerly sector with the southern sector containing Tuckahoe State Fishing and Hunting Grounds and larger tracts of rural land of which a portion is low, traversed by brooks and streams and swampy, therefore being prone to flooding and flood hazard areas.

With regard to the questions as to type of owner and property turnover, from discussions with grantees it appears that the majority of the smaller parcels were purchased by individuals for potential personal use. The market demand appears concentrated in the growth segment of the community and there has been no evidence of large developers having acquired land during the study period with the exception of the one large tract of 736 acres of which a portion appears to be low wetland. This parcel could be an outgrowth from the present growth area.

CONCLUSION

It is impossible to derive estimates of average acquisition costs per acre for any portions of the community zoned R-4 as there were no sales in the study period of land so zoned. Therefore, the per acre average costs will be estimated for those properties located in the R-1, R-2 and R-3 zones only.

In the final analysis of sales, due to the many variables, it is the opinion of this appraiser that parcels located within or in immediate proximity to intensive growth areas of 1-10 acres in zones R-1, R-2 and R-3 on paved roads and suitable for development by virtue of their physical characteristics would tend to have an indicated unit value of \$2,000 per acre average. Sales from 10-50 acres located in more rural areas on paved roads suitable for

development by virtue of their physical characteristics in the R-1, R-2 and R-3 zones would tend to have an indicated value of \$1,200 per acre average. Sales located partially in low wetlands or on dirt roads of 1-10 acres appear to have an average indicated unit value per acre of \$1,000. Parcels of 10-50 acres partially low wetlands and on dirt roads appear to have an average indicated unit value per acre of \$850. Larger tracts of land over 500 acres located in low wetlands would tend to have an average indicated value per acre of \$200 on paved roads. There are no sales of tracts during the study period over 50 acres in size or under 500 acres. Therefore, any of these size tracts to be evaluated would require the research of sales in other communities of similar size, similar location, reasonably similar zoning and proximity to growth patterns.

I have submitted a sampling of sales typical of each category where available following in this report.

COMPARABLE SALE NO. E.M. - 6

County: Atlantic

Municipality: Estell Manor

Deed Date: 9/9/78

Book: 3273

Page: 293

Grantor: Joseph E. Rutherford

Grantee: Gerald J. Gibboni

Consideration: \$12,500.

Assessments: Land: \$13,120. Total \$13,120.

Assessment Ratio: 104.96%

Location of Sale: Southeasterly side of Route 50

Block: 56

Lot: 12-13

Tax Map: 11

Land Description:

Area: 12.12 ± Acres

Zoning: HC

Shape: Reasonably Rectangular

Frontage: 150 ± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,031.

Environmental Characteristics: Upland

COMPARABLE SALE NO. E. M. - 10

County: Atlantic Municipality: Estell Manor

Deed Date: 11/13/78 Book: 3291 Page: 346

Grantor: Jesus Nava

Grantee: William De Lginis and Ann h/w

Consideration: \$1,200. Assessments: Land: \$1,050. Total: \$1,050.

Assessment Ratio: 87.5%

Location of Sale: Easterly side of Broad Street

Block: S-26 Lot: 18 Tax Map: 3

Land Description:

Area: 1.56 ± Acres Zoning: R-3

Shape: Rectangular

Frontage: 150' ±

Utilities: No public sewer or water

Type of Road: Dirt & sand

Reflects an Indicated Unit Value Per Acre of: \$769.

Environmental Characteristics: Uplands

COMPARABLE SALE NO. E. M. - 14

County: Atlantic Municipality: Estell Manor

Deed Date: 1/24/79 Book: 3311 Page: 126

Grantor: George W. Thomas

Grantee: Steven & Debra Frazee

Consideration: \$8,500. Assessments: Land: \$7,800. Total: \$7,800.

Assessment Ratio: 91.76%

Location of Sale: Southwesterly side of Honest John Road

Block: 60 Lot: 30 Tax Map: 14

Land Description:

Area: 10 ± Acres Zoning:

Shape: Rectangular

Frontage: 400' ± feet

Utilities: No public sewer or water

Type of Road: Dirt and Sand

Reflects an Indicated Unit Value Per Acre of:

Environmental Characteristics: Part upland, part low-land

COMPARABLE SALE NO. E. M. - 15

County: Atlantic

Municipality: Estell Manor

Deed Date: 1/15/79

Book: 3320

Page: 32

Grantor: Josephine Fund et als

Grantee: Eleanor D. Clemenson, et als

Consideration: \$11,000.

Assessments: Land: \$9,750.

Total: \$9,750.

Assessment Ratio: 88.64%

Location of Sale: Southerly side of Cumberland Avenue

Block: 5

Lot: 6

Tax Map: 1

Land Description:

Area: 10 -⁺ Acres

Zoning: R-3

Shape: Trapezoid

Frontage: 282' ± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,100.

Environmental Characteristics: Upland - growth area

COMPARABLE SALE NO. E. M. - 17

County: Atlantic

Municipality: Estell Manor

Deed Date: 3/27/79

Book: 3329

Page: 55

Grantor: David & Kathleen A. Matthews

Grantee: Thomas A. Keller

Consideration: \$10,500.

Assessments: Land: \$6,260. Total: \$6,260.

Assessment Ratio: 59.62%

Location of Sale: Easterly side of Route 50

Block: 55

Lot: 4C

Tax Map: 10

Land Description:

Area: 5.349 ± Acres

Zoning: R-2

Shape: Irregular

Frontage: 400' ± Feet

Utilities: No public sewer or water

Type of Road: paved

Reflects an Indicated Unit Value Per Acre of: \$1,963.

Environmental Characteristics: Upland

COMPARABLE SALE NO. E. M. - 19

County: Atlantic

Municipality: Estell Manor

Deed Date: 6/11/79

Book: 3359

Page: 69

Grantor: Samuel & Nellie Sheber

Grantee: Polly B. & James H. Yondura Jr.

Consideration: \$40,000.

Assessments: Land: \$35,600. Total: \$35,600.

Assessment Ratio: 89%

Location of Sale: Westerly side of Route 50, corner of Sayres Road

Block: 60

Lot: 10

Tax Map: 14

Land Description:

Area: 35.6 ± Acres

Zoning: R-2

Shape: Trapezoid

Frontage: 1,100 ± Feet

Utilities: No public sewer or water

Type of Road: Paved on Route 50, Dirt on Sayre Road

Reflects an Indicated Unit Value Per Acre of: \$1,124.

Environmental Characteristics: Upland

COMPARABLE SALE NO. E. M. - 21

County: Atlantic

Municipality: Estell Manor

Deed Date: 2/15/77

Book: 3097

Page: 97

Grantor: Ralph E. Clemenson

Grantee: Gordon F. Bower

Consideration: \$6,000.

Assessments: Land: \$6,000.

Total: \$6,000.

Assessment Ratio: 100%

Location of Sale: Southeasterly side of Ninth Avenue

Block: 3

Lot: 21

Tax Map: 1

Land Description:

Area: 5 ± Acres

Zoning: R-3

Shape: Rectangular

Frontage: 250' ± Feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,200.

Environmental Characteristics: Upland growth area

COMPARABLE SALE NO. E. M. -26

County: Atlantic

Municipality: Estell Manor

Deed Date: 12/20/76

Book: 3112

Page: 236

Grantor: M & M Land Co, a N. J. Corp.

Grantee: Dana Mason

Consideration: \$2,568.

Assessments: Land: \$4,430. Total: \$4,430.

Assessment Ratio: 172.5%

Location of Sale: Southerly side of Third Avenue

Block: 22

Lot: 5

Tax Map: 4

Land Description:

Area: 6.85 ± Acres

Zoning:

Shape: Irregular

Frontage: 211' ± Feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$375.

Environmental Characteristics: Upland - growth area

COMPARABLE SALE NO. E. M. - 27

County: Atlantic Municipality: Estell Manor

Deed Date: 4/13/77 Book: 3113 Page: 79

Grantor: Victor P. Fasolino

Grantee: Joe Young Louie

Consideration: \$7,200.

Assessments: Land: \$8,000. Total: \$8,000.

Assessment Ratio: 111%

Location of Sale: Northwest corner of Route 50 and Old Mays Landing Road

Block: 59

Lot: 5

Tax Map: 13

Land Description:

Area: 8 ± Acres

Zoning: H-C - 50% ±

Shape: Irregular

R-1 - 5% ±

Frontage: 800' on Route 50

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$900.

Environmental Characteristics: Upland

COMPARABLE SALE NO. E.m. - 33

County: Atlantic

Municipality: Estell Manor

Deed Date: 6/10/77

Book: 3131

Page: 148

Grantor: Van Ness - Curtis Inc.

Grantee: Joseph Lifshin, et als

Consideration: \$115,000.

Assessments: Land: \$174,450. Total: \$174,450.

Assessment Ratio: 151.69%

Location of Sale: Northeasterly side of Tuckahoe Road - Southeasterly side of
First Avenue

Block: 60

Lot: 1

Tax Map: 14

Land Description:

Area: 736.5 \pm Acres

Zoning: R-1

Shape: Irregular

Frontage: 2,400 \pm Feet - 1,000 \pm Feet

Utilities: No public sewer or water

Type of Road: Paved -

Reflects an Indicated Unit Value Per Acre of: \$156.

Environmental Characteristics: Upland and low wet lands

COMPARABLE SALE NO. F.M. -39

County: Atlantic

Municipality: Estell Manor

Deed Date: 6/2/77

Book: 3140

Page: 40

Grantor: M & M Land Company

Grantee: Vincent Cody

Consideration: \$6,000.

Assessments: Land: \$7,200. Total: \$7,200.

Assessment Ratio: 120%

Location of Sale: Northwesterly side of Second Avenue

Block: 22

Lot: 32 & 39

Tax Map: 4

Land Description:

Area: 10 ± Acres

Zoning: R-2

Shape: Rectangular

Frontage: 500' ±

Utilities: No public sewer or water

Type of Road: Dirt and Sand

Reflects an Indicated Unit Value Per Acre of: \$600.

Environmental Characteristics: Upland growth area

COMPARABLE SALE NO. E. M. - 50

County: Atlantic Municipality: Estell Manor

Deed Date: 11/28/77 Book: 3184 Page: 102

Grantor: Lee A. Garell and Sonita B. h/w

Grantee: Gerald B. Shreiber et als

Consideration: \$20,000. Assessments: Land: \$15,800. Total: \$15,800.

Assessment Ratio: 79%

Location of Sale:

Block: 60 Lot: 7 Tax Map: 14

Land Description:

Area: 24.5 ± Acres Zoning: R-2

Shape: Irregular

Frontage: 800' ±

Utilities: No public sewer or water

Type of Road: paved

Reflects an Indicated Unit Value Per Acre of: \$816.

Environmental Characteristics: Upland

COMPARABLE SALE NO. E.M. -52

County: Atlantic

Municipality: Estell Manor

Deed Date: 1/13/78

Book: 3198

Page: 294

Grantor: Jessie S. Morie & Son, Inc.

Grantee: A. Joseph & Rebecca Richter

Consideration: \$35,000.

Assessments: Land: \$18,440. Total: \$18,440.

Assessment Ratio: 52.68%

Location of Sale: Westerly side of Cape May Avenue

Block: 64

Lot: 8

Tax Map: 18

Land Description:

Area: 37 ± Acres

Zoning: R-1

Shape: Irregular

Frontage: 240' ± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$946.

Environmental Characteristics: Part upland, part low wet land

COMPARABLE SALE NO. E. M. -54

County: Atlantic Municipality: Estell Manor

Deed Date: 1/24/78 Book: 3209 Page: 9

Grantor: Samuel De Rosa

Grantee: Dorothy S. Walden

Consideration: \$8,000. Assessments: Land: \$9,750. Total: \$9,750.

Assessment Ratio: 121.87%

Location of Sale: Northwesternly side of Cumberland Avenue

Block: 6 Lot: 7 Tax Map: 1

Land Description:

Area: 5 ±

Zoning: R-3

Shape: Rectangular

Frontage: 350' ±

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,600.

Environmental Characteristics: Upland - growth area

COMPARABLE SALE NO. E. M. - 61

County: Atlantic Municipality: Estell Manor

Deed Date: 5/9/78 Book: 3231 Page: 124

Grantor: James O. Clemenson and Mary Louise h/w , t/a Clemenson's Breeder

Grantee: Michael L. Eberhardt and Nancy h/w

Consideration: \$7,000. Assessments: Land: \$6,000. Total: \$6,000.

Assessment Ratio: 85.71%

Location of Sale: Southeasterly side of Ninth Avenue

Block: 3 Lot: 22 Tax Map: 1

Land Description:

Area: 5 ± Acres Zoning: R-3

Shape: Rectangular

Frontage: 250' ±

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,400.

Environmental Characteristics: Upland - growth area

SCHEDULE OF YARD, AREA AND BULK REQUIREMENTS

Zone District and Uses	Minimum Lot Area (square feet)	Minimum Lot Frontage (ft.)	Minimum Lot Depth (ft.)	Maximum Bldg. Coverage As a % of Lot Area
R-1 RURAL RESIDENCE				
One-Family Dwellings				
Farms & Farm Dwellings	5 acres	250	500	10
Municipal Bldgs., etc.				
Private Recreation Areas				
Special Ind. Developments	80,000	200	300	30
R-2 RESIDENCE				
Farms & Farm Dwellings	5 acres	250	500	10
One-Family Dwellings	80,000	150	200	10
Municipal Bldgs., etc.				
Special Res. Developments	40,000	200	200	10
R-3 RESIDENCE				
One-Family Dwellings	40,000	120	200	20
Municipal Bldgs., etc.				
Neighborhood Business (on conditional use permit)	40,000	120	200	20
Special Res. Developments	25,000	125	125	20
R-4 RESIDENCE				
One-Family Dwellings	10,000	75	100	20
All other permitted uses (Same as R-3 Residence)				
HC HIGHWAY BUSINESS				
Highway Commercial				
Municipal Bldgs., etc.	40,000	200	200	25
Temporary Bldgs.				
Special Ind. Developments	80,000	200	300	30

1043

Rev. Ord. Supp. 2/79

ZONING

SCHEDULE OF YARD, AREA AND BULK REQUIREMENTS (Con.)

Zone District and Uses	Front	Yards (feet, minimum)			Maximum Height Feet	Minimum Habitable Floor Area (square feet)
		Side One	Side Both	Rear		
R-1 RURAL RESIDENCE						
One-Family Dwellings						
Farms & Farm Dwellings						
Municipal Bldgs., etc.	100	50	125	50		1000
Private Recreation Areas						
Special Ind. Developments	100	15	40	30	35	n.a.
R-2 RESIDENCE						
One-Family Dwellings	50	20	50	25	35	1000
Farms & Farm Dwellings	100	50	125	50	50	1000
Farms & Farm Dwellings						
Municipal Bldgs., etc.						
Special Res. Developments	40	20	50	25	35	1000
R-3 RESIDENCE						
One-Family Dwellings						
Municipal Bldgs., etc.	50	20	50	25	35	1000
Neighborhood Business (conditional use permit)	50	10	30	20	35	n.a.
Special Res. Developments	40	20	50	25	35	1000
R-4 RESIDENCE						
One-Family Dwellings	30	15	30	25	35	700
All other permitted uses (Same as R-3 Residence)						
HC HIGHWAY BUSINESS						
Highway Commercial						
Municipal Bldgs., etc.	60	15	40	25	40	n.a.
Temporary Bldgs.						
Special Ind. Developments	100	15	40	30	35	n.a.

1044

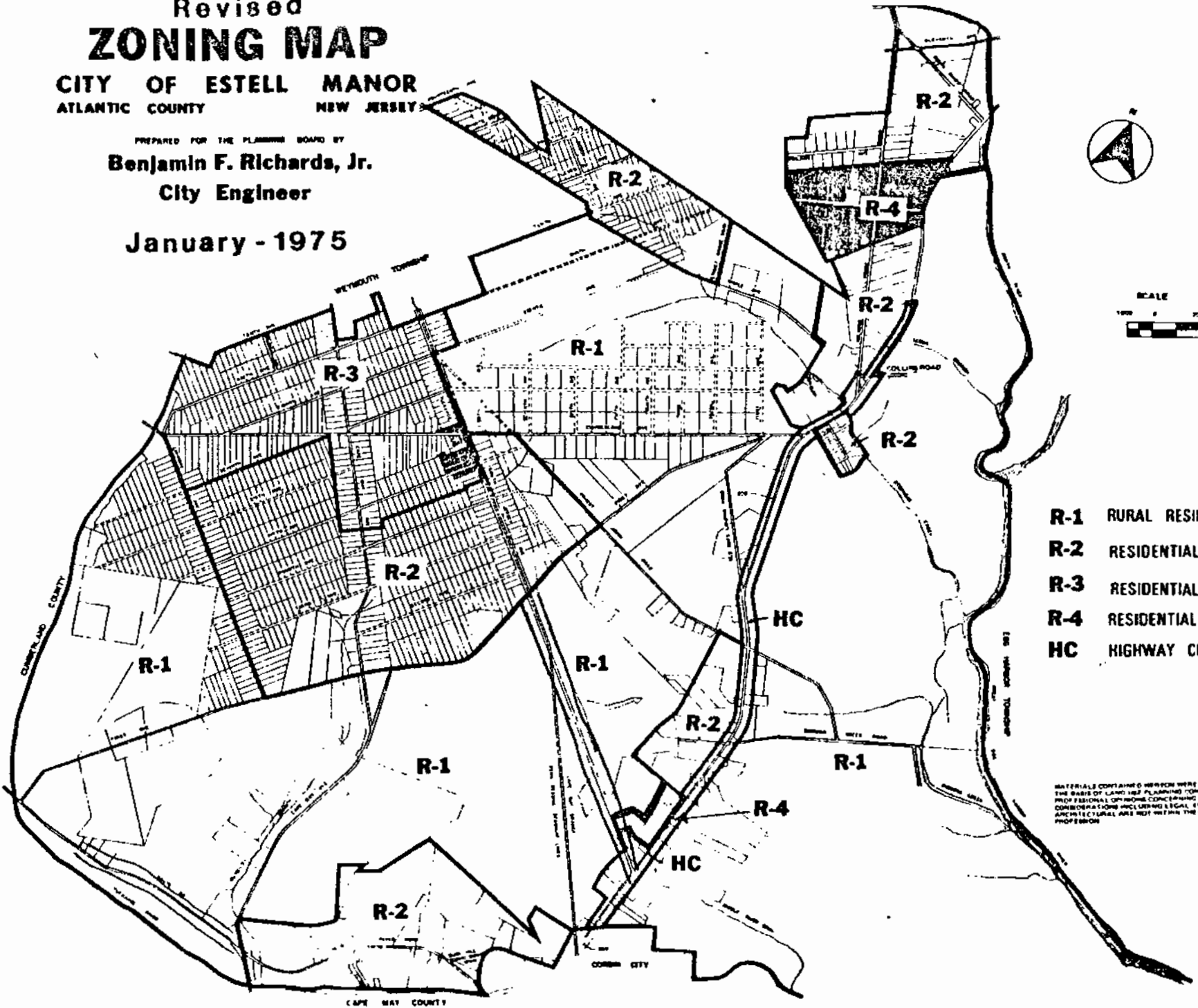
Rev. Ord. Supp. 2/79

CITY OF ESTELL MANOR ORDINANCES

Revised
ZONING MAP
 CITY OF ESTELL MANOR
 ATLANTIC COUNTY NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY
Benjamin F. Richards, Jr.
 City Engineer

January - 1975



- R-1** RURAL RESIDENTIAL
- R-2** RESIDENTIAL
- R-3** RESIDENTIAL
- R-4** RESIDENTIAL
- HC** HIGHWAY COMMERCIAL

MATERIALS CONTAINED HEREIN WERE PREPARED SOLELY ON THE BASIS OF LAND USE PLANNING COMBINATIONS PROFESSIONAL OPINIONS CONCERNING OTHER RELATED CONSIDERATIONS INCLUDING LEGAL, ENGINEERING AND ARCHITECTURAL ARE NOT WITHIN THE PURVIEW OF THIS PROFESSION.

MULLICA TOWNSHIP, ATLANTIC COUNTY

Study and Evaluation

In the analysis of Mullica Township in Atlantic County, the following pertinent facts and conclusions were derived:

The study period encompassed all sales from January 1, 1978 to the end of 1979. There were approximately 75 sales which occurred in the study period. Of these 75 sales over the two year period, approximately 20% were sales of property of 2 acres or less. The majority of these sales are scattered throughout the township and were acquired as potential building sites. The remaining sales ranged in size from 5 acres up to the largest tract, which was 80± acres, with the major segment of the sales in the 5 acre classification.

In studying all sales in accordance with your request to determine and assess the relationship between sales prices and assessed value, the study reveals that there is an extreme range in the ratios from a low of 17% assessment of actual sales price to a high of 220% with all variables between. Therefore, in conclusion, I cannot see any pattern of assessed value to actual market value as indicated by the sales.

In analyzing the sales, I find many variables and the only clear demand pattern appears to be in lots under two acres which have demand as building sites and intense market activity in the area of Weekstown Road (Tax Maps 31 and 32), which may be indicative of a new potential growth area. This sector is divided into 5 acre parcels and there appears to be a good bit of assemblage activity. The market reveals that the major demand in this community is in

the 1 to 10 acre classification with very slight demand, as reflected by market sales, for 10-50 acre tracts. Following in this report are samples of typical sales and their characteristics for categories of 2 acres or less, 10-50 acres and 50-100 acres. All other possible categories have not been considered as there is no market to study.

With regard to the impact of specified variables, the community as a whole has no public water or sewer in which to document a conclusion, but as has been evidenced in other communities, the impact of water and sewer tends to increase market demand. Further, as reflected in the zoning ordinance, area and yard requirements following installation of public water and sewer indicate higher density due to the fact that the zoning permits less land area and lot frontage, which in turn would permit a much higher lot yield out of any given acre.

In studying all sales with regard to size of holdings, it is clearly indicated in each zoning area that the smaller parcels demand more on a per unit basis whether it be square foot or per acre than do the larger parcels, all other factors being equal.

In studying the environmental characteristics of the sales and road accessibility of the sales, the majority of the sales have been on paved roads, although there are exceptions to this with some being on dirt roads. The impact that can be considered is that there is more of a demand when there are paved roads available for any given site and the value difference is approximately 40% less for sites fronting on dirt roads, all other factors being equal. The strongest impact on any particular parcel of land would be between land which is landlocked versus land on a paved road or a dirt road affording access.

In an analysis of the zoning of Mullica Township which is partially included in this report, we find that in R-M and R-S zones, there are similar permitted uses but variable lot area and lot frontage requirements. Therefore, when considering larger tracts, the zoning impact would be predicated on the actual lot yield of any given site; the higher the yield, the higher the indicated per acre value. There is further a permitted planned residential development in the R-S district. This, in turn would tend to make property located in this district for any parcel meeting the minimum requirement of 50 acres more desirable as a developer would have less road improvement and auxiliary costs than the minimum requirements set forth under the standard segment of the zoning and further would be able to increase the density yield by 25% over and above that permitted by the zoning. The majority of the township is zoned R-M and R-S and has extensive areas of lands having severe limitations as to soil conditions for development as well as areas delineated as flood prone.

With regard to the questions as to type of owner and property turnover, from discussions with grantees, it appears that the majority of the smaller parcels were purchased by individuals for potential personal use. The turnover of sales does not appear excessive but in the areas discussed previously, there does appear to be some assemblage activity by developers who have acquired land during the study period.

Located within Mullica Township is a portion of Green Bank State Forest and Great Swamp.

CONCLUSION

It is impossible to derive estimates of average acquisition costs per acre for any portions of the community zoned CH, CW, CR and I, as there were no sales in the study period of this type of land to reach a valid conclusion. The predominant activity has been in the RS residential low density and the RM, residential moderate zones.

In studying all sales and taking into consideration the extreme variables in the parcels from 1-10 acres with the predominant portion of those being upland on both paved and dirt roads, the estimate of average acquisition costs is \$2,500 per acre. In considering the larger tracts, 10-50 acres, and those parcels in upland, some mixture of flood prone and being on paved or dirt roads, the average indicated value per acre is \$2,000. Analysis of sales of larger size falling within the 50-100 acre category, being a mixture of upland and flood prone land, the indicated average per acre value is \$500 depending on the ratio of upland to flood prone land in any given site.

Based on this study, there are insufficient sales in Mullica Township of over 100 acres to consider an average cost per acre. Therefore, any of these large tracts to be evaluated would require the research of sales in other communities of similar size, similar location, similar location, reasonably similar zoning and proximity to growth patterns. It is further extremely difficult to average out a community of this type on a per acre basis as where there is activity and assemblage, some of the prices due to the need or, so-called "key" piece, that are being paid are in excess of prices paid one block away.

I have submitted a sampling of sales typical of each category where available following in this report.

COMPARABLE SALE NO. M-1

County: Atlantic

Municipality: Mullica

Deed Date: 6/29/78

Book: 3247

Page: 29

Grantor: Joseph J. & Gloria S. Scaffidu

Grantee: Rex & Kathy Chasey

Consideration: \$13,500.

Assessments: Land: \$6,200. Total: \$6,200.

Assessment Ratio: 45.93%

Location of Sale: Elwood-Weekstown Road

Block: 262

Lot: 34

Tax Map: 23

Land Description:

Area: 13.22± acres

Zoning: R-M

Shape: Irregular

Frontage: 300± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,021.

Environmental Characteristics: Upland

COMPARABLE SALE NO. M-5

County: Atlantic

Municipality: Mullica

Deed Date: 7/28/78

Book: 3256

Page: 318

Grantor: Fela Hertzberg

Grantee: Mike & Maria L. Gorah

Consideration: \$8,000.

Assessments: Land: \$8,000. Total: \$8,000.

Assessment Ratio: 100%

Location of Sale: Northwesterly side of Heidelberg Avenue

Block: 739

Lot: 1232-2

Tax Map: 43

Land Description:

Area: 10± acres

Zoning: R-M

Shape: Rectangular

Frontage: 376± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$800.

Environmental Characteristics: Upland

COMPARABLE SALE NO. M-10

County: Atlantic Municipality: Mullica

Deed Date: 8/29/78 Book: 3268 Page: 40

Grantor: Paul Pullia & Marjorie, h/w et al

Grantee: Giuseppe Tarantino & Franco

Consideration: \$58,000. Assessments: Land: \$21,400 Total: \$21,400.

Assessment Ratio: 36.90%

Location of Sale: White Horse Pike

Block: 178 Lot: 1 Tax Map: 18

Land Description:

Area: 10.75± acres Zoning: C-H

Shape: Rectangular

Frontage: 1,143± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$5,395.

Environmental Characteristics: Upland

COMPARABLE SALE NO. M-17

County: Atlantic Municipality: Mullica

Deed Date: 9/2/78 Book: 3276 Page: 275

Grantor: Leslie & Marie Templeton

Grantee: Anthony J. Berenato

Consideration: \$39,500. Assessments: Land: \$16,100. Total: \$16,100.

Assessment Ratio: 40.76%

Location of Sale: Northeasterly side of Vail Avenue

Block: 40 Lot: 68 Tax Map: 12
40 69-70

Land Description:

Area: 79± acres

Zoning: R-M

Shape: Irregular

Frontage: 1,476± feet

Utilities: None

Type of Road: Paper street

Reflects an Indicated Unit Value Per Acre of: \$500.

Environmental Characteristics: Upland, partial flood prone, low wetlands

COMPARABLE SALE NO. M-22

County: Atlantic

Municipality: Mullica

Deed Date: 10/10/78

Book: 3281

Page: 289

Grantor: Karl Riek & Rita, et al

Grantee: Hsu-Chong Yeh, et al

Consideration: \$34,000.

Assessments: Land: \$9,800 Total: \$9,800.

Assessment Ratio: 28.82%

Location of Sale: Southwesterly side of Indian Cabin Road

Block: 714

Lot: 1382-1

Tax Map: 41

Land Description:

Area: 14.37± acres

Zoning: R-M

Shape: Irregular

Frontage: 1,200± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,366.

Environmental Characteristics: Upland

COMPARABLE SALE NO. M-24

County: Atlantic Municipality: Mullica

Deed Date: 10/12/78 Book: 3286 Page: 95

Grantor: Ceil Zahn

Grantee: Morris Dolinko & Ruth M., h/w

Consideration: \$12,500. Assessments: Land: \$4,100. Total: \$4,100.

Assessment Ratio: 32.8%

Location of Sale: Northeasterly side of Vail Avenue

Block: 40 Lot: 65 Tax Map: 12

Land Description:

Area: 25± acres Zoning: R-M

Shape: Rectangular

Frontage: 435± feet

Utilities: No public sewer or water

Type of Road: Paper street

Reflects an Indicated Unit Value Per Acre of: \$500.

Environmental Characteristics: Upland, portion possibly flood prone.

COMPARABLE SALE NO. M-28

County: Atlantic Municipality: Mullica

Deed Date: 11/16/78 Book: 3295 Page: 137

Grantor: Raymond R. Cassidy, et al

Grantee: Richard Murray & Margaret, h/w

Consideration: \$6,400. Assessments: Land: \$7,500. Total: \$7,500.

Assessment Ratio: 117.19%

Location of Sale: Southerly side of Sailor Boy Road

Block: 60 Lot: 39 Tax Map: 14

Land Description:

Area: 25± acres Zoning: R-M and R-S

Shape: Rectangular

Frontage: 726± feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$256.

Environmental Characteristics: Upland, rear flood prone.

COMPARABLE SALE NO. M-30

County: Atlantic

Municipality: Mullica

Deed Date: 11/30/78

Book: 3298

Page: 62

Grantor: Frank A. Greek, Jr.

Grantee: Marston A. Mischlick & Sally, h/w

Consideration: \$15,000.

Assessments: Land: \$4,500. Total: \$4,500.

Assessment Ratio: 30%

Location of Sale: Northwesterly side of Fifth Avenue

Block: 603

Lot: 852,862,872

Tax Map: 31

Land Description:

Area: 15± acres

Zoning: R-S

Shape: Rectangular

Frontage: 750± feet

Utilities: No public sewer or water

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$1,000.

Environmental Characteristics: Upland, partial flood prone.

COMPARABLE SALE NO. M-31

County: Atlantic Municipality: Mullica

Deed Date: 10/18/78 Book: 3299 Page: 276

Grantor: Victor & Emily Tort

Grantee: John Mandrona

Consideration: \$10,000. Assessments: Land: \$7,500. Total: \$7,500.

Assessment Ratio: 75%

Location of Sale: Northerly side of Third Avenue

Block: 842 - Lot: 212-216 Tax Map: 46

Land Description:

Area: 25± acres

Zoning: R-S

Shape: Rectangular

Frontage: 1,250± feet

Utilities: None

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$400.

Environmental Characteristics: Upland, partial flood prone

COMPARABLE SALE NO. M-38

County: Atlantic

Municipality: Mullica

Deed Date: 12/21/78

Book: 3304

Page: 126

Grantor: Augusta Weeks Cale

Grantee: Nelson F. & Marguerite E. Gager

Consideration: \$45,000.

Assessments: Land: \$14,400. Total: \$14,400.

Assessment Ratio: 32%

Location of Sale: Easterly side of Pleasant Mills Road

Block: 691

Lot: 33

Tax Map: 38

Land Description:

Area: 26± acres

Zoning: R-S

Shape: Irregular

Frontage: 600± feet and 400± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,731.

Environmental Characteristics: Upland

COMPARABLE SALE NO. M-49

County: Atlantic

Municipality: Mullica

Deed Date: 1/18/79

Book: 3315

Page: 334

Grantor: Frank A. Greek & Mary Lou

Grantee: Alfred E. Fontanella & Joan M.

Consideration: \$10,000.

Assessments:

Assessment Ratio:

Location of Sale: Easterly side of Fifty and Westerly side of Sixth

Block: 597

Lot: 1011-1012

Tax Map: 31

Land Description:

Area: 10± acres

Zoning: R-S

Shape: Rectangular

Frontage: 300± feet

Utilities: None

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$1,000.

Environmental Characteristics: Upland, partial flood prone.

COMPARABLE SALE NO. M-54

County: Atlantic

Municipality: Mullica

Deed Date: 2/1/79

Book: 3322

Page: 270

Grantor: Greater Jersey Land Corp.

Grantee: Lam Bros Dev. Corp.

Consideration: \$37,600.

Assessments: Land: \$2,900. each, Total: \$11,600.

Assessment Ratio: 30.85%

Location of Sale: Northerly side of Fourth Avenue, Southerly side of Fourth Avenue

Block: 615

Lot: 734 & 744

Tax Map: 32

616

735 & 745

Land Description:

Area: 20± acres

Zoning: R-S

Shape: Rectangular

Frontage: 600± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,880.

Environmental Characteristics: Part upland, part flood prone.

COMPARABLE SALE NO. M-55

County: Atlantic

Municipality: Mullica

Deed Date: 2/1/79

Book: 3322

Page: 267

Grantor: Mullica River Estates, Inc.

Grantee: Lam Bros. Dev. Corp.

Consideration: \$75,200.

Assessments: Land: \$23,600.

Assessment Ratio: 31.38%

Location of Sale: Southerly side of New Jersey Avenue and Fourth, Northerly side of New Jersey Avenue and Fourth

Block: 616
606

Lot: 805,815,825
834,844,854,833
824

Tax Map: 31 & 32

Land Description: 615

Area: 40± acres

Zoning: R-S

Shape: Rectangular

Frontage: 1,200± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,880 P/A

Environmental Characteristics: Part upland, part flood prone

COMPARABLE SALE NO. M-56

County: Atlantic Municipality: Mullica

Deed Date: 2/1/79 Book: 3322 Page: 279

Grantor: Sweetwater Estates, Inc.

Grantee: Lam Bros. Dev. Corp.

Consideration: \$94,000. Assessments: Land: \$36,000. Total: \$36,000.

Assessment Ratio: 38.29%

Location of Sale: Southerly side of Fifth Avenue and Northerly and southerly side
of Fourth Avenue

Block: 615 Lot: 773, 783, 793, 784, ⁷⁹⁴ Tax Map: 32
616 755, 765, 785, 795

Land Description:

Area: 55± acres Zoning: R-S

Shape: Rectangular

Frontage: 1,650± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,709.

Environmental Characteristics: Non-contiguous, part upland, part flood prone.

COMPARABLE SALE NO. M-61

County: Atlantic

Municipality: Mullica

Deed Date: 2/20/79

Book: 3333

Page: 174

Grantor: Hildegard & Richard Clark

Grantee: Gary R. & Mary L. Nelson, et al

Consideration: \$50,000.

Assessments: Land: \$20,000.

Assessment Ratio: 40%

Location of Sale: Southwesterly side of Indian Cabin Road

Block: 196

Lot: 1-C

Tax Map: 19

Land Description:

Area: 80± acres

Zoning: R-M

Shape: Irregular

Frontage:

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$625.

Environmental Characteristics: Upland, part flood prone.

COMPARABLE SALE NO. M-62

County: Atlantic Municipality: Mullica

Deed Date: 2/20/79 Book: 3333 Page: 171

Grantor: Revisions-Und-Trevhand Gesellschaft Winterhur, a Swiss Corp.

Grantee: Gary R. Nelson, et als

Consideration: \$50,000. Assessments: Land: \$20,000.

Assessment Ratio: 40%

Location of Sale: Indian Cabin Road

Block: 196 - Lot: 1-B Tax Map: 19

Land Description:

Area: 80± acres Zoning: R-M

Shape: Irregular

Frontage:

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$625.

Environmental Characteristics: Upland, part flood prone

Note 16: PLANNED RESIDENTIAL DEVELOPMENT

1. Purposes

The provisions of this article are enacted in order that the purposes of the ordinance to be furthered in an era of increasing urbanization and of growing demand for housing ;

to ensure that the provisions of this ordinance which are concerned in part with the uniform treatment of dwelling types, bulk, density and open space within each zoning district, shall not be applied to the improvement of land by other than lot by lot development in a manner that would distort the objectives of this ordinance; to encourage innovations in residential development and renewal so that the growing demand for housing may be met by greater variety in, design and layout of dwellings and by conservation and more efficient use of open space ancillary to said dwellings; so that greater opportunities for better housing and recreation may extend to all citizens and residents of this Township; and in order to encourage a more efficient use of land and of public services and to reflect changes in the technology of land development so that economies secured may ensure to the benefit of those who need homes; and, in aid of these purposes, to provide a procedure which can relate the design and layout of residential development to the particular site and the particular demand for housing existing at the time of development in a manner consistent with the preservation of the property values within existing residential area, and to ensure that the increased flexibility of regulations over land

development authorized herein is carried out under such administrative standards and procedures as shall encourage the disposition of proposals for land development without undue delay. Furthermore, it should be clearly understood that fundamental to any of the actions, intentions, or purposes set forth herein, any development shall not be detrimental to the environment of the Township.

2. Conditions for Planned Residential Development

The following are prerequisite conditions for consideration of a Planned Residential Development:

- a. Any tract of land so developed shall be in one ownership, or in case of multiple ownership of the tract, it shall be developed according to a single plan with common authority and common responsibility.
- b. In order to qualify as a Planned Residential Development, development shall provide for a minimum of fifty (50) acres.
- c. All of the tract must lie within one or more of the Residential Districts, in the Township.
- d. A Planned Residential Development must be accommodated by an Environmental Impact Statement.

3. Use Regulations

The uses permitted in a Planned Residential Development shall be limited to:

- a. Single family, detached dwelling units.
- b. In Planned Residential Developments for fifty (5) acres or more, commercial facilities as are necessary to serve the residents of a Planned Residential

Development in their daily needs may be provided. Buildings designed or intened to be used, in part or in whole, for commercial purposes shall not be constructed prior to the construction and completion of at least seventy-five (75) percent of the dwelling units proposed in the plan, or a minimum of one hundred (100) units, whichever is less.

c. Open space set aside under the provisions of this Article which may be used in whole or in part in any of the following ways, or any manner similar thereto:

- 1) Boating and fishing
- 2) Golf Course
- 3) Hiking and horseback riding
- 4) Parks
- 5) Play fields
- 6) Playgrounds
- 7) Picnic areas
- 8) Skating rinks
- 9) Swimming pool
- 10) Tennis courts
- 11) Woodland
- 12) Lakes

4. Density

The following standards shall govern the density of dwelling units on the land within a Planned Residential Development.

a. A plan may provide for a greater number of dwelling units per acre than would be permitted by the Township zoning

regulations otherwise applicable to the site. The maximum density computed over the entire Planned Residential Development may be increased up to twenty-five (25) percent over the existing density permitted within the zoning district, excluding areas set aside for commercial uses.

The Board in determining the reasonableness of the aforementioned increase in the authorized dwelling units per acre, shall recognize that this increase in density shall be justified by additional private amenities and by increased efficiency in public services to be achieved by the amount, location and proposed use of Common Open Space and the location, design and type of dwelling units. The Board shall, in its determination, also consider that the physical characteristics of the site may make the increased densities appropriate in the particular location.

- b. In the Planned Residential Development, at least forty (40) percent of the total land in the tract shall be set aside as open space for the use and benefit of the residents of the Townships or residents of the project depending upon the decision of the Township to accept the open space as public land or let it remain in private control.
- c. In the case of a Planned Residential Development proposed to be developed over a period of years a variation in each section to be developed from density use established for the entire Planned Residential Development may be permitted.

A greater concentration of density of land use within some sections experiencing development may be allowed whether it be earlier or later in the development than others. The approval of such greater concentration of density of land use for each section to be developed shall be offset by a smaller concentration in any completed prior stage or an appropriate reservation of common open space on remaining land by a grant of easement or by conveyance in favor of the municipality, provided that such reservation as far as practicable, defer the precise location of common open space until an application for final approval be filed, so that flexibility of development, which is the objective of this Article, can be maintained.

5. Standards for Development

The following standards shall govern the design of Planned Residential Development:

a. Site Considerations - Intent

- 1) The finished topography of the site shall adequately facilitate the proposed development without excessive earth moving, tree clearance and destruction of natural rural amenities. Natural features such as lakes, streams and wooded areas shall be preserved and incorporated into the final landscaping of the development wherever possible and desirable. The applicant shall demonstrate the means whereby trees and other natural features shall be protected during construction.

The location of such trees and other natural features must be considered when planning the open space location of buildings, underground services, walks, paved areas and finished grade levels.

- (2) Seeding, sodding and other planting shall be applied to stabilize topsoil on steep slopes and to enhance the appearance of open areas.
- (3) Where adequate surface drainage is not possible by grading alone, a supplementary drainage system approved by the Township Engineer will be required.
- (4) The provisions of Site Plan Review and Design Standards incorporated as part of this section.

b. Housing Sites

- (1) Single family houses shall be arranged so as to provide for individual lots for each unit. Sufficient yard areas shall be set aside and designated on the plan for each type of housing, so that on an average throughout the development no structure shall be closer than twenty-five (25) ft. to the property line. The maximum net residential density for single family detached housing areas shall not exceed that permitted in the respective zoning district, except however, for an increase in density which may be permitted in item 4a of this note. The acreage set aside for Common Open Space,

- 8) Routes for vehicular and pedestrian access and parking areas shall be convenient without creating nuisances or detracting privacy.
- 9) The following requirements shall apply:
 - a) No structure shall be within thirty (30) ft. of the curb of access roads or parking areas.
 - b) No structure shall be erected within twenty-five ft. of the property line unless otherwise specified herein.
 - c) There shall be a minimum of fifty (50) ft. between any wall containing ten (10) percent or more of principal windows in living areas and any other such wall.
 - d) In order to promote good design and site orientation of dwellings and structure, the Planning Board may vary the terms of these requirements after careful review and justification.
- 10) All structures shall be a minimum of fifty (50) ft. from property lines of the development, or from zoning district boundaries within the limits of a property to be developed as a Planned Residential Development.
- 11) It is the intention of this subparagraph to encourage good quality development by taking into consideration the appearance of all elevations and layouts of buildings and external spaces

and materials used therein.

6. Open Space

- a. Areas set aside for open space shall be suitable for the designated purpose and in any event shall be consistent with

TOWNSHIP OF MULLICA

ATLANTIC COUNTY, N.J.

COMPREHENSIVE MASTER PLAN.

ZONING DISTRICT MAP

- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MODERATE
- RESIDENTIAL MODERATE RIVERFRONT
- RESIDENTIAL MEDIUM
- COMMERCIAL HIGHWAY
- COMMERCIAL WATERFRONT
- COMMERCIAL RETAIL
- INDUSTRIAL - A
- INDUSTRIAL - B



PREPARED BY:
H.H. FAULK, CIVIL ENGINEER
PROFESSIONAL PLANNER
N.J. LICENSE NO. 1375

DATE: MAY 1954
SHEET NO. 1 OF 1
TOWNSHIP OF MULLICA, ATLANTIC COUNTY, N.J.
COMPREHENSIVE MASTER PLAN
ZONING DISTRICT MAP



TOWNSHIP OF MULLICA

ATLANTIC COUNTY, N.J.

COMPREHENSIVE MASTER PLAN

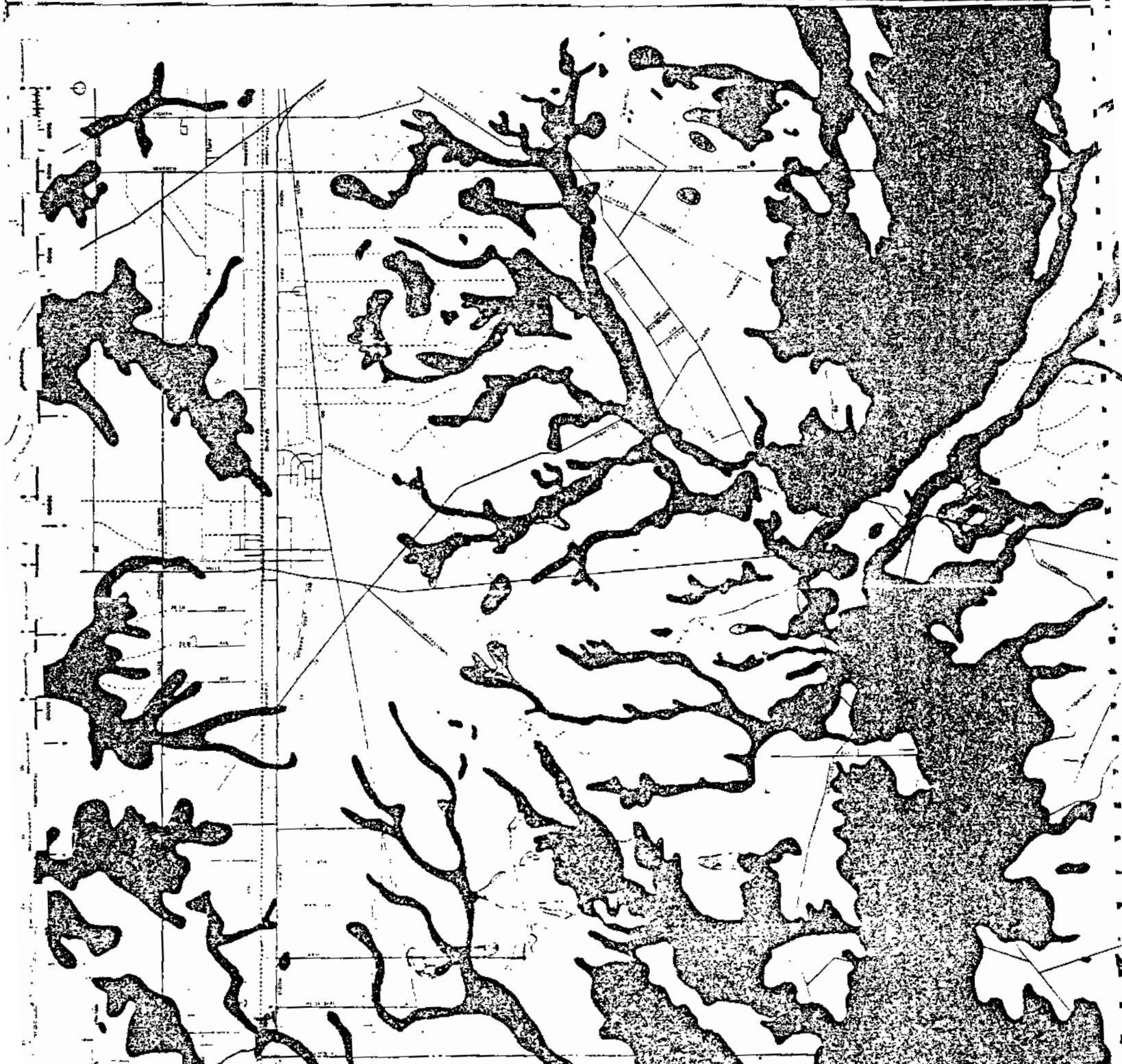
LEGEND

- Severe Limitations
- Moderate Limitations
- Slight Limitations

MAP BY: U.S. Geological Survey Maps
CONSULTED BY: JOHN F. HARRINGTON, A. S. 100-100-100

PREPARED BY:
THE OFFICE OF PETER P. KARABASHIAN
PROFESSIONAL PLANNER
N.J. LICENSE NO. 1295

DATE: MAY 1975
SCALE: AS SHOWN
DRAWN BY: J. HARRINGTON
CHECKED BY: P. KARABASHIAN
APPROVED BY: P. KARABASHIAN



UPPER TOWNSHIP, CAPE MAY COUNTY

Study and Evaluation

In the analysis of Upper Township in Cape May County, the following pertinent facts and conclusions were derived:

The study period encompassed all sales from January 1, 1977 to the end of 1979. There were approximately 100 sales which occurred in the study period. Of these 100 sales over the three year period, slightly more than 50% were sales of property of less than one acre. The majority of these were in the growth area of the municipality and were acquired as potential building sites. The remaining sales ranged in size from one acre up to the largest tract, which was 81± acres. The sales were located in various zones having varied permitted uses and minimum lot area and other requirements.

In studying all sales in accordance with your request to determine and assess the relationship between sales prices and assessed value, the study reveals that there is an extreme range in the ratios from a low of 5% assessment of actual sales price to a high of 169% with all variables between. Therefore, in conclusion, I cannot see any pattern of assessed value to actual market value as indicated by the sales.

In analyzing the sales, I find many variables and the only clear demand pattern appears to be in lots under one acre which have demand as building sites. The market reveals that the major demand in this community is in the 1 to 10 acre classification with very slight demand, as reflected by market sales, for any acreage over 10 acres. Following in this report are samples of typical sales and their characteristics for categories of 1-3 acres, 3-10 acres, 10-50 acres and 50-100 acres. All other possible categories have not been considered as there is no market to study.

With regard to the impact of specified variables, the community as a whole has no public water or sewer in which to document a conclusion, but as has been evidenced in other communities, the impact of water and sewer tends to increase market demand. Further, as reflected in the zoning ordinance, area and yard requirements following installation of public water and sewer indicate higher density due to the fact that the zoning permits less land area and lot frontage, which in turn would permit a much higher lot yield out of any given acre.

In studying all sales with regard to size of holdings, it is clearly indicated in each zoning area that the smaller parcels demand more on a per unit basis whether it be square foot or per acre than do the larger parcels, all other factors being equal.

In studying the environmental characteristics of the sales and road accessibility of the smaller parcels, the majority of the sales have been on paved roads, although there are exceptions to this with some being on dirt roads. The only impact that can be considered is that there is more of a demand when there are paved roads available for any given site, but the price per unit differential between the two is slight. The only definite impact on any particular parcel of land would normally be between land which is landlocked versus land on a paved road or a dirt road affording access.

In an analysis of the zoning of Upper Township, which is included in this report, we find that in R-1, R-2 and the A-R zones, there are the same permitted uses but variable lot area and lot frontage requirements. Therefore, when considering larger tracts, the zoning impact would be predicated on the actual lot yield of any given site; the higher the yield, the higher the indicated per acre value. There is further a permitted cluster development

in the R-1 district. This, in turn would tend to make property located in this district for any parcel meeting the minimum requirement of 50 acres more desirable as a developer would have less road improvement and auxiliary costs than the minimum requirements set forth under the standard segment of the zoning.

A large segment of the Township of Upper is presently zoned C-Conservation as well as a large segment of the township is located in a district designated Flood Hazard or Flood High Hazard as noted in the flood hazard map attached hereto.

With regard to the questions as to type of owner and property turnover, from discussions with grantees, it appears that the majority of the smaller parcels were purchased by individuals for potential personal use. The turnover of sales does not appear excessive nor does it appear that there are any major developers who have acquired land during the study period.

Located within Upper Township is Belleplain State Forest and a large segment held by the New Jersey Department of Conservation and Economic Development for fish and game properties.

CONCLUSION

It is impossible to derive estimates of average acquisition costs per acre for any portions of the community zoned C - Conservation, CC - Community Commercial, HC - Highway Commercial, NC - Neighborhood Commercial, U - Utility or M - Mining as there were no sales in the study period of this type of land. Therefore, the per acre average costs will be estimated for those properties located in the R-1, R-2, A-R and RC zones only.

In the final analysis of sales, due to the many variables, it is the opinion of this appraiser that parcels located within or in immediate proximity to intensive growth areas of 1-3 acres in zones R-1 and R-2 on paved roads and suitable for development by virtue of their physical characteristics would tend to have an indicated unit value of \$11,500 per acre average. Sales from 3-10 acres located in more rural areas on paved roads suitable for development by virtue of their physical characteristics in the R-1 and R-2 zones would tend to have an indicated value of \$3,500 per acre average. Sales located in low wetlands with limited development potential of 1-10 acres appear to have an average indicated unit value per acre of \$2,200. Larger tracts of land from 10-50 acres located in zones R-1, R-2 and A-R would tend to have an average indicated value per acre of \$2,000 for those on paved roads and suitable for development. In land areas of 50 acres and over on paved roads, but poor low wetlands would tend to fall in the range of from \$300 to \$400 per acre depending on their size and location. Based on the study, there are insufficient sales in Upper Township itself to consider an average cost of tracts of 100 acres or more by direct comparison within the township. Therefore, any of these large tracts to be evaluated would require the research of sales in other communities of similar size, similar location, reasonably similar zoning and proximity to growth patterns.

I have submitted a sampling of sales typical of each category where available following in this report.

COMPARABLE SALE NO. U-5

County: Cape May

Municipality: Upper

Deed Date: 7/7/78

Book: 1407

Page: 837

Grantor: Earl C. & Emily DeCray

Grantee: Charles L. Battersby

Consideration: \$15,000.

Assessments: Land: \$6,800. Total: \$6,800.

Assessment Ratio: 45.33%

Location of Sale: Northerly side of Bresley Point Road

Block: 322.01

Lot: 18.04

Tax Map: 21

Land Description:

Area: 1± acre

Zoning: R-2

Shape: Rectangular

Frontage: 100± feet

Utilities: No public water or sewer

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$15,000.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-7

County: Cape May

Municipality: Upper

Deed Date: 7/10/78

Book: 1407

Page: 917

Grantor: Oliver & Doris M. Deakyne

Grantee: Henry DeCinque Jr. & Justine Carol DeCinque

Consideration: \$8,000.

Assessments: Land: \$6,200. Total: \$6,200.

Assessment Ratio: 77.5%

Location of Sale: Southerly side of Woodbine Avenue

Block: 39

Lot: 3.09

Tax Map: 15

Land Description:

Area: 2.97± acres

Zoning: A-R

Shape: Irregular

Frontage: 50± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,694.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-11

County: Cape Map

Municipality: Upper

Deed Date: 8/17/78

Book: 1410

Page: 202

Grantor: Henry & Justine Carol DeCinque, Jr.

Grantee: Philip E. & Rebecca E. Betz

Consideration: \$5,900.

Assessments: Land: \$4,200. Total: \$4,200.

Assessment Ratio: 71.19%

Location of Sale: Westerly side of Woodbine Avenue

Block: 39

Lot: 3.04

Tax Map: 15

Land Description:

Area: 1± acre

Zoning: A-R

Shape: Rectangular

Frontage: 100± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$5,900.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-17

County: Cape May

Municipality: Upper

Deed Date: 9/13/78

Book: 1411

Page: 361

Grantor: Clarence & Katherine DeVaul

Grantee: DeVaul, LaRusso, Inc.

Consideration: \$7,500.

Assessments: Land: \$5,000. Total: \$5,000.

Assessment Ratio: 66.66%

Location of Sale: Northerly side of Peach Orchard Road

Block: 225.04

Lot: 8

Tax Map: 38

Land Description:

Area: 21,000 Sq. Ft.

Zoning: R-1

Shape: Rectangular

Frontage: 100 feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$15,682.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-24

County: Cape May

Municipality: Upper

Deed Date: 10/3/78

Book: 1412

Page: 1155

Grantor: Robert E. & Jayne H. Guntner

Grantee: Raymond L. & Marilyn A. Poling

Consideration: \$20,000.

Assessments: \$9,300.

Assessment Ratio: 46.5%

Location of Sale: Northwestern side of New Road

Block: 435.05

Lot: 24.01

Tax Map: 30

Land Description:

Area: 3.7± acres

Zoning: R-2

Shape: Triangular

Frontage: 300± feet on railroad r.o.w., approximately 25 ft. on New Road

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$5,405.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-27

County: Cape May

Municipality: Upper

Deed Date: 10/20/78

Book: 1414

Page: 61

Grantor: Howard W. Collingwood & Harriet

Grantee: Erna C. Lloyd

Consideration: \$6,500.

Assessments: \$11,000.

Assessment Ratio: 169.23%

Location of Sale: Westerly side of Route 50

Block: 225.01

Lot: 13

Tax Map: 37

Land Description:

Area: 3± acres

Zoning: R-C

Shape: Irregular

Frontage: 385± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,167.

Environmental Characteristics: Lowland

COMPARABLE SALE NO. U-35

County: Cape May

Municipality: Upper

Deed Date: 11/30/78

Book: 1416

Page: 1149

Grantor: David Ehrlick, single

Grantee: Edward H. & Violet M. Powell

Consideration: \$8,500.

Assessments: \$5,800.

Assessment Ratio: 68.23%

Location of Sale: Easterly side of Woodbine Avenue

Block: 38

Lot: 5.04

Tax Map: 15

Land Description:

Area: 2.41 acres

Zoning: A-R

Shape: Trapezoid

Frontage: 100± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$3,527.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-36

County: Cape May Municipality: Upper

Deed Date: 12/4/78 Book: 1417 Page: 685

Grantor: Edward & Verona T. Broxton, h/w

Grantee: Garrison Hunter, III

Consideration: \$75,761.	Assessments: Land: \$40,100.
	Imp. 4,700.
Assessment Ratio: 59.13%	Total <u>\$44,800.</u>

Location of Sale: Southerly side of Mill Road

Block: 38 Lot: 24-1, 24-3 Tax Map: 9

Land Description:

Area: 81.55 acres Zoning: A-R

Shape: Very irregular

Frontage: 413± feet

Utilities: no public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$329.

Environmental Characteristics: Wetland

COMPARABLE SALE NO. U-37

County: Cape May

Municipality: Upper

Deed Date: 12/11/78

Book: 1418

Page: 482

Grantor: Wm. Pikolychy

Grantee: Robert P. Weber

Consideration: \$7,500.

Assessments: \$5,000.

Assessment Ratio: 66.66%

Location of Sale: Southerly side of Steelmantown Road

Block: 19

Lot: 10.03

Tax Map: 8

Land Description:

Area: 1.016± acres

Zoning: R-1

Shape: Irregular

Frontage: 264± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$7,382.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-44

County: Cape May Municipality: Upper

Deed Date: 1/31/79 Book: 1420 Page: 1196

Grantor: Bernard & Anna T. Germanio

Grantee: Lynwood C. & Irma J. Smith

Consideration: \$12,500. Assessments: \$6,000.

Assessment Ratio: 48%

Location of Sale: Westerly side of Woodbine Road

Block: 13 Lot: 3.03 Tax Map: 7

Land Description:

Area: 6.3 acres Zoning: R-1

Shape: Irregular

Frontage: 549± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$1,984.

Environmental Characteristics: Part low wetland

COMPARABLE SALE NO. U-81

County: Cape May Municipality: Upper

Deed Date: 1/25/77 Book: 1373 Page: 783

Grantor: Ira Scott Johnson, Jr., & Catherine Ake Johnson, h/w

Grantee: Frederick M. & Dorothy R. Armand, h/w

Consideration: \$23,450. Assessments: \$2,400.

Assessment Ratio: 10.23%

Location of Sale: County Road #10

Block: 221 Lot: 6 Tax Map: 33

Land Description:

Area: 9± acres Zoning: R-1

Shape: Trapezoid

Frontage: 650± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,606.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-84

County: Cape May Municipality: Upper

Deed Date: 2/10/77 Book: 1374 Page: 417

Grantor: Bernard & Anna T. Germanio, h/w

Grantee: Robert W. & Sandra M. Schweibing, h/w

Consideration: \$7,500. Assessments: \$9,000.

Assessment Ratio: 120%

Location of Sale: County Road #10

Block: 221 Lot: 7.09 Tax Map: 34

Land Description:

Area: 1.364 acres Zoning: R-1

Shape: Irregular

Frontage: 100± feet

Utilities: No public sewer or water

Type of Road: Oiled stone

Reflects an Indicated Unit Value Per Acre of: \$5,499.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-88

County: Cape May

Municipality: Upper

Deed Date: 2/23/77

Book: 1374

Page: 1198

Grantor: Esher M. Lewellen

Grantee: Foundations & Structures, Inc.

Consideration: \$28,000.

Assessments: \$3,950.

Assessment Ratio: 14.11%

Location of Sale: Interior land

Block: 38

Lot: 53

Tax Map: 15

40

2

16

Land Description:

Area: 30± acres

Zoning: R-1

A-R

Shape: Irregular

Frontage: None - landlocked, on railroad right of way

Utilities: None

Type of Road: None

Reflects an Indicated Unit Value Per Acre of: \$333.

Environmental Characteristics: Low wet swampland

COMPARABLE SALE NO. U-89

County: Cape May

Municipality: Upper

Deed Date: 2/14/77

Book: 1375

Page: 20

Grantor: Roslyn Altman, David & Mitzi Einstein, h/w, et al

Grantee: James H. & Norma J. Schellinger, h/w

Consideration: \$5,000.

Assessments: \$1,700.

Assessment Ratio: 34%

Location of Sale: Mill Road

Block: 38

Lot: 30

Tax Map: 9

Land Description:

Area: 5.8± acres

Zoning: A-R

Shape: Rectangular

Frontage: 140± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$362.

Environmental Characteristics: Low land

COMPARABLE SALE NO. U-93

County: Cape May Municipality: Upper

Deed Date: 3/2/77 Book: 1375 Page: 360

Grantor: Emmette J. & Audrey S. Williams, h/w

Grantee: Robert A. & June C. Rittenhouse, h/w

Consideration: \$12,000. Assessments: \$3,800.

Assessment Ratio: 31.67%

Location of Sale: Northwesterly side of New Road

Block: 487 Lot: 10 Tax Map: 38

Land Description:

Area: 3.5± acres Zoning: R-1

Shape: Rectangular

Frontage: 170± feet

Utilities: None

Type of Road: Dirt

Reflects an Indicated Unit Value Per Acre of: \$3,429.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-94

County: Cape May

Municipality: Upper

Deed Date: 3/3/77

Book: 1375

Page: 537

Grantor: Harold W. & Harriet W. Collingwood, h/w

Grantee: Philip M. Riordan & Dinah C. Clarkson

Consideration: \$8,000.

Assessments: \$6,300.

Assessment Ratio: 78.75%

Location of Sale: Westerly side of Route 50

Block: 157

Lot: 7

Tax Map: 32

Land Description:

Area: 3.19 Acres (Deed)

Zoning: R-1

Shape: Triangular

Frontage: 400± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$2,508.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-95

County: Cape May Municipality: Upper

Deed Date: 3/16/77 Book: 1375 Page: 1130

Grantor: Henry & Justine Carol DeCinque

Grantee: Daniel G. & Lori Zarzycki, h/w

Consideration: \$4,550. Assessments: \$2,000.

Assessment Ratio: 43.96%

Location of Sale: Southerly side of Steelmantown Road

Block: 19 Lot: 7C Tax Map: 8

Land Description:

Area: 1.213 acres Zoning: R-1

Shape: Rectangular

Frontage: 100± feet

Utilities: No public sewer or water

Type of Road: Paved

Reflects an Indicated Unit Value Per Acre of: \$3,751.

Environmental Characteristics: Upland

COMPARABLE SALE NO. U-102

County: Cape May

Municipality: Upper

Deed Date: 3/8/77

Book: 1376

Page: 936

Grantor: Wm. Alexander & Carol H. Lell, h/w

Grantee: Ann D. Azeez

Consideration: \$17,000.

Assessments: \$15,300.

Assessment Ratio: 90%

Location of Sale: Seashore Road

Block: 484.01

Lot: 1

Tax Map: 29

Land Description:

Area: 11.11± Acres

Zoning: R-2

Shape: Reasonably rectangular

Frontage: 360± feet

Utilities: None

Type of Road: Paper street

Reflects an Indicated Unit Value Per Acre of: \$1,530.

Environmental Characteristics: Upland

SECTION 400

DISTRICT REGULATIONS

401 No building shall hereafter be used, erected, altered, converted, enlarged, added to, moved or reduced either wholly or in part; nor shall any land be designed, used or physically altered for any purpose or in any manner except in conformity with this Ordinance. Where a lot is formed from part of a lot already occupied by a building, such subdivision shall be effected in such a manner as not to impair any of the requirements of this Ordinance with respect to the existing building and all yards and other open space in connection therewith, and so that all resulting lots have adequate dimensions consistent with the requirements of the zoning district in which they are located, and so that all lots have adequate frontage on a street.

402 "AR" AGRICULTURE AND VERY LOW DENSITY SINGLE-FAMILY RESIDENTIAL
"R-1" LOW DENSITY SINGLE-FAMILY RESIDENTIAL
"R-2" MODERATE DENSITY SINGLE-FAMILY RESIDENTIAL

A. Purpose

The purpose of the "AR" district is to preserve the rural and agricultural characteristics prevailing in the Township. Relatively large lots are required in the "AR" districts due to the limiting physical characteristics of the areas. Several of the "AR" districts allow campgrounds and special exception uses. These zones are indicated on the Zoning Map.

The purpose of the "R-1" and "R-2" districts is to provide for the continuance of single-family home construction. Both of the districts are located in areas which are relatively unencumbered by limiting physical characteristics. As such, the minimum lot sizes are the smallest when the safety and adequate operation of on-site sewage disposal and water supply is considered. The recommended density is approximately 1.5 dwelling units per acre without public water or sewerage systems. The majority of the residential land is included within this district, the "R-1". The "R-2" district provides for development at approximately two units per acre. While the density is greater than the "R-1" area is substantially smaller. Lot sizes can be reduced if public water and/or public sewerage systems are available. Additionally, Cluster Single-Family Residential Developments are permitted in the "R-1" district when public water and/or sewage facilities are available in order to accommodate the pressures for growth while fostering properly coordinated open spaces and recreational areas, the preservation of flood plain and wooded areas and an optimum street network within the utilitarian rationale of an overall development design.

B. Principal Permitted Uses on the Land and in Buildings

1. Farms.
2. Detached dwelling units.
3. Two-family dwelling units are permitted in the "AR," "R-1" and "R-2" districts. The following area and yard requirements, as shown on the table in Section 402 E., shall be enlarged fifty (50) percent:

Principal Building Minimums

Lot area
Lot frontage
Side yard (each)

4. Public playgrounds, conservation areas, parks and public purpose uses.

5. Churches and cemeteries.
6. Golf courses.
7. Public and private day schools of elementary and/or high school grade not operated for profit.
8. Improved campgrounds in those areas of the township so designated on the Zoning Map as Conditional Uses. (See Section 604 for standards.)
9. Public utility uses as Conditional Uses. (See Section 604 for additional standards.
10. Detached garages with a maximum height restriction of twenty (20') feet.
11. Two (2) family dwellings shall be allowed on lots when the lot is one hundred (100%) percent larger than the minimum lot area established for said district.

C. Accessory Uses Permitted

1. Private residential swimming pools (see Section 512 for standards).
2. Private residential tool sheds not to exceed ten (10) feet in height.
3. Travel trailers and campers to be parked or stored only. Their dimensions shall not be counted in determining total building coverage, and they shall not be used for temporary or permanent living quarters while situated on a lot.
4. Off-street parking and private garages (see Section 507).
5. Signs (see Section 510).
6. Fences and walls (see Section 503).
7. Residential agriculture ("AR" and "R-1" districts only).
8. Home occupations.
9. One (1) horse shall be allowed on each residential lot which has in addition to the minimum area established by this Zoning Ordinance for said lot, an additional 30,000 square feet in area and additional horses shall be allowed on one tract at the ration of one (1) additional horse for each additional 20,000 square feet of residential lot area. The provisions of this section shall require the owner of the property to submit a site plan to the Planning Board for approval.

D. Maximum Building Height

No building shall exceed thirty-five (35) feet in height and 2.5 stories, except that churches shall not exceed fifty-five (55) feet in height and except further as allowed in Section 603.

E. Area and Yard Requirements

	Without Public Water and/or Sewerage Systems					With Public Water and/or Sewerage Systems	
	Detached Dwellings "AR" District	Detached Dwellings "R-1" District	Detached Dwellings "R-2" District	Churches and Cemeteries	Golf Courses	Detached Dwellings "R-1" District	Detached Dwellings "R-2" District
Principal Building Minimum							
Lot area	120,000 sq ft	30,000 sq ft	20,000 sq ft	60,000 sq ft	50 ac	20,000 sq ft	10,000 sq ft
Lot frontage	200'	140'	120'	200'	600'	120'	100'
Lot width	200'	140'	120'	200'	600'	120'	100'
Lot depth	300'	175'	120'	200'	1000'	120'	75'
Side yard (each)	50'	25'	20'	50'	200'	20'	15'
Front yard	70'	50'	40'	50'	200'	40'	35'

	Without Public Water and/or Sewerage Systems					With Public Water and/or Sewerage Systems	
	Detached Dwellings "AR" District	Detached Dwellings "R-1" District	Detached Dwellings "R-2" District	Churches and Cemeteries	Golf Courses	Detached Dwellings "R-1" District	Detached Dwellings "R-2" District
<u>Accessory Building Minimum</u>							
Distance to side line	50'	15'	10'	15'	50'	10'	10'
Distance to rear line	50'	15'	10'	15'	50'	10'	10'
Distance to other building	20'	15'	12'	20'	20'	12'	12'
<u>Maximum</u>							
Building coverage of principal building	10%	10%	12%	10%	1%	12%	15%
Building coverage of accessory building(s)	2%	5%	5%	2%	.05%	5%	5%

F. Gross Floor Area

1. Single-family detached dwellings 1,000 square feet
2. Two-family dwellings:
 - Gross minimum 1,600 square feet
 - Minimum each dwelling unit 650 square feet

G. Cluster Single-Family Residential Developments in the "R-1" District
See Section 602 of this Ordinance.

H. Flag Lot Subdivision Developments
See Section 605 of this Ordinance.

403 "RR" RESORT RESIDENTIAL

A. Purpose

The purpose of the "RR" district is to provide for the continuance of single- and two-family year-round and seasonal dwelling units on the barrier beach community of Strathmere. It is intended that any development will take place in accordance with the requirements specified under the Flood Hazard District in recognition of the precarious environmental situation.

B. Principal Permitted Uses on the Land and in Buildings

1. Detached dwelling units.
2. Two-family dwelling units.
3. Public playgrounds, conservation areas, parks and public purpose uses.
4. Churches.

5. Public and private day schools of elementary and/or high school grade not operated for profit.
6. Boat yards, marinas and yacht basins including such ancillary services as boat-repair and the sale of motor boat fuel.
7. Public utility uses as Conditional Uses. (See Section 604 for additional standards.)
8. Detached garages with a maximum height restriction of twenty (20') feet.
9. Two family dwellings shall be allowed on lots in this district when the lot is one hundred (100%) percent larger than the minimum lot area established for this district.

C. Accessory Uses Permitted

1. Private residential tool sheds not to exceed ten (10) feet in height.
2. Travel trailers and campers to be parked or stored only. Their dimensions shall not be counted in determining total building coverage, and they shall not be used for temporary or permanent living quarters while situated on the lot.
3. Off-street parking and private garages (see Section 507).
4. Signs (see Section 510).
5. Fences and walls (see Section 513).
6. Home occupations.
7. Boat mooring slips, carwalks, piers, docks, landings or observation decks. Such structures shall be built on pilings, and the width of the structure shall not exceed twice the clearance between the structure and the surface of the Wetlands (as defined and mapped under the Wetlands Act of 1970 - N. J. S. A. 13:9A-1 et seq.). These uses will necessitate N. J. Department of Environmental Protection approval for a Type "A" permit pursuant to the Wetlands Act of 1970 (N. J. S. A. 13:9A-1 et seq.). The structures shall meet applicable side yard and building coverage requirements of this Ordinance. (Rear yard requirements do not apply.)

D. Maximum Building Height

No building shall exceed thirty-five (35) feet in height and 2.5 stories except that churches shall not exceed fifty-five (55) feet in height and except further as allowed in Section 603.

E. Area and Yard Requirements

	Detached Dwellings	Two-Family Dwellings and Churches
Principal Building Minimum		
Lot area	4,000 sq ft	6,000 sq ft
Lot frontage	40'	50'
Lot width	40'	50'
Lot depth	100'	100'
Side yard (each)	6'	8'
Front yard	15'	15'
Rear yard	30'	30'

	Detached Dwelling	Two-Family Dwellings and Churches
<u>Accessory Building Minimum</u>		
Distance to side line	6'	8'
Distance to rear line	10'	10'
Distance to other building	10'	10'
<u>Maximum</u>		
Building coverage of principal building	25%	20%
Building coverage of accessory building(s)	5%	5%

F. Gross Floor Area

- | | |
|-------------------------------------|-------------------|
| 1. Single-family detached dwellings | 1,000 square feet |
| 2. Two-family dwellings: | |
| Gross minimum | 1,600 square feet |
| Minimum each dwelling unit | 650 square feet |

- 404 "NC" NEIGHBORHOOD COMMERCIAL
"RC" RESORT COMMERCIAL
"HC" HIGHWAY COMMERCIAL
"CC" COMMUNITY COMMERCIAL

A. Purpose

The purpose of the "NC" and "RC" districts is to provide locations within the township where relatively small retail and service establishments may be located to provide for the convenience needs of the immediately surrounding residential areas. There are six (6) such areas designated in the township, one each near the respective communities of Strathmere, Beesley's Point, Marmora, Seaville, Palermo and Tuckahoe.

The purpose of the "HC" district is to provide commercial uses along State Routes 9, 50 and 49, and Roosevelt Boulevard in the Township which provide services to the general traveling public and which have a service radius generally wider than the immediate neighborhood. The provisions are designed to curtail the evolution of strip commercial patterns while permitting controlled commercial growth.

The purpose of the "CC" District is to recognize the need in the Township for diversified commercial areas providing a wide range of community services. In addition to retail and service enterprises, the "CC" District also permits laboratories and wholesale distribution centers and warehouses. The zone locations are designed to take advantage of excellent road accessibility provided along Route 9.

In all of the commercial districts, it is intended that certain site plan details prevail to enhance the appearance and ensure an adequate circulation plan. The addition of more buildings in these districts should be designed so that each building does not have its own access point(s) to the highway(s); that building appearances and signs are compatible; and that parking facilities are inter-related and capable of common usage, where advisable.

406 "C" CONSERVATION

A. Purpose

The purpose of the "C" district is to control development on those lands in the Township which are affected by extreme physiographic impediments which include areas of swamp, tidal marsh and land located within the Flood Hazard Area. The uses allowed may be subject to approval by the New Jersey Department of Environmental Protection under provisions of the Wetlands Act (N. J. S. A. 13:9A-1 et seq.) and the Coastal Facilities Review Act (N. J. S. A. 13:9-1 et seq.). Other areas in the Township designated in the "C" district include state forest and wildlife lands. The uses that are permitted include low density single-family home construction and agricultural and recreational uses.

B. Principal Permitted Uses on the Land and in Buildings

1. Farms.
2. Detached dwelling units.
3. Public playgrounds, conservation areas, parks and public purpose uses.
4. Marinas and boat yards and boat mooring basins including such ancillary services as boating repair and the sale of motor boat fuel. These uses will be subject to New Jersey Department of Environmental Protection approval.
5. Primitive campgrounds as Conditional Uses (see Section 604 for standards).
6. Detached garages with a maximum height restriction of twenty (20') feet.

C. Accessory Uses Permitted

1. Private residential tool sheds not to exceed ten (10) feet in height.
2. Travel trailers and campers to be parked or stored only. Their dimensions shall not be counted in determining total building coverage, and they shall not be used for temporary or permanent living quarters while situated on a lot.
3. Off-street parking and private garages (see Section 507).
4. Signs (see Section 510).
5. Fences and walls (see Section 503).
6. Residential agriculture.
7. Boat mooring slips, catwalks, piers, docks, landings or observation decks. Such structures shall not exceed twice the clearance between the structure and the surface of the Wetlands (as defined and mapped under the Wetlands Act of 1970 - N. J. S. A. 13:9A-1 et seq.). These uses will necessitate New Jersey Department of Environmental Protection approval for a Type "A" permit pursuant to the Wetlands Act of 1970 (N. J. S. A. 13:9A-1 et seq.). The structures shall meet applicable side yard and building coverage requirements of this Ordinance. (Rear yard requirements do not apply.)

D. Maximum Building Height

No building shall exceed thirty-five (35) feet in height and 2.5 stories except as allowed in Section 603.

E. Area and Yard Requirements

The following area and yard requirements shall pertain to all permitted uses within the "C" Conservation district:

<u>Principal Building</u>	
<u>Minimum</u>	
Lot area	5 ac
Lot frontage	400'
Lot width	400'
Lot depth	400'
Side yard (each)	50'
Front yard	70'
Rear yard	70'

<u>Accessory Building</u>	
<u>Minimum</u>	
Distance to side line	40'
Distance to rear line	40'
Distance to other building	20'

<u>Maximum</u>	
Building coverage of principal building	10%
Building coverage of accessory building(s)	5%

F. Gross Floor Area

The minimum gross floor area for single-family detached dwellings shall be 1,000 square feet.

407 "FH" FLOOD HAZARD AND "FHH" FLOOD HIGH HAZARD

A. Purpose

In the past half century, Upper Township has been severely affected by major storms and hurricanes - in 1933, 1944, 1950, 1953, 1960 and 1962. The 1962 storm was the most extreme and most devastating, chiefly because it was combined with high spring tides. A description of the destruction in "Flood Plain Information, Tidal Lands of Cape May County, New Jersey" prepared by the Corps of Engineers, U. S. Army, Philadelphia, Pennsylvania District, June 1968, includes almost complete disappearance of beaches and barrier islands and total economic loss of communities. The floods resulted in a loss of life and property; created health and safety hazards; disrupted commerce and government services; required extraordinary public expenditures for flood protection and relief; and impaired the tax base, all of which adversely affected the public health, safety and general welfare.

It is the purpose of this district to minimize those types of losses and hazards by requiring that uses vulnerable to floods or erosion, including facilities which serve such uses, be protected against flood and erosion damage at the time of initial construction or major repair or alteration.

B. Method Used to Analyze and Determine Flood Hazard Areas

1. The Flood Hazard areas of Upper Township were determined through a Flood Insurance Study conducted by the Department of the Army, Philadelphia District, Corps of Engineers, Philadelphia, Pennsylvania, at the request of the Federal Insurance Administration, U. S. Department of Housing and Urban Development. The source of authority for the study is the National Flood Insurance Act of 1968 as amended.

2. Standard hydrologic and hydraulic methods were used to delineate the areas flooded by storms having a recurrence interval of 10, 50, 100 and 500 years. The 100-year flood has been adopted by the Federal Insurance Administration as the base flood for insurance purposes. The "FH" Flood Hazard and "FHH" Flood High Hazard districts shown on the Upper Township Zoning Map are areas inundated by the 100-year flood.

C. Definitions

1. "FH" Flood Hazard District: Areas inundated by the 100-year flood to an elevation of nine feet above mean sea level.

2. "FHH" Flood High Hazard District: Areas inundated by the 100-year flood to an elevation of 10 feet above mean sea level. This district has additional hazards due to the velocity of wind and wave driven flood waters. Areas of the "FHH" district are restricted to the community of Strathmere, east of Commonwealth Avenue, as shown on the Zoning Map.

D. Principal and Accessory Uses Permitted on the Land and in the Buildings

The uses permitted in the "FH" and "FHH" districts are prescribed in Section 400. The "FH" and "FHH" district regulations are supplementary to the regulations contained elsewhere in this Ordinance.

E. Construction Standards

1. "FH" District

a. Residential: All new construction or alteration (see definition for alteration in Section 200) of residential structures shall have the lowest floor (including any basement) elevated above nine feet mean sea level.

b. Non-Residential: All new construction or alteration shall have the lowest floor (including basement) elevated above nine feet mean sea level together with attendant utility and sanitary facilities to be flood proofed up to nine feet mean sea level.

2. "FHH" District

The following regulations apply to all principal and accessory buildings in the "FHH" District.

a. All new construction or alterations shall be elevated on piles so that the lowest floor level is above 10 feet mean sea level and is securely anchored to such piles.

b. Basements are prohibited. The space between the lowest floor and the ground shall not be enclosed or shall be designed with "breakaway panels," as permitted by the Federal Insurance Administration. (Contact Upper Township Construction Official.)

F. Flood-Proofing Measures

The following flood-proofing measures shall be required of all new construction and alterations within the "FH" and "FHH" districts.

1. Anchorage to resist flotation and lateral movement.

2. Construction of sealed water supply and waste treatment systems so as to prevent the entrance of flood waters.

3. Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent back-up of sewage and storm waters into the buildings or structures.

4. Location of all electrical equipment, circuits and installed electrical appliances in a manner which will assure they are not subject to flooding and to provide protection from inundation by the regulatory flood.

5. Location of any structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials which could be hazardous to public health, safety and welfare in a manner which will assure that the facilities are situated and flood-proofed to prevent flotation of storage containers or damage to storage containers which could result in the escape of toxic materials into flood waters.

G. Administration and Enforcement

It shall be the duty of the Construction Official of the Township of Upper to administer and enforce the provisions of this Section, 407, of the Ordinance pursuant to the procedures outlined in Section 900 of this Ordinance. Where necessary, the Construction Official may transmit one (1) copy of the information described in Section 1100 to a designated engineer or other expert person or agency for technical assistance in evaluating the proposed project.

H. Interpretation of District Boundary

Where interpretation is needed as to the exact location of the boundaries of the "FH" and "FHH" districts as shown on the Zoning Map, the Board of Adjustment shall make the necessary interpretation. Where there appears to be a conflict between a mapped boundary on the Zoning Map and the Official Flood Insurance Rate Map prepared by the Federal Insurance Administration, the Federal Insurance Rate Map shall prevail.

I. Warning and Disclaimer of Liability

The degree of flood and erosion protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific methods of study. Larger floods may occur. This Ordinance does not imply that areas outside the Flood Hazard and Flood High Hazard districts' boundaries or land uses permitted within such districts will be free from flooding or flood damages. This Ordinance shall not create liability on the part of Upper Township or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

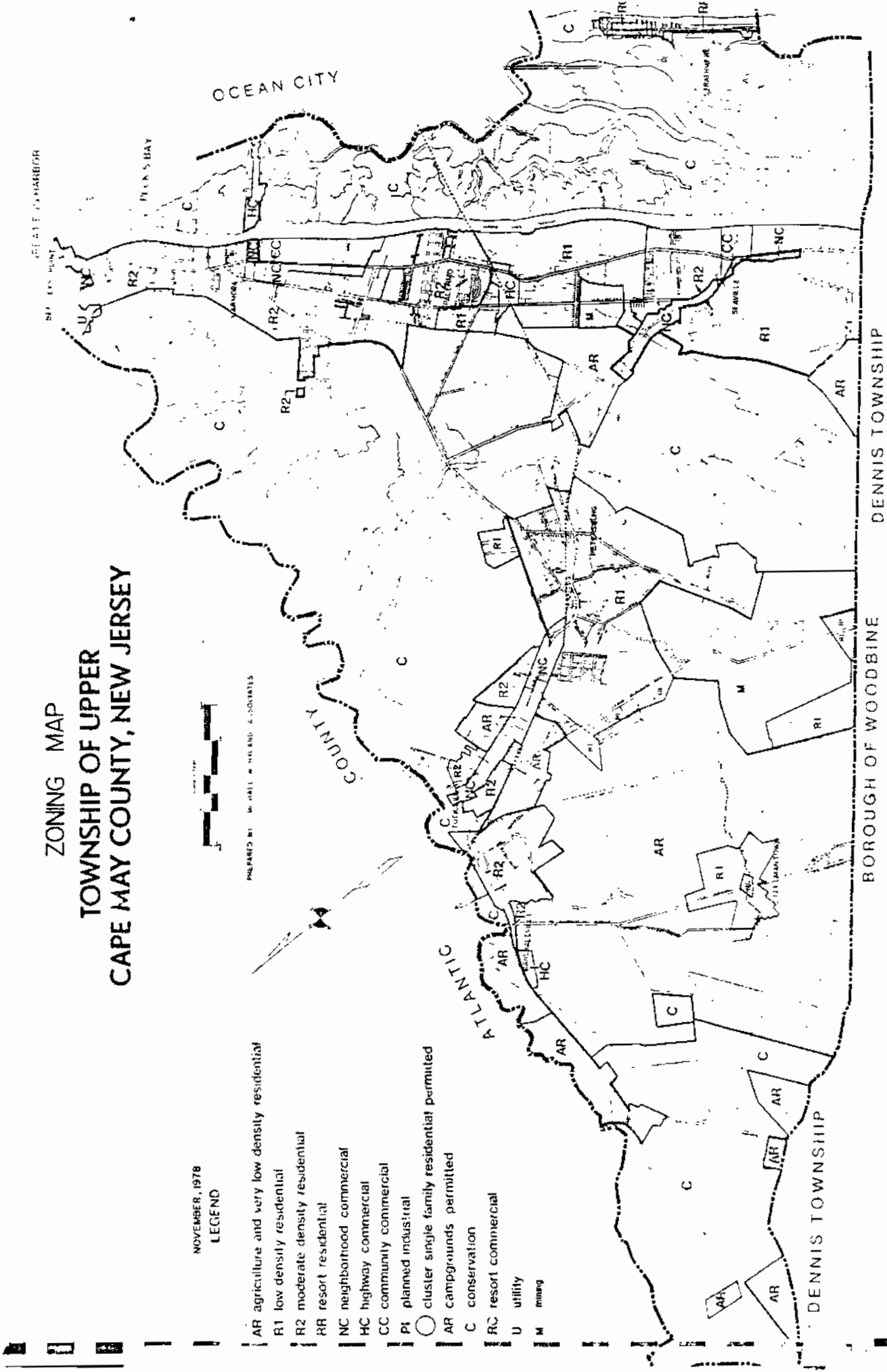
ZONING MAP TOWNSHIP OF UPPER CAPE MAY COUNTY, NEW JERSEY

NOVEMBER, 1978
LEGEND

- AR agriculture and very low density residential
- R1 low density residential
- R2 moderate density residential
- RR resort residential
- NC neighborhood commercial
- HC highway commercial
- CC community commercial
- PI planned industrial
- cluster single family residential permitted
- AR campgrounds permitted
- C conservation
- RC resort commercial
- U utility
- M mining



PREPARED BY: M. HALL & W. ANDERSON



DENNIS TOWNSHIP

BOROUGH OF WOODBINE

DENNIS TOWNSHIP

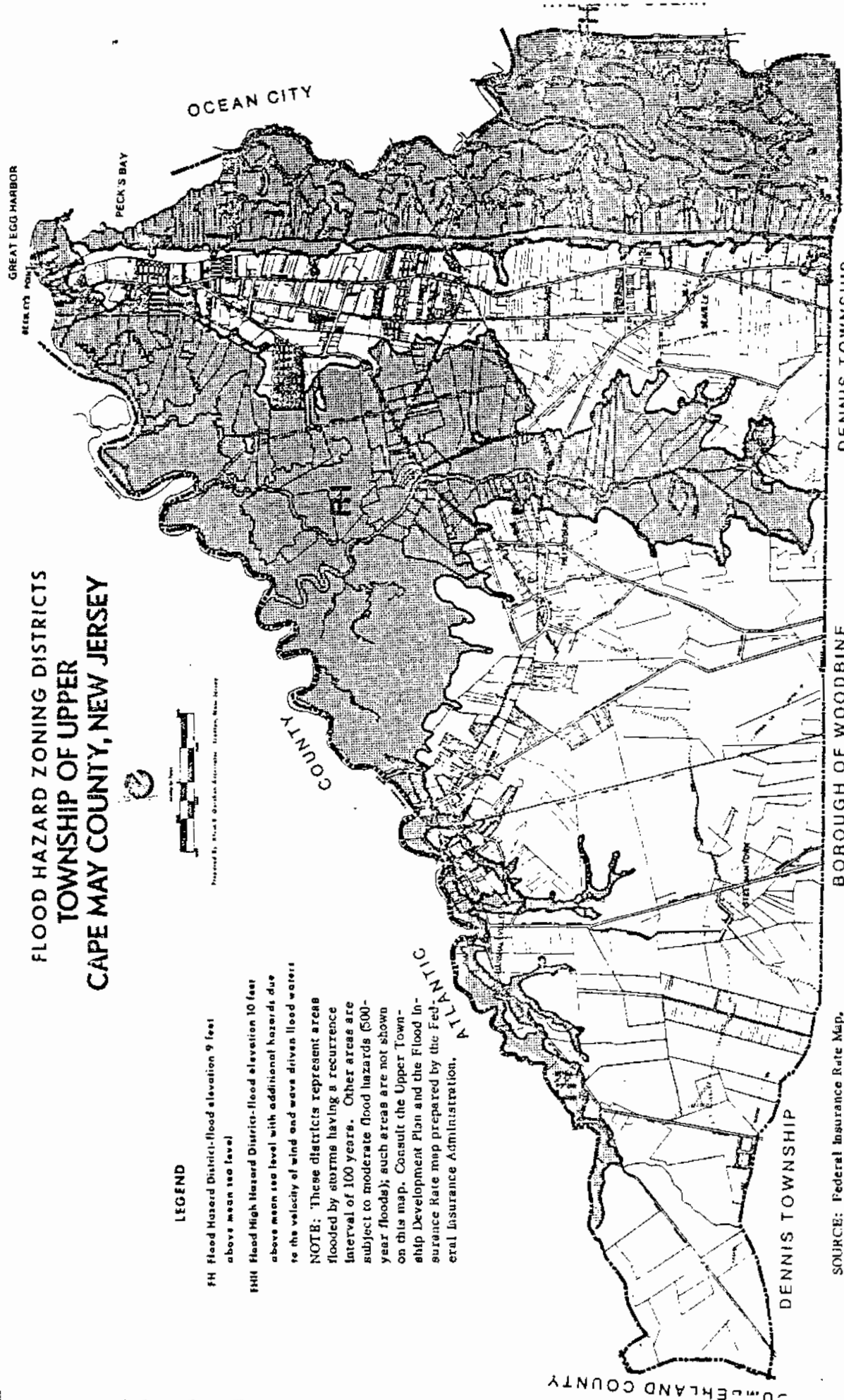
FLOOD HAZARD ZONING DISTRICTS TOWNSHIP OF UPPER CAPE MAY COUNTY, NEW JERSEY



Prepared by: Flood Hazard Administration, Atlantic City, New Jersey

LEGEND

- FH Flood Hazard District-flood elevation 9 feet above mean sea level
 - HHH Flood High Hazard District-flood elevation 10 feet above mean sea level with additional hazards, due to the velocity of wind and waves driven flood waters
- NOTE:** These districts represent areas flooded by storms having a recurrence interval of 100 years. Other areas are subject to moderate flood hazards (500-year floods); such areas are not shown on this map. Consult the Upper Township Development Plan and the Flood Insurance Rate map prepared by the Federal Insurance Administration.



SOURCE: Federal Insurance Rate Map, Department of Housing and Urban Development, Federal Insurance Administration, Index Sheets 01-06, May, 1975

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