



# Master Plan - Land Use Plan

## **Township of Dennis Cape May County, New Jersey**

**January 2009  
Revised December 2012**

Adopted by the  
Township of Dennis  
Planning Board on  
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*The Original of this document has been signed and sealed in accordance with N.J. State Law*



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## INTRODUCTION

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Dennis Township is a rural community located in Cape May County at the southern tip of the State of New Jersey. Created from portions of Upper Township in 1826, the Township's early history was based around natural resources, such as its cedar trees and the swamp. With the construction of the Garden State Parkway, the Township's population began to rise significantly, increasing dramatically between 1970 and 1990 from 2,635 to 5,574 people. According to the 2010 U.S. Census, the Township has a total population of 6,467 people and has a total area of 64.3 miles. The Township's summer population is estimated at about six times that of its year round population.

Dennis Township is surrounded by Upper Township and Woodbine Borough to the north, Sea Isle City to the east, Middle Township to the south, the Delaware Bay to the southwest and Cumberland County to the west. Major roadways that run through Dennis Township include the Garden State Parkway (with access at Exit 17), Route 9, Route 47 and Route 83. Dennis Creek and Sluice Creek form large portions of the southerly boundary of the Township. Extensive tidal wetlands are located along the eastern shores of Dennis Township, including those associated with Ludlam Bay and Townsend Sound. **(See Map 1 - Regional Location.)**

Over half, or 21,000 acres, of the Township are in public lands, including sections of Dennis Creek Fish and Wildlife Management Area, Cape May Coastal Wetlands Wildlife Management Area, Belleplain State Forest and the Great Cedar Swamp Division of the Cape May National Wildlife Refuge; in addition to the National Conservancy land holdings including its Bay District Headquarters. There are also a number of freshwater lakes and ponds in the Township, which also provide recreational opportunities. The Township has a major recreation center in South Dennis and a municipal park in Belleplain.

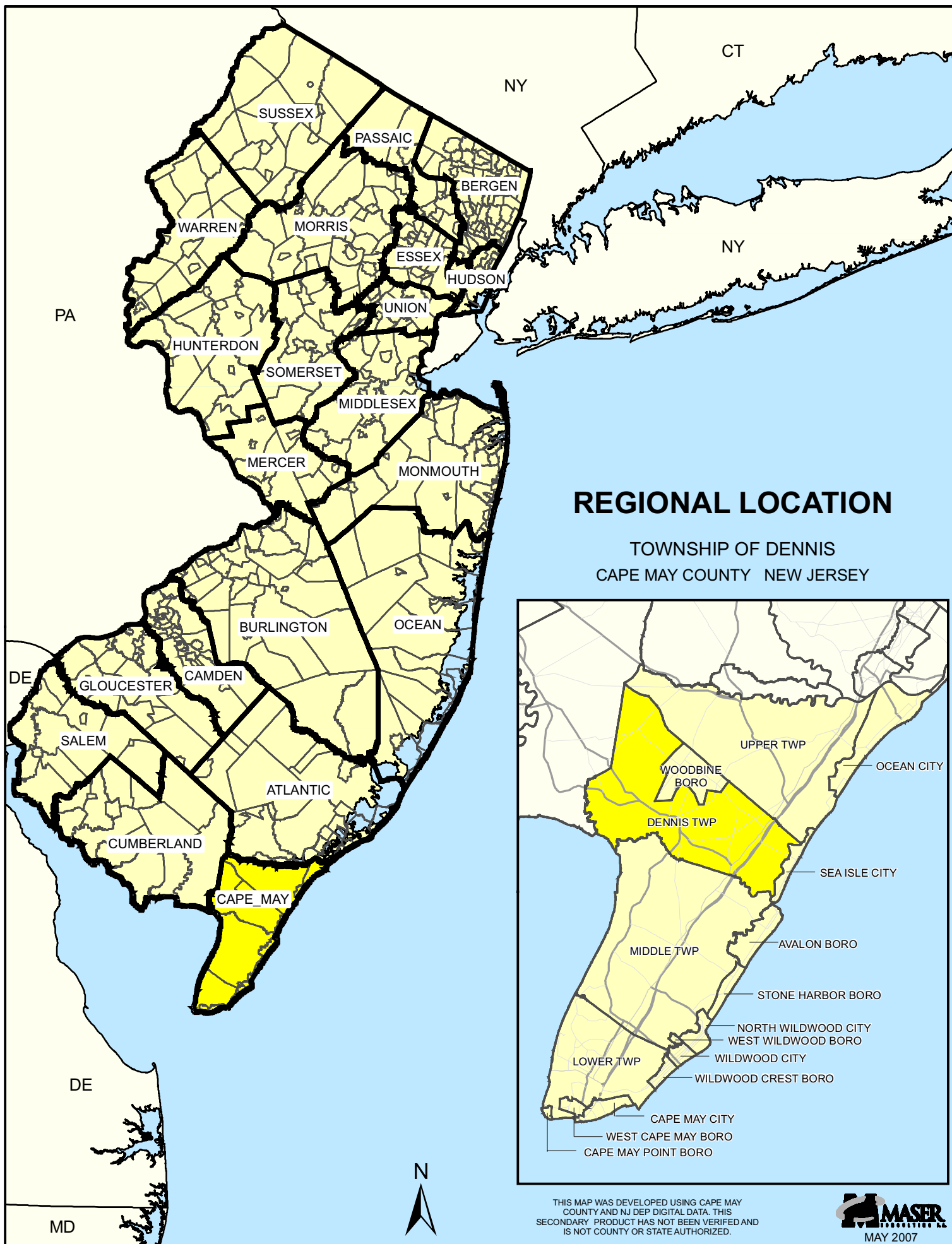
Dennis Township's development pattern has historically focused on preserving its natural and historic resources, with development concentrated in and adjacent to its historic villages at a density consistent with the land carrying capacity and lack of infrastructure. Most of the existing Township residential development is low-density, single-family lots. Over 5,000 acres of land are devoted to residential uses. There are also 14 active campgrounds with over 5,000 campsites, not including those in the Belleplain State Forest. Commercial development has been generally modest with small-scale retail and service businesses, primarily serving the local population.

Dennis Township prepared its Master Plan in 1974, with periodic Master Plan Reexamination Reports from 1994 and 2002. The 1994 Plan sets forth the Township's goals and objectives, which remained mostly unchanged in the 2002 version. However, the 2012 Reexamination Report recommends a series of zoning changes to help implement the updated objectives.

The purpose of this Master Plan Land Use Plan is to provide a "center-based" land use policy where growth is focused in Centers and the surrounding environs are protected from the impacts of sprawling development. Dennis Township includes the communities of Belleplain, Clermont, Dennisville, Eldora, North Dennis, Ocean View, South Dennis and South Seaville. Belleplain, part of Eldora, part of Dennisville, and North Dennis are Pinelands Villages. The other areas (Clermont, part of Dennisville, Ocean View, South Dennis and South Seaville) are proposed to be designated as Centers in the State Plan through the Plan Endorsement process. The purpose of the Plan Endorsement process is to achieve consistency among municipal, county, regional and state agency plans and with the State Plan and to facilitate the implementation of these plans (N.J.A.C. 5:85-7.1(b)).

In 2007, a Natural Resource Inventory ("NRI") was prepared for Dennis Township. This NRI, which was updated in May 2010, provides detailed information on the environmental conditions and resources of the Township. The NRI should be adopted as a background document for this Land Use Plan.

As part of this planning process, a Questionnaire was distributed to the public in 2008. This Questionnaire covered issues regarding centers, zoning and land use policy. The results of the Questionnaire are provided in the Appendix.



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**LAND USE PLAN – STATUTORY AUTHORIZATION**

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The statutory authority of adoption of the Master Plan is under N.J.S.A. 40:55D-28. As stated, the purpose of a master plan is *“to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare.”*

In accordance with the Municipal Land Use Law (“MLUL”), the land use plan element must take into account the underlying objectives, principles, assumptions, policies and standards on which the plan is based. It must also consider other master plan elements and natural conditions. The land use plan must show the existing and proposed location, extent and intensity of development of land to be used in the future for varying uses and state the relationship to the existing and any proposed zone plan and zoning ordinance. The land use plan must also include a statement of the standards of population density and development intensity recommended for the municipality.

The master plan must also include a specific policy statement indicating the relationship of the proposed development in the municipality to other affected jurisdictions.



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**MASTER PLAN GOALS AND OBJECTIVES**

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The following are the policy goals and objectives which support the Master Plan efforts. These goals and objectives refine the prior 1994 and 2002 goals and policy statements. They are updated to reflect the new direction towards “center-based” development and to further protect lands outside of the Township Centers.

**Goal #1 - To provide for an appropriate variety of land uses responsive to the development potential of Dennis Township.**

- Provide for a mix of residential, commercial, industrial and resort development, open space and conservation districts in appropriate locations.
- Provide for residential development that is designed in concert with the carrying capacity of the land and is sustainable.
- Foster a well-integrated and balanced community with a mix of residential, commercial, agricultural and other types of land uses and guide economic activities into compact Centers.
- Provide for a range of commercial activities in the Centers where the circulation, utility and community service systems are best suited to handle the resulting volumes.
- Concentrate future mixed use commercial and residential development within the Centers as areas to direct growth and to concentrate future infrastructure and services.
- Support agriculture uses through farmland preservation through the County or use of open space cluster land development techniques to preserve lands while accommodating development opportunities.
- Permit residential development outside of the Centers, but at a lower density through open space conservation residential cluster to protect and preserve farmlands and open space.
- Limit the encroachment of non-compatible uses into established residential neighborhoods, such as sand extraction operations and heavy industrial type uses.
- Provide that mining establishments adopt long term reclamation plans to guide land use and future site development.

**Goal #2 - To guide development into compact Centers along the Route 9 corridor**

- Encourage moderate density development within Township Centers to concentrate development into walkable pedestrian friendly Centers.
- Encourage mixed use development including residential and commercial uses within the Center core areas
- Provide for a range of commercial activities in the Centers where the circulation, utility and community service systems are best suited to handle the resulting volumes.
- Provide appropriate design controls for commercial development to encourage good design and to ensure an attractive compatible appearance with the Township's vision and historic character.
- Encourage creative development techniques to maintain the Township's rural character by guiding development to the Township Centers and limiting development in the Environs.

**Goal #3 - To maintain and expand existing Village Centers.**

- Continue to regulate development that is consistent with unique character of each village.
- Encourage mixed use development including residential and commercial uses within the village commercial areas
- Provide opportunities for home based retail business uses in the Dennisville village residential area.
- Provide for pedestrian improvements that will facilitate connections within the villages.
- Establish design guidelines that are compatible with the existing village character.
- Encourage businesses and services in the Village commercial area that support local community needs.
- Promote the development of attractive and safe neighborhood commercial Centers through the use of site and building design guidelines.

**Goal #4 - To protect the historic, archaeological and cultural resources of the Township.**

- Establish land uses that are compatible with the scale and unique character of the Village setting.
- Expand design guidelines which maintain the established historic architectural pattern of the Villages.
- Encourage and promote appropriate cultural and historical activities in the Villages, primarily within the Dennisville Historic District.
- Promote development that is compatible with the historic nature of the Township especially within adopted Historic Districts and adjacent to listed National and State Register historic structures.
- Encourage the establishment of a Historic Preservation Ordinance along with the implementation of a Historic Preservation Commission to help preserve the Township's historic resources and to guide preservation efforts especially pertaining to the Dennisville Historic district.

**Goal #5 - To protect sensitive environmental areas from inappropriate development and to provide comprehensive protection for a broad range of natural resources.**

- Incorporate Township Natural Resource Inventory to provide comprehensive background information on natural resources.
- Consider establishment of a Shade Tree Commission.
- Continue to provide and augment environmental assessment regulations to identify and protect sensitive environmental resources.
- Establish minimum lot criteria to protect ground water quality.
- Require management programs to protect wetlands, vegetation, fish and wildlife, agricultural lands, water and air quality.
- Require proper management of forestry and resource extraction activities and reclamation.
- Establish controls on the permitted disturbance of critical resources during land development.
- Retain natural vegetation in new construction to position new development into the landscape.
- Outside of the Centers, retain a scenic landscape edge along all roads to buffer and to maintain the unique scenic attributes of the Township's environment.

**Goal #6 - To provide for safe and efficient movement of traffic within and through the Township.**

- Provide a road network which separates through traffic from local traffic and directs through traffic to the regional roadway network.
- Promote pedestrian facilities within the Township Centers.
- Work with state and county officials to improve current transportation deficiencies.
- Plan for a bike systems that will provide connections throughout the Township connecting neighborhoods and activity generators by utilizing separated greenways bike paths and on road bike facilities.
- Promote commercial uses with off-peak times trip generation to reduce congestion.
- Prevent hazardous traffic patterns and high congestion by limiting roadway connections and driveways accessing onto state and county roadways consistent with regulations.
- Require street trees and open space buffers to enhance visual quality and to protect adjacent land uses from the noise, dirt and glare of traffic along all roads.
- Encourage the campground operations to work with the Township and the County of Cape May to develop alternative transportation programs such as shuttle operations to serve campground visitors and to reduce summer vehicular traffic activity.

**Goal #7 - To promote resort-related development as a major local component of the resort economy of the County.**

- Maintain existing campground development uses and encourage upgraded facilities and related services to maintain its economic viability.
- Continue to regulate campground development as seasonal use activities.
- Encourage expanded resort related services.
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**Goal #8 - To promote and to enhance public access to the waterways.**

- Support increased public access to water including fishing, boating and water sport activities access.
- Coordinate with New Jersey Department of Environmental Protection on access opportunities
- Encourage marina expansion in the Marina District.
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**Goal #9 - To provide for a wide range of housing choices.**

- Encourage housing to meet the Township's needs by directing this housing into the Centers or as scattered infill housing units.
- Encourage variety in the type, design and size of housing constructed.
- Encourage siting residences to retain forested lands and protect natural resources to greatest extent possible.

**Goal #10 - Provide recreational facilities that meet the needs of current and future Township residents.**

- Continue pattern of concentrating recreational facilities in centralized locations.
- Expand recreation facilities and services at the Dennis Recreation Center and Belleplain Park.
- Plan for a comprehensive greenway and bikeway system that will provide expanded recreational opportunities.
- Continue to support the Township Senior Center activities.

**Goal # 11 - Establish and maintain the level of community facilities and public services and infrastructure required to satisfy the needs of present and future residents.**

- Provide for streets, utilities, schools, parks, emergency and other services sufficient to meet the needs of the community.
- Minimize off-site storm water runoff by encouraging the use of best management practices which protect the character of the natural drainage systems.
- Allow for the well planned expansion of public facilities and services that does not exceed the carrying capacity of the land and the built systems.
- Amend Wastewater Management Plan to provide the opportunity for privately constructed and maintained community wastewater treatment facilities to accommodate moderate density housing and commercial development within the Pinelands Villages and proposed CAFRA Centers.
- Promote the extension of privately constructed and maintained water infrastructure within the Centers along Route 9.
- Encourage the maximum recycling effort from all Township residents as well as from all businesses in the Township.

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## OTHER JURISDICTIONAL AUTHORITIES

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The Land Use Plan must consider other agencies that have regulatory jurisdiction on development within the Township.

### State Development and Redevelopment Plan

The New Jersey State Planning Commission adopted the *2001 New Jersey State Development and Redevelopment Plan* ("SDRP"), which established eight policy planning goals to guide development activity in the State. Of these eight goals, a number are particularly relevant to the physical conditions of Dennis Township and the Township's focus on its Centers and protection of the Environs through 'smart growth' planning tools.

These specific policy goals, with particular relevance to Dennis Township, can be summarized as follows:

- *Conserve the State's natural resources and systems ...by promoting ecologically sound development and redevelopment and accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas.*
- *Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems.*
- *Provide adequate public facilities and services at a reasonable cost...purchasing land and easements to prevent development, to protect flood plains and sustain agriculture where appropriate.*
- *Provide adequate housing at a reasonable cost... Create and maintain housing in... Centers in the Fringe, Rural and Environmentally Sensitive Planning areas...*
- *Preserve and enhance areas with historic, cultural, scenic, open space and recreational value...by comprehensive planning, design, investigation and management techniques,*

The SDRP established planning areas throughout the State that share common development and environmental characteristics. These planning areas serve as the framework for application of the policies of the State Plan. Each planning area has policy objectives that guide growth. These objectives are intended to guide local and regional planning, to establish a system of Centers, and to encourage livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation, while preserved green space. The five planning areas are as follows:

- **Metropolitan Planning Area: PA1**  
*Provide for much of the State's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.*
- **Suburban Planning Area: PA2**  
*Provide for much of the State's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.*
- **Fringe Planning Area: PA3**  
*Accommodate growth in Centers; protect the Environs primarily as open lands; revitalize cities and towns; protect the character of existing stable communities; protect natural resources; provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and confine programmed sewers and public water services to Centers.*

- **Rural Planning Area: PA4 and Rural/Environmentally Sensitive Planning Area: PA4B**  
*Maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers.*
- **Environmentally Sensitive Planning Area: PA5 and Environmentally Sensitive/Barrier Islands Planning Area: PA5B**  
*Protect environmental resources through the protection of large contiguous areas of land; accommodate growth in Centers; protect the character of existing stable communities; confine programmed sewers and public water services to Centers; and revitalize cities and towns.*

Like most of Cape May County, a large portion of Dennis Township is designated as PA5 due to coastal or tidal wetlands, Wildlife Management Areas, and other state or federal lands. The bulk of the Township's development areas, which are located along the Route 9 Corridor, are designated as PA3. The central portion of the municipality has large isolated areas designated PA4, which contains much of the Township's residential development. These areas are surrounded by environmentally sensitive lands and linked together by major roads such as Route 47 and Route 83. (See **Map 2 – 2001 New Jersey State Development and Redevelopment Plan - Policy Map.**)

The State Plan guides development and economic expansion in each of the planning areas and encourages compact forms of development that consume less land, deplete fewer natural resources and are more efficient in the delivery of public services. These areas are known as Centers and are categorized as Regional Centers, Towns, Villages and Hamlets. The New Jersey Office of Planning Advocacy ("NJOPA") (formerly New Jersey Office of Smart Growth ("NJOSG")) classifies each of these Centers as Designated, Proposed or Identified in the 2001 State Plan. Eight centers were identified in Dennis. Clermont, Ocean View, South Dennis and South Seaville, are located solely with the Coastal Zone, regulated by New Jersey Department of Environmental Protection ("NJDEP") under the Coastal Area Facilities Review Act ("CAFRA") (N.J.S.A. 13:19). Dennisville and Eldora are split between the Pinelands Management Area and CAFRA. North Dennis and Belleplain are solely located within the Pinelands. These areas represent the greatest concentration of development within the Township. Only through the Plan Endorsement Process are Designated Centers formally adopted and officially recognized by the NJOPA. The Draft SDRP and Policy Map were released in April 2009. No significant changes were identified for Dennis Township on the Draft Policy Map. In 2004, the NJOSG established Plan Endorsement, an alternative process for reviewing and adopting Centers through a review of the entire municipality.

In 2004, Dennis Township, together with Middle and Upper Townships, was awarded a grant to undertake the Route 9 Corridor Smart Growth Study. This study culminated in the Township submitting a Petition for Plan Endorsement to the NJOSG in February 2006. This petition was reviewed by the New Jersey State Planning Commission ("NJSPC"), determined that the Township was not consistent with the State Plan. A Memorandum of Understanding ("MOU") was adopted between the Township and the State Planning Commission. This MOU established an Action Plan of planning activities required to complete the petition and to obtain Plan Endorsement. These activities included preparing and adopting an updated Land Use Plan and a Housing Element and Fair Share Plan. Through Plan Endorsement, boundaries may be established as Designated Centers where future development and redevelopment activities could take place. These boundaries would represent the areas most compatible for growth, with minimal environmental constraints. As identified in the Township's Action Plan with the NJSPC, the Township Plan Endorsement Petition will also be updated to provide for refined Centers and changes within the Planning Areas as is being discussed with the NJOPA and the NJDEP.

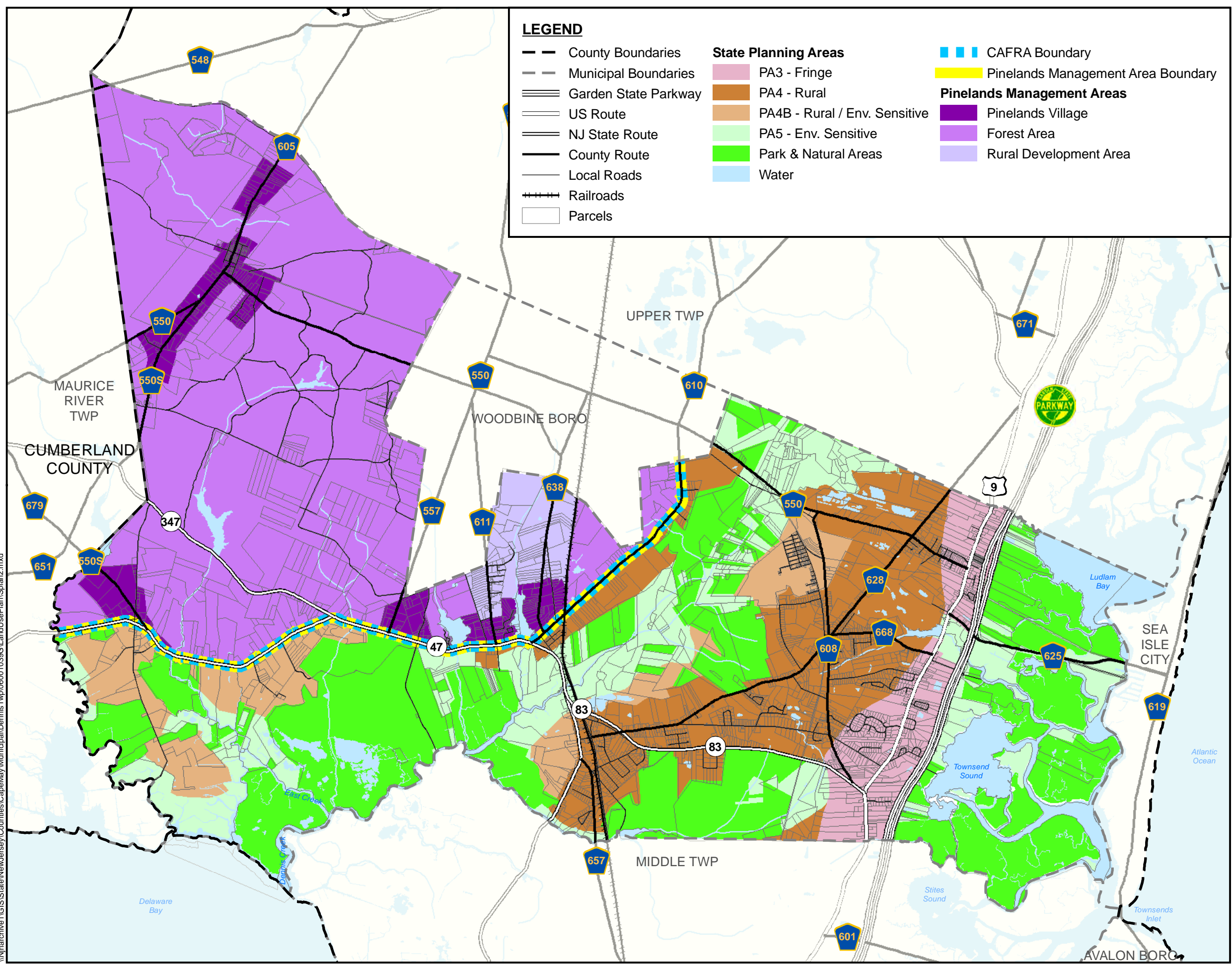
This 2010 Land Use Plan addresses the Dennis Centers including updating the land use requirements to better direct growth into the Centers. The proposed plan encourages development that will create walkable and diverse Centers



with mixed uses and multimodal transportation facilities (i.e. motor vehicles, bicycles and pedestrians connections) to create attractive places to live and work.

The Land Use Plan also addresses the need to better protect the Township areas outside of the Centers in the Environs, to provide natural buffers or green areas around the Centers and to reduce development within the Environs through various regulatory and zoning provisions through updated environmental assessment regulations.

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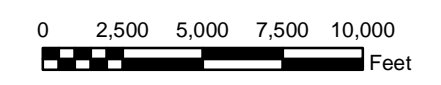
**LEGEND**

County Boundaries	<b>State Planning Areas</b>	CAFRA Boundary
Municipal Boundaries	PA3 - Fringe	Pinelands Management Area Boundary
Garden State Parkway	PA4 - Rural	<b>Pinelands Management Areas</b>
US Route	PA4B - Rural / Env. Sensitive	Pinelands Village
NJ State Route	PA5 - Env. Sensitive	Forest Area
County Route	Park & Natural Areas	Rural Development Area
Local Roads	Water	
Railroads		
Parcels		

**2001 NEW JERSEY  
STATE DEVELOPMENT  
AND REDEVELOPMENT  
PLAN  
- POLICY MAP -**

**TOWNSHIP  
OF  
DENNIS**

CAPE MAY COUNTY  
NEW JERSEY



THIS MAP WAS DEVELOPED USING NEW JERSEY STATE & CAPE MAY COUNTY DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE AUTHORIZED.

### Coastal Zone Management

Approximately 60 percent (or 40 square miles) of Dennis Township is located within the Coastal Zone, where the NJDEP regulates development under CAFRA (N.J.S.A. 13:19). The Coastal Zone is divided into different Centers and planning areas. Through the Coastal Zone Management Rules, NJDEP administers restrictions on the intensity of development in each of the various planning areas. Consistent with the State Plan, CAFRA regulations encourage growth within Centers and minimize development potential outside these Centers by requiring more stringent regulations.

As of February 2006, the CAFRA Centers were supposed to be eliminated and incorporated into the NJOSG Centers via the Plan Endorsement process. In 2006, municipalities who were in the NJOSG Plan Endorsement Petition process were given an additional year, until March 2007 to complete the Plan Endorsement Petition Process. In 2008, the NJDEP Permit Extension Act (P.L. 2008, c.78) temporarily extended the CAFRA Coastal Centers designation for those municipalities that were in the NJOSG Plan Endorsement Process. The Permit Extension Act Amendment of 2012 (P.L. 2009, c.336) extended these Centers to at least December 31, 2014. For Dennis Township, after completion of the Action Plan and when the NJSPC has approved its Petition, then the NJDEP reviews the Centers within the CAFRA area for consistency with the NJDEP guidelines. With their approval, the CAFRA Coastal Centers are then confirmed.

This Land Use Plan has been prepared to respond to NJOPA and NJDEP requirements to achieve Plan Endorsement. Once the Township has adopted the Land Use Plan, the zoning amendments required to implement the plan recommendations within the Township must be adopted prior to the NJDEP acting on and approving the Township's CAFRA Coastal Centers.

Under the earlier CAFRA regulations, six CAFRA Centers were identified in the NJDEP regulations as follows<sup>1</sup>:

- Ocean View and Clermont (both Coastal Villages) are located within the Coastal Fringe Planning Area
- Dennisville, and South Seaville (both Coastal Villages) are located within the Coastal Rural Planning Area
- Eldora and South Dennis (both Coastal Hamlets) are also located within the Coastal Rural Planning Area

This Land Use Plan has refined these Centers in coordination with NJOPA and NJDEP oversight. The Eldora Hamlet has been eliminated. The other Centers are addressed in the later sections of this Land Use Plan.

**Map 3** illustrates the NJDEP CAFRA Centers and Proposed Coastal Centers in the Cape May County CAFRA Zone as of 2004. **Figure 1** provides CAFRA restrictions for impervious cover and tree preservation.

Clermont and Ocean View are located within the Coastal Fringe Planning Area. This planning area is characterized as being primarily rural and served by two-lane roads with a lack of high-density development. These areas lack public wastewater treatment systems and public water. The policy objectives of the Coastal Fringe Planning Areas are as follows<sup>2</sup>:

- 1) *Encourage development in compact patterns to minimize land conflicts and to accommodate growth that would otherwise occur elsewhere encourage development that does not exceed the carrying capacity of the natural and built systems of the community and maintain low-density development.*

<sup>1</sup> Coastal Zone Management Rules N.J.A.C. 7:27E, January 20, 2009

<sup>2</sup> Ibid.

- 2) *Encourage rural economic activities, such as agriculture and recreation.*
- 3) *Encourage transportation systems that link Centers to each other.*
- 4) *Encourage infrastructure that supports development in Centers.*

Dennisville, South Dennis and South Seaville are located within the Coastal Rural Planning Area, which is characterized as containing prime agriculture lands and large tracts of forested areas. It is usually served by rural road network and on-site well water and wastewater systems. The policy objectives of the Coastal Rural Planning Area are as follows<sup>3</sup>:

- 1) *Protect and enhance rural character and agricultural viability of the Coastal rural planning area by guiding growth to Centers. Maintain low-density development, encourage creative land use techniques to minimize the impact of new development, ensure development that does not exceed the carrying capacity of the natural and built systems of the community.*
- 2) *Encourage transportation network to accommodate agricultural and access to markets.*
- 3) *Encourage rural economic activities in Centers that support rural and agricultural communities, provide a rural economy which accommodates the economic activities outside the Centers and enhances the rural environment and has a minimal impact on agricultural resources and has a minimal need for infrastructure improvements.*
- 4) *Protect large areas of farmland and open space to preserve environmentally features and minimize conflict between development and agricultural practices.*

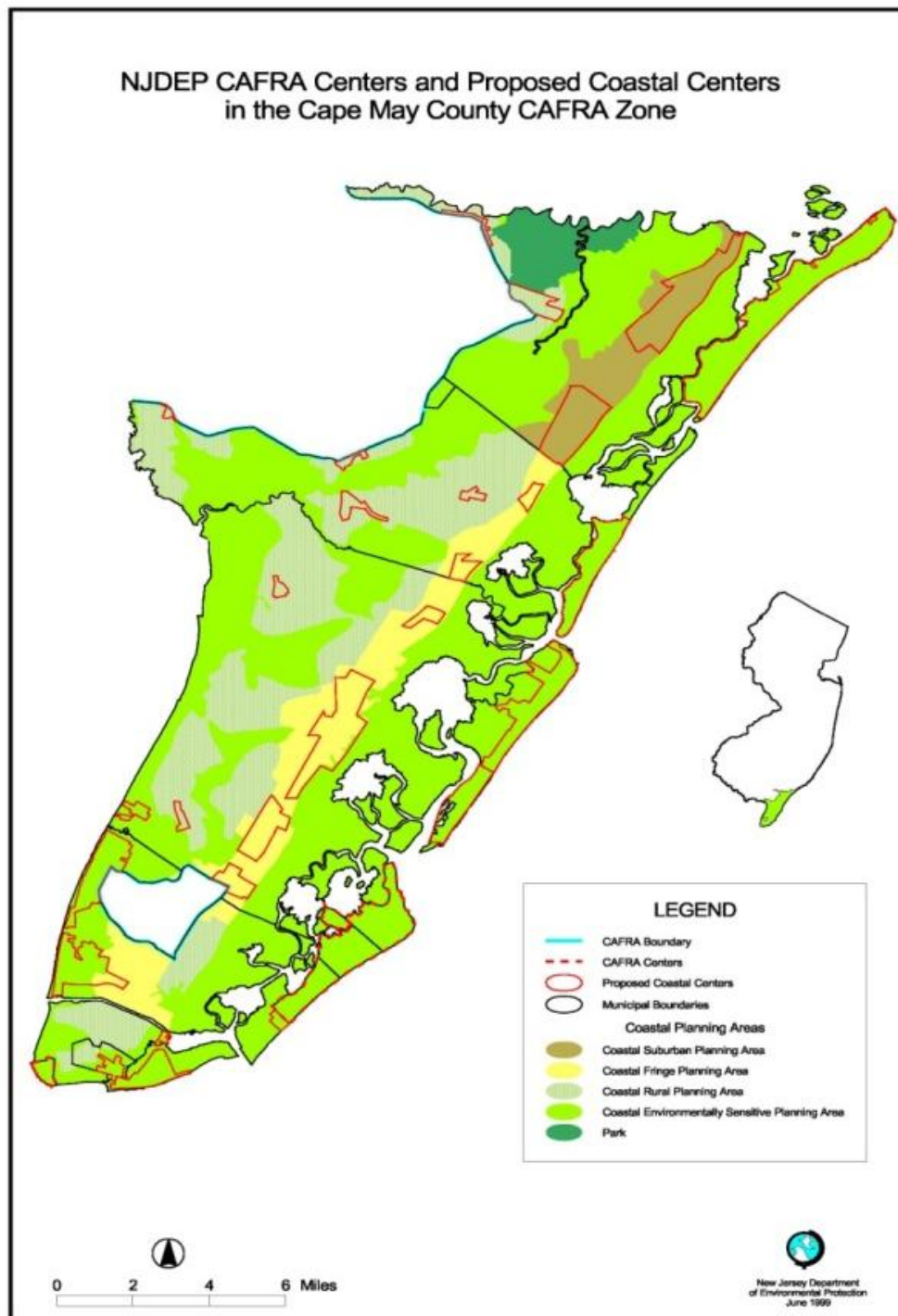
The Coastal Environmentally Sensitive Planning Area encompasses large areas in the tidal lands between the barrier islands and the mainland and in the central section of the Township.

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<sup>3</sup> Ibid.



Map 3 – NJDEP CAFRA Centers and Proposed Coastal Centers



Source: New Jersey Department of Environmental Protection (<http://www.state.nj.us/dep>)



Figure 1 - CAFRA Land Use Regulations

Site Location	Impervious Coverage Percentage	Tree preservation for forested portion of site	Planting for unforested portion of site
CAFRA Urban Center	90%	10%	0%
CAFRA Regional Center	80%	10%	0%
Coastal Regional Center	80%	10%	0%
CAFRA Core	80%	10%	0%
CAFRA Node	80%	10%	0%
CAFRA Town	70%	25%	5%
Coastal Town	70%	25%	5%
Military Installation	70%	10%	0%
CAFRA Village	60%	30%	5%
Coastal Village	60%	30%	5%
CAFRA Hamlet	50%	40%	5%
Coastal Hamlet	50%	40%	5%
Coastal Metropolitan Planning Area	80%	10%	0%
Coastal Suburban Planning Area			
within sewer service area	30%	35%	5%
Coastal Suburban Planning Area			
outside sewer service area	5%	70%	5%
Coastal Fringe Planning Area	5%	70%	5%
Coastal Rural Planning Area	3%	70%	5%
Coastal Environmentally Sensitive Planning Area	3%	70%	5%

Source: Coastal Zone Management rules N.J.A.C. 7:7E, March 3, 2011

### Pinelands Management Area

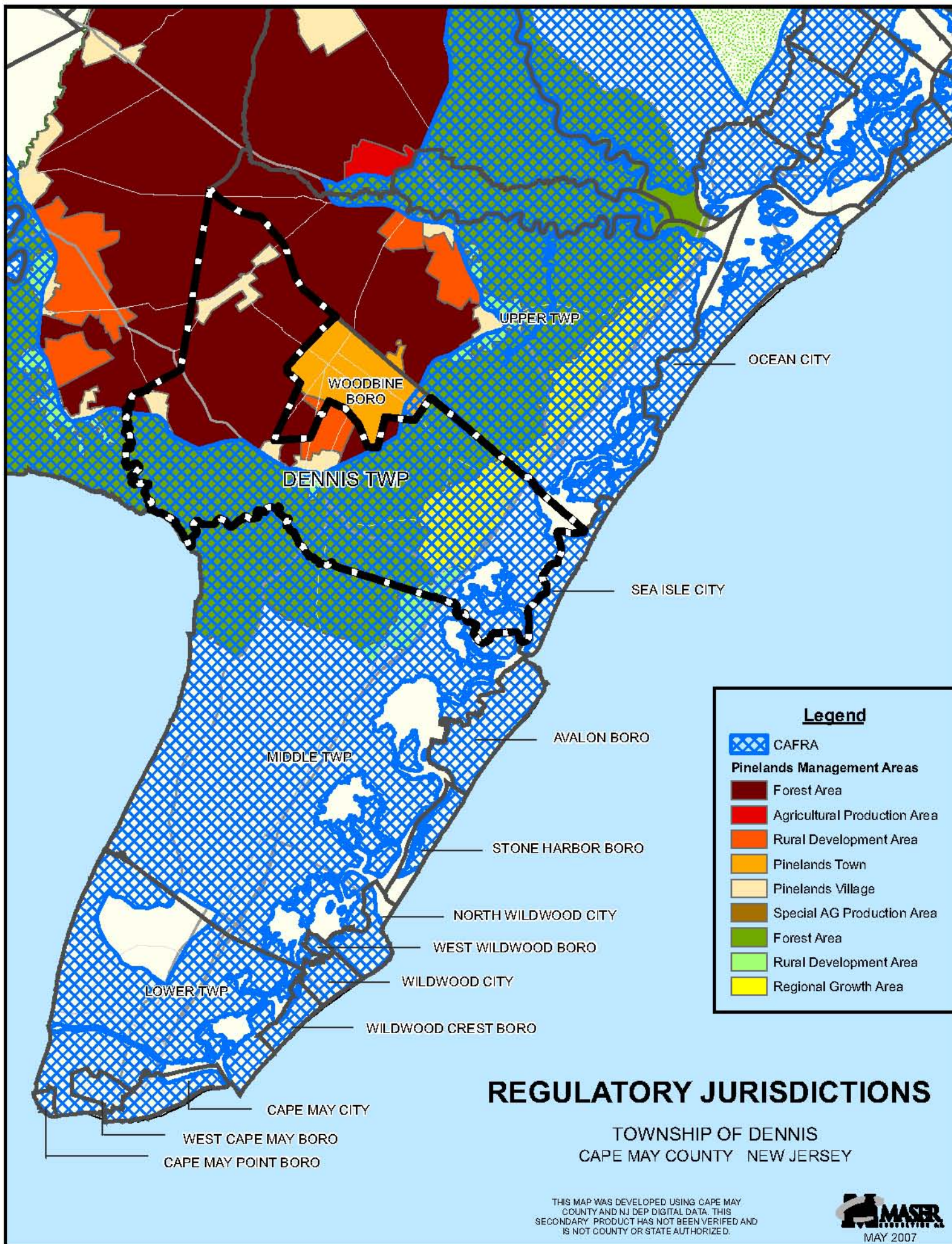
The northwestern section of the Township, outside the Coastal Zone, is part of the Pinelands Management Area. The Pinelands Management area represents a partnership between the State and Federal Government to preserve, protect and enhance the natural and cultural resources of Pinelands. The Pinelands Comprehensive Management Plan protects the region in a manner that maintains its unique ecology while permitting compatible development. The communities within the Pinelands are designated as either Pinelands Villages or Towns, which allow traditional development under certain rules. The Pinelands Protection Act established a requirement that county and municipal master plans and land use ordinances be brought into conformance with the Pinelands Comprehensive Management Plan. Dennis Township's ordinance is in conformance with the Pinelands Comprehensive Management Plan.

While some of the Plan's provisions are mandatory, such as the density limitations and the requirement that growth areas accept development credits, many other aspects are intended to give municipalities resource management goals to work toward as they revise their land use regulations. The specific means chosen to meet those goals are open to negotiation between the Pinelands Commission and the local government. Dennis Township's Master Plan and zoning regulations have been certified by the Pinelands Commission.

The Pinelands Management Area encompasses 24.5 square miles (or 40 percent) of the land area of Dennis Township. The Pinelands Comprehensive Management Plan designates the following areas within Dennis Township: Forest Area, Rural Development Area and four Pinelands Villages: Belleplain, Eldora, North Dennis and Dennisville.

The Pinelands National Reserve is an area located outside of the regulated Pinelands Area. In Dennis Township this area overlaps the Coastal Zone. It is actually a federally designated area, consisting of approximately one million acres of land. This area was established under Section 502 of the National Parks and Recreation Act of 1978 (PL 95-625). Under a Memorandum of Agreement between the NJ Pinelands Commission and the NJDEP Land Use Regulation Program, the NJDEP is the lead agency in review of development applications in the Pinelands National Reserve Area. The NJ Pinelands Commission is also a reviewing agency and may provide comments on development in this area. The Pinelands Reserve Area in the Township is located to the west of the Garden State Parkway. The New Jersey Pinelands Land Capability Map shows the Pinelands Reserve in Dennis Township as a Forest Area, Rural Development Area and Regional Growth Area. The standards for development in these portions of the Pinelands Reserve should meet the density and other standards contained in the Pinelands Comprehensive Management Plan. **(See Map 4 – Regulatory Jurisdictions.)**





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## LAND USE PLAN OVERVIEW

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This Land Use Plan has been carefully crafted considering existing development patterns, jurisdictional authorities and regulatory controls, the need to meet Township defined policy goals and objectives, those of the State regulatory authorities and the State Development and Redevelopment Plan. The Land Use Plan utilizes the *2010 Dennis Township Natural Resources Inventory*, which is being adopted concurrently as part of this Land Use Plan, as an updated source of information on the ecological and cultural resources in the Township.

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## EXISTING LAND USE

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### Existing Land Use Patterns

The existing land use patterns within Dennis Township are illustrated based on tax class parcel data. **(See Map 5 – Existing Land Use).** Over half of the Township falls into the “public property” category, which is made up environmentally constrained land and wildlife management areas. Of the 41,000 acres of total land area in Dennis Township, only about 20,000 are not constrained. These unconstrained lands are also referred to as ‘uplands’. The Township has approximately 31 percent of its total land mass covered by freshwater wetlands and another 18 percent constrained by tidal wetlands.

There are two significant regions of undevelopable land in Dennis Township: the eastern portion along the intercoastal waterways and along the Dennis Creek corridor leading to the Delaware Bay. These areas are primarily encumbered by tidal wetlands with limited development.

There are large areas of land within the Township that are owned and managed by state and federal agencies for the protection of threatened and endangered species and wildlife habitats. These areas represent a significant amount of undeveloped land consisting of the Cape May National Wildlife Refuge (CMNWR), Dennis Creek Fish and Wildlife Management Area, Beaver Swamp Fish and Wildlife Management Area, Marmora Coastal Wetlands Fish and Wildlife Management Area, Belleplain State Forest, and the Cape May Wetlands Wildlife Management Area.



# LEGEND

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>County Boundaries</li> <li>Municipal Boundaries</li> <li>Garden State Parkway</li> <li>US Route</li> <li>NJ State Route</li> <li>County Route</li> <li>Local Roads</li> <li>Railroads</li> <li>Parcels</li> </ul> | <b>Land Use</b> <ul style="list-style-type: none"> <li>Vacant</li> <li>Residential</li> <li>Farmland</li> <li>Preserved Farmland</li> <li>Campground</li> <li>Commercial</li> <li>Public School</li> </ul> | <ul style="list-style-type: none"> <li>Public Land</li> <li>Church</li> <li>Cemetery</li> <li>Other Exempt</li> <li>Unknown Classification</li> <li>Railroad</li> <li>Water</li> </ul> |
|--|--|--|

## EXISTING LAND USE

### TOWNSHIP OF DENNIS

CAPE MAY COUNTY  
NEW JERSEY



0 2,500 5,000 7,500 10,000  
Feet

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MAY 2009

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Residential uses account for about 21 percent of the uplands within the Township. The existing residential development consists almost exclusively of single-family homes with the most concentrated areas located in the Centers of Dennisville, South Seaville and South Dennis.

Commercial uses are limited to only 2 percent of the Township's uplands. These businesses are primarily located along the Route 9 corridor within the Clermont and Ocean View Centers and within the villages of South Dennis, South Seaville and Dennisville. Other commercial properties include 14 campgrounds and 2 golf courses. Remaining developable farmland and vacant lands encompass around 27 percent of the Township's uplands. These are generally larger tracts of land within the Pinelands or adjacent to public lands.

**Figure 2** represents the land use breakdown of the Township.

**Figure 2 - Land Use by Parcel Tax Data**

Land Use	Total Lot Area		Total Uplands Area	
	Acres	Percent	Acres	Percent
Vacant (1)	4,855.64	11.8%	2,365.02	11.7%
Residential (2)	5,331.42	12.9%	4,187.57	20.7%
Farm Regular (3A)	1,046.46	2.5%	589.87	2.9%
Farm Qualified (3B)	3,292.94	8.0%	2,561.69	12.7%
Commercial (4A)	486.52	1.2%	409.11	2.0%
Public Property (15C)	22,852.67	55.4%	8,939.47	44.2%
Church (15D)	13.43	0.0%	13.43	0.1%
Cemetery (15E)	21.29	0.1%	21.19	0.1%
Other Exempt (15F)	243.11	0.6%	182.50	0.9%
Unknown Class	236.04	0.6%	84.53	0.4%
Right-of-Way	1,123.17	2.7%	869.15	4.3%
Water	1,736.96	4.2%	-	0.0%
<b>Total</b>	<b>41,239.64</b>	<b>100.0%</b>	<b>20,223.54</b>	<b>100.0%</b>

Source: Municipal Property Code Classification Information, 2007

### Constrained Lands

The Environmental Constraints map includes lands falling under defined environmental regulations, which include wetlands, Category One ("C-1") stream corridors, which are considered pristine and as either trout production or trout management, and Federal Insurance Management Agency ("FEMA") designated floodplains. This map does not show wetlands buffer areas, which may range from 0 feet to 300 feet within the Pinelands Management Area, depending on the resource value of the wetland. A 300-foot wide riparian buffer is also required along C-1 waters. Other environmentally sensitive lands are mapped and described in the *2010 Natural Resources Inventory*. The Township has approximately 12,500 acres or 31 percent of its total land mass covered by freshwater wetlands and another 7,500 acres or 18 percent constrained by tidal wetlands. The acreages are general estimates and are subject to site-specific investigation. (See **Map 6 – Environmental Constraints**.)

### Farmlands

According to the parcel tax data, as shown on **Figure 3**, there are 219 properties that are assessed as farmland in Dennis Township with a total area of 4,340 acres. The majority of these properties are taxed as qualified farms (Class 3B). Over 2,500 acres of farmland are located within the Pinelands Management Area. Approximately 27 percent of the assessed farmlands acreage is constrained, leaving only 3,150 acres of unconstrained farmlands.

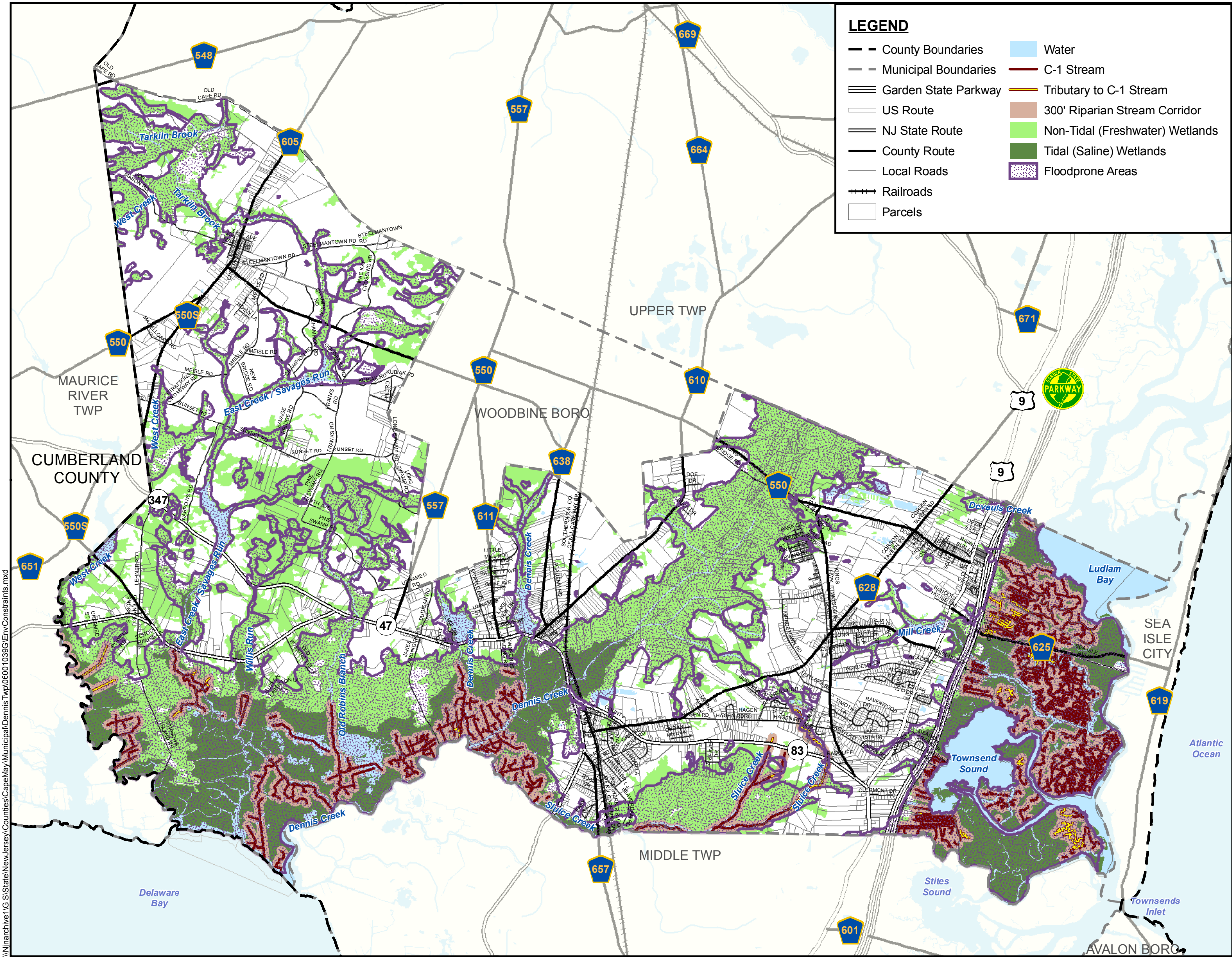
Cape May County has established a trust fund to preserve open space and agricultural lands. The trust is funded by a County property tax of 1 cent per 100 dollars of assessed valuation, which currently generates approximately \$1.3 million dollars a year. Since its inception, the program has preserved approximately 3,000 acres of open space and farmland (almost 5 square miles) in the County. There are currently 10 preserved farms in Dennis Township totaling approximately 1,050 acres. This leaves 3,290 acres of land or 2,350 acres of developable farmland.

**Figure 3 - Assessed Farmland**

Zone District	Farm Regular (3A)		Farm Qualified (3B)	
	Lot Area	Uplands	Lot Area	Uplands
A - Airport Hazard	0 ac	0 ac	22.98 ac	14.73 ac
AR - Age Restricted	0 ac	0 ac	84.98 ac	84.98 ac
C - Conservation	285.99 ac	56.04 ac	146.88 ac	38.48 ac
GC - General Commercial	0 ac	0 ac	24.30 ac	21.48 ac
PF25 - Low Density Forest	103.26 ac	94.81 ac	1,426.82 ac	1,018.80 ac
PF8 - Moderate Density Forest	0 ac	0 ac	162.26 ac	154.80 ac
PR - Rural Development	0 ac	0 ac	176.71 ac	148.43 ac
PV - Pinelands Village	44.66 ac	44.05 ac	373.12 ac	356.73 ac
R10 - Low Density Single Family Residential	32.43 ac	15.55 ac	120.25 ac	67.75 ac
R3 - Single Family Residential	577.33 ac	376.64 ac	754.64 ac	655.50 ac
VR - Village Residential	2.79 ac	2.79 ac	0 ac	0 ac
<b>Total</b>	<b>1,046.46 ac</b>	<b>589.87 ac</b>	<b>3,292.94 ac</b>	<b>2,561.69 ac</b>

Source: *Municipal Property Code Classification Information, 2007*





The 2007 Farmland Application Summary from the Township Tax Assessor provides a breakdown of the uses of farmland in Dennis Township, which is shown in **Figure 4**. Almost 92 percent of farmland is actively used, while only 8 percent of farmland is not actively devoted. Of active farmland uses, 43 percent of total active farmland, or 1,875 acres, are harvested cropland, while 18 percent of actively devoted farmland is appurtenant woodland or wetland.

**Figure 4 - Farmland Activity and Uses**

	Acres	Percent
<b>Actively Devoted Farmland</b>	<b>3928.52</b>	<b>91.4%</b>
Harvested Cropland	1875.79	43.6%
Pastured Cropland	115.19	2.7%
Permanent Pastured	342.13	8.0%
Non-Appurtenant Woodland	779.16	18.1%
Appurtenant Woodland or Wetland	780.7	18.2%
Acres Used for Boarding, etc.	35.55	0.8%
<b>Farmland Not Actively Devoted</b>	<b>370.56</b>	<b>8.6%</b>
Land Under and Land Used in Connection with Farmhouse	107.14	2.5%
All Other Land not Devoted to Agricultural/Horticultural Use	263.42	6.1%
<b>Total Farmland Acreage</b>	<b>4299.08</b>	<b>100.0%</b>

Source: December 11, 2007 Tax Assessor Farmland Application Summary

### Vacant Properties

The Existing Land Use Map also shows properties assessed as vacant according to the parcel tax data. A total of 687 properties are assessed as vacant (Class 1) in Dennis Township with a total area of 4,856 acres. The uplands acreage shown in **Figure 5** is an estimate and is subject to site-specific evaluation. Approximately 2,500 acres of the assessed vacant acreage is constrained, leaving only 2,365 acres of developable vacant land.

**Figure 5 - Vacant Properties**

Zone District	Lot Area	Uplands
A - Airport Hazard	3.06 ac	3.06 ac
AR - Age Restricted	5.00 ac	5.00 ac
B - Business	296.30 ac	221.57 ac
C - Conservation	1,453.81 ac	87.38 ac
GC - General Commercial	157.89 ac	136.81 ac
HC - Historic Commercial	7.22 ac	7.20 ac
OVHC - Ocean View Historic Commercial	15.10 ac	15.10 ac
PF25 - Low Density Forest	735.46 ac	418.74 ac
PF8 - Moderate Density Forest	56.37 ac	31.63 ac
PR - Rural Development	179.32 ac	121.87 ac
PV - Pinelands Village	191.19 ac	142.08 ac
R10 - Low Density Single Family Residential	421.68 ac	257.14 ac
R3 - Single Family Residential	1,316.79 ac	902.95 ac
RB - Residential Business	13.22 ac	12.96 ac
VR - Village Residential	4.95 ac	3.21 ac
<b>Total</b>	<b>4,855.64 ac</b>	<b>2,365.02 ac</b>

Source: Municipal Property Code Classification Information, 2007



### Campgrounds

Campgrounds make up a significant portion of commercial sector in the Township, not only in terms of land consumption but also economically as these areas help accommodate the influx of summer residents. As shown in **Figure 6**, there are currently 14 active campgrounds in Dennis Township, containing a total of 5,657 campsites on nearly 870 acres of land or 700 acres of uplands.

**Figure 6 - Campgrounds**

Name	Campsites	Acres	Uplands	Type
Avalon Campground	290	57.57 ac	57.57 ac	
Driftwood Campground	779	94.91 ac	55.72 ac	
Hidden Acres Campground	175	34.88 ac	15.56 ac	
Jersey Shore Haven Campground	207	26.23 ac	26.17 ac	
Little Oakes Campground	100	16.88 ac	16.88 ac	
Ocean View Resort Campground	1,171	111.03 ac	107.58 ac	
Pine Haven Campground	630	83.86 ac	67.34 ac	
Sea Grove Campground	190	25.10 ac	22.05 ac	
Tamerslane Campground	315	33.78 ac	33.78 ac	
Outdoor World Lake & Shore Resort	452	167.74 ac	125.71 ac	Timeshare
Dennisville Lake Camper Resort	132	50.15 ac	32.60 ac	Condo
Holly Lake Condo Campground	342	46.12 ac	38.61 ac	Condo
Seashore Line Camper Resort Condo	374	77.32 ac	55.78 ac	Condo
Resort Campground Country Club	500	42.99 ac	41.84 ac	90 or 99 year leases
<b>Total</b>	<b>5,657</b>	<b>868.55 ac</b>	<b>697.18 ac</b>	

Source: Township Tax Assessor, 2005

### Historic Development Patterns

Historic development patterns can be assessed by reviewing changes in Land Use / Land Cover data from the New Jersey Department of Environmental Protection ("NJDEP"). Land Use / Land Cover data files are based on interpretations of infrared aerial photography, using the NJDEP Modified Anderson System<sup>4</sup>. **Figure 7** compares the amount of area for each land use or land cover type in 1986, 1995 and 2002. **Figure 8** breaks out the urban category into six subcategories for each time period. **Figure 9** illustrates the change in Land Use / Land Cover at each time period. The comparison shows there have been many changes in land use over this sixteen year period.

- Residential uses increased their land coverage by 342 acres (11 percent) from 1986 to 2002, which consists primarily of rural and low density single family dwellings.
- Non-residential (Commercial and Industrial) uses increased in land coverage by more than 30 percent in sixteen years but still make up a minuscule portion (less than 1 percent) of the Township.
- The Township lost 379 acres of Agricultural lands and 279 acres of Forested lands since 1986.
- Transportation, Communication and Utility areas have expanded by 80 acres (25 percent) during the sixteen year period.
- Land devoted to Recreational uses increased by 33 percent (214 acres).
- As expected, Wetlands and Water categories saw little change over the sixteen year period, which could be attributed to the inconsistencies within the data sources.

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<sup>4</sup> New Jersey Department of Environmental Protection (NJDEP), Office of Information Resources Management (OIRM), Bureau of Geographic Information and Analysis (BGIA) <http://www.state.nj.us/dep/gis/digidownload/metadata/lulc02/anderson2002.html>



**Figure 7 - Historic Change in Land Use / Land Cover Comparison**

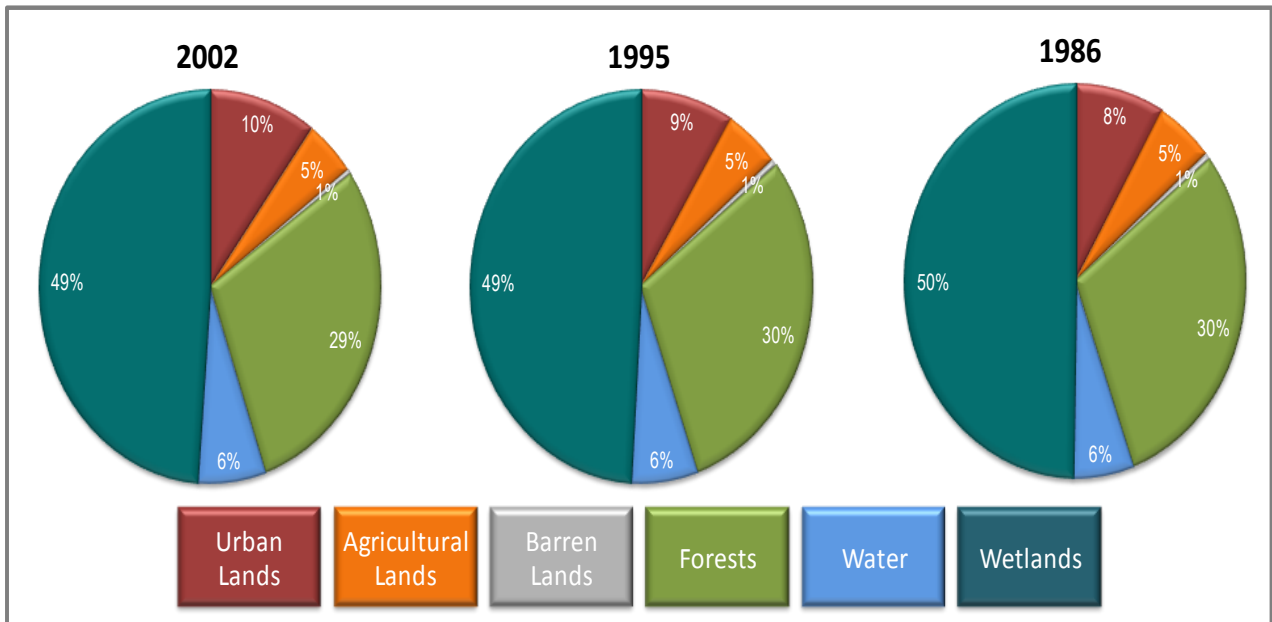
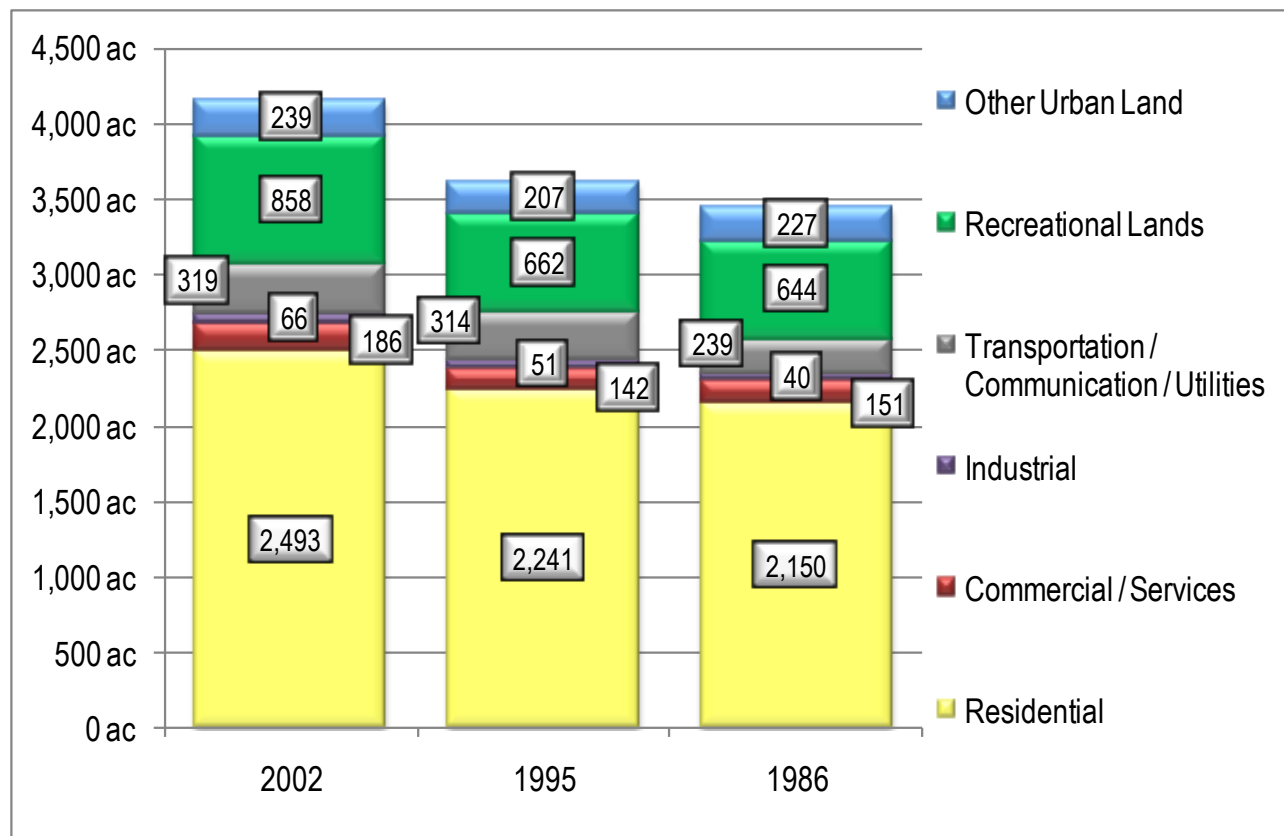


Figure 8 - Historic Urban Land Uses (1986, 1995, 2002)

Figure 9 - Historic Change in Land Use / Land Cover (2002, 1995, 1986 <sup>5</sup>)

<sup>5</sup> Note: Since these data series are based upon interpretations of aerial photographs, advances in technology allow each series to be more accurate than the previous series. During the 2002 mapping sessions, NJDEP updated areas in the 1995 data where the classification was deemed to be incorrect previously. However, this update did not include 1986 designations and, therefore, the 2002 and 1995 data series have similar margins of error whereas the 1986 data series is based on different mapping standards and may have a greater margin of error. This analysis is meant to be illustrative and should not be relied upon for regulatory purposes.

Land Use / Land Cover Classification	2002		1995		1986	
	Acres	% of Twp	Acres	% of Twp	Acres	% of Twp
<b>Urban Lands</b>	<b>4,161.68</b>	<b>10.13%</b>	<b>3,616.44</b>	<b>8.80%</b>	<b>3,451.09</b>	<b>8.40%</b>
<b>Residential</b>	<b>2,492.67</b>	<b>6.07%</b>	<b>2,240.64</b>	<b>5.45%</b>	<b>2,150.14</b>	<b>5.23%</b>
Residential, Medium Density (Single Dwelling)	141.38	0.34%	138.48	0.34%	128.71	0.31%
Residential, Low Density (Single Dwelling)	843.18	2.05%	729.66	1.78%	599.60	1.46%
Residential, Rural Density (Single Dwelling)	1,508.11	3.67%	1,372.60	3.34%	1,421.83	3.46%
<b>Commercial / Services</b>	<b>185.71</b>	<b>0.45%</b>	<b>142.46</b>	<b>0.35%</b>	<b>150.70</b>	<b>0.37%</b>
<b>Industrial</b>	<b>66.20</b>	<b>0.16%</b>	<b>50.66</b>	<b>0.12%</b>	<b>39.71</b>	<b>0.10%</b>
<b>Transportation/Communication/Utilities</b>	<b>319.44</b>	<b>0.78%</b>	<b>314.05</b>	<b>0.76%</b>	<b>239.06</b>	<b>0.58%</b>
<b>Cemetery</b>	<b>18.17</b>	<b>0.04%</b>	<b>18.17</b>	<b>0.04%</b>	<b>---</b>	<b>---</b>
<b>Recreational Lands</b>	<b>858.40</b>	<b>2.09%</b>	<b>661.75</b>	<b>1.61%</b>	<b>644.45</b>	<b>1.57%</b>
<b>Other Urban Land</b>	<b>221.08</b>	<b>0.54%</b>	<b>188.72</b>	<b>0.46%</b>	<b>227.03</b>	<b>0.55%</b>
<b>Agricultural Lands</b>	<b>1,947.98</b>	<b>4.74%</b>	<b>2,097.01</b>	<b>5.10%</b>	<b>2,227.24</b>	<b>5.42%</b>
Cropland And Pastureland	1,054.25	2.57%	1,228.44	2.99%	1,388.52	3.38%
Orchards/Vineyards/Nurseries/Horticultural Areas	721.37	1.76%	721.64	1.76%	675.51	1.64%
Confined Feeding Operations	1.27	0.00%	1.27	0.00%	1.27	0.00%
Other Agriculture	171.09	0.42%	145.66	0.35%	161.94	0.39%
<b>Barren Lands</b>	<b>186.48</b>	<b>0.45%</b>	<b>235.23</b>	<b>0.57%</b>	<b>232.53</b>	<b>0.57%</b>
<b>Extractive Mining</b>	<b>127.80</b>	<b>0.31%</b>	<b>169.98</b>	<b>0.41%</b>	<b>180.25</b>	<b>0.44%</b>
<b>Beaches</b>	<b>2.16</b>	<b>0.01%</b>	<b>0.65</b>	<b>0.00%</b>	<b>---</b>	<b>---</b>
<b>Other Barren Lands</b>	<b>56.52</b>	<b>0.14%</b>	<b>64.60</b>	<b>0.16%</b>	<b>52.28</b>	<b>0.13%</b>
<b>Forests</b>	<b>12,097.81</b>	<b>29.44%</b>	<b>12,394.31</b>	<b>30.16%</b>	<b>12,376.33</b>	<b>30.12%</b>
<b>Brush/Shrubland (height &lt; 20 feet)</b>	<b>1,408.36</b>	<b>3.43%</b>	<b>1,755.87</b>	<b>4.27%</b>	<b>1,586.39</b>	<b>3.86%</b>
<b>Coniferous Forest</b>	<b>1,660.66</b>	<b>4.04%</b>	<b>1,697.84</b>	<b>4.13%</b>	<b>1,950.82</b>	<b>4.75%</b>
<b>Deciduous Forest</b>	<b>2,735.03</b>	<b>6.66%</b>	<b>3,370.21</b>	<b>8.20%</b>	<b>3,401.71</b>	<b>8.28%</b>
<b>Mixed Forest (&gt;50% Coniferous)</b>	<b>2,305.46</b>	<b>5.61%</b>	<b>2,024.99</b>	<b>4.93%</b>	<b>1,794.94</b>	<b>4.37%</b>
<b>Mixed Forest (&gt;50% Deciduous)</b>	<b>3,988.31</b>	<b>9.71%</b>	<b>3,545.40</b>	<b>8.63%</b>	<b>3,642.47</b>	<b>8.86%</b>
<b>Water</b>	<b>2,639.77</b>	<b>6.42%</b>	<b>2,595.83</b>	<b>6.32%</b>	<b>2,369.58</b>	<b>5.77%</b>
Artificial Lakes	428.39	1.04%	403.50	0.98%	405.93	0.99%
Bridge Over Water	0.29	0.00%	0.29	0.00%	---	---
Dredged Lagoon	1.74	0.00%	1.26	0.00%	1.64	0.00%
Natural Lakes	9.51	0.02%	20.89	0.05%	19.87	0.05%
Open Tidal Bays	40.28	0.10%	16.92	0.04%	26.14	0.06%
Streams And Canals	2.49	0.01%	2.49	0.01%	2.69	0.01%
Tidal Rivers, Inland Bays, And Other Tidal Waters	2,157.07	5.25%	2,150.49	5.23%	1,913.31	4.66%
<b>Wetlands</b>	<b>20,059.88</b>	<b>48.82%</b>	<b>20,154.79</b>	<b>49.05%</b>	<b>20,436.85</b>	<b>49.73%</b>
<b>Coastal Wetlands</b>	<b>7,504.19</b>	<b>18.26%</b>	<b>7,532.68</b>	<b>18.33%</b>	<b>7,744.71</b>	<b>18.85%</b>
Saline Marsh	7,318.47	17.81%	7,532.68	18.33%	7,744.71	18.85%
Phragmites Dominate Coastal Wetlands	185.73	0.45%	---	---	---	---
<b>Interior Wetlands</b>	<b>12,555.69</b>	<b>30.55%</b>	<b>12,622.11</b>	<b>30.72%</b>	<b>12,692.15</b>	<b>30.89%</b>
Herbaceous Wetlands	334.36	0.81%	437.99	1.07%	420.31	1.02%
Scrub / Shrub Wetlands	1,365.52	3.32%	4,832.53	11.76%	4,801.57	11.68%
Wooded Wetlands	10,236.29	24.91%	6,584.88	16.02%	6,606.77	16.08%
Managed / Modified / Built-Up Wetlands	619.53	1.51%	766.72	1.87%	863.49	2.10%
<b>Middle Township Total Area</b>	<b>41,093.61</b>	<b>100.00%</b>	<b>41,093.61</b>	<b>100.00%</b>	<b>41,093.61</b>	<b>100.00%</b>

--- Category not classified in data series

Source: New Jersey Department of Environmental Protection (NJDEP), Office of Information Resources Management (OIRM), Bureau of Geographic Information and Analysis (BGIA),

<http://www.state.nj.us/depi/gis/index>

Changes in land use can also be evaluated by reviewing tax information compiled by the New Jersey Department of Community Affairs, Division of Local Government Services, which includes statistical information for all New Jersey municipalities. **Figure 10** provides a ten-year comparison of information on tax parcels within the property tax codes, such as residential, vacant and non-residential, and the combined value of the parcels within each property classification code. Please note that this table does not include all property classifications, such as public properties.

- Although there was a loss of 1,094 vacant parcels (65 percent loss) between 1998 and 2007, the total value of vacant properties increased by \$25 million (66 percent gain).
- There was an increase of 1,159 residential properties or a 50 percent increase. This increase is related to subdivision activity where the loss of one vacant property could lead to the gain of multiple residential properties. The overall value of residential properties increased by 224 percent or \$0.5 billion over this ten-year period.
- The non-residential property class is limited to commercial uses, which increased by only 109 properties, with a 245 percent increase in overall value during this period.
- There was a loss of 8 farmland properties and 20 farm homestead properties during this period; however, there was an increase of \$8.89 million in value for both farm classes. The increasing value of farmlands highlights the need to pursue farmland preservation to reduce further loss of farmland to development.

**Figure 10 - Comparison of Historic Tax Data 1998 vs. 2007 Property Value Classification**

Property Class	Number of Parcels				Total Value (millions)			
	1998	2007	10-year Change		1998	2007	10-year Change	
<b>Vacant</b>	1,696	602	-1,094	-65%	\$ 38.86	\$ 64.57	\$ 25.71	66%
<b>Residential</b>	2,323	3,482	1,159	50%	\$ 247.41	\$ 800.45	\$ 553.04	224%
<b>Farmland</b>	67	59	-8	-12%	\$ 7.67	\$ 16.27	\$ 8.60	112%
<b>Farm Homestead</b>	223	203	-20	-9%	\$ 1.26	\$ 1.55	\$ 0.29	23%
<b>Non-residential</b>	109	166	57	52%	\$ 41.53	\$ 143.39	\$ 101.85	245%
Commercial	109	166	57	52%	\$ 41.53	\$ 143.39	\$ 101.85	245%
Industrial	-	-	-	-	-	-	-	-
Apartment	-	-	-	-	-	-	-	-
<b>Total</b>	<b>4,418</b>	<b>4,512</b>	<b>94</b>	<b>2%</b>	<b>\$ 337</b>	<b>\$ 1,026</b>	<b>\$ 689</b>	<b>205%</b>

SOURCE: NJ Department of Community Affairs, Division of Local Government Services, Property Tax Information, Current Property Tax Data, Property Value Classification – 2007

SOURCE: NJ Department of Community Affairs, Division of Local Government Services, Property Tax Information, Historical Data, Property Value Class - 1998

### Population, Housing and Employment Characteristics

This section documents demographic, housing and employment conditions in the Township. Historic growth trends are provided. In addition, future population and employment projections are provided utilizing accepted data sources from the South Jersey Transportation Planning Organization ("SJTPO"). Where appropriate, county and state data is provided for comparison purposes.

#### Population

As indicated in **Figure 11** the population of Cape May County has significantly increased in the past sixty years and has consistently grown at a rate higher than that of the State. During the period between 1970 and 1980, the County experienced its largest growth increment of over 38 percent or 22,712 new residents. The County's total population has more than doubled since 1950 and has only begun to level off in the recent decades, in terms of percent change. During the period between the years of 1990 and 2000, the County grew at an 8 percent increase, compared to an increase of 9 percent statewide. This represented the first time in forty years that County population had growth below the State average. In the most recent decade, the County lost 5 percent of its total population while the State continued to show 4 percent growth. As shown on **Figure 12**, growth in the County is still projected between 2010 and 2040; however, forecasts indicate this growth will occur at a substantially slower rate, as compared to the growth seen prior to 2000.

**Figure 11 - Permanent Population Trends 1950 – 2010**

	Dennis Township		Cape May County		New Jersey	
<b>1950</b>	1,981		37,131		4,835,329	
1950-1960	+346	+17%	+11,424	+31%	+1,232,083	+25%
<b>1960</b>	2,327		48,555		6,067,412	
1960-1970	+308	+13%	+10,999	+23%	+1,100,752	+18%
<b>1970</b>	2,635		59,554		7,168,164	
1970-1980	+1,354	+51%	+22,712	+38%	+196,659	+3%
<b>1980</b>	3,989		82,266		7,364,823	
1980-1990	+1,585	+40%	+12,823	+16%	+365,365	+5%
<b>1990</b>	5,574		95,089		7,730,188	
1990-2000	+918	+16%	+7,237	+8%	+684,162	+9%
<b>2000</b>	6,492		102,326		8,414,350	
2000-2010	-25	-0%	-5,061	-5%	+377,544	+4%
<b>2010</b>	6,467		97,265		8,791,894	
<b>1950-2010</b>	<b>+4,486</b>	<b>+226%</b>	<b>+60,134</b>	<b>+162%</b>	<b>+3,956,565</b>	<b>+82%</b>

SOURCE: Cape May County Data Book, January 2003  
2010 US Census

**Figure 12 - Population Projections 2010-2040**

	Dennis Township		Cape May County	
<b>2010</b>	6,467		97,265	
2010-2020	-6	-0.1%	+2,663	+3%
<b>2020</b>	6,461		99,928	
2020-2030	+64	+1%	+2,084	+2%
<b>2030</b>	6,525		102,012	
2030-2040	+69	+1%	+1,071	+1%
<b>2040</b>	6,594		103,083	
<b>2010-2040</b>	<b>+127</b>	<b>+2%</b>	<b>+5,818</b>	<b>+6%</b>

SOURCE: South Jersey Transportation Planning Organization 2040 Population and Employment Projections By Municipality, 2012

The permanent population of Dennis Township increased by 16 percent or 918 new residents from 1990 to 2000 and then decreased by less than 1 percent or 25 residents by 2010. In 2010, Dennis had a total population of 6,467 residents. The SJTPO has projected that Dennis Township's permanent population will increase to approximately 6,594 persons through the year 2040, a gain of approximately 4 residents per year on average. This increase will account for an additional 127 residents or a 2 percent increase between 2010 and 2040.

The Township is projecting that a majority of the growth will take place within the proposed Ocean View Town Center and Clermont Village Center. The Village Centers of Dennisville, South Dennis and South Seaville will expect primarily infill development. This anticipated growth within the Route 9 Centers is due in part by the accessibility to major roads and services, as well as physical conditions suitable for septic systems and future privately constructed and maintained alternative package treatment plants.

The New Jersey Department of Labor has indicated the largest expansion of population growth in the State took place in the Atlantic Coast Counties (Atlantic, Cape May, Monmouth and Ocean) during the period from 1990 to 2000; however, growth has slowed in these Counties since 2000.<sup>6</sup>

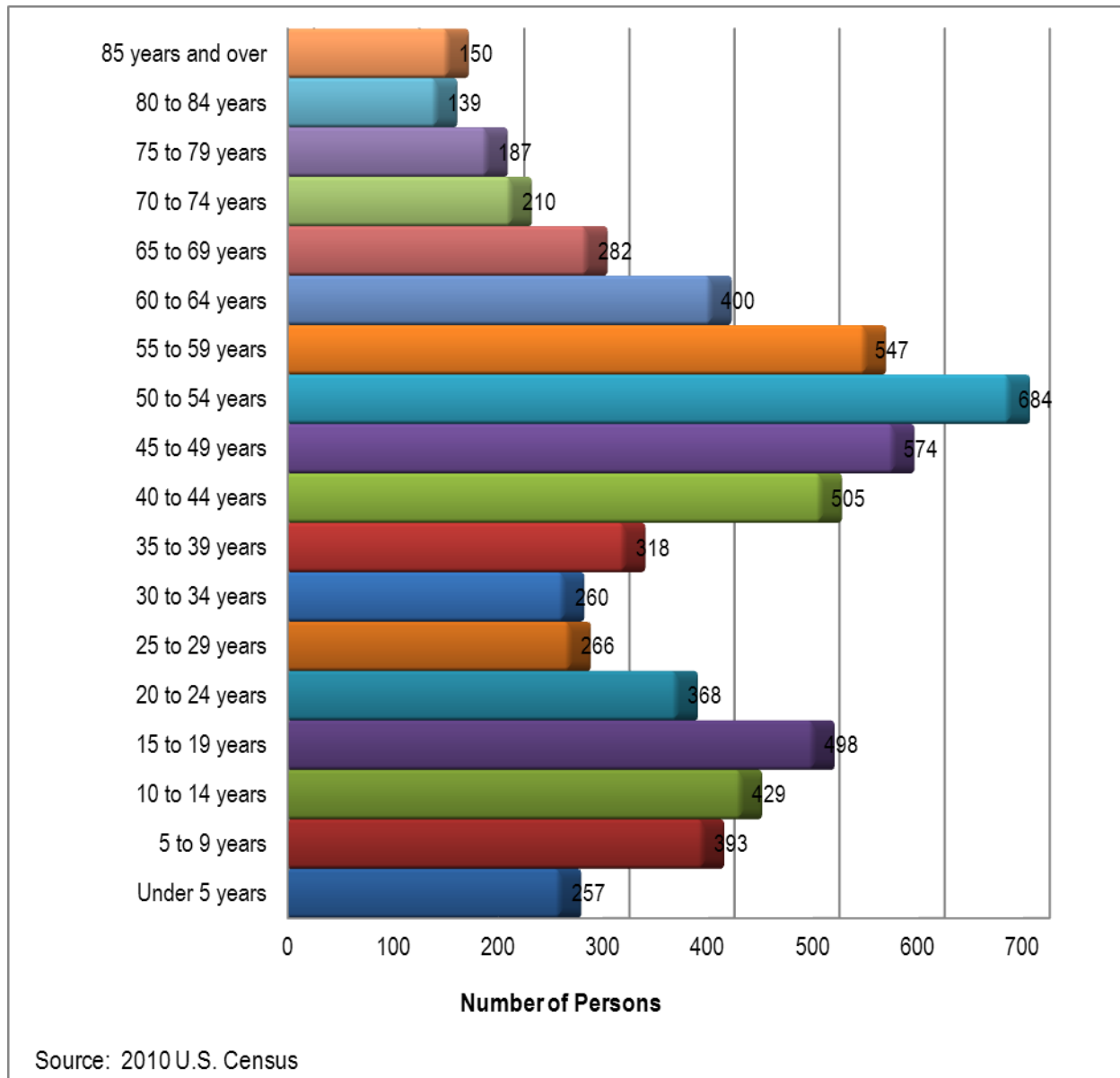
According to the 2010 Census, approximately one out of five residents of Cape May County was age 65 or older. The County will continue to be a popular retirement destination and the senior citizen population is expected to account for up to 30 percent of the population by the year 2028.<sup>7</sup>

Population by age for Dennis Township is shown in **Figure 13**. As of 2010, the largest age cohort in Dennis Township is the 50 to 54 years, with 684 residents or 11 percent of the total population. The second largest age cohort is 45 to 49 years, with just under 600 residents. The age cohort with the fewest residents is the 80 to 84 years range, with only 139 residents or just 2 percent of the total population.

<sup>6</sup> Source: County Population and Labor Force Projections for New Jersey: 2008 to 2028 – Division of Market and Demographic Research

<sup>7</sup> Source: County Population and Labor Force Projections for New Jersey: 2008 to 2018 – Division of Market and Demographic Research<sup>8</sup> New Jersey Department of Labor – Atlantic Region – Regional Labor Market Review - December 2002



**Figure 13 - Population by Age**

Senior citizens (age 65+) make up 14.9 percent of Dennis Township's population, which is considerably lower than the County's average of 21.6 percent and slightly higher than the State's average of 13.5. The Township's senior population increased by 170 people between 2000 and 2010. (See **Figure 14 – Senior Population (Age 65+ 2000-2010.)**)

**Figure 14 - Senior Population (age 65+) 2000-2010**

	2000		2010	
	Persons	% of Total	Persons	% of Total
Dennis Township	798	12.3%	968	14.9%
Cape May County	20,681	20.2%	20,977	21.6%
New Jersey	1,113,136	13.2%	1,185,993	13.5%

SOURCE: 2000 and 2010 US Census

The total countywide population increases over six times during the months of May through September. Much of this growth is concentrated within the barrier island resort communities. The County anticipates a 15.7 percent increase in the summer population by the year 2025. This increase will result in an additional 96,440 summer residents (**Figure 15– Summer Population Projections 2001-2025**). This indicates that Cape May County will continue to be an important part of the New Jersey tourist industry for the years to come.

Dennis Township's population increases over five times the permanent population during the summer months. The County has projected an increase of 4,174 summer residents in Dennis Township by the year 2025. Many of the summer residents are attracted to the 14 campgrounds located within the Township.

**Figure 15 - Summer Population Projections 2001-2025**

	Dennis Township		Cape May County	
<b>2001</b>	32,408		614,261	
2001-2010	+2,141	+7%	+40,576	+7%
<b>2010</b>	34,549		654,837	
2010-2020	+1,036	+3%	+38,530	+6%
<b>2020</b>	35,585		693,367	
2020-2025	+997	+3%	+17,334	+2%
<b>2025</b>	36,582		710,701	
<b>2000-2025</b>	<b>+4,174</b>	<b>+13%</b>	<b>+96,440</b>	<b>+16%</b>

SOURCE: Cape May County Data Book, January 2003

In regards to educational attainment, in 2010, there were 513 persons between the ages of 18 and 24 years old in Dennis Township and 4,293 that were older than 24 years. Of the 18 to 24 year old age group, only 7 percent had not yet achieved a high school diploma, which is about half of the rest of the County and the State percentages. Only 5 percent of this age group had achieved a bachelor's degree or higher, which is lower than both the County and the State. Persons over the age of 24 residing in Dennis Township in 2010 had an overall education attainment comparable to the County and State. Persons 25 and older with no high school diploma were limited to 12 percent throughout the County and 13 percent for the State, whereas 11 percent of this age group in Dennis Township had not graduated high school. (See **Figure 16 – Educational Attainment 2010**).

**Figure 16 - Educational Attainment 2010**

	Dennis Township		Cape May County		New Jersey	
<b>Population 18 to 24 years</b>	<b>513</b>	<b>100%</b>	<b>7,483</b>	<b>100%</b>	<b>750,518</b>	<b>100%</b>
Less than high school graduate	36	7%	1,152	15%	108,825	15%
High school graduate (includes equivalency)	269	52%	2,784	37%	234,162	31%
Some college or associate's degree	185	36%	2,986	40%	310,714	41%
Bachelor's degree or higher	23	5%	554	7%	96,817	13%
<b>Population 25 years and over</b>	<b>4,293</b>	<b>100%</b>	<b>71,205</b>	<b>100%</b>	<b>5,889,519</b>	<b>100%</b>
Less than 9th grade	86	2%	2,279	3%	323,924	6%
9th to 12th grade, no diploma	373	9%	6,124	9%	424,045	7%
High school graduate (includes equivalency)	1,687	39%	26,061	37%	1,755,077	30%
Some college, no degree	1,000	23%	13,173	19%	983,550	17%
Associate's degree	249	6%	4,771	7%	365,150	6%
Bachelor's degree	644	15%	12,390	17%	1,272,136	22%
Graduate or professional degree	253	6%	6,337	9%	765,637	13%

SOURCE: 2010 US Census

### Housing

In recent years, Cape May County has experienced a significant increase in new residential construction, mostly built as vacation or rental homes. This is further apparent, since the rate of residential construction has exceeded the population growth in the last four decades, although residential construction rates dropped off considerably after 2005. According to the 2010 American Community Survey, approximately 13,000 new homes were constructed in the County from 2000 to 2005 and only 3,000 homes were constructed after 2005.

Between 1990 and 2000, Upper, Dennis and Lower Townships accounted for more than 72 percent of the population growth in Cape May County but only 35 percent of the County's total increase in housing units<sup>8</sup>. This indicates that a large portion of the County's development has targeted the coastal communities. This is not a surprising trend, since the tourist industry is the cornerstone of the County's economy. The increased demand of summer rental properties within the barrier islands has caused these communities to be almost completely developed. This development pressure has forced many older homes to be demolished and replaced by new construction. The future growth of the permanent population within the County will more than likely be concentrated within the undeveloped upland areas of the mainland.

Dennis Township's housing stock consists predominantly of single-family homes. The residential development pattern of the Township varies in density and lot size, from the medium-density development within the existing villages to the low density rural developments in the Pinelands.

<sup>8</sup> New Jersey Department of Labor – Atlantic Region – Regional Labor Market Review - December 2002

There were 135 certificates of occupancy permits issued for residential in Dennis Township between 2002 and 2011, as shown on **Figure 17**. Like other mainland municipalities in Cape May County, Dennis Township's development has been influenced by the lack of infrastructure and regulatory constraints. Building opportunities similar to the barrier island communities and other areas where public sewer and water are available do not exist in the Township. This is partly due to the existing environmental constraints, as well as strict regulation by various state agencies under CAFRA and the Pinelands Management Plan. Future development may likely alter and increase residential growth above historic trends, due in part to plans for the Clermont and Ocean View Centers, which will focus growth and provide opportunities for housing.

**Figure 17 - Ten-year Historic Trend of Residential Certificates of Occupancy**

	Dennis Township	Cape May County	New Jersey
2002	23	1,439	29,174
2003	23	1,345	26,932
2004	22	1,729	27,950
2005	17	1,670	30,748
2006	11	1,444	2,494
2007	18	901	23,140
2008	5	725	18,699
2009	5	463	14,460
2010	4	396	11,625
2011	7	416	10,352
<b>Total</b>	<b>135</b>	<b>10,528</b>	<b>195,574</b>

SOURCE: NJ Department of Community Affairs, Construction Report, 2002-2011

The issues of availability of land, market demand and infrastructure capacity may affect the amount and type of housing being built in the future.

Dennis Township's housing occupancy is shown in **Figure 18**, with 11.3 percent of total housing units vacant, an increase in vacancy since 2000. Of this 11.3 percent vacancy, 62 percent of all vacant dwelling units are seasonal units. The high percentage of vacant housing units is due to the Township's seasonal tourist industry. Both the homeowner and rental vacancy rates have increased over the last decade.

**Figure 18 - Housing Occupancy (2000 – 2010)**

	2000		2010	
	Units	Percent	Units	Percent
Occupied Housing Units	2,159	92.8%	2,370	88.7%
Vacant Housing Units	168	7.2%	302	11.3%
For Seasonal, Recreational, or Occasional Use	99	4.3%	186	7.0%
<b>Total Housing Units</b>	<b>2,327</b>	<b>100.0%</b>	<b>2,672</b>	<b>100.0%</b>
Homeowner Vacancy Rate	0.9%		1.1%	
Rental Vacancy Rate	4.0%		6.9%	

Source: 2000 & 2010 US Census



### Employment

Cape May County's economy is dependent on the seasonal tourist industry, most of which is concentrated along its coastline. The County's main source of employment is the service industry, which includes tourism. The County's employment market increases by about 20,000 jobs between the months of January and July as a result of the seasonal employment.<sup>9</sup> Employment within the government and retail trades account for the County's next largest job sector. The health service and retail industries have produced the County's most new jobs from 1995 to 2000 and should continue to remain vibrant with the projected influx of new residents<sup>10</sup>.

The Dennis Township labor market is similar to the County in the type of occupations and employment opportunities available. The service and tourism industries have historically provided the most jobs within the municipality. According to the New Jersey Department of Labor and Workforce Development (NJDLWD), in 2011 Dennis Township contained 187 business establishments in the private sector (**Figure 19**). Retail and Construction establishments made up 40 percent of the private sector. The retail industry employed the highest number of people (271 workers) in 2011, followed by the construction industry (248 workers). The construction industry had the highest average annual salary (\$47,856) and highest total wages (\$11,880,344) in Dennis Township in 2011.<sup>11</sup>

**Figure 19 - Employment by Sector, 2011**

Industry	Establishments		Employees		Wages	
	Total	Percent	Total	Percent	Annual	Total
Construction	51	26%	248.25	13%	\$11,880,344	\$47,856
Wholesale Trade	4	2%	6.33	0%	\$207,140	\$32,706
Retail Trade	28	14%	270.58	14%	\$8,757,270	\$32,364
Finance/Insurance	3	2%	19.25	1%	\$859,569	\$44,653
Professional/Technical	9	5%	38.33	2%	\$1,566,102	\$40,855
Admin/Waste Remediation	18	9%	81.42	4%	\$2,320,964	\$28,507
Accommodations/Food	20	10%	236	12%	\$7,887,747	\$33,423
Other Services (Not Reported)	54	28%	728.42	37%	\$20,868,504	N/A
<b>PRIVATE SECTOR TOTAL</b>	<b>187</b>	<b>96%</b>	<b>1628.58</b>	<b>82%</b>	<b>\$54,347,640</b>	<b>\$33,371</b>
FEDERAL GOVT TOTALS	4	2%	17.58	1%	\$ 750,185	\$ 42,665
LOCAL GOVT TOTALS	2	1%	190.67	10%	\$ 8,612,713	\$ 45,172
LOCAL GOVT EDUCATION	1	1%	144.17	7%	\$ 7,101,973	\$ 49,262

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2011 Annual Report

**Figure 20** indicates the projected employment growth within Dennis Township and Cape May County as published by the SJTPO. Dennis Township is projected to increase by 5 percent or 99 new jobs by 2040, an average of approximately 3 new jobs per year. This projection is substantially less than the County's projected growth of 22 percent during the same period. Only 1 percent of the County's projected employment growth through 2040 is expected to occur within Dennis Township.

<sup>9</sup> Source: SJTPO Regional Transportation Plan 2000

<sup>10</sup> Source: New Jersey Department of Labor – Atlantic Region – Regional Labor Market Review December 2002

<sup>11</sup> NJ Department of Labor and Workforce Development, Employment and Wages, 2011 Annual Report

**Figure 20 - Employment Projections, 2010 – 2040**

	Dennis Township		Cape May County	
<b>2010</b>	1,884		41,500	
2010-2015	+181	+10%	+5,317	+13%
<b>2015</b>	2,065		46,817	
2015-2020	-103	-5%	-5	-0%
<b>2020</b>	1,962		46,812	
2020-2025	-99	-5%	+0	+0%
<b>2025</b>	1,863		46,812	
2025-2030	+19	+1%	+693	+1%
<b>2030</b>	1,882		47,505	
2030-2035	+57	+3%	+1,751	+4%
<b>2035</b>	1,939		49,256	
2035-2040	+44	+2%	+1,494	+3%
<b>2040</b>	1,983		50,750	
<b>2010-2040</b>	<b>+99</b>	<b>+5%</b>	<b>+9,250</b>	<b>+22%</b>

SOURCE: South Jersey Transportation Planning Organization 2040 Demographic Forecast

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**STATEMENT OF ASSUMPTIONS**

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**N.J.S.A. 40:55D-28b.(1)** requires a statement of the assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based. These assumptions are based upon a review of development trends, an assessment of land use and development activities, regulatory agencies standards and current land use conditions.

**Assumptions**

1. Development will continue to proceed but at a slower pace due to lack of available vacant and developable lands due to regulatory constraints that limit development. Since 1970, the Township's population has increased from 2,635 to 6,492 persons. Population projections show a significant tapering of growth. This is due to the following reasons:
  - a. Regulatory jurisdiction by the Pinelands Commission, through the Pinelands Management Plan, limits future development within the four Pinelands Villages of Belleplain, Eldora, Dennisville and North Dennis to a minimum lot area of 3.2 acre for residential or commercial at a scale compatible with on-lot septic system requirements.
  - b. Outside of the Pinelands Villages, development will be limited, given the minimum lot areas of 5 acres in the PR5 zone, 8 acres in the PF8 zone and 25 acres in the PF25, which affects the Pinelands Management Area outside of the Pinelands Villages.
  - c. In the environs outside of the Centers, the R3 and R10 zones limit development.
  - d. NJDEP regulatory jurisdiction under CAFRA currently limits development outside of the proposed Township Centers to low density uses under the CAFRA development thresholds. To effectuate the Township's CAFRA Centers, regulations affecting lands outside of the Centers will be revised in terms of lot impervious coverage standards to minimize tree removal and site disturbance. This will further protect and preserve the critical environmental resources within these areas.
  - e. The Township does not now have public wastewater treatment facilities, which will limit future development to low density uses within most of the Township outside of the Centers.
  - f. The supply of developable vacant lands and farmlands is becoming more limited and remaining lands have regulatory and development constraints that affect the ultimate buildout potential.
2. Continuing public acquisition of additional lands for conservation or farmland preservation will further reduce large available properties for large scale development.
3. The Environmental Assessment regulations, which are proposed for adoption, will protect environmental resources by requiring greater oversight during the planning and development process on environmentally sensitive lands.
4. Future development will be focused in the Township Centers:
  - a. The two Route 9 Centers of Clermont and Ocean View will develop as mixed use areas, including residential uses together with retail and service facilities. These centers will be designed to provide a walkable community with attractive streetscape amenities. Privately constructed and maintained alternative

wastewater treatment facilities and water systems may provide the opportunity to develop these areas as envisioned.

- b. The Village Centers of Dennisville, South Seaville and South Dennis will retain their unique historic character as enclaves of single family residential uses with a mix of commercial services and civic facilities.
  - c. The Pinelands Villages of Eldora and Belleplain will continue to be low density rural centers with limited residential growth.
  - d. Outside of the Township Centers, future development is primarily low density residential uses, which continue established development patterns.
5. Campgrounds will continue to be an important economic element of the Township with summer visitors as a primary support of retail and service businesses in the Township. The 14 campgrounds with over 5,700 campsites are expected to continue to thrive in the Cape May resort economy.
6. Dennis Township will continue to support preservation of its historic heritage as an important element of its character.
7. Affordable housing will be promoted as a realistic opportunity to address the Township's affordable housing obligation, which will be addressed when the regulations for affordable housing are finalized by the State.
8. Potential revitalization of train service from Cape May Court House through the Township could provide the opportunity to reinstitute the Dennisville train station and encourage future business opportunities in historic Dennisville.
9. Dennis Township will continue to be a desirable location to live, work and visit.
  - a. Its unique protected ecological features including pristine waters, state and federal parks and its location along the Jersey shore, with the expected increase in tourist traffic, will continue to support the Township's position as a desirable community.
  - b. Its many campground facilities and related tourism activities and businesses will continue to draw summer visitors and provide increased seasonal commerce, along with the related traffic problems.
  - c. The development of its proposed centers along Route 9 will provide year-round opportunities for mixed use development.

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## FUTURE LAND USE PLAN

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The Future Land Use Plan refines the Township expectations for future development patterns, population density and environmental protection. It incorporates the Township's planning goals and objectives as part of the land use recommendations, which will form the foundation for the Township's development patterns in the future.

A number of documents were examined and utilized to assess current conditions and to guide the planning process. The Township's 1994 *Master Plan* provided a strong framework for environmental protection, which has been refined in this Future Land Use Plan. Also, the 2010 *Natural Resource Inventory*, which documents the high preponderance of critical natural resources, was incorporated into the assessment. These include, but are not limited to, Natural Heritage Priority Sites, threatened and endangered species, wetlands and C-1 waters. Cultural resources are also an important element of the Township's landscape.

Specifically, the land use planning process was a refinement of the land use patterns of the Township to better direct growth into appropriate areas in Centers and to protect and preserve the environmentally sensitive lands outside of the Centers. Through this process, the boundaries of the proposed Centers were refined to accommodate both current development patterns and to provide opportunities for additional growth. The boundary between more intense development and the environment outside of the Center is also better defined.

### Land Use Plan Goals

The Township's planning goals and objectives previously cited, were reviewed. Those goals that specifically address land use considerations are described below. A summary of the key concepts detailed in the Future Land Use Plan recommendations are summarized under the specific land use goal being addressed. These are expanded in subsequent descriptions of land use plan districts.

#### **Goal #1 - To provide for an appropriate variety of land uses responsive to the development potential of Dennis Township.**

- *Provide for a mix of residential, commercial, industrial and resort development, open space and conservation districts in appropriate locations.*
- *Provide for residential development that is designed in concert with the carrying capacity of the land and is sustainable.*
- *Foster a well-integrated and balanced community with a mix of residential, commercial, agricultural, and other types of land uses and guide economic activities into compact Centers.*
- *Provide for a range of commercial activities in the Centers where the circulation, utility and community service systems are best suited to handle the resulting volumes.*
- *Concentrate future mixed use commercial and residential development within the Centers as areas to direct growth and to concentrate future infrastructure and services.*
- *Support agriculture uses through farmland preservation through the County or use of open space cluster land development techniques to preserve lands while accommodating development opportunities.*
- *Permit residential development outside of the Centers, but at a lower density through open space conservation residential cluster to protect and preserve farmlands and open space.*
- *Limit the encroachment of non-compatible uses into established residential neighborhoods, such as sand extraction operations and heavy industrial type uses.*
- *Provide that mining establishments adopt long term reclamation plans to guide land use and future site development.*

The Land Use Plan continues the development and zoning framework for most of the Township, with the exception of the two proposed Route 9 Centers. These land use patterns reflect the extensive natural resources within the



Township, with about 22,800 acres or 55 percent of the lands in public ownership. Development is concentrated within the upland areas, which historically reflect settlement patterns around the villages and hamlets of the Township. The extensive environmental constraints, especially wetlands and C1 waters, are reflected in the zoning, which requires greater lot area for development in constrained lands. The proposed zoning also identified Conservation lands, which primarily reflect lands in public ownership and those significantly constrained wetlands.

Currently the Township has 4,340 acres of lands in farmland preservation. Over 3,150 upland acres in croplands are still under private ownership and not protected. Of these, 1,600 acres, or 50 percent, are within the Pinelands. The zoning recommendations include tools, such as conservation residential cluster to provide greater opportunities to preserve the remaining farmlands in the Township.

The Township Centers are existing concentrations of development activity. These are further augmented with the Land Use Plan and proposed zoning policies recommended in this plan. (See Goal #2 and Goal #3 as well)

**Goal #2 - To guide development into compact Centers along the Route 9 corridor.**

- *Encourage moderate density development within Township Centers to concentrate development into walkable pedestrian friendly Centers.*
- *Encourage mixed use development including residential and commercial uses within the Center core areas.*
- *Provide for a range of commercial activities in the Centers where the circulation, utility and privately constructed and maintained community wastewater treatment facilities are best suited to handle the resulting volumes.*
- *Provide appropriate design controls for commercial development to encourage good design and to ensure an attractive compatible appearance with the Township's vision and historic character.*
- *Encourage creative development techniques to maintain the Township's rural character by guiding development to the Township Centers and limiting development in the Environs.*

The Future Land Use Plan proposes the Clermont Village Center and Ocean View Town Center. These are development areas along the Route 9 corridor that provide development opportunities in terms of both vacant developable lands and redevelopment potential, with access to a major highway corridor and the Garden State Parkway. These Centers are planned to provide mixed use development in the commercial area of each center with opportunities for moderate density residential use. The potential for privately constructed and maintained water and alternative wastewater treatment facilities will promote these types of development concepts.

Residential development outside of the Centers currently exists and will continue at a low rural density, reflecting existing development patterns, the lack of public water and the need to provide on-site septic systems at a lower density. Conservation residential cluster are recommended options to protect farmland and open space. (These options are further discussed under Zoning Recommendations)

**Goal #3 - To maintain and expand existing Village Centers.**

- *Continue to regulate development that is consistent with the unique character of each village.*
- *Encourage mixed use development, including residential and commercial uses, within the village commercial areas.*
- *Provide opportunities for home based retail business uses in the Dennisville village residential area.*
- *Provide for pedestrian improvements that will facilitate connections within the villages.*
- *Establish design guidelines that are compatible with the existing village character.*
- *Encourage businesses and services in the village commercial areas that support local community needs.*
- *Promote the development of attractive and safe neighborhood commercial centers through the use of site and building design guidelines.*

Through prior master plans and in the 2008 Public Questionnaire, the Township has stressed the importance of maintaining and preserving the current character of the Villages. The future land use plan and related regulations reflect and refine the land use patterns in the Villages. The Villages have limited vacant lands and new construction will be infill, redevelopment or revitalization of existing lands.

**Goal #5 - To protect sensitive environmental areas from inappropriate development and to provide comprehensive protection for a broad range of natural resources.**

- *Incorporate the Township Natural Resource Inventory to provide comprehensive background information on natural resources.*
- *Consider the establishment of a Shade Tree Commission.*
- *Continue to provide and augment environmental assessment regulations to identify and protect sensitive environmental resources.*
- *Establish minimum lot criteria to protect ground water quality.*
- *Require management programs to protect wetlands, vegetation, fish and wildlife, agricultural lands, water and air quality.*
- *Require proper management of forestry and resource extraction activities and reclamation.*
- *Establish controls on the permitted disturbance of critical resources during land development.*
- *Retain natural vegetation in new construction to position new development into the landscape.*
- *Outside of the Centers, retain a scenic landscape edge along all roads to buffer and to maintain the unique scenic attributes of the Township's environment.*

A Natural Resource Inventory was prepared in 2010 to guide development and protect sensitive environmental features. This inventory is being adopted concurrently with the Land Use Plan.

The Future Land Use Plan provides for additional environmental regulations to protect sensitive environmental resources. These include performance standards for all development and environmental assessment checklist tools. The land use plan recommends refined development standards that include impervious coverage limits to address CAFRA limitations.

Protection of native vegetation is promoted through existing Township regulations that limit site disturbance, including lot clearing restrictions.

It is noted that the Township has an active Natural Resource Commission, which is engaged in various resource management activities.

**Goal #7 - To promote resort-related development as a major local component of the resort economy of the County.**

- *Maintain existing campground development uses and encourage upgraded facilities and related services to maintain its economic viability.*
- *Continue to regulate campground development as seasonal use activities.*
- *Encourage expanded resort related services.*

The Future Land Use Plan maintains current campgrounds as an important element of the Township's economy. The Ocean View Resort, Avalon and Driftwood campgrounds are partially located within the Clermont Village Center and Ocean View Town Center. They may be retained and related uses, such as outdoor recreation facilities, may be expanded to serve the campground visitors. The campgrounds are currently regulated as a 'conditional use' and it is recommended that this regulatory approach be maintained.

**Goal #9 - Provide for a wide range of housing opportunities.**

- *Encourage housing to meet the Township's needs by directing this housing into the Centers or as scattered infill housing units.*
- *Encourage variety in the type, design and size of housing constructed.*
- *Encourage siting residences to retain forested lands and protect natural resources to greatest extent possible.*

Within the Centers, alternative housing configurations, including multi-family apartments, duplexes and attached housing, can provide for diversity of housing options. Providing housing in accordance with the state regulations should be addressed. However, at this time, affordable housing regulations are under litigation in the New Jersey Court. Affordable housing options in Dennis Township will need to be reviewed after the regulations are finalized.

### Future Land Uses

The Future Land Use Plan illustrates the planned development pattern for the Township, which is a refinement of the careful planning that has occurred as the Township has developed around its 18<sup>th</sup> century villages and hamlets. (See **Map 7 – Future Land Use Plan**). As indicated in **Figure 21**, the majority of the land area in Dennis Township (70 percent) is recommended for Conservation or Pinelands Forest Conservation. The land uses reflect the high level of public lands in the Township, with over 20,000 acres of lands in county, state, federal or not-for-profit ownership.

**Figure 21 - Future Land Uses**

Future Land Use	Acres	Percent
Village Residential	1,224	3.0%
Clermont Residential	22	0.1%
Clermont Village Residential	28	0.1%
Town Residential	83	0.2%
Town Center Residential	47	0.1%
Moderate Density Residential	5,791	14.0%
Low Density Residential	724	1.8%
Conservation	16,376	39.7%
Village Commercial	113	0.3%
Clermont Village Center	208	0.5%
Town Center	51	0.1%
Town Center Core	167	0.4%
Pinelands Forest	12,764	31.0%
Pinelands Forest	385	0.9%
Pinelands Rural Development	906	2.2%
Pinelands Village	1,554	3.8%
Business	438	1.1%
Airport Hazard	33	0.1%
Marina	36	0.1%
[Garden State Parkway]	289	0.7%
<b>Total</b>	<b>41,240</b>	<b>100%</b>

Nearly 40 percent of the Township, including the lands between the Garden State Parkway and Sea Isle City and the lands running northeast/southwest through the center of the Township from the Upper Township boundary south to the Delaware River, are planned as Conservation lands, which includes most of the environmentally constrained areas and the state and federal lands within the Township.

Further protecting environmentally sensitive lands, the Pinelands Management Area includes over 35 percent of the northern areas of the Township. These lands are planned for very low density development in the Pinelands Forested and Rural Development areas. The four Pinelands villages are also low density rural development. The current land use plan and regulations have been certified by the Pineland Commission as being consistent with the Pinelands Management Plan.

Five Township Centers are proposed within the Coastal Zone, outside of the Pinelands Management Area. The Clermont Village Center and Ocean View Town Center are located along the Route 9 corridor. The Dennisville Village Center is split between both CAFRA and the Pinelands Management Area. The remaining two centers outside of the Pinelands are South Dennis Village and South Seaville Village. Four Pinelands Villages are designated in the Pinelands Management Plan (Belleplain, Dennisville, Eldora and North Dennis) and no changes are proposed for these Villages.

Surrounding the Village and Town Centers, development is planned to continue low density residential use primarily located between the Garden State Parkway to the west and surrounding South Seaville and South Dennis. Low density development is retained on the lands located along Route 47 in the western section of the Township, near Maurice River Township in Cumberland County.

**Town Center Residential Area**

The Town Center Residential area is proposed in select areas within Ocean View Town Center along Route 9. The Town Center Residential area would permit a variety of residential uses including townhouses, single family detached and single family attached dwellings. For uses other than single family detached dwellings, privately constructed and maintained wastewater treatment facilities would be required. Also, conditional uses should permit golf course use with ancillary facilities, assisted living facilities, nursing homes and similar facilities.

**Town Residential Area**

The purpose of the Town Residential area is to recognize existing residential development patterns within the Ocean View Center along Route 9, where on-site sewage disposal systems are currently provided. This area includes the Ocean View Drive neighborhood, existing residential areas north and south of CR-550, and vacant lands directly south of the Scott Lane and Raymond Road in Ocean View. The Town Residential area should continue to permit single family detached dwellings.

**Clermont Village Residential Area**

The Clermont Village Residential area is proposed within the Clermont Village Center along Route 9. The Clermont Village Residential area would permit a variety of residential uses including townhouses, single family detached and single family attached dwellings. For uses other than single family detached dwellings, privately constructed and maintained wastewater treatment facilities would be required. Conditional uses should permit assisted living facilities, nursing homes and similar facilities.

**Clermont Residential Area**

In Clermont, the Clermont Residential area will replace the existing RB Residential Business zone which fronts on Kings Highway (CR-608). The purpose of the Clermont Residential area is to recognize existing residential development patterns within the Clermont Village Center along Route 9, where on-site sewage disposal systems are currently provided. The Clermont Residential area should continue to permit single family detached dwellings and prohibit residential business uses.

**Village Residential Area**

The Village Residential area would encompass existing residential areas within the Dennisville, South Seaville and South Dennis Village Centers. These areas are predominately developed and any new development would be primarily infill. Future residential development is intended to be consistent with the character and scale of existing development within these historic centers. Expanded architectural standards compatible with the character of the villages are recommended.

**Rural and Low Density Residential Areas**

Single family residential uses occur on or near the Route 9 corridor and in the central portion of the Township, generally surrounding or adjacent to the historic village enclaves. These uses have also developed along CR-610 and along Route 47 outside of the villages. The Rural Density Residential area is generally in non-environmentally constrained or only partially constrained lands. The Low Density Residential area includes environmentally



constrained lands that are not in public ownership. The current uses in these areas include single family detached residential uses, which will be continued for the future.

**Conservation Area**

The Conservation Area was expanded to include public lands and lands with severe wetlands constraints. Over 16,000 acres or 40 percent of the total land area of the Township is within the proposed conservation area. This includes protected wildlife management areas; including the Cape May Wetlands in the east, Heislerville and Dennis Creek in the southwest, Waterfowl in the northeast and Beaver Swamp in the south. The federally-owned Cape May National Wildlife Refuge (CMNWR) and the federally-approved CMNWR Acquisition Area are also located primarily within the Conservation Area. Additional areas protected within the Township include the Belleplain State Forest, Cape May Wetlands State Park and other miscellaneous areas within the Cape May Wetlands.

**Mixed Use Town Center and Clermont Village Center Areas**

The Future Land Use Plan recommends developing the Town Center, Town Center Core, and Clermont Village Center areas for medium intensity mixed use development. The Town Center and Town Center Core areas are located along Route 9 within the Ocean View Town Center and the Clermont Village Center is located along Route 9 in the Clermont Village Center. Although together they only encompass about 1 percent of the Township's land area, these areas would be targeted for future growth. They are intended to promote a desirable mix of commercial, office, civic and residential land uses within a vibrant, pedestrian-friendly, environment with an emphasis on uses that service community needs. The areas are intended to promote a more dense development through the use of privately constructed and maintained alternative wastewater treatment facilities. Mixed use development, including multifamily housing, would be considered.

**Village Commercial Area**

The Village Commercial area is intended to promote a desirable mix of commercial, office, civic and residential land uses within a vibrant, pedestrian-friendly village center environment. The emphasis should be focused on uses that service local and seasonal needs. These areas are located along the major roadways within the South Seaville, South Dennis and Dennisville Village Centers.

**Business Area**

The Business area includes existing commercial and business uses outside of the proposed centers. There is also currently about 382 acres of vacant lands with 287 acres of uplands within the business area. Proposed uses permitted include office uses, local service and retail uses, automobile service and repair shops, warehousing and distribution, product assembly and fabrication, and other similar uses. The building and lot coverage of this area should be limited to better reflect standards of the Coastal Rural Zone under CAFRA.

**Cape May Tributaries and Bays East Overlay Zone**

At full buildout, the Cape May Bays & Tributaries East HUC11 Watershed is projected to exceed the 2 mg/L target nitrate concentration anti-degradation policy. To protect the water quality of this HUC11 Watershed from degradation, the NJDEP is requiring that a Cape May Bays & Tributaries East Overlay Zone be adopted. Within this area, residential development or subdivisions with a total of less than 6 dwelling units are permitted in accordance with the underlying zoning, but residential developments of 6 or more units must undergo a nitrate dilution analysis to ensure that the individual or other subsurface sewage disposal systems can meet the 2 mg/L nitrate planning standard on-site.







### Centers

The Future Land Use Plan is based on the refinement of the land use patterns of the Township to better direct growth into appropriate areas within Centers and to protect and preserve the environmentally sensitive lands outside of the Centers. Through this process, the Center boundaries were defined and refined to accommodate current development patterns and to provide opportunities for additional growth. The boundary between more intensive “urbanized development” and the rural environment outside of the Center is better defined. The Future Land Use Plan proposes five Centers, which are located within the CAFRA area. The Ocean View Town Center and Clermont Village Center are proposed along the Route 9 corridor, which would provide for future growth of commercial, residential and campground uses. The remaining three Villages of Dennisville, South Dennis and South Seaville reflect the historic development patterns in the Township. (See **Map 8 – Proposed Centers.**)

The two Route 9 Centers are proposed in areas where existing commercial development is prominent and redevelopment potential is the greatest. Together, Ocean View and Clermont contain 46 properties with over 200 acres in the commercial sector. Of all of the proposed Centers, these two Centers also contain the greatest amount of vacant land (176 acres). (See **Figure 22 – Proposed Centers.**)

The proposed Village Centers of Dennisville, South Dennis and South Seaville are generally developed, with limited redevelopment potential. These centers are primarily residential in nature with small commercial districts at the core. South Dennis, the largest of all of the proposed centers (785 acres), contains only 68 acres of vacant or non-preserved agricultural lands. This is indicative of the fairly built-out nature of these areas.

**Figure 22 - Proposed Centers**

Center	Vacant/Farmland		Residential		Commercial		Public/Quasi-Public		Other		Total	
	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels
Ocean View	83.0	62	93.8	128	126.6	22	2.9	16.0	17.0	115	323.3	343
Clermont	93.0	24	52.9	29	89.7	24	3.2	2	3.7	2	242.4	81
Dennisville	10.5	14	83.9	77	8.3	6	30.8	18.0	9.1	5	142.5	120
South Seaville	22.1	18	233.4	193	21.5	5	4.0	4	17.1	10	298.1	230
South Dennis	68.2	37	515.3	413	17.9	8	121.8	20.0	62.7	16	785.9	494
<b>Total</b>	<b>276.9</b>	<b>155</b>	<b>979.3</b>	<b>840</b>	<b>263.9</b>	<b>65</b>	<b>162.7</b>	<b>60</b>	<b>109.5</b>	<b>148</b>	<b>1,792.3</b>	<b>1,268</b>

Three Pineland Villages are also included in the Future Land Use Plan. No changes are proposed to the boundaries of these villages, which support low density mixed use development. As demonstrated by **Figure 23**, over 1,500 acres of land are contained within these Pinelands Villages.

**Figure 23 - Pinelands Villages**

Center	Acres
Noth Dennis	188.6
Eldora	278.3
Dennisville	381.3
Belleplain	732.0
<b>Total</b>	<b>1,580.2</b>

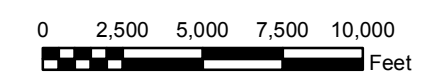
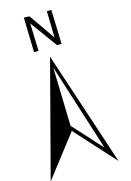
**LEGEND**

	County Boundaries		Proposed Centers
	Municipal Boundaries		Pinelands Villages
	Garden State Parkway		
	US Route		
	NJ State Route		
	County Route		
	Local Roads		
	Railroads		
	Parcels		

# PROPOSED CENTERS

## TOWNSHIP OF DENNIS

CAPE MAY COUNTY  
NEW JERSEY

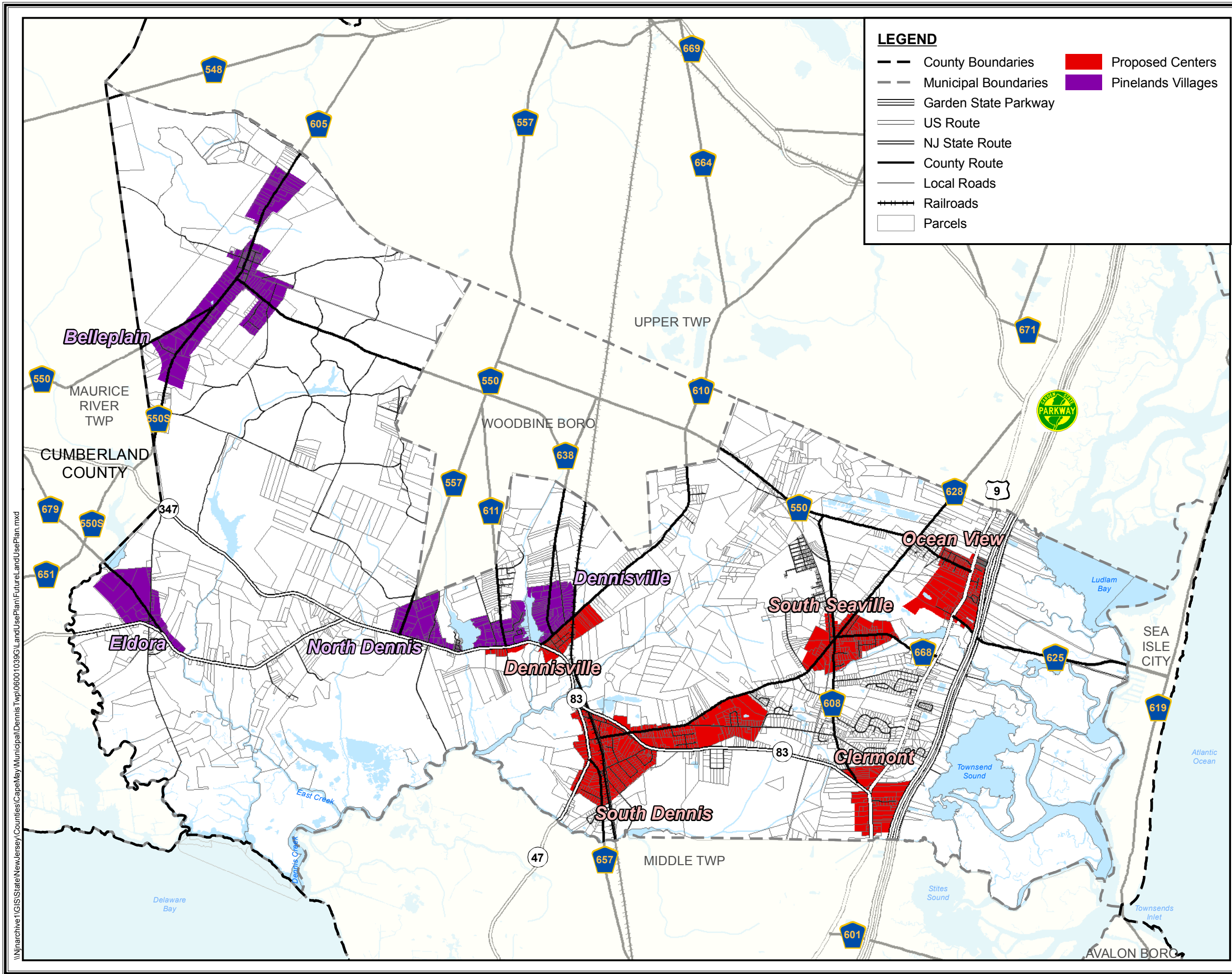


THIS MAP WAS DEVELOPED USING NEW JERSEY STATE & CAPE MAY COUNTY DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE AUTHORIZED.



MAY 2009

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### Mixed Use Center Land Use Recommendations

Two mixed use centers are proposed along the Route 9 corridor: the Ocean View Town Center and the Clermont Village Center. Both Centers have similar land use recommendations. The following describes the proposed goals and the land uses with these two Centers and recommended land use standards.

The following are the planning and design goals for the Route 9 Center:

- Provide a mix of stores, shops, personal service establishments, offices, residences and civic uses that are interwoven and in close proximity.
- Encourage a mix of uses that provide for predominately retail stores, restaurant and personal services uses on the first floor or street level with office and residential uses on upper floors in the TCC, TC and CVC Districts.
- Limit gas stations, automotive service and automotive sales to those presently existing in the Ocean View and Clermont Centers.
- Provide for a layout of buildings, open spaces and parking areas that encourage sidewalk interconnections.
- Provide for focal points such as small parks or squares that will enhance the sense of place.
- Promote design and arrangement of buildings in a manner that advances 'green building' concepts to achieve sustainability.
- Promote the creation of a center with architectural façade design and building scale that is typical for a mixed use town center.
- Promote cross access and shared access to reduce the number of driveway openings along Route 9.
- Permit multifamily and attached housing in the mixed use Centers.
- Future development and redevelopment should be built close to the roads to establish a pedestrian oriented edge.
- Provide circulation system that provides for on-street parking and interconnections between properties
- Parking should be located to the rear of the buildings with parking lots interconnected to reduce the need to travel on Route 9 between businesses.
- Pedestrian sidewalks should be required throughout the Centers.
- On-street parking should be provided on the local roads.
- Streetscape elements should be established for the Centers.
- Design guidelines should be developed to regulate signage, landscaping, lighting and other streetscape elements.
- Route 9 improvements should consider pedestrian signalization, crosswalks and traffic calming measures.
- Gateway elements to emphasize arrival at the Center are important. This can be accomplished through a variety of means including special signage, landscaping or sculptural elements.

### TC Town Center, TCC Town Center Core and CVC Clermont Village Center Land Uses

The future Land Use Plan designates three mixed use districts: the TCC Town Center Core District, the TC Town Center District and the CVC Clermont Village Center District. The Town Center, Town Center Core areas are located along Route 9 within the Ocean View Town Center and the Clermont Village Center is located along Route 9 in the Clermont Village Center. These districts should be developed for mixed uses, including retail, offices, civic uses, personal services and moderate density housing, in accordance with the goals and objectives of this Plan. The goal is to concentrate future growth along the Route 9 corridor. All three zones accommodate mixed use development. The difference between the districts is that the TCC Town Center Core allows





greater impervious and building coverage and greater residential density, which can accommodate more concentrated development, adding value to the TCC mixed use area.

Privately constructed and maintained alternative wastewater treatment through either a regional system or individual package treatment plant is critical to accommodate development within the Ocean View and Clermont Centers. To accommodate moderate density development, the Dennis Township Wastewater Management Plan is being amended to accommodate privately constructed and maintained community package treatment plants as properties are developed. The Township does not plan to provide public sewer.



### **Town Center, Town Center Core and Clermont Village Center Land Use Recommendations**

**Purpose:** The purpose of the TCC Town Center Core, TC Town Center, and CVC Clermont Village Center districts is intended to promote a desirable mix of commercial, office, civic and residential land uses within a vibrant, pedestrian-friendly, environment with an emphasis on uses that service community needs. It is intended to encourage pedestrian flow throughout the area by generally permitting stores, shops and personal service establishments on the ground floor of buildings and the upper floors for offices and residential units. The districts are intended to promote a more dense development through the use of privately constructed and maintained community wastewater treatment facilities.



#### **Principal Uses: (Applies to TCC, TC and CVC Districts unless specifically excluded.)**

- Retail sale of goods and services subject to standards listed below
- Restaurants, but not including drive-in or fast food establishments
- Multifamily housing permitted only above the first floor within mixed use buildings
- Theaters and cinemas
- Indoor recreational activities (TC and CVC only)
- Bowling alleys (TC and CVC only)
- Banks and similar financial institutions. Drive-thrus are permitted provided that such are compatible with the design of the building and are appropriately located at the side or rear of a building
- Houses of worship
- Libraries, museums, art galleries and other cultural and civic facilities of a similar nature
- Health clubs and exercise facilities
- Schools of dance, drama, karate and similar instructional facilities (TC and CVC only)
- Public park, square or plaza
- Childcare facilities

#### **Conditional Uses:**

- Hotels and inns but excluding motels
- Liquor stores (for off-premises consumption only), either as separate establishments or in conjunction with a supermarket
- Outdoor recreation limited to miniature golf, driving range, waterslides, tennis courts, batting and basketball cages. (TC and CVC only)
- Taverns and restaurants that serve alcoholic beverages
- Campgrounds

- Planned Unit Development (including residential uses in mixed use buildings or in free standing residential structures, together with mixed retail, commercial, residential buildings on minimum 10 acre tracts. (TCC only)
- Golf courses and ancillary facilities (TCC only)

Accessory Uses:

- Off-street parking and loading located to the rear of principal buildings or appropriately screened from public view
- Parking decks and structures
- Parks, plazas, courtyards and playgrounds
- Garages
- Temporary construction trailers
- Street furnishings, planters, street lights, and exterior, garden type, shade structures (gazebos)
- Sidewalk cafes associated with permitted restaurants
- Fences and walls
- Decks, patios and terraces
- Signage

Other Recommended Standards for TCC, TC and CVC Districts:

- Limit size of a single building use to exclude big box stores (15,000 square feet maximum per single use)
- Signage standards should be compatible to the architectural design of the buildings. Monument signs, wall and hanging signs shall be limited in size and compatible with the pedestrian scale of the center. Pylon signs should be prohibited.
- Prohibit outdoor storage uses of any type.
- Prohibit gas stations, auto related uses, and warehousing.
- Require maximum building setback line or "build-to-line".
- Provide architectural and site design standards compatible with the Town Center vision and scale.
- Require pitch roofs or require flat roofs be hidden.

**TR Town Residential and CR Clermont Residential Land Uses**

The existing fully developed neighborhoods within the Ocean View Town Center and Clermont Village Center are retained as Town Residential (TR) and Clermont Residential (CR) land use in the Plan. These areas will remain with single family detached residential uses.

**TR Town Residential and CR Clermont Residential Land Use Recommendations**

Purpose: The TR and CR districts recognize existing residential development patterns within the Centers where on-site sewage disposal systems are currently provided. The existing residential lots that are undersized should be grandfathered. The minimum lot size of 35,000 square feet is recommended to accommodate on-lot septic systems.

Principal Uses:

- Single-family detached dwellings
- Public and quasi-public uses
- Park, public square
- Community building and related recreational facilities

Conditional Uses:

- None

Accessory Uses:

- Fences and walls
- Private residential swimming pools
- Tool and storage sheds
- Garages, excluding commercial vehicles
- Travel trailers and campers located in rear or side yard
- Parks, plazas, courtyards and playgrounds
- Decks, patios, terraces, etc.
- Solar energy systems
- Small wind energy systems
- Temporary construction trailers
- Outdoor storage
- Signs
- Residential agriculture

**TCR Town Center Residential and CVR Clermont Village Residential Land Uses**

Medium density residential areas – Town Center Residential (TCR) and Clermont Village Residential (CVR) are proposed. They are considered important to provide an opportunity for additional residential development within the Centers to create a vibrant community neighborhood. Moderate density residential uses should be provided.

**TCR Town Center Residential and CVR Clermont Village Residential Land Use Recommendations**

Purpose: Permit moderate density residential uses within the Ocean View Town Center and Clermont Village Center

Principal Uses:

- Townhouses
- Single family and two-family dwellings
- Park, public square
- Community building and related recreational facilities

Conditional Uses:

- Golf courses and ancillary facilities, such as a club house, inn and related facilities (TCR only)
- Assisted living facilities
- Residential health care facilities
- Community residences for the developmentally disabled (greater than 15 residents)
- Center residential density cluster

Accessory Uses:

- Off-street parking servicing residential uses
- Garages, excluding commercial vehicles
- Trash enclosures
- Signs
- Recreation facilities serving the residential use
- Fences and walls
- Decks, patios, terraces, etc.
- Solar energy systems
- Private swimming pools
- Temporary construction trailers
- Tool and storage sheds
- Outdoor storage

### Ocean View Town Center

The Ocean View Town Center is traversed north to south by Route 9. Its northernmost boundary is located about 3,200 feet south of the municipal boundary between Dennis and Upper Township. The Garden State Parkway forms the eastern edge. The western boundary is located about midway between Route 9 and Corson Tavern Road. The southern boundary is located just south of Sea Isle Boulevard and School House Lane (CR-625). The Garden State Parkway provides a half interchange at Sea Isle Boulevard with a southbound exit and northbound entrance to the Parkway. (See **Map 9 – Proposed Ocean View Center.**)

Route 9 is the major transportation route through the Center, along with CR-625, which provides access to the Garden State Parkway and Sea Isle City further east. CR-550 is a minor arterial roadway, which terminates at Route 9 and travels west through the Township to Woodbine Borough, connecting with CR-610, which goes north to Petersburg in Upper Township and south to Dennisville.

This Center has three existing residential neighborhoods, which are almost fully developed. The Ocean View Drive neighborhood is located on the east side of Route 9 in the middle of the Ocean View Town Center. This single family residential area has lots as small as 12,500 sq. ft. The second neighborhood is at the northern end of the proposed Ocean View Center, west of Route 9 and north of CR-550. This includes the Boyce Drive, Corson Lane and Rising Sun Lane neighborhood. This area also includes lots as small as 12,500 sq. ft. South of CR-550 is the Eddy Lane, Raymond Road and Scott Lane neighborhood. This includes lots averaging about 1 acre in size.

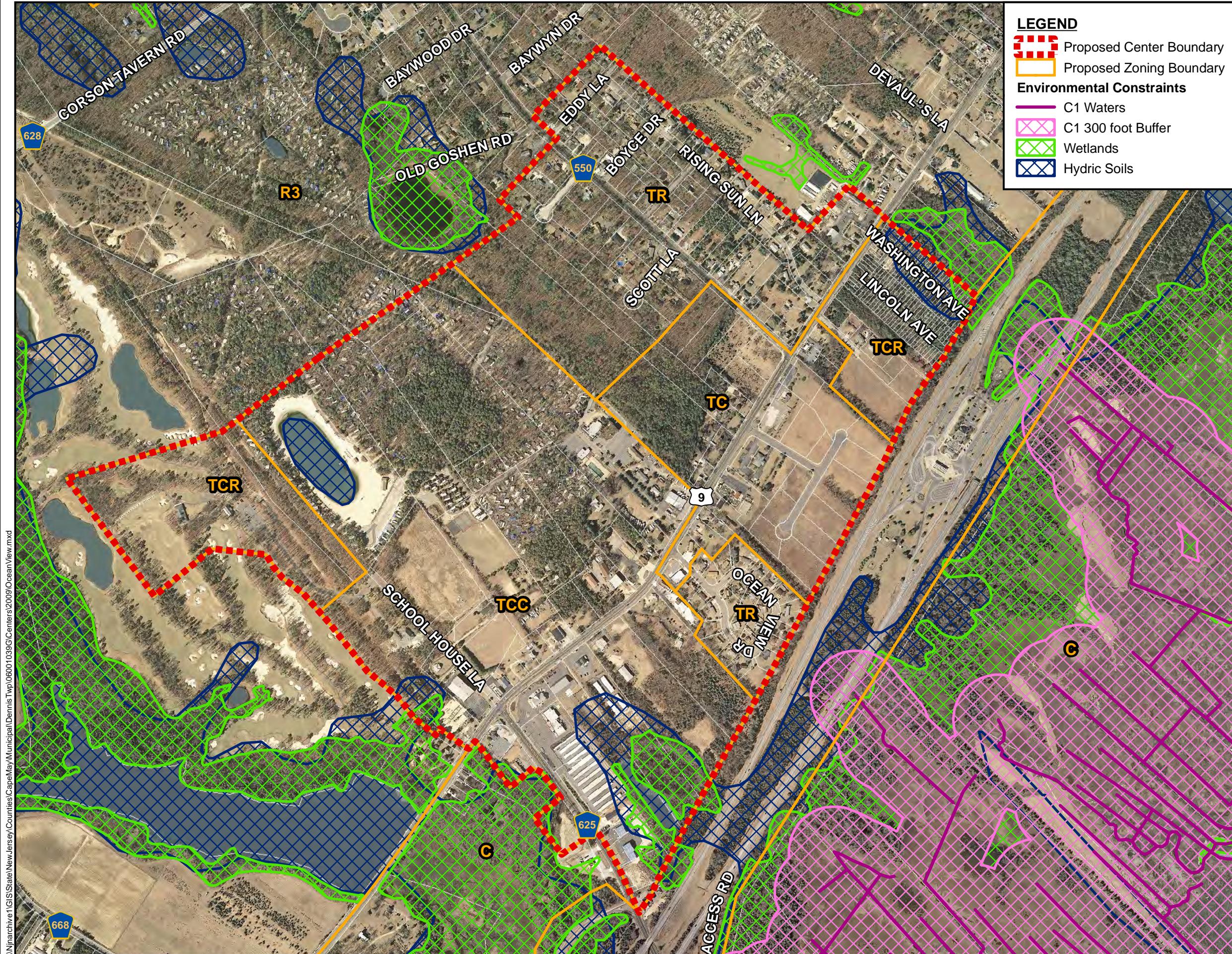
The Ocean View Center has a mix of existing land uses, including mostly small scale one-story commercial structures with retail sales, business services, professional offices and restaurant uses. The Ocean View Fire Company is located on the west side of Route 9 and is the only civic type within the Center. The Ocean View Resort is a major land use providing camping resort services, trailer sales and accessory uses. Additionally, the Shore Gate Golf Club is located on the west side of Route 9 with access from School House Lane, which dead-ends at Shore Gate.



There are a number of properties in this Center that can be considered underutilized being with older residential structures in varying conditions or vacant lands. In addition, along Mulligan Drive is a commercial zoned subdivision, with 13 vacant lots along its improved road frontage.

There is currently no public water or sewer service in this Center. A privately constructed and maintained water system is expected to be installed along the Route 9 corridor by New Jersey American Water Company to connect between their systems in Upper Township and Middle Township. There is no public sewer in the Township. It is expected that in the future, privately constructed and maintained wastewater treatment facilities will be planned.





**LEGEND**

Proposed Center Boundary

Proposed Zoning Boundary

**Environmental Constraints**

C1 Waters

C1 300 foot Buffer

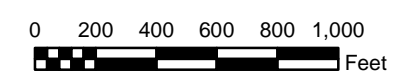
Wetlands

Hydric Soils

# PROPOSED OCEAN VIEW CENTER

TOWNSHIP  
OF  
DENNIS

CAPE MAY COUNTY  
NEW JERSEY



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June 2010

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The planned Ocean View Town Center totals 350 acres or 0.54 square miles. It is 4,500 feet in length along Route 9 and about 3,900 feet in width. Currently there are about 128 residential lots within the boundaries of the Center. Future residential development is planned, including mixed uses, which require residential units.

The proposed Town Center (TC) and Town Center Core (TCC) uses are described in the previous section. The TCC is located at the intersection of CR-628 extending about 2,000 feet north on Route 9. The Garden State Parkway forms the eastern boundary. The TCC extends about 2,500 feet to the west of Route 9. The TCC would be the prime focus for development in this Center. This includes both vacant and underutilized properties in this core area, which will provide development opportunities. It also includes campground facilities that will be retained as a conditional use; the campgrounds may be considered as possible areas for either expansion of related recreational facilities or other permitted uses depending upon the owner's desires and future market conditions. The TC area extends along both sides of Route 9 up to CR- 550 including the Mulligan Drive commercial subdivision area.



Residential areas include the existing developed neighborhoods that are covered under the proposed Town Residential (TR) use reflecting existing development. Two new areas are planned for moderate density housing in the Town Center Residential (TCR) area. This includes the Shore Gate Golf Club area, which will continue to permit golf course use as a conditional use. The second TCR zone is on the east side of Route 9 north of the Mulligan Drive subdivisions and extends to the northern most boundary of the Ocean View Center. This area includes lands currently owned by the Township, which would be suitable for residential uses.



There are opportunities for development within Ocean View, especially with both vacant and underutilized lands. Privately constructed and maintained community alternative wastewater treatment facilities, ideally serving the entire Town Center, are necessary to promote the type of development envisioned. Otherwise, future development is limited to continuing the smaller scale commercial and lower density residential uses that can be supported by on-lot septic systems.

This area is not currently conducive to pedestrian activity; there are no sidewalks and is not a 'walkable' Center. Development of the Center should require public sidewalks and streetscape improvements, especially along the Route 9 frontage, to establish a Main Street and sense of place with links between individual properties through sidewalk connections and linked parking areas. The need to include mixed use, including residential uses, is important to bring people to live and work within the Center. Currently, there are limited or no interconnections

between uses and most properties are directly accessed via Route 9. Changes in land use, circulation, area, bulk and design standards are needed to create a Town Center that will meet the Township's goals.

*The Ocean View Operational Study* was undertaken by Cape May County with support from the South Jersey Transportation Planning Organization to identify operational, safety and circulation needs in the Ocean View and South Seaville Centers. A Dennis Township Working Group<sup>12</sup> was convened to identify problem areas and formulate a recommended plan.

The Working Group formulated 11 recommendations to address identified problems. These recommendations will be important to the future development of the Ocean View Town Center.



- #1 CR- 625 and Route 9 intersection improvements
- #2 Provide sidewalks along both sides of Route 9 and CR- 625 (Sea Isle Boulevard)
- #3 Route 9 speed reduction to 35 mph or lower to support the future Town Center
- #4 Developing a seasonal shuttle service to provide transit access between the campgrounds in Ocean View and adjacent beach communities
- #5 Provide a complete interchange at the Garden State Parkway to improve access to Ocean View
- #6 Route 9 - Three-Lane Cross-Section
- #7 CR- 550 intersection improvements
- #8 Construct CR- 550 to CR- 625 Extension
- #9 South Seaville sidewalk and shoulder improvements
- #10 Complete the Woodbine Bike Path to Clermont
- #11 Connect Woodbine Bike Path to CR- 550

Between 2010 and 2012, a Traffic Impact Assessment for the Route 9 DTS and Roadway Network was prepared with funding from the New Jersey Office of Smart Growth. This study focused on the Ocean View and Clermont Centers along the Route 9 corridor. An evaluation was conducted of existing and future 2035 traffic condition to assess the network capacity and infrastructure needs. The results indicated that future development within these two Centers would need to be scaled back to meet road capacity constraints. It was determined that SR 9 within the two Centers would require two traffic lanes in each direction with intersection and other road improvements to handle future traffic. Within Ocean View, a new CR550 /CR625 (Sea Isle Boulevard) bypass road and a Town Center Access Road at Mulligan Drive was recommended. For Clermont Center, signalization of Route 9 and Hagan Road was indicated. The study supported the decision to significantly reduce the residential density and to limit overall development through reduced building height and lot coverage standards in the two Route 9 Centers. These changes will be implemented through the zoning changes as recommended in the Land Use Plan.

Other improvement concepts have been considered for Ocean View. The intersection off the Garden State Parkway onto CR-525 is a gateway into the Township that can be augmented by special wayfinding signage and landscaping. The intersection of Route 9 and CR- 625 is the major intersection that can be a future focal point for the Center. Currently, two gas station convenience stores exist at this intersection. Entering the Center from the north and south along Route 9 are also gateway opportunities.

Connections that link existing development and provide transportation alternatives for visitors are very important to reduce traffic on the congested Route 9 corridor. These can include new road connections, linking of development

<sup>12</sup> Dennis Township Working Group Report, May 2007 Draft.

through the parking areas and/or off road service drives between properties. The proposed connector road from CR-550 to CR-625 could improve circulation along Route 9 by providing alternative travel options. Additionally as the Center develops, an internal road network should be planned to accommodate both local and pedestrian trips internally without needing to access Route 9. The bikeway linkage continuing the Woodbine bike path through South Seaville with a connection to CR- 550 is also important by providing alternative travel options for the Center; this was recommended in *the Ocean View Operational Study*.

Public transit is limited in Ocean View and the existing density of jobs and housing does not support expansion of public transit services. Long term development will provide for increased housing and jobs that may result in a future density sufficient to support public transit stop in this Center. At a minimum, the future design standards should provide sidewalks and locate buildings closer to Route 9 to reduce walking distance. The use of seasonal shuttles between the camping resorts and the beach communities is recommended. These shuttles should also link to the Centers to support the businesses.

Future planning should also consider streetscape improvements with street trees, sidewalks and public amenities. Detailed design guidelines are needed to establish standards for the Center. New development should focus on pedestrian oriented uses and site planning, not the older paradigm focused on the automobile. In other words, consider public access and amenities for visitors and residents. These standards should reflect the community's development vision for this area in terms of architectural treatment and site amenities. For example, neotraditional Town Center development uses the positive elements of the older Towns and Villages to create new Centers. These include bringing the buildings closer to the street, providing for pedestrian amenities, providing a grid-like street pattern that is more walkable to the shops and providing mixed residential and commercial development that can provide an active neighborhood environment.

### Clermont Village Center

The Clermont Village Center is located along the Route 9 corridor. Its northernmost boundary is Hagen Road and it extends about 4,700 feet south along Route 9, almost to the municipal border with Middle Township. The Garden State Parkway forms the eastern edge of this Center. The western boundary extends about 1,000 feet west of Route 9. Route 83 intersects with Route 9, forming a triangular tract at the northern third of the proposed Center. From the Route 83 and CR-608 (King's Highway) intersection, the Center extends about 1,300 feet to the north. Radcliff Lane forms a northern boundary of the Center intersecting Route 83 and CR-608. Clermont Drive intersects with Route 9 about 600 feet south of the Route 9 and Route 83 intersection. Recent road improvements include a redesign of the Route 9 and Route 83 intersection, including a new traffic signal. There is no access to the Garden State Parkway adjacent to this Center. Route 83 is a major east-west arterial road connecting Route 9 west to Route 47. Route 83 links Clermont to South Dennis Village Center and then north along Route 47 to Dennisville Village Center.

There is currently no public water or sewer service to this Center. Like the Ocean View Center, privately constructed and maintained water may be installed along the Route 9 corridor by New Jersey American Water Company. It is expected that in the future, privately constructed and maintained alternative wastewater treatment facilities will be planned to serve properties in the two Route 9 Centers.

There are two large campgrounds, both on the west side of Route 9: Avalon Campground, with 290 campsites, and the Driftwood Campground, with 779 campsites. The frontages of these campgrounds within the Clermont Center are primarily campground service uses, trailer sales and recreation facilities. The campground sites are primarily located outside of the Center. There are limited residential uses currently within Clermont. Tax records identified only 29 developed residential parcels.

Active commercial uses include Marge's Diner, the Marketplace at Teaberry antiques store, which has 60 vendors, and the adjacent Avalon Coffee Store, an active garden center and small scale retail and business service uses. Woodlands Village and Cape May Wicker draw substantial traffic to this Center, especially during the summer season. Pedestrians crossing Route 9 midblock between these businesses is an acknowledged safety problem.

A major contracting business of over 13 acres has frontage on Route 83 and CR-608 near the apex of the Route 9/Route 83 triangle. Along CR-608 are residential uses and a few residential business uses such as contractors. A recreational vehicle sales facility is located on the west side of Route 9 at the intersection with Route 83. Clermont Drive is a complex of business service uses, including marine oriented uses, building supplies, a carpet cleaning business, home improvement contractor, and other similar uses.

Like Ocean View, Clermont presents opportunities for development or private redevelopment. There are vacant tracts with limited wetlands that present development opportunities including, but not limited to, over 40 acres under two owners on the east side of Route 9 in the northern section of Clermont.





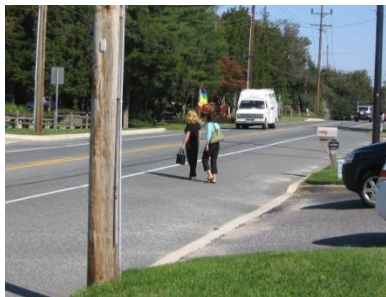
Also, there are a number of underutilized<sup>13</sup> lands throughout the Center where future acquisition and possible merger with multiple properties provide opportunities to establish adequately-sized development parcels.

As in Ocean View, development of privately constructed and maintained community wastewater treatment facilities, ideally serving the entire Village Center, would be necessary. Otherwise, development will be limited to smaller scale uses, including commercial and lower density residential uses that can be supported by on-site septic systems.

The planned Clermont Center totals 257 acres or 0.4 square miles. A mixed use approach is needed, which requires residential units at a moderate density. As illustrated on **Map 10 – Proposed Clermont Center**, the CVC zone encompasses existing commercial development within the existing GC General Commercial District. Vacant and underutilized land is apparent from the aerial photo layer of the Clermont Center. These may change as properties are acquired and merged as development progresses in the Center. New development would focus on mixed use alternatives including residential uses. The CVR area at the northern section of Clermont east of Route 9 includes about 27.5 acres of vacant lands that appears to be predominately uplands. The CR zone will replace the existing RB Residential Business zone fronting on CR-508. Future residential development would be important to accommodate within the proposed Center to have a well-rounded land use base.

There are currently no sidewalks or “pedestrian crossings” in Clermont. Public sidewalks and streetscape improvements are important, especially along the Route 9 frontage, to establish a Main Street and sense of place with links between individual properties. The need to include mixed uses (retail, service, civic, and residential uses) is important to bring people to live and work within the Center. Changes in land use, circulation, area and bulk standards and design standards are needed to create a Center that will meet the Township’s goals.

Entering the Center from the north and south along Route 9 and Route 83 are gateway opportunities to include special wayfinding signage and landscaping. Connections that link existing development and provide transportation alternatives for visitors are very important to reduce traffic on the congested Route 9 corridor. These can include new road connections, linking of development, linking of future parking areas and possibly off-road service drives between properties. Future design standards should consider these requirements.



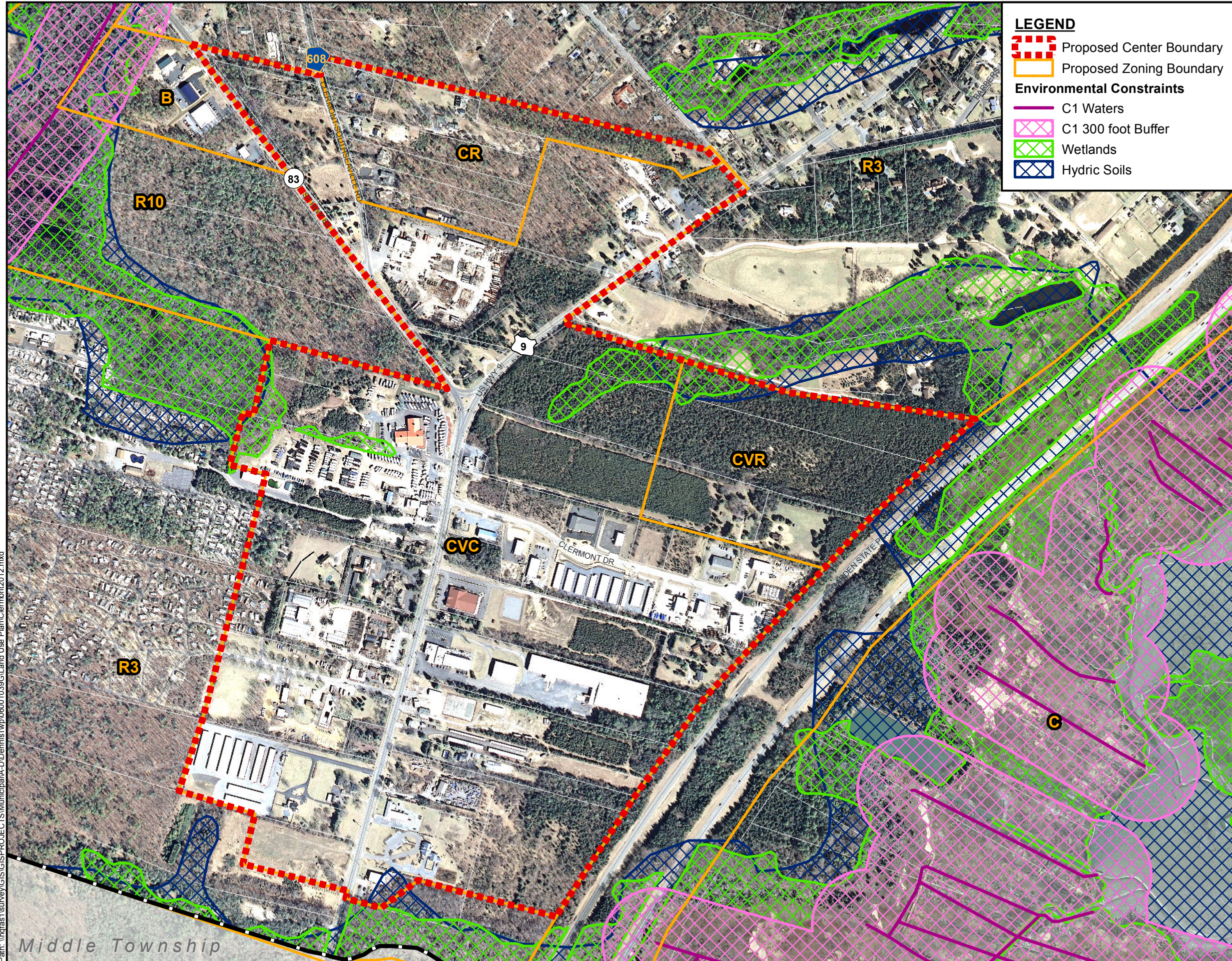
Similar to the transportation recommendations for Ocean View, there is a need to provide pedestrian facilities within developments. Midblock pedestrian crossings will need to be considered in the context of overall planning for Clermont to improve safety and accessibility. Future planning should also consider streetscape improvements with street trees, sidewalks and public amenities and site design guidelines.

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<sup>13</sup> Underutilized lands where the land value is equal to or greater than the building.



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**LEGEND**

Proposed Center Boundary

Proposed Zoning Boundary

**Environmental Constraints**

C1 Waters

C1 300 foot Buffer

Wetlands

Hydric Soils

# PROPOSED CLERMONT CENTER

## TOWNSHIP OF DENNIS

CAPE MAY COUNTY  
NEW JERSEY



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October 2012



### **Village Center Land Use Recommendations**

The proposed Dennisville, South Dennis and South Seaville Centers have similar land use recommendations. The following describes the proposed land uses within these three Centers and recommended land use standards.

#### **VC Village Commercial Land Use Recommendations**

**Purpose:** The VC Village Commercial District is intended to promote a desirable mix of commercial, office, civic and residential land uses within a vibrant, pedestrian-friendly village center environment with an emphasis on uses that serve local and community needs. VC district objectives and uses would be generally consistent with current HC Historic Commercial Zone; however, the VC district should encourage mixed use buildings. The following planning objectives are recommended:



- Permit village scale retail, office and service uses
- Permit mixed use commercial/residential development with apartments permitted above commercial uses
- Encourage conversion of residential structures into either home business uses or commercial uses
- Limit size of individual commercial establishments to maintain the scale of the village
- Prohibit drive-in and fast-food restaurants
- Expand architectural standards compatible with character of village
- Provide for and expand sidewalk connections to activity generators such as community facilities, businesses and civic institutions to accommodate and provide safe pedestrian routes
- Provide for connections between adjoining uses to limit driveway connections and to reduce traffic conflicts
- Provide streetscape design standards

#### **Principal Uses:**

- Small scale grocery stores, meat markets, delicatessens and bakeries
- Small scale retail establishments, such as furniture stores, sporting goods stores, book stores, clothing stores, shoe stores, hardware stores, pet shops, stationery stores, art galleries, pharmacies.
- Farm markets
- Fabric shops, florists, antique shops, gift shops, hobby and craft shops, music stores
- Local personal service uses, such as barber and beauty shops, tailors, appliance repair shops, shoe repair shops, upholsterers
- Banks with limitations on drive-in facilities (see TC standards)
- Business and professional offices
- Restaurants
- Houses of worship
- Public and quasi-public uses



#### **Conditional Uses:**

- Home Businesses
  - Principal use is a single family residence with on-site resident operating business in dwelling.
  - Home business uses should not exceed 50% of the first floor area of the dwelling or which can be accommodated within 1 accessory structure.
  - No permanent outside storage or display – permit temporary outside display which does not remain outside overnight.
  - Limited to the following types of uses:

- Antique shops
- Craft shops (crafts made on premises)
- Artists studios
- Art Galleries
- Book and music shops
- cafes
- Parking standards – provide off-street parking for both residential use based upon NJ Residential Site Improvement Standards (NJRSIS) and 1 parking space per 200 sq. ft. business floor area
- Limited signage with design standards to be determined
- Apartments limited to upper floors on commercial uses with adequate parking
- Bed and breakfast establishments
- Inns

**Accessory Uses:**

- Off-street parking
- Signs
- Fences and walls
- Temporary construction trailers
- Garages

**VR Village Residential Land Use Recommendations**

**Purpose:** VR Village Residential District would encompass residential areas within the Dennisville, South Seaville, and South Dennis Village Centers. These areas are predominately developed and new development would be primarily infill development consistent with character of surrounding residential uses. Currently, no public water or public sewer serves these centers and none is proposed at this time.

The intent is that residential development will be consistent with the character and scale of development within these historic centers. Expanded architectural standards should be provided. Also, sidewalks should be provided to link activity generators and provide safe pedestrian movement within the villages. The following land uses are recommended:

**Principal Uses:**

- Single family detached dwelling units
- Houses of worship
- Public uses including public schools, municipal offices, etc.
- Parks and recreation uses

**Conditional uses:**

- Bed & Breakfast
- Home Businesses (See VC Conditional Use Standards) – Applies to Dennisville Center VR Zone only

**Accessory Uses:**

- Off-street parking
- Signs
- Fences and walls
- Tool and storage sheds limited to 15' in height and no larger than 150 sq. ft. floor area
- Private residential swimming pools
- Garages, excluding commercial vehicles

### Dennisville Village Center



The Dennisville Village, which is within CAFRA, is part of a larger village development, including two Pinelands Villages – Dennisville and North Dennis. Dennisville Village is located along CR-610 (Dennisville-Petersburg Road) and Route 47 in the north-central section of the Township. It has two sections with a narrow width of Route 47 connecting the sections. Route 47 and CR-610 are the boundaries between the Pinelands and CAFRA jurisdictions. Route 47 is a major arterial road that links to CR-610 to Upper Township (Petersburg Village) to the north. CR-638 and CR-611 provides road connections north to Woodbine. There are two signalized intersections along Route 47, at CR-610 and CR-611. There is currently no public water or sewer service in this Center and none are planned. (See **Map 11 – Proposed Dennisville Center.**)

The Dennisville Pinelands Village is located on the north side of CR-610 and North Dennis Pinelands Village is on the north side of Route 47. Dennisville Lake separates these two Pinelands Villages. They are directly north of and opposite the proposed Dennisville Village Center in CAFRA. Both Pinelands Villages are designated as part of the Pinelands Management Plan; they permit residential uses on a minimum of 3.2 acre lots. No changes are recommended for these Pinelands Villages. The Pinelands Villages are developed primarily with single family residential uses with limited lands in qualified farmland or vacant. Commercial activity is limited and includes a new bank in North Dennis at CR-611 and home based businesses, such as antique shops primarily along CR-610.



The Dennisville Historic District received designation on both the National and State Registers of Historic Places in 1987. It includes structures from the early 1700's to the early 1900's. The Township has identified 55 contributing buildings to the District. Included is the Ludlam School, which is owned by the

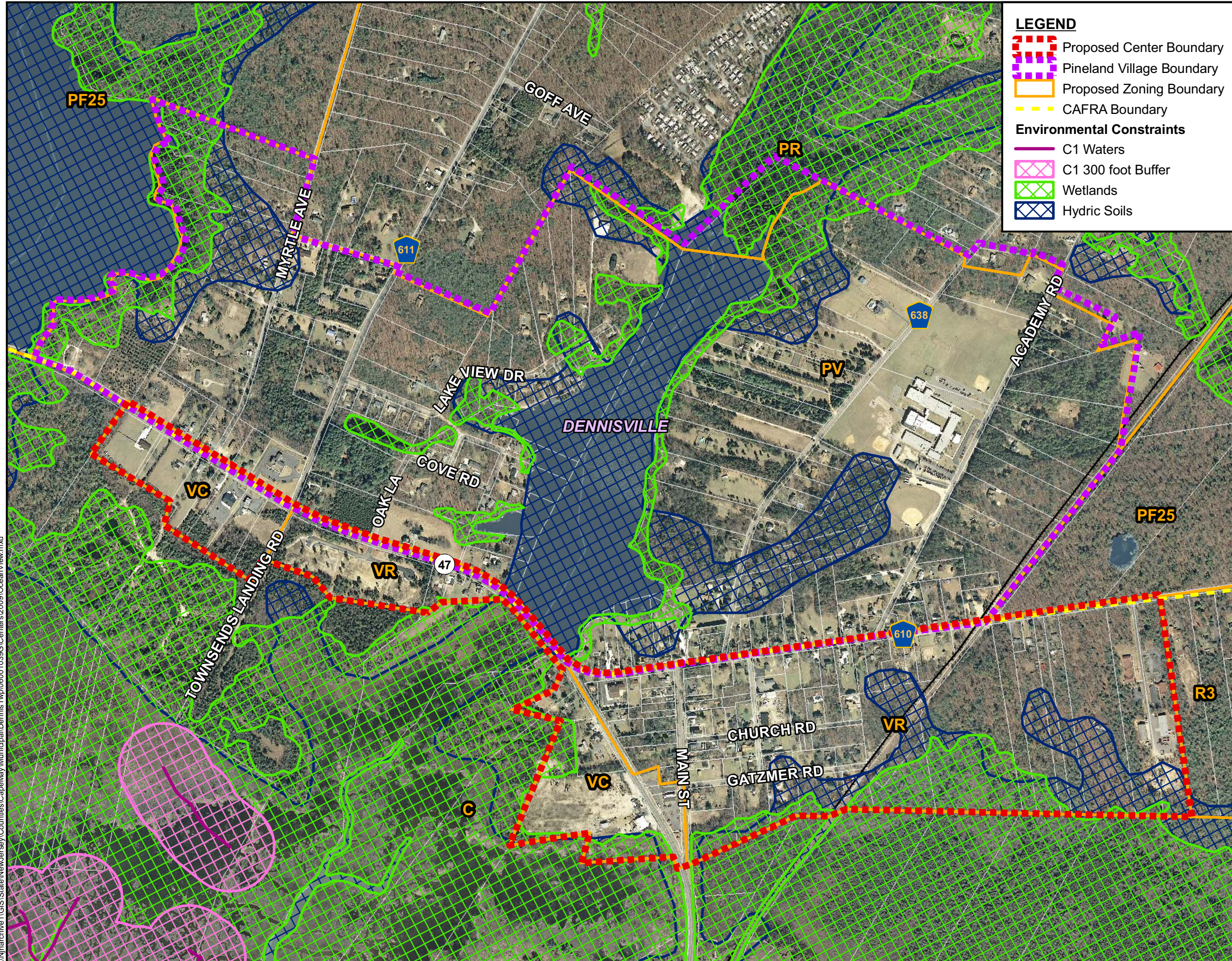
Township; it is located on Route 47 at Myrtle Avenue. The historic homes are a prime feature of the Village and are considered an important element to be preserved by the community.

The older historic village development is reflected in the street pattern, which is a road grid system with Main Street linking Route 47 and CR-610, and with Church Road, Gatzmer Road and Hall Avenue being local connecting streets. There are some sidewalks within this older historic area but many missing sidewalk links.

Civic land uses within Dennisville include the municipal complex with the Town Hall and Senior Center, public works facility, the Dennisville Volunteer Fire Company, Methodist Church, Post Office and Historic Museum. The Dennisville School and its three recreation fields are located between Academy Road and CR-638 in the Pinelands.



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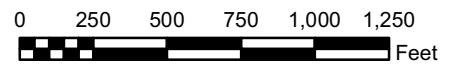
**LEGEND**

- Proposed Center Boundary
- Pineland Village Boundary
- Proposed Zoning Boundary
- CAFRA Boundary
- Environmental Constraints**
  - C1 Waters
  - C1 300 foot Buffer
  - Wetlands
  - Hydric Soils

# PROPOSED DENNISVILLE CENTER

TOWNSHIP OF DENNIS

CAPE MAY COUNTY  
NEW JERSEY



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MAY 2009





Route 47 includes a mix of low density retail business, service and residential uses. The commercial uses are primarily limited to the Route 47 frontage and include small scale businesses such as the Wawa market, one gas station and auto repair facilities. A fence business, off Hall Avenue, is within the residential area and reflects the typical mixed use nature of historic villages. There are a number of small scale home-based businesses in Dennisville within the Historic District. These are gift, antique shops and similar uses, which are either within the structure or in an accessory building on the property. The predominant land use in Dennisville is residential - specifically single family detached dwellings. There are limited vacant lands or lands suitable for further subdivision within Dennisville Village. The Johnsons Mill development, an age-restricted subdivision was recently approved and is under construction. It is on the south side of Route 47, east of CR-611.

The Southern Railroad of New Jersey Cape May Branch right-of-way is within the eastern section of the Dennisville Village Center, traversing northeast as it crosses CR-610. At this time, plans and funding is being sought to reopen the connection of the railroad through Dennis Township, which is the missing rail link between Cape May Court House and Tuckahoe Village. Reopening the rail line would expand the seasonal excursion rail to Richland Village in Atlantic County. The area along the railroad provides opportunities for future development. To the east of the railroad line off CR-610, the Township purchased 15.8 acres, funded through New Jersey Green Acres. Dennisville originally had a train station in this area. The reactivation of the rail line could provide an opportunity for developing parking and replacing the train station. This can provide economic benefits for businesses in Dennisville in the future.

The Dennisville Village Center totals 158 acres or 0.25 square miles in area within the CAFRA zone. The Dennisville Pineland Village is 380 acres and the North Dennis Village is 189 acres within the Pineland Management Area. There are about 77 developed residential lots total within this area with limited vacant lands remaining.

The Future Land Use Plan recommends a number of land use changes in Dennisville Village Center. The proposed VC Village Commercial district replaces the HC Historic Commercial Zone. The VC zone includes the existing commercial development along the Route 47 frontage. This VC District may provide opportunities for future commercial development or conversion of residential structures into commercial uses. This area along Route 47 has a few properties that may be considered for alternative uses in the future. The goals of the VC district would encourage mixed use commercial/residential development with apartments permitted above commercial uses. Also, it encourages conversion of existing residential structures into either home business uses or commercial uses. To maintain the scale of the historic village, the Land Use Plan recommends limiting the size of individual commercial establishments. Also, the need to provide sidewalks and streetscape improvements is important.

The VR Village Residential district would retain and refine the current standards. The goal is to preserve the character of this unique historic village. The standards for home business use should be continued and refined to address issues such as parking, limiting the size of home business floor area and providing buffers to protect adjacent uses. The types of home businesses in Dennisville were debated and some additional uses are recommended for Dennisville, such as cafes, but still at a scale in keeping with the historic character of the Village. The design guidelines in the current LDO should be refined to ensure either building additions or new development is

compatible. The Johnsons Mill development has been included in the VR district and consistent with the use variance granted for residential use.

There are limited sidewalks with missing links currently within the Center. Pedestrians have been seen negotiating Route 47 where no sidewalks are present; a definite safety concern. Sidewalks would provide pedestrian access to the municipal building, senior center, Dennisville School, the post office and other civic institutions. They will also accommodate shoppers on trips to the businesses.

Development of the train station area and the adjoining Township parkland should be pursued. This is an opportunity to support businesses in the Village with customers drawn from the seasonal train activity. Future parking for the train station and park can also service future business uses during peak periods.

The entrances to the Dennisville Village Center should develop special gateway treatments with signage. Traffic should be slowed down to create a pedestrian zone. Pedestrian crossings should be planned to safely accommodate walkers and link activity areas. Recent improvements have been installed at Route 47 and CR-610 intersections; Cape May County is studying future improvements on CR-610. Sidewalks and pedestrian crosswalks should be provided. Future streetscape improvements should be considered including street trees and other treatments (i.e. benches, street lamps, trash cans, planters, etc.) to encourage pedestrian activity. Traffic calming measures within the Center should also be considered where needed. On-street parking should be retained on the local streets, which slows down traffic and provides additional parking.

### South Dennis Village Center

The South Dennis Village Center is located in the eastern section of the Township to the west of the Clermont Village Center. Route 47 is proximate to the western edge of South Dennis Village. Route 83 transverses the eastern section of the Center. Both Route 47 and Route 83 intersect at the uppermost limit of the South Dennis Village. CR-628 (Corson Tavern Road) forms the northern most edge of the Center linking South Dennis to South Seaville and then northeast to Upper Township. Route 47 links South Dennis to Dennisville Village. (See **Map 12 – Proposed South Dennis Center.**)



The South Dennis Village Center encompasses 860 acres or 1.3 square miles. It measures about 5,600 feet along Route 47 running north to south. South Dennis extends about 11,000 feet along CR-628. The new Dennis Township School is located on Hagen Road and the Dennis Township Recreation Park is located between Hagen Road and CR-628, at the extreme eastern end of the Village. South Dennis Village is the largest of the proposed CAFRA villages. Its size and length are due to the existing pattern of development of this Village. The Recreation Park has an active recreational program and facilities and should be integrated into the Village boundaries.



There are a number of other local roads within the Center, including Gravel Hole Road, which is a connector road between Route 83 and Route 47. CR-657 connects to Route 47 and is linked south through Middle Township to Cape May Court House. A number of local roads terminate at the Southern Railroad Company of New Jersey Cape May Branch right-of-way (which is currently not in operation). These roads include County Road and School House Road. To travel directly by vehicle across the Village is limited to using Gravel Hole Road from Route 83; otherwise a more convoluted trip is in order.

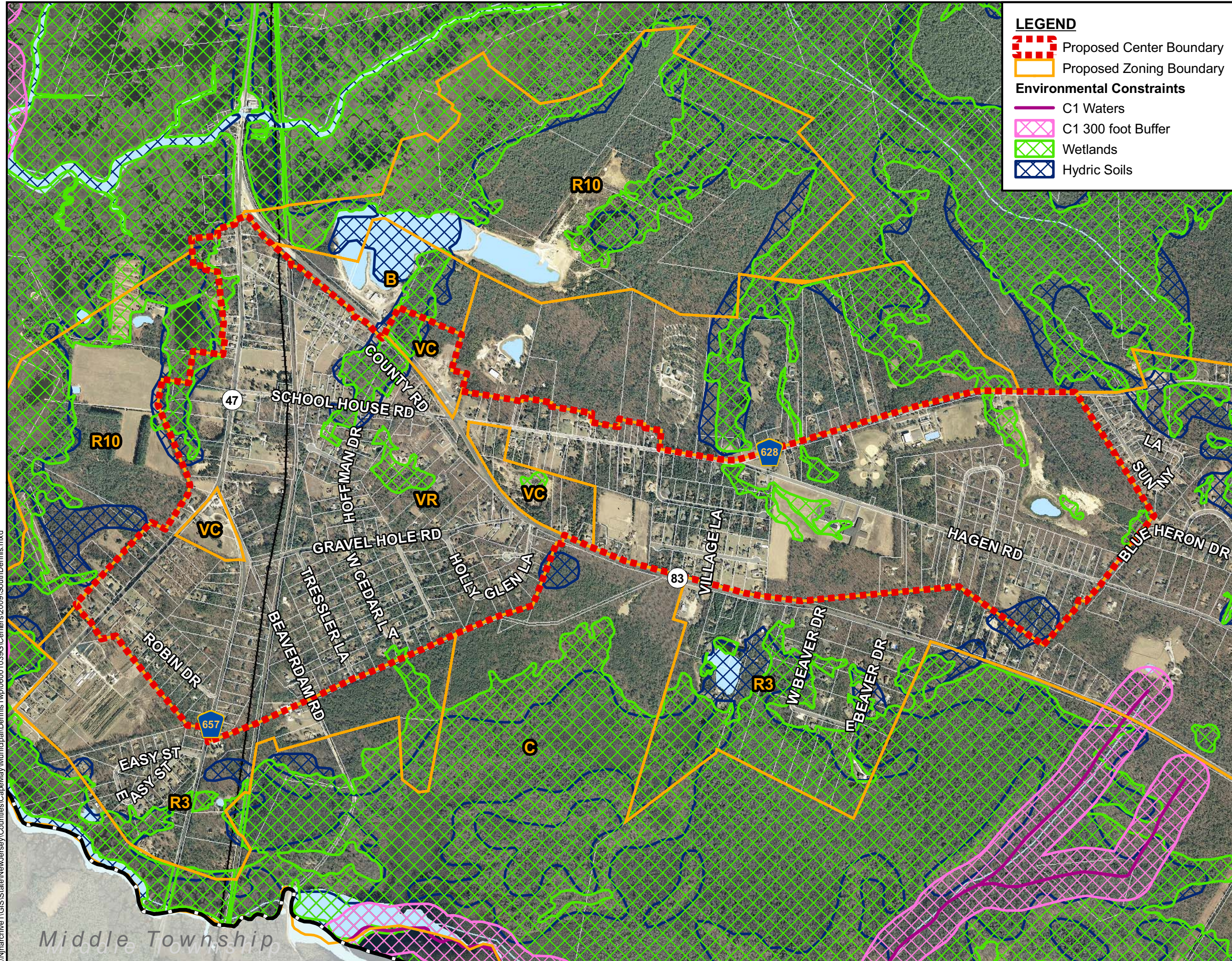
South Dennis Village is located completely within the CAFRA Coastal Zone. It does not have public water or sewer nor are these utilities being planned. Currently there are about 413 residential lots within the boundaries of the Center.

The South Dennisville Historic District located on Route 47 in the northern most section of the South Dennis Village Center was issued an opinion of eligibility on July 13, 2001. According to the *Dennis Township Natural Resources Inventory* (page 80), this area includes 21 properties from the period of 1720 to the 1880s. There are a number of older homes and structures that appear well preserved and are an important element of South Dennis character.





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Middle Township



There are limited businesses within the South Dennis Center. These include the diner and new business office center on CR-658 near Route 47, and a seasonally operated food services business (Custard Shop) on Route 83. Civic uses include the South Dennis Post Office, South Dennis Trinity United Methodist Church, the Union Cemetery, the ARC of Cape May offices on Route 47, the Dennis Primary School and the Dennis Township Recreation Park. Residential uses predominate in the Village, most of which are single family detached structures. More recent development has been platted on larger lots.



The Future Land Use Plan recommends a number of land use changes in South Dennis Village Center. The existing HC Historic Commercial zone at the intersection of Route 47 and CR-658 has been replaced with the VC Village Commercial district. Also, the existing Business zone on Route 83 was partially included within the Center as Village Commercial (VC). The Historic District area was shown previously within the VR Village Resident district. This area and the remaining residential uses within the Center are now shown as Village Residential (VR). The proposed VR District accommodates the smaller properties reflecting the older historic development patterns, and is compatible with the current residential land uses. In contrast to Dennisville Village, it is recommended that the VR District exclude home business uses.

There are 37 vacant lots within South Dennis which have potential for future development, containing about 68 acres. These lots range from 0.5 acres to 11 acres. Vacant lands are primarily located within the VR district.

A number of improvements to the South Dennis circulation network should be considered. Proposed transportation connections in the form of bike paths or sidewalks across the railroad right-of-way are recommended at School House Road and County Road to link the residential neighborhoods in the Center. A sidewalk plan should be prepared and priority links identified to create a walking network through the Center.

Similar to the suggestions for Dennisville, the entrances to the Village Center should have gateway treatments. Traffic should be slowed down to create a pedestrian zone. Although slow traffic is not a major issue due to summertime congestion, other seasons do not have the same congestion conditions. Pedestrian crossings to link activity areas should be planned as part of a sidewalk plan to provide safe access to the Township Recreation Complex and between neighborhoods. Future streetscape improvements should be considered as well, including street trees, benches and other amenities, to encourage pedestrian activity. On-street parking should be considered on the local streets to slow down traffic and provide additional parking.

### South Seaville Village Center

The South Seaville Village Center is located in the eastern section of the Township and is to the southwest of the Ocean View Town Center. It is the intersection of three county roads: CR-668 (Main Street), CR-608 (Kings Highway) and CR-628 (Corson Tavern Road). All three roads intersect in the center of South Seaville in its business area. The South Seaville Center encompasses 320 acres or 0.5 square miles. It measures about 4,800 feet along CR-628, running northeast southwest. South Seaville extends north to south about 3,700 feet along CR-608. There are a number of other local roads within the Center as well, including Woodbine Boulevard, Old Goshen Road, Pine Street, Maple Street, Furlong Drive and others. (See **Map 13 – Proposed South Seaville Center.**)



South Seaville is located completely within the CAFRA zone. It does not have public water or sewer nor are these facilities planned. Currently there are about 193 residential lots within the boundaries of the Center. The Center has an identified Historic District with 17 properties from the period of 1793 to 1890, according to the *Dennis Township Natural Resources Inventory* (page 80). However, it is not designated as a Historic District by the NJ State Historic Preservation Office. There are a number of older historic homes, which appear well-preserved and are an important element of South Seaville's character.

Within the multi-legged intersection of CR-668, CR-608 and CR-628 is the business area of the Village. Civic uses include the Volunteer Fire Company, the Post Office and Grange Hall. Other uses include a small market and business services, at the northern terminus of CR-668. Most of the commercial properties are smaller lots a number of which are less than 1 acre in area. The older buildings within the Center are close to the road and reflect the historic character and ambience of the Center.



The South Seaville Camp Meeting property is located at the northeast corner of CR-628 and Gracetown Road. This is a historic property, which was founded in 1863-64 as a Methodist camping retreat. There are a number of original homes and structures; it is still in use today.



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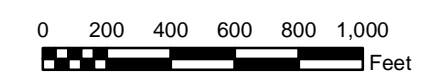
**LEGEND**

- Proposed Center Boundary
- Proposed Zoning Boundary
- Environmental Constraints**
  - C1 Waters
  - C1 300 foot Buffer
  - Wetlands
  - Hydric Soils

# PROPOSED SOUTH SEAVILLE CENTER

TOWNSHIP OF DENNIS

CAPE MAY COUNTY  
NEW JERSEY



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MAY 2009



Residential uses predominate in the Village. There are about 193 residential properties. Most are single family detached structures; older residential development includes lots as small as 0.25 acres. More recent development has been platted on larger lots.

The Future Land Use Plan recommends a number of land use changes in the South Seaville Village Center. The proposed VC Village Commercial district replaces the HC Historic Commercial zone. Also the VC zone is extended to the west of Woodbine Boulevard to include the existing lumberyard. It is also extended to the south along both sides of CR-608 up to the Furlong Drive intersection. This allows room for commercial expansion within South Seaville. There are existing residential properties in the area that could either remain as residences, or be converted to home-businesses or into commercial use.



The VR district would include the remainder of the South Seaville Center. Currently the residential zoning requires 3 acre lots but there are many undersized properties in the zone. The VR district recommends 35,000 square foot lots, which would be generally compatible with the existing lot sizes in the Village. The VR district does not currently permit home businesses within South Seaville and this should be continued.

There are a number of vacant lots within South Seaville which have potential for future development. This includes 22 acres within 18 properties. These lots range from 1 acres to 2 acres and are primarily located within the VR zone.

Possible improvements that will enhance the overall circulation network in South Seaville should be considered. There are limited sidewalks within the Center. Providing sidewalks, defined crosswalks and other streetscape improvements would provide safe walking areas and support connections to public facilities.

Similar to the recommendations for Dennisville, the entrances to the South Seaville Village Center should have gateway treatments announcing that this is a pedestrian area. Also, slowing down traffic through the Center would be an important recommendation and various traffic calming measures should be considered. The complicated intersection in the center of the business district should be evaluated. On-street parking should be considered, which will assist in slowing down traffic flow and provide needed parking for the smaller commercial lots.

Recommendations for expanded design guidelines are important to ensure future development respects and are compatible with the historic character of the Village. Future streetscape improvements should also be considered.

**Pineland Villages – Belleplain, Eldora, Dennisville, North Dennis**

Four Villages are designated within the Pinelands Management Area. No change is proposed for these villages. They are rural centers containing existing residential development with a maximum lot area of 1 dwelling unit per 3.2 acres.

**Belleplain Pinelands Village** is in the northwest section of the Township along CR- 605 and CR-550. It is a linear village extending nearly 3 miles along these roads. The Village contains over 700 acres of land surrounded by the Belleplain State Forest. It contains civic institutions, such as the Belleplain Township Park on Chester Street, the Belleplain Emergency Corps, churches, and limited business uses. There is significant farmland and vacant land within Belleplain for future development but development would be at a low rural density.



**Eldora Pinelands Village** is located on the western section of the Township extending along the north side of Route 47 and north along Lehner Road. This village encompasses 280 acres or 0.43 square miles. The Eldora Historic District includes 18<sup>th</sup> and 19<sup>th</sup> century buildings and is located along Route 47 at Lehner Road and Papermill Road. In 1996, The New Jersey State Historic Preservation Office (NJSHPO) issued a formal opinion on the eligibility for inclusion of this District on the State and National Register of Historic Places. Eldora Pinelands Village is surrounded by the Belleplain State Forest and forested wetlands. Within the Village, there are substantial farmlands and forested vacant lands shown as wetlands.



**Dennisville and North Dennis Pinelands Village** are discussed with the prior Dennisville Village Center section of the Land Use Plan.



## Development Tools

### Residential Density Cluster

Density cluster was legalized by an amendment to the MLUL in 1996, which permits clustering between contiguous and non-contiguous parcels of land. It is a development tool that can be used to preserve open space by clustering all development on one parcel and establishing open space for this development on the other non-contiguous parcel. It is a mechanism that relies on the private sector to implement it.

The Township currently has a Residential Cluster Ordinance, but it should be updated. The current ordinance permits single family residential cluster development as a conditional use in the R-3 and R-10 zones. It requires a minimum 50 acre tract size, which will not address smaller lots that may be suitable for cluster development. The current ordinance only requires a minimum of 20% of the tract to be preserved for open space. Revised cluster standards should require that greater open space lands be preserved. Also, the regulations should provide a consistent method of establishing lot yield.

The development yield of the properties is established through the preparation of a conventional subdivision sketch plat. Under density cluster, the remaining lands must be deed restricted as open space. They may be offered to the Township, State or Federal Government or retained within a homeowners association.

### Center Residential Density Cluster

The TCR and CVR zones should permit residential cluster where there is privately constructed and maintained wastewater treatment facilities. This would permit subdivision into smaller scaled lots with significant open space areas for dedication to the public or controlled by a Homeowner's Association. A minimum five acre tract should be specified, in accordance with the MLUL. The maximum residential density on the overall tract will govern.

### Summary Residential Density Cluster Recommendations

- Permit residential density cluster development in R-10, and R-3 Districts.
- Permit center residential density cluster in the TCR and CVR Districts.
- Provide minimum tract size: Establish a range of lot sizes depending upon zone district minimum lot area requirements such as:
  - R-3 10 acres
  - R-10 20 acres
  - TCR and CVR 5 acres
- Minimum open space requirement – 30% in R-3 zone; 70% in R-10 zone.
- Provide a qualifying plan to establish permitted number of lots within a conventional subdivision sketch plat.
- Provide a cluster subdivision plan.
  - Lots should not exceed number of lots in approved qualifying plan
  - Provide a minimum contiguous unconstrained area for the dwelling, driveways and infrastructure needs.
  - Establish a maximum lot area under cluster at 6 acres per lot.
  - Establish a minimum lot area of 1 acre lot in the R3 zone and 1.5 acre in R10 zone.
  - Provide minimum open space areas for dedication to the public or controlled by Homeowner's Association.

### Recommended Zoning Amendments

The Recommended Zoning Changes Map illustrates recommended zoning districts based upon the Future Land Use Plan and recommended land use changes. The land use recommendations for the proposed Centers were discussed in the previous sections. The proposed land uses outside of the Centers have been refined to reflect the guidance of the SDRP and Policy Map. A number of new or modified bulk and lot coverage standards are also recommended for these districts. (See **Map 14 – Recommended Zoning Changes** and **Map 15 –Proposed Zoning Map**.)

In addition to the recommended land use district changes, other zoning amendments are recommended to address or clarify zoning issues that have been identified during the course of this master plan process.

The following table identifies the proposed zoning district classifications, related guidelines and recommended permitted uses where applicable.

**Figure 24 - Revised Land Use Classifications- Revised Land Use Classifications**

New (N) Revised (R)	Land Use Classifications	Related Guidelines	Recommended Standards
R	VC Village Commercial	SDRP Policy Map PA4 Rural CAFRA Coastal Village	Commercial and other uses expanded and refined. Residential component added as permitted use with standards. Revised bulk and coverage standards generally consistent with CAFRA Coastal Village standards. Minimum 35,000 sf/lot. (See additional recommendations on page 63).
R	VR Village Residential	SDRP Policy Map PA4 CAFRA Coastal Village	Residential use. VR in Dennisville permits expanded home businesses compatible with historic district use. Revised bulk and coverage standards generally consistent with CAFRA Coastal Village standards. Minimum 35,000 sf/lot. (See additional recommendations on page 64).
N	TR Town Residential	SDRP Center Guidelines SDRP Policy Map PA4 CAFRA Coastal Town	Residential uses, maintain character of developed neighborhood, minimum 35,000 sf /lot without sewers. (See additional recommendations on page 53).
N	CR Clermont Residential	SDRP Center Guidelines SDRP Policy Map PA4 CAFRA Coastal Village	Residential uses, maintain character of developed neighborhood, minimum 35,000 sf /lot without sewers. (See additional recommendations on page 53).
N	TCR Town Center Residential	SDRP-Center Guidelines SDRP Policy Map PA4 CAFRA Coastal Town	Residential uses up to 2 du/acre with sewers or minimum 35,000 sf /lot without sewers. Lot coverage standards generally consistent with CAFRA Coastal Town standards. Permit center residential density cluster as conditional use. Permit up to 2.5 story or 30 feet high structures. (See additional recommendations on page 54).



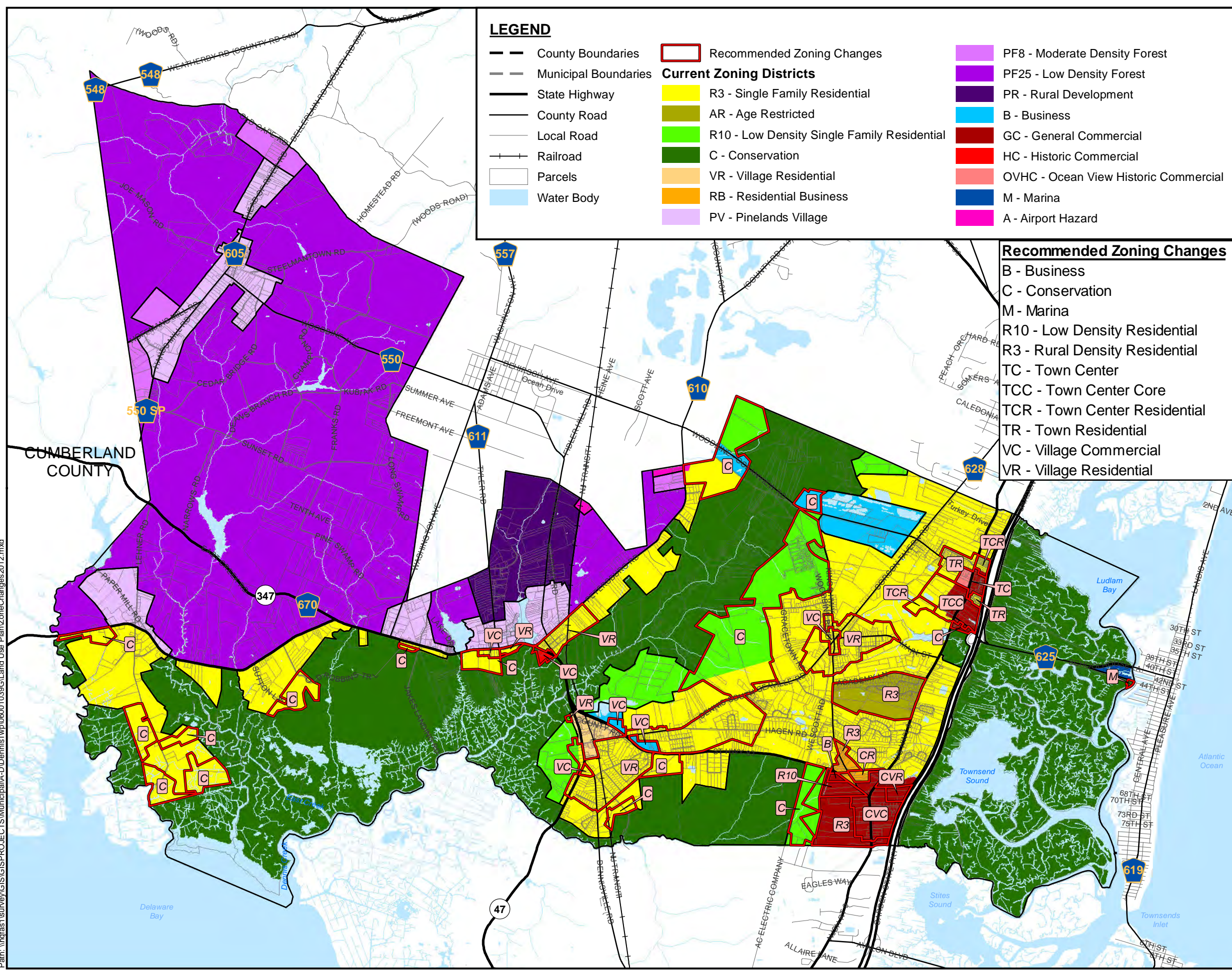
N	CVR Clermont Village Residential	SDRP-Center Guidelines SDRP Policy Map PA4 CAFRA Coastal Village	Residential uses up to 2 du/acre with sewers or minimum 35,000 sf /lot without sewers. Lot coverage standards generally consistent with CAFRA Coastal Village standards. Permit center residential density cluster as conditional use. Permit up to 2.5 story or 30 feet high structures. (See additional recommendations on page 54).
N	TCC Town Center Core	SDRP Center Guidelines SDRP Policy Map PA4 CAFRA Coastal Town	Mixed commercial and residential uses, including retail, office, services, civic uses; residential on upper floors. New bulk, coverage and design standards generally consistent with CAFRA Coastal Town standards. New design standards needed. Permit up to 2.5 story or 30 feet high structures. Permit residential density cluster. Permit planned unit development. Permit a maximum residential density of 5 du/acre. (See additional recommendations on page 50).
N	TC Town Center	SDRP Center Guidelines SDRP Policy Map PA4 CAFRA Coastal Town	Similar to TCC zone with some use exceptions. Permits up to 2.5 story and 30 feet high structures. Permit a maximum residential density of 2 du/acre. (See additional recommendations on page 50).
N	CVC Clermont Village Center	SDRP Center Guidelines SDRP Policy Map PA4 CAFRA Coastal Village	Similar to TC zone. Permit a maximum residential density of 2 du/acre. Permits up to 2.5 story or 30 feet high structures. (See additional recommendations on page 50).
R	B Business	SDRP Policy Map PA4 & PA5 CAFRA Fringe /Rural area	Permitted uses consistent with current standards but, reduced impervious lot coverage since outside of centers but within Coastal Zone. (See additional recommendations on page 46).

In summary, the following land use and zoning changes are recommended:

- Create Ocean View Town Center with:
  - TCC Town Center Core
  - TC Town Center
  - TCR Town Center Residential
  - TR Town Residential
- Create Clermont Village Center with:
  - CVC Clermont Village Center
  - CVR Clermont Village Residential
  - CR Clermont Residential
- Amend VR Village Residential district requirements
- Create VC Village Commercial district
- Retain C Conservation district but expand district to include environmentally constrained lands under county, state, federal and quasi-public ownership, including the PSE&G wetlands mitigation sites
- Rename R-3 Rural Single Family Residential
- Retain R-10 Low Density Single Family Residential
- Amend B Business district standards
- Retain with no change M Marina zone
- Retain with no change A Airport zone
- Eliminate the following zoning districts:
  - GB – General Business
  - HC Historic Commercial
  - OVHC – Ocean View Historic Commercial
  - RB – Residential Business – contractors yards are excluded from residential zones
  - AR- Age Restricted
  - DVR Dennisville Village Residential
- Amend residential cluster standards under planned development
- Permit planned unit development in TCC zone
- Permit center residential cluster in the TCR and CVR zones



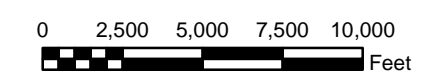
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# RECOMMENDED ZONING CHANGES

## TOWNSHIP OF DENNIS

CAPE MAY COUNTY  
NEW JERSEY



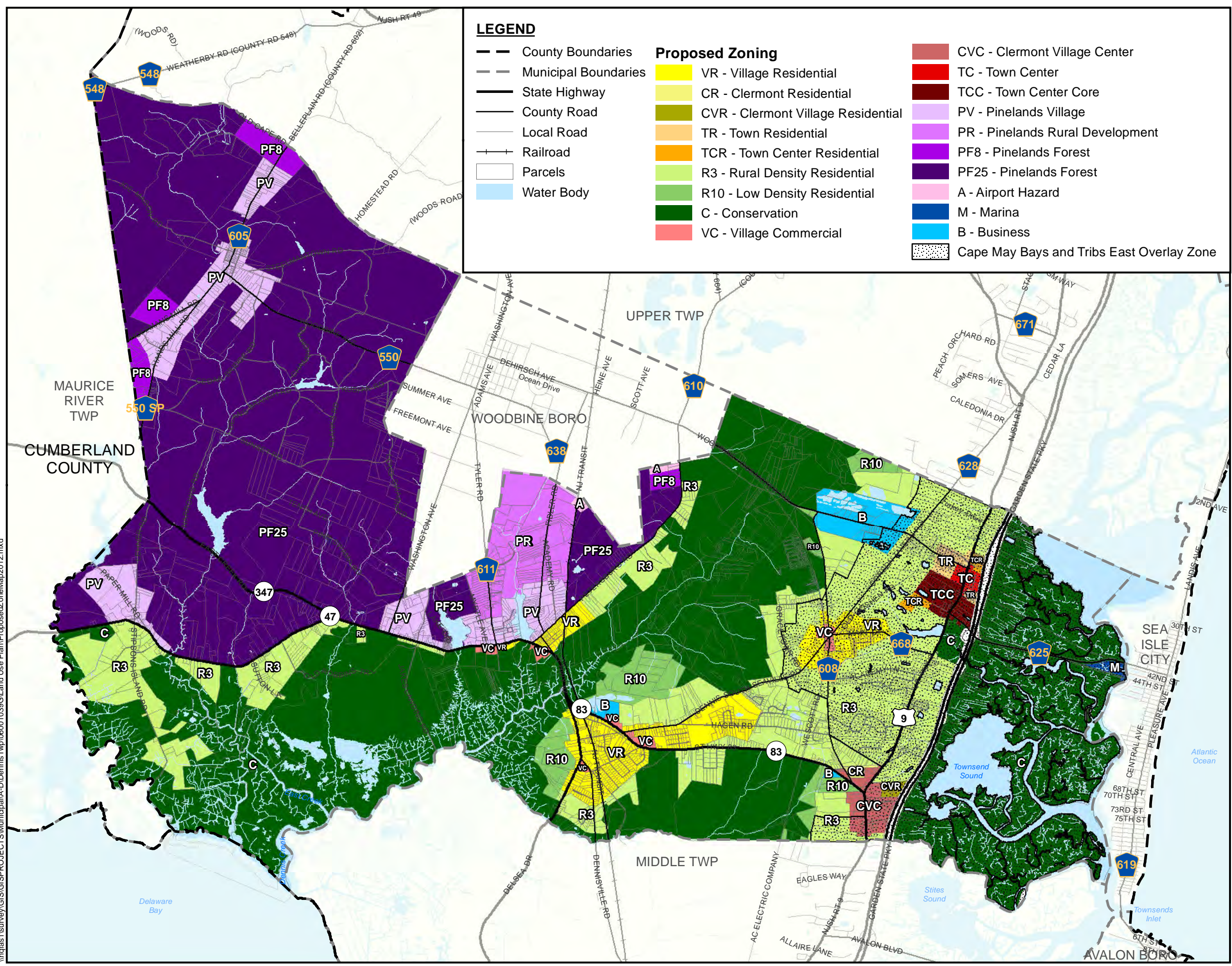
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November 2012



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**LEGEND**

- County Boundaries
- Municipal Boundaries
- State Highway
- County Road
- Local Road
- Railroad
- Parcels
- Water Body

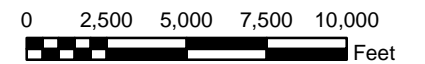
**Proposed Zoning**

- VR - Village Residential
- CR - Clermont Residential
- CVR - Clermont Village Residential
- TR - Town Residential
- TCR - Town Center Residential
- R3 - Rural Density Residential
- R10 - Low Density Residential
- C - Conservation
- VC - Village Commercial
- CVC - Clermont Village Center
- TC - Town Center
- TCC - Town Center Core
- PV - Pinelands Village
- PR - Pinelands Rural Development
- PF8 - Pinelands Forest
- PF25 - Pinelands Forest
- A - Airport Hazard
- M - Marina
- B - Business
- Cape May Bays and Tribs East Overlay Zone

# PROPOSED ZONING

## TOWNSHIP OF DENNIS

CAPE MAY COUNTY  
NEW JERSEY



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November 2012



**Environmental Assessment Regulations and Performance Standards**

To address the Township's goal to "preserve the Township's natural resources which contribute to both the positive image and overall strength of the Township", stronger environmental regulations are recommended including adoption of an Environmental Assessment checklist and related ordinance. A Draft Environmental Assessment Ordinance is included in the Appendix. The *2010 Natural Resource Inventory* should also be adopted as part of the Master Plan. This inventory provides a foundation to understand the existing natural features especially to be protected or preserved. Also, within CAFRA, the impervious coverage, building coverage, and limits of vegetative clearing standards should be amended to implement the proposed Land Use Plan to reflect general consistency with CAFRA regulations.



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**STATEMENT OF POPULATION DENSITY AND DEVELOPMENT INTENSITY**

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N.J.S.A. 40:55D-28B(2)(d) requires that the Land Use Plan provide a statement on the standards of population density and development intensity recommended for the municipality. Dennis Township expects that the lands within the Township Centers will be developed at a scale and intensity that will encourage development in keeping with the established goals of protecting rural lands and concentrating development within compact Centers. The existing villages of Belleplain, Eldora and North Dennis will continue to develop, but at a low density in compliance with Pinelands Management Plan recommendations of 3.2 acres/lot in rural development areas. The villages of Dennisville, South Dennis and South Seaville are established villages and growth will be primarily infill residential development on the limited vacant uplands in the Village Residential areas. Non-residential development will also either be limited infill or private redevelopment or revitalization of older obsolete properties. Because water and sewer infrastructure is limited in the Township and is not planned for the Villages, this will limit development density. There is also a strong desire by the Township to retain the character of the historic village development patterns at its current density.

The Township will direct future growth into the two proposed Route 9 Centers: Clermont Village Center and Ocean View Town Center along the Route 9 corridor. Non-residential and mixed use development will be permitted in these Centers. Privately constructed and maintained water and wastewater treatment facilities will be permitted, which will accommodate the planned growth within compact Centers along Route 9.

The lands in the Environs outside of the Centers and within the CAFRA area will be low-density development ranging from 1 unit / 3 acres lots in the R-3 district to 1 unit/25 acres in the C Conservation district, which includes primarily public lands and wetlands. In keeping with the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50), the Pinelands Management Area development will include 1 unit/ 3.2 acre in the Belleplain, North Dennis, Dennisville and Eldora Pinelands Villages in the underlying Pinelands Rural development zone. The lands planned for forest area preservation range from PF8 at 1 unit/8 acres to PR25 at 1 unit/25 acres. Techniques such as Residential Conservation Cluster are recommended to better preserve open space in the Environs.

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**BUILDOUT ANALYSIS**

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A Buildout Analysis was prepared for Dennis Township as part of the Cape May County Wastewater Management Plan ("CMCWMP"). The build-out analysis projects future development potential based upon the proposed Land Use Plan implementation. This buildout was also used to project future wastewater treatment demand for future sewer service areas and septic management areas within the Township of Dennis (see **Infrastructure Assessment** section).

The buildout analysis utilizes current land use conditions and environmental regulations to restrict development in addition to the proposed zoning standards. It assumes that all vacant lands, farmlands (not currently being preserved) and residential lands capable of further subdivision will be developed. It also considers portions of the proposed TC Town Center, TCC Town Center Core Districts, and CVC Clermont Village Center zones as being revitalized and redeveloped in accordance with the recommendations in the Land Use Plan.

This analysis is based upon tax lot parcels overlain by environmental constraints (water bodies, wetlands with 150' buffers, and C-1 waters with 300' buffers). The lands outside of environmentally constrained lands, or 'uplands', were used to assess the development potential at full build out. This is, by its nature, a 'gross calculation' of build-out since it is not based upon an inspection of individual lot parcels, which would be a massive task given the size of Dennis Township. However, it provides a relative development scenario that may occur should development proceed based upon the proposed zoning and without public acquisition of parklands or farmland preservation. This analysis does not consider economic, marketing, or real estate trends or time constraints, but only considers total land capacity at maximum build-out, based on zoning and other land control regulations. The proposed zoning scenarios with and without sewer are meant to provide a range of maximum build-out conditions if every property were to develop to its fullest potential under the assumed conditions.

The future build-out analysis assumes a certain amount of redevelopment of low-density or underutilized properties within the TC, TCC, TCR, CVC and CVR Districts. This redevelopment is reliant upon alternative wastewater treatment in order to support the moderate density development allowed in the proposed zoning. As part of the Cape May County Wastewater Management Plan, Dennis Township is proposing sewer service areas, which would allow for privately constructed and maintained alternative wastewater treatment facilities, within the proposed Ocean View Town Center, Clermont Village Center, Dennisville Village Center, South Dennis Village Center and South Seaville Village Center.

At this time, Dennis Township does not plan public sewers in any area of the Township. However, the Township supports alternative wastewater treatment facilities such as privately constructed and maintained alternative package treatment plants for use in the proposed CAFRA Centers. The Township understands that without this infrastructure it will not be possible to develop the Clermont and Ocean View Centers at the scale proposed in the Land Use Plan. These facilities may be individual systems serving one development; however, it is hoped as more detailed planning occurs in these Centers that multiple property owners will coordinate their efforts to address wastewater management comprehensively. For the other Villages, implementation of privately constructed and maintained alternative wastewater treatment plants may be considered where feasible. Since it is not known whether privately constructed and maintained alternative wastewater treatment facilities would be feasible, the buildout analysis is divided into two scenarios: (1) Proposed Zoning with Wastewater Treatment and (2) Proposed Centers and Environs without Wastewater Treatment.

The Pinelands Management Area is removed from the analysis since the Pinelands Management Areas are based on a nitrate dilution analysis performed by the Pinelands Commission.



Development under each scenario is limited by the proposed maximum building coverage, maximum impervious coverage and maximum residential density requirements for each district to determine the amount of non-residential floor area and/or number of dwelling units that could be developed on each property. The proposed permitted use(s) of each zone dictates whether each property is assigned a residential or non-residential development. The permitted use(s) of each zone dictates whether each property is assigned a residential, non-residential or mixed use development. Where a zone permits more than one type of development, the analysis assumes the development type that would yield the highest wastewater demand. Where a zone permits mixed-use development, the analysis assumes that the first floor will be retail with residential on the upper floors. After locating further developable parcels, the residential development potential is calculated by multiplying the maximum density by the amount of contiguous unconstrained land area, excluding 10% for necessary infrastructure improvements, such as roads or septic/wastewater easements. Development potential resulting in a fraction of a residential unit is rounded down to the nearest unit. Any vacant parcel with less than the minimum residential lot size but greater than 35,000 square feet and with at least 15,000 square feet of contiguous unconstrained land is assumed to be grandfathered and is allocated a development potential of one unit.

### **Buildout Scenario 1: Proposed Zoning with Wastewater Treatment**

This analysis has been prepared to assess the potential development and redevelopment within the proposed Centers. The Township of Dennis is proposing sewer service areas congruent with the proposed Village and Town Centers. The future sewer service areas would allow the development of a privately constructed and maintained alternative wastewater treatment facilities or individual facilities for discharges to groundwater greater than 2,000 GPD.

The analysis provides a maximum yield for potential additional residential units and non-residential floor area within the proposed Centers with privately constructed and maintained alternative wastewater treatment. For the purpose of this analysis, in order to assess the wastewater capacity that would be needed to handle the demand, all properties within the future sewer service area are assumed to connect to a privately constructed and maintained alternative wastewater treatment facility.

This scenario also assumes that a large number of low-density or underutilized properties will be redeveloped at the maximum permitted density. This scenario assumes that each project will be mixed-use and will provide a residential component at the maximum density. . This analysis is meant to provide the upper threshold limit of development potential assuming the greatest amount of sewer capacity.

The proposed zoning anticipates redevelopment to be prevalent in the Centers, especially in the TC Town Center, TCC Town Center Core Districts, and CVC Clermont Village Center. It is likely that redevelopment will continue to occur within the Centers in the distant future, as existing structures continue to age and deteriorate naturally. This analysis identifies only those properties that are likely to be redeveloped in the near future based on the existing conditions of the property. Potentially redevelopable parcels were selected based on the existing use not conforming to the proposed zoning, utilization ratios (building value compared to land value) less than 1:1 for commercial properties or 2:1 for residential properties, and meeting minimum lot area requirements (multiple properties can be combined to meet this requirement).

**Figure 25 - Buildout Analysis of Proposed Centers** shows the existing and future residential dwelling units (DU) and non-residential floor area (SF) potential development for each zone within each of the proposed Centers. The projections only consider future development and redevelopment for the future connection to a privately constructed and maintained alternative wastewater treatment plant. Existing development is not assumed to be connected to any future privately constructed and maintained alternative wastewater facility in this analysis. Existing development is assumed to remain as currently exists on septic.

**Figure 25 - Buildout Scenario 1: Proposed Zoning with Wastewater Treatment**

Proposed Center	Zone	Approved Development		New Development		Redevelopment		Total	
		(DU)	(SF)	(DU)	(SF)	(DU)	(SF)	(DU)	(SF)
Clermont Village Center	CR	0	0	0	0	21	0	21	0
	CVC	0	25,300	43	358,385	44	327,013	87	710,698
	CVR	0	0	32	0	0	0	32	0
	<b>Subtotal</b>	<b>0</b>	<b>25,300</b>	<b>75</b>	<b>395,135</b>	<b>65</b>	<b>327,013</b>	<b>140</b>	<b>710,698</b>
Dennisville Village Center	VC	0	0	3	20,756	0	0	3	20,756
	VR	0	0	4	0	0	0	4	0
	<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>20,756</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>20,756</b>
Ocean View Town Center	TC	20	3,200	33	316,811	4	37,670	57	357,681
	TCC	0	13,500	12	37,912	78	235,167	90	286,579
	TCR	0	0	12	0	0	0	12	0
	TR	0	0	14	0	0	0	14	0
	<b>Subtotal</b>	<b>20</b>	<b>16,700</b>	<b>71</b>	<b>354,723</b>	<b>83</b>	<b>272,837</b>	<b>174</b>	<b>644,260</b>
South Dennis Village Center	VC	0	0	8	60,455	0	0	8	60,455
	VR	0	0	22	0	0	0	22	0
	<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>60,455</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>60,455</b>
South Seaville Village Center	VC	0	0	2	14,244	0	0	2	14,244
	VR	0	0	34	0	0	0	34	0
	<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>36</b>	<b>14,244</b>	<b>0</b>	<b>0</b>	<b>36</b>	<b>14,244</b>
<b>TOTAL</b>		<b>20</b>	<b>42,000</b>	<b>219</b>	<b>808,563</b>	<b>148</b>	<b>599,850</b>	<b>387</b>	<b>1,450,413</b>



**Buildout Scenario 2: Proposed Zoning without Wastewater Treatment**

The proposed zoning without wastewater treatment scenario assumes that properties within the Centers would not be served by sewer, which would limit development. Under this scenario, the TC, TCC and CVC mixed use districts are assumed to produce single-story commercial buildings with no residential components. Redevelopment is assumed to be very limited under this scenario, with mainly only vacant properties being developed at the presumed density. This scenario is meant to provide the low end of the range of development that may occur under the proposed zoning conditions.

This scenario includes developable lands within the proposed Sewer Service Areas that would be developed with septic if privately constructed and maintained alternative wastewater treatment is not pursued.

Non-residential development exceeding 2,000 GPD of wastewater flow would require connection to public sewer or a NJPDES permit. Therefore, non-residential development not connected to sewer is assumed not to exceed 26,666 square feet. Similarly, future development in mixed-use zones is assumed not to exceed 26,666 square feet of commercial with no residential component.

Redevelopment is not considered under the septic analysis since it is not likely to be financially feasible given the low density/intensity development that can occur without alternative wastewater treatment.

**Figure 26 - Buildout Scenario 2: Proposed Zoning without Wastewater Treatment**

Zone	Approved Development		New Development		Total	
	(DU)	(SF)	(DU)	(SF)	(DU)	(SF)
B	0	5,000	0	215,389	0	220,389
C	0	0	15	0	15	0
CVC	0	25,300	11	264,559	11	289,859
CVR	0	0	32	0	32	0
R10	0	0	19	0	19	0
R3	26	0	205	0	231	0
TC	20	3,200	6	232,910	26	236,110
TCC	0	13,500	0	37,912	0	51,412
TCR	0	0	12	0	12	0
TR	0	0	14	0	14	0
VC	0	0	3	74,239	3	74,239
VR	0	0	60	0	60	0
Total	46	47,000	377	825,009	423	872,009

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**INFRASTRUCTURE ASSESSMENT**

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**Water**

The Township of Dennis lies above the Cohansey aquifer and most of the Township's potable water is derived from on-site private wells. There is currently no public water supply available within the Township. However, New Jersey American Water has plans to construct a water main extension between Upper Township and Middle Township to connect its waterlines and provide connections between the NJ American Water – Ocean City and NJ American Neptune facilities. The water main route through Dennis Township is currently unknown. This could provide opportunity for privately constructed and maintained water service for the two proposed Township Centers of Ocean View and Clermont, which would allow for the moderate density development planned for these Centers.

**Wastewater Treatment**

According to the 2007 *Cape May County Water Quality/Waste Water Management Plan* (CMC 208 Plan), there are no existing public sewers in Dennis Township. Dennis Township lies within the Dennis Township - Woodbine Wastewater Management Area where there is no regional wastewater treatment plant. The CMC 208 Plan indicates that there are areas that currently have or plan to receive a New Jersey Pollutant Discharge Elimination System (NJPDES) Discharge to Groundwater (DGW) Permit. The 208 Plan also indicates that the rest area at Exit 17 of the Garden State Parkway in Dennis Township is sewered but currently no other areas are included.

At this time, Dennis Township does not plan public sewers in any area of the Township. However, the Township would allow privately constructed and maintained alternative wastewater treatment facilities such as community package treatment plants for use in the proposed CAFRA Centers. The Township understands that without this infrastructure it will not be possible to develop the Clermont and Ocean View Centers at the scale proposed in the Land Use Plan. These facilities may be individual systems serving one development; however, it is hoped as more detailed planning occurs in these Centers that multiple property owners will coordinate their efforts to address wastewater management comprehensively. For the Villages, implementation of privately constructed and maintained alternative wastewater treatment plants may be considered where feasible.

Under NJDEP regulations, an updated Wastewater Management Plan is required. The Township is working with Cape May County to complete the Dennis Township Chapter of the CMCWMP.

**Future Wastewater Demand and Capacity Analysis**

This section of the report describes the buildout analysis used to project future wastewater treatment demand for future sewer service areas and septic management areas within the Township of Dennis. This buildout analysis was prepared as part of the CMCWMP. In accordance with the NJDEP Water Quality Management Planning Rule (N.J.A.C. 7:15-5.18), the CMCWMP must include an analysis that demonstrates that the proposed sewer service area can accommodate land uses permitted by zoning ordinances, as well as recently approved site plans, subdivisions and zoning variances that would generate more wastewater than the zone permits.



**Future Sewer Service Area Analysis**

This Future Sewer Service Area Analysis assesses the potential wastewater demand generated by potential development and redevelopment within the Township's proposed future sewer service areas. The analysis provides a maximum yield for potential additional residential units and non-residential floor area within the future sewer service area.

**Figure 27 - Wastewater Demand Analysis for Future Sewer Service Area** summarizes the estimated wastewater flows by multiplying the results in Figure 26 by the NJDEP projected flows of 300 gallons per day (GPD) per residential unit and 0.100 GPD per square foot of non-residential floor area.

As Dennis Township does not have any existing or proposed public sewers, this analysis estimates future development for the five proposed centers in the event that a privately constructed and maintained alternative wastewater treatment plant is pursued. The analysis projects that connection of future development would generate wastewater demands of 0.113 MGD in the Clermont Village Center, 0.004 MGD in the Dennisville Village Center, 0.117 MGD in the Ocean View Center, 0.015 MGD in the South Dennis Village Center and 0.012 MGD in the South Seaville Center.

**Figure 27 - Wastewater Demand Analysis for Future Sewer Service Area**

Proposed Center	Zone	Total Residential		Total Non-Residential		Total Demand
		(DU)	(GPD)	(SF)	(GPD)	(GPD)
Clermont Village Center	CR	21	6,300	0	0	6,300
	CVC	87	26,100	710,698	71,070	97,170
	CVR	32	9,600	0	0	9,600
	<b>Subtotal</b>	<b>140</b>	<b>42,000</b>	<b>710,698</b>	<b>71,070</b>	<b>113,070</b>
Dennisville Village Center	VC	3	900	20,756	2,076	2,976
	VR	4	1,200	0	0	1,200
	<b>Subtotal</b>	<b>7</b>	<b>2,100</b>	<b>20,756</b>	<b>2,076</b>	<b>4,176</b>
Ocean View Town Center	TC	57	17,100	357,681	35,768	52,868
	TCC	91	27,177	286,579	28,658	55,835
	TCR	12	3,741	0	0	3,741
	TR	14	4,200	0	0	4,200
	<b>Subtotal</b>	<b>174</b>	<b>52,218</b>	<b>644,260</b>	<b>64,426</b>	<b>116,644</b>
South Dennis Village Center	VC	8	2,400	60,455	6,046	8,446
	VR	22	6,600	0	0	6,600
	<b>Subtotal</b>	<b>30</b>	<b>9,000</b>	<b>60,455</b>	<b>6,046</b>	<b>15,046</b>
South Seaville Village Center	VC	2	600	14,244	1,424	2,024
	VR	34	10,200	0	0	10,200
	<b>Subtotal</b>	<b>36</b>	<b>10,800</b>	<b>14,244</b>	<b>1,424</b>	<b>12,224</b>
<b>TOTAL</b>		<b>387</b>	<b>116,118</b>	<b>1,450,413</b>	<b>145,042</b>	<b>261,160</b>

**Future Septic Management Area Analysis**

In areas outside of sewer service areas, the default wastewater management alternative is discharge to groundwater of 2,000 gallons per day or less, commonly referred to as septic systems. The assessment of water quality impacts from development on septic systems relies on nitrate concentration. In this analysis, nitrate acts as a conservative surrogate for any of a number of constituents that could be discharged from a septic system (e.g. cleaners, solvents, pharmaceuticals, etc.). Nitrate is chosen because it is highly soluble in water, and because it is a stable compound that by itself could render water unsuitable for human consumption. The capacity to support septic systems without violating groundwater quality standards is determined by the amount of dilution available. The NJDEP Water Quality Management Planning ("WQMP") Rule (N.J.A.C. 7:15) advocates a watershed approach to assessing the adequacy of available dilution to meet future development on septic systems. Using this approach, available dilution, (essentially groundwater recharge), is calculated within a HUC 11 watershed and translated into a finite amount of wastewater that can be discharged, which in turn can be translated into a finite number of housing units that can be supported while maintaining a target concentration of nitrate in groundwater. Zoning is then applied to the available land in that same watershed, outside of any sewer service area, to calculate the number of units that could be developed on septic systems. The results of these two analyses are then compared and if the number of units based on zoning does not exceed the maximum units that can be supported, adequate capacity has been demonstrated. If the number of units allowed by zoning exceeds that which can be supported in a particular watershed, then some adjustment to zoning within that watershed is required.

The WQMP Rule (N.J.A.C. 7:15-5.25(e)) requires the CMCWMP to determine the development density that can be accommodated in undeveloped and underdeveloped areas that will result in attainment of 2.0 mg/L nitrate in the ground water on a HUC11 watershed basis. This section summarizes the nitrate dilution modeling calculations and results for the lot density (minimum lot size) that can be supported in the septic management areas of the municipality to meet the nitrate target goal.

The Nitrate Dilution Analysis determines the amount of land contributing to nitrate dilution and groundwater recharge, which in turn determined the average septic density within each HUC11 watershed in the municipality required to meet the NJDEP's 2 mg/L target nitrate concentration antidegradation policy and the maximum number of new septic systems that can be supported in each HUC11.

The antidegradation analysis for septic systems is performed in similar fashion to that conducted for sewer service areas, except that environmentally sensitive areas are not removed prior to performing the build-out analysis. This is due to the fact that while certain areas may be unbuildable, such as riparian zones or steep slopes, they still contribute to the overall available dilution of nitrate in groundwater. These areas were also not removed when analyzing the available dilution on a HUC11 basis used to establish the maximum number of units that can be built in a watershed and continue to meet the 2 mg/L nitrate target. Thus, while some areas may contribute less overall groundwater recharge, due to factors such as soils or topography, these limitations have already been taken into consideration when calculating the maximum average density allowable.

This analysis used NJDEP's nitrate-nitrogen target of 2 mg/L, with the assumption that all ammonium and other nitrogen compounds are converted to nitrate within the property, and that the nitrate concentrations dilute evenly across the HUC11 watershed. These assumptions are implicit in the nitrate dilution model developed by NJDEP.

The WQMP Rule does not mandate uniformly zoning minimum lot sizes at the calculated densities across the watershed. Rather, this comparable residential zoning density represents the total number of units that, if built, would not result in a degradation of groundwater quality within a given watershed by exceeding the 2 mg/L nitrate limit. The NJDEP advocates zoning to allow for center-based development, clustering, and protection of environmental features and agricultural land.



The buildout analysis of the septic management area calculates the future development potential on a parcel-by-parcel basis, based on the proposed zoning for the Township of Dennis. **Figure 28 - Buildout Analysis of Septic Management Area** shows the development potential for each zone, segregated by watershed, which is calculated as the sum of the approved and developable vacant and farmland properties. Future non-residential uses are converted from square feet of floor area to the equivalent number of residential units, rounded to the nearest whole unit.

In order to assess the wastewater discharge associated with anticipated future nonresidential uses in the septic management area, the development potential must be converted from square feet of non-residential floor area into the equivalent number of residential uses. The following formula is provided by the NJDEP (see N.J.A.C. 7:9A-7.4) for calculating this translation: (Equivalent Residential Units = [Non-Residential Floor Area x 0.125 gal/sq. ft./day] / 500 Gal/ Unit/ Day).

**Figure 28 - Buildout Analysis of Septic Management Area**

HUC11 Watershed	Zone	New Development		Approved Development		Total Potential Units
		Residential (DU)	Non-Residential (Equiv. DU)	Residential (DU)	Non-Residential (Equiv. DU)	
2040206210 West Creek / East Creek / Riggins Ditch	C	1	0	0	0	1
	R3	5	0	0	0	5
	<b>Subtotal</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
2040206220 Dennis Creek	B	0	41	0	0	41
	C	8	0	0	0	8
	CVC	3	21	0	0	24
	R10	17	0	0	0	17
	R3	98	0	26	0	124
	VC	1	15	0	0	16
	VR	26	0	0	0	26
	<b>Subtotal</b>	<b>153</b>	<b>77</b>	<b>26</b>	<b>0</b>	<b>256</b>
2040302070 Tuckahoe River	B	0	13	0	1	14
	C	2	0	0	0	2
	R10	2	0	0	0	2
	R3	3	0	0	0	3
	<b>Subtotal</b>	<b>7</b>	<b>13</b>	<b>0</b>	<b>1</b>	<b>21</b>
2040302080 Cape May Bays & Tribes East	B	0	0	0	0	0
	C	4	0	0	0	4
	CVC	8	45	0	6	59
	CVR	32	0	0	0	32
	R3	99	0	0	0	99
	TC	6	58	20	1	85
	TCC	0	9	0	3	12
	TCR	12	0	0	0	12
	TR	14	0	0	0	14
	VC	2	4	0	0	6
	VR	34	0	0	0	34
	<b>Subtotal</b>	<b>211</b>	<b>116</b>	<b>20</b>	<b>10</b>	<b>357</b>
<b>TOTAL</b>		<b>377</b>	<b>206</b>	<b>46</b>	<b>11</b>	<b>640</b>

**Figure 29 - Antidegradation Analysis of Septic Management Area** below presents the maximum number of new residential units that can be developed within the septic management area of the Township of Dennis without substantially degrading the water quality within each HUC11 Watershed. The Potential New Units is then compared against the Target Septic Units for each HUC11 Watershed to determine whether the zoning will result in degradation of the watershed above the 2 mg/L nitrate standard.

**Figure 29 - Antidegradation Analysis of Septic Management Area**

HUC11 Watershed	Recharge (Acres)	Septic Density (Acres / Septic)	Target (Septic Units)	Potential New Units	Deviation	Meets Target?
2040206210 West Creek / East Creek / Riggins Ditch	191	6	32	6	-26	Yes
2040206220 Dennis Creek	2,983	6	481	256	-225	Yes
2040302070 Tuckahoe River	414	6	68	21	-47	Yes
2040302080 Cape May Bays & Tribs East	1,454	9	165	357	192	No
<b>TOTAL</b>	<b>5,041</b>	<b>N/A</b>	<b>746</b>	<b>640</b>	<b>-106</b>	<b>Yes</b>

Based on the buildout analysis, Cape May Bays & Tributaries East HUC11 watershed (02040302080) will exceed the target septic density by 192 units at full buildout. In accordance with N.J.A.C. 7:15-5.25(e), the Township is required to adjust the zoning in order to achieve consistency between zoning and the allowable number of additional equivalent dwelling units at build-out in the undeveloped and underdeveloped areas.

Unfortunately, due to the number of equivalent units already approved and the number of lots that would be grandfathered, decreasing the density (increasing the minimum lot size) will not resolve the deviation. In order to protect the water quality of this HUC11 Watershed from degradation, the Township should adopt a Cape May Bays & Tributaries East Overlay Zone (see **Map 15 - Proposed Zoning**). This area is designated "Restricted Septic Area (Planning Flows of 2,000 GPD or Less AND Less Than 6 Residential Units)" on the Future Sewer Service Area Map in the CMCWMP. Within this area, residential development or subdivisions with a total of less than 6 dwelling units are permitted in accordance with the underlying zoning, but residential developments of 6 or more units must undergo a nitrate dilution analysis to ensure that the individual or other subsurface sewage disposal systems can meet the 2 mg/L nitrate planning standard on-site.

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**RELATIONSHIP TO OTHER JURISDICTIONS**

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Under N.J.S.A. 40:55D-28d, The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the County in which the municipality is located, (3) the State Development and Redevelopment Plan and (4) the district solid waste management plan of the County,

**Compatibility with Contiguous Municipalities**

An assessment is made of the compatibility of the proposed zoning for Dennis Township in relationship to the zoning of the adjacent lands of municipalities abutting Dennis Township. The zoning generally reflects the master plan vision for these municipalities and as such is used to describe adjacency and compatibility between the municipalities. For the most part, the zoning of the lands between the adjacent municipalities and that of Dennis Township is compatible. Only lands abutting Woodbine Borough reflect potentially incompatible industrial and mining uses adjacent to residential uses in Dennis Township.

**Upper Township**

Upper Township shares approximately 11 miles of Dennis Township's northern boundary (approximately 5.5 miles on either side of Woodbine Borough). The western section of the boundary is in the Pinelands Management Area and both municipalities have zoned their adjacent land areas for Pinelands Forest Conservation. The eastern section of the boundary is traversed by the Garden State Parkway and has fairly consistent zoning across the municipal boundary with areas zoned for Conservation and Residential at low to moderate densities.

**Woodbine Borough**

Woodbine Borough is completely surrounded by Upper Township and Dennis Township and shares approximately 11 miles of Dennis Township's northern border. All but about 1 mile of this shared border lies within the Pinelands Management Area. Woodbine currently has 4 zones along this shared boundary, which include Forest Agricultural / Residential (FAR), Agricultural / Residential (AR), Light Industrial - Manufacturing (LIM) and Planned Development (PD). These zones, with the exception of the LIM Zone, are consistent with the abutting Conservation and Pinelands Forest Conservation, Pinelands Rural Development and Pinelands Village Districts of Dennis Township.

**Middle Township**

Middle Township is located to the south of Dennis Township with approximately 12 miles of shared border. This area is primarily zoned for Sensitive Lands and Rural Residential with a small area zoned for Community Business and Residential Business along the Route 9 corridor. Similarly, along this border, Dennis is primarily zoned for Conservation with small areas zoned for moderate density commercial and residential uses along the Route 9 corridor.

**Sea Isle City**

Sea Isle City is located to the east of Dennis Township and is almost completely separated from the mainland areas by Ludlam Bay and the Inner Coastal Waterways.

**Maurice River Township**

Maurice River Township shares about 10 miles of Dennis Township's western border, which is almost completely within the Pineland Management Area. Maurice River Township is zoned for Conservation and Pinelands Conservation along the border where Dennis Township is zoned for Conservation and Pinelands Forestry Conservation.



### **Cape May County Comprehensive Plan**

The Township Land Use Plan is consistent with the Cape May County Comprehensive Plan. The County Plan recommends the encouragement of campgrounds as important seasonal and recreational uses and discourages the conversion to condominium or long-term lease arrangements. Dennis Township's Future Land Use Plan recognizes the economic and importance of its 14 active campgrounds and encourages their continued existence in relation to other land uses. Other uses, such as marinas, commercial fishing docks, waterfront restaurants, motels and hotels with docking facilities, and tourist shopping facilities, are also recommended to be encouraged. The proposed Conservation and Pinelands Forest Conservation districts will further the County policy of forest preservation and environmental protection. The Future Land Use Plan also provides for a variety of housing options at a range of densities, from Low and Rural Density Residential Districts in the environs to the Multi-Family Residential and Mixed-Use Town Center districts in the Town Centers. Agriculture and Open Spaces are encouraged and fostered by the Future Land Use Plan. Industrial areas are excluded, as recommended by the County Plan.

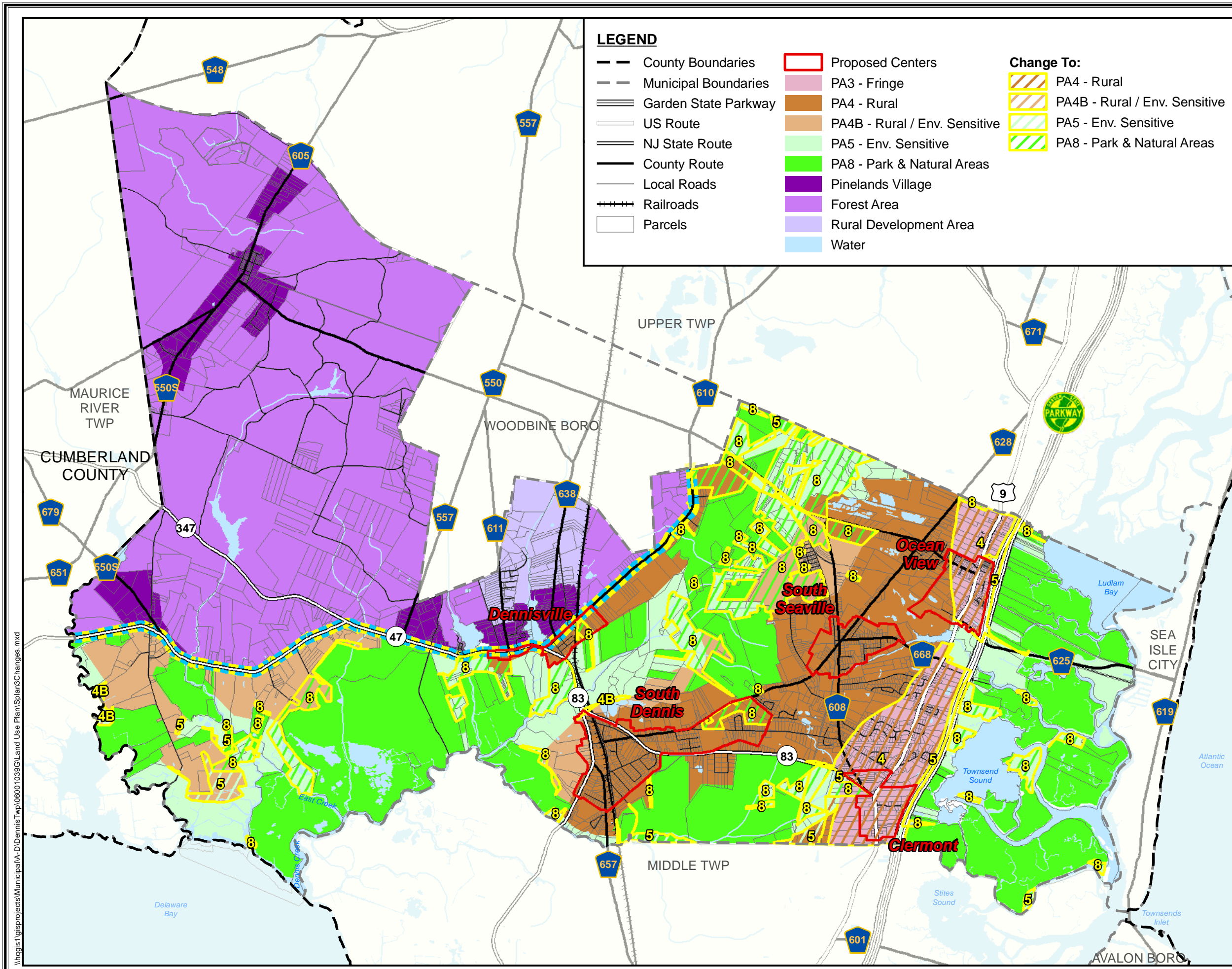
### **State Development and Redevelopment Plan**

The SDRP is discussed in detail in the earlier section of this Land Use Plan. The Land Use Plan is consistent with the policies of the SDRP by planning for future development with the Township's Centers and continues to restrict development outside of the Centers to low density rural development, low density business use and conservation.

Changes are recommended to the *SDRP – Policy Map* to be consistent with the proposed implementation of the Land Use Plan. (See **Map 16 – Proposed Changes to the State Development and Redevelopment Plan Policy Map**.) These changes include designation of the proposed Centers. Also, public lands have been expanded within the PA-8 Parks and Natural Areas. The PA-3 Fringe Area has been removed and is now incorporated into the PA-4 Rural Planning Area. Other minor realignments of planning area boundaries are also incorporated into the map to correspond to parcel lines, where appropriate. **Map 17 – Proposed State Development and Redevelopment Plan – Policy Map** reflects these proposed changes.

### **Cape May County Solid Waste Management Plan**

Dennis Township has established a solid waste management and recycling program which is consistent with the current County Solid Waste Management Plan.



**LEGEND**

- County Boundaries
- Municipal Boundaries
- Garden State Parkway
- US Route
- NJ State Route
- County Route
- Local Roads
- Railroads
- Parcels

- Proposed Centers
- PA3 - Fringe
- PA4 - Rural
- PA4B - Rural / Env. Sensitive
- PA5 - Env. Sensitive
- PA8 - Park & Natural Areas
- Pinelands Village
- Forest Area
- Rural Development Area
- Water

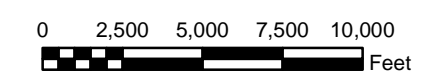
**Change To:**

- PA4 - Rural
- PA4B - Rural / Env. Sensitive
- PA5 - Env. Sensitive
- PA8 - Park & Natural Areas

# PROPOSED CHANGES TO THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN - POLICY MAP -

## TOWNSHIP OF DENNIS

CAPE MAY COUNTY  
NEW JERSEY



Note: For display purposes, this map does not show Planning Area changes containing in less than 2.5 acres of land.

THIS MAP WAS DEVELOPED USING NEW JERSEY STATE & CAPE MAY COUNTY DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE AUTHORIZED.

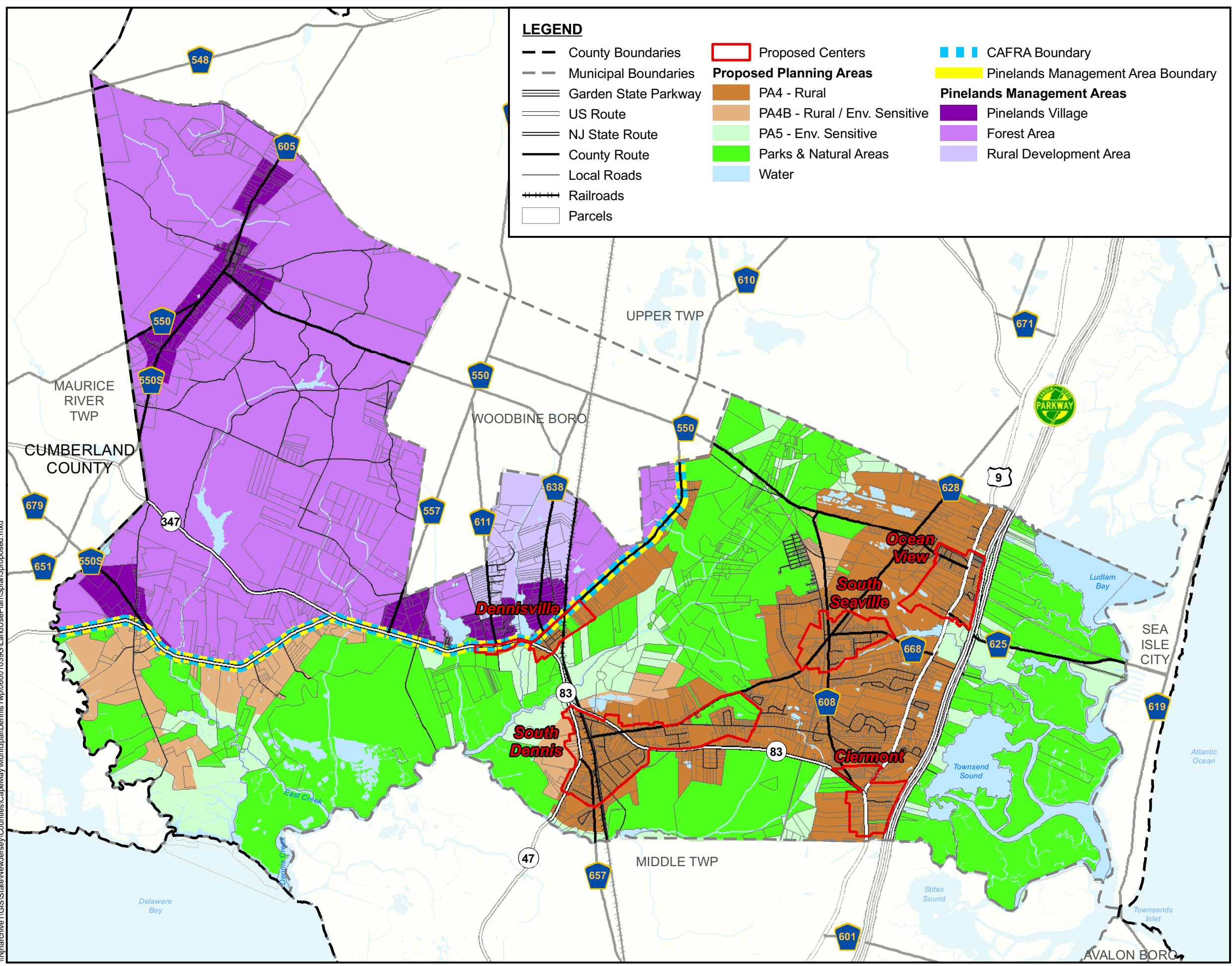


June 2010

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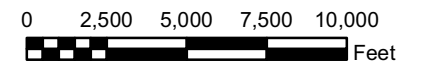
**LEGEND**

--- County Boundaries	Proposed Centers	CAFRA Boundary
- - - Municipal Boundaries	<b>Proposed Planning Areas</b>	Pinelands Management Area Boundary
==== Garden State Parkway	PA4 - Rural	<b>Pinelands Management Areas</b>
==== US Route	PA4B - Rural / Env. Sensitive	Pinelands Village
==== NJ State Route	PA5 - Env. Sensitive	Forest Area
==== County Route	Parks & Natural Areas	Rural Development Area
==== Local Roads	Water	
++++ Railroads		
□ Parcels		

**PROPOSED  
STATE DEVELOPMENT  
AND REDEVELOPMENT  
PLAN  
- POLICY MAP -**

**TOWNSHIP  
OF  
DENNIS**

CAPE MAY COUNTY  
NEW JERSEY



THIS MAP WAS DEVELOPED USING NEW JERSEY STATE & CAPE MAY COUNTY DIGITAL DATA. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE AUTHORIZED.



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**APPENDIX**

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**Summary of 2008 Public Questionnaires**

**Draft Environmental Assessment Ordinance**

**2010 Natural Resources Inventory (under separate cover)**

# DENNIS TOWNSHIP MASTER PLAN QUESTIONNAIRE 2008

## QUESTIONNAIRE SUMMARY REPORT JULY 17, 2008

### DEMOGRAPHIC DATA

[1] 100% (73)      **Name** 59% (43)      **No Name** 41% (30)

[2] **Why do you live in Dennis Township?** (29)

Rural (18)              Close to beaches (4)  
Affordable (2)  
Historic (2)  
Born and raised (4)  
Wildlife  
Peaceful  
Open space (2)  
Limited development  
Work  
Own a business in DT

---

[3] 68% (50) **How many people, including yourself, live in your household?**

4 people (15)  
2 people (14)  
3 people (9)  
1 person (7)  
5 people (3)  
6 people (1)  
7 people (1)

[4.] 93% (68) **List a few things that you LIKE about Dennis Township.**

37% (27)      Rural  
27% (20)      Quiet  
23% (17)      Good schools  
22% (16)      Habitat preservation/wildlife/open space/lakes/parks  
15% (11)      Recreation Dept  
14% (10)      Small town sense of community  
14% (10)      Big building lots  
11% (8)      Low Taxes  
8% (6)      Limited commercial development  
8% (6)      Local government / Municipal services  
7% (5)      Proximity to Beaches  
5% (4)      Historic homes  
5% (4)      Low population  
1% (1)      Affordable  
1% (1)      Hunting/fishing  
1% (1)      Lack of street lights  
1% (1)      The museum  
1% (1)      Low crime  
1% (1)      No multifamily homes

## DENNIS TOWNSHIP MASTER PLAN QUESTIONNAIRE 2008

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**[5] 68% (50) List a few things that you DISLIKE about Dennis Township.**

Summer traffic (9)  
High taxes (8)  
Bugs (5)  
Too many government restrictions (4)  
Zoning Board (3)  
Rapid growth (3)  
No public transportation (3)  
ATV's (2)  
People who want Route 55 (2)  
Wawa (2)  
Politics/Politicians (2)  
Lack of bike paths (2)  
Lack of teen activities other than sports  
Lack of street lighting  
Mismanagement of recreation Department  
Businesses not maintained  
Sending children to Middle Township High School  
Long time residents are not welcoming  
Lack of events  
Limited services for seniors  
Deviation from the master plan  
Speeders  
Change to smaller lot sizes in South Seaville  
Lack of sidewalks  
McMansions  
School playground is outdated  
Lack of public water  
Lack of supermarkets  
Have to travel to shop

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**[6] 95% 70 Are you?**

33% (24) Self employed  
26% (19) Employed in Dennis Twp.  
27% (2) Employed outside Dennis  
15% (11) Retired

**[7] 100% (73) How old are you?**

1% (1) 18 or younger  
1% (1) 18-30  
74% (54) 31-60  
23% (17) 61 or older



# DENNIS TOWNSHIP MASTER PLAN QUESTIONNAIRE 2008

## FUTURE DEVELOPMENT

**[8] 99% (72) How would you like to see Dennis Township develop over the next twenty years?**

Retain character of existing villages of South Seaville, Dennisville and South Dennis  
66% (48) Strongly Agree 30% (22) Agree 1% (1) Don't Agree

Protect and preserve historic resources in the Township  
60% (44) Strongly Agree 30% (22) Agree 3% (2) Don't Agree

Provide opportunities for safe bicycling to provide recreational opportunities for residents and summer visitors  
41% (30) Strongly Agree 48% (35) Agree 7% (5) Don't Agree

Preserve environment outside of the Villages and Town Centers through open space preservation techniques such as lot cluster and transfer of development credits into the Town Centers  
44% (32) Strongly Agree 40% (29) Agree 14% (10) Don't Agree

Create Town Centers in Ocean View and Clermont to provide quality businesses and housing to meet future needs and to focus growth on the Route 9 corridor  
40% (27) Strongly Agree 32% (23) Agree 23% (17) Don't Agree

Provide Improved bus service to reduce congestion for summer visitors.  
30% (22) Strongly Agree 40% (27) Agree 27% (20) Don't Agree

Support campground development as an important part of Dennis economic and Character  
30% (22) Strongly Agree 34% (25) Agree 27% (20) Don't Agree

Provide sidewalks in Centers to accommodate residents and shoppers safely  
23% (17) Strongly Agree 40% (27) Agree 32% (23) Don't Agree

## DENNIS TOWNSHIP MASTER PLAN QUESTIONNAIRE 2008

[9] 100% (73) **Please review the following development options. If new RESIDENTIAL uses were to be built, which of the following housing types are appropriate or inappropriate for the Town Centers and Villages?**

### TOWN CENTERS RT 9 CLERMONT / OCEAN VIEW

	<u>APPROPRIATE</u>	<u>INAPPROPRIATE</u>
Single-family Homes	74% (54)	16% (12)
Live/Work	70% (51)	18% (13)
Mixed use development (Apartments above retail)	55% (40)	41% (30)
Townhouses	48% (35)	44% (32)
Duplexes	40% (27)	52% (38)
Multi-family Housing	29% (21)	63% (46)

### VILLAGE CENTERS DENNISVILLE / SOUTH DENNIS / SOUTH SEAVILLE

	<u>APPROPRIATE</u>	<u>INAPPROPRIATE</u>
Single-family Homes	84% (61)	7% (5)
Live/Work	60% (44)	23% (17)
Mixed use development (Apartments above retail)	36% (26)	58% (42)
Townhouses	29% (21)	59% (43)
Duplexes	23% (17)	63% (46)
Multi-family Housing	11% (8)	77% (56)

## DENNIS TOWNSHIP MASTER PLAN QUESTIONNAIRE 2008

**[10A] 99% (72) If new COMMERCIAL uses were to be built, which of the following do you feel are appropriate or inappropriate construction in the Town Centers?**

	TOWN CENTERS RT 9 CLERMONT / OCEAN VIEW	
	<u>APPROPRIATE</u>	<u>INAPPROPRIATE</u>
Locally owned restaurant	86% (63)	7% (5)
Garden center/nursery	85% (62)	7% (5)
Gift shops	82% (60)	11% (8)
Artist studios	81% (59)	10% (7)
Antique shops	81% (59)	12% (9)
Book store	79% (58)	14% (10)
Coffee shops	78% (57)	15% (11)
Hair salon/barbershop	77% (56)	15% (11)
Boutique	75% (55)	14% (10)
Galleries	74% (54)	16% (12)
Organic grocery store	71% (52)	16% (12)
Health club	68% (50)	23% (17)
Recreation uses (Water parks, bowling alleys)	66% (48)	29% (21)
Bed and breakfast	62% (45)	33% (24)
Spas	60% (44)	26% (19)
Boat Sales	58% (42)	33% (24)
Large grocery store	53% (39)	41% (30)
Chain restaurant	53% (39)	44% (32)
Inns	53% (39)	32% (23)
Drug store	51% (37)	42% (31)
Auto related uses	48% (35)	40% (29)
Movie theatre	44% (32)	48% (35)
Hotel/Motel	40% (29)	49% (36)
Bars, lounges, taverns	34% (25)	60% (44)
Large scale box retail	25% (18)	62% (45)



## DENNIS TOWNSHIP MASTER PLAN QUESTIONNAIRE 2008

**[10B] If new COMMERCIAL uses were to be built, which of the following do you feel are appropriate or inappropriate construction in the Villages Centers?**

	VILLAGE CENTERS DENNISVILLE / SOUTH DENNIS / SOUTH SEAVILLE	
	<u>APPROPRIATE</u>	<u>INAPPROPRIATE</u>
Bed and breakfast	79% (58)	15% (11)
Artist studios	78% (57)	14% (10)
Gift shops	77% (56)	15% (11)
Galleries	74% (54)	18% (13)
Coffee shops	74% (54)	19% (14)
Book store	71% (52)	23% (11)
Locally owned restaurant	67% (51)	25% (18)
Boutique	66% (48)	23% (17)
Antique shops	63% (46)	15% (11)
Hair salon/barbershop	60% (44)	32% (23)
Organic grocery store	51% (39)	37% (27)
Garden center/nursery	49% (36)	41% (30)
Inns	42% (31)	42% (31)
Spas	37% (27)	49% (36)
Health club	32% (23)	58% (42)
Drug store	29% (21)	55% (40)
Recreation uses (Water parks, bowling alleys)	19% (14)	66% (48)
Chain restaurant	19% (14)	68% (50)
Boat Sales	16% (12)	68% (50)
Bars, lounges, taverns	15% (11)	63% (46)
Large scale box retail	14% (10)	77% (56)
Large grocery store	14% (10)	77% (56)
Movie theatre	12% (9)	77% (56)
Hotel/Motel	11% (8)	60% (44)
Auto related uses	11% (8)	74% (54)

# DENNIS TOWNSHIP MASTER PLAN QUESTIONNAIRE 2008

## POTENTIAL COMMITTEES

**[11] 96% (70) Would you like to see the following committees created in Dennis Township?**

	YES Advisory	YES Regulatory	NO Period
Historic Preservation Committee	55% (40.5)	25% (18.5)	3% (2)
Shade Tree Commission	43% (31.5)	27% (19.5)	3% (2)

## USES IN RESIDENTIAL ZONES

The following questions regard potential uses in residential neighborhoods.

### PRIVATE CONTRACTORS

**[12] 95% (69) Do you feel that Private Contractors should be a permitted conditional use in Residential Districts of Dennis Township?**

68% (50) Yes, if the conditions are met

26% (19) No, under any circumstances

**[13] 64% (47) If “Yes”, which districts?**

36% (26) VR

52% (38) R-3

53% (39) R-10

**[14] 66% (48) If “Yes”, what conditions would you like to see applied?**

62% (45) Noise

56% (41) Types of heavy Equipment

53% (39) Permitted Contractors

48% (35) Signage

47% (34) Types of vehicles

47% (34) Hours of operation

47% (34) Buffers

40% (29) Stockpiling of materials

40% (29) Accessory building size

37% (27) Number of vehicles

33% (24) Number of employees

22% (16) Screening of vehicles

7% (5) Other

**[15] Are there particular contractors that you feel should be excluded from ALL residential zones?**

Garbage haulers, Recycling, Vehicles hauling human waste, Petroleum storage, Concrete Recycling, Asphalt production, Trucking firms, Hazardous material storage, Auto shops, Body shops, Heavy equipment, Auto salvage

# DENNIS TOWNSHIP MASTER PLAN QUESTIONNAIRE 2008

## HOME OCCUPATION

**[16] 96% (70) Do you feel that Home occupations should be a permitted conditional use in Residential Districts of Dennis Township?**

86% (63) Yes, if the conditions are met      10% (7) No, under any circumstances

**[17] 86% (63) If “Yes”, which districts?**

79% (58) VR

77% (56) R-3

68% (50) R-10

**[18] 66% (48) If “Yes”, what conditions would you like to see applied?**

73% (53) Hours of operation

71% (52) Signage

68% (50) Noise

68% (53) Permitted Occupations

60% (44) Accessory building size

60% (44) Parking

58% (42) Number of Vehicles

53% (39) Buffers

11% (8) Other

## BED AND BREAKFAST

**[19] 95% (69) Do you feel that Bed and Breakfasts should be a permitted conditional use in Residential Districts of Dennis?**

86% (63) Yes, if the conditions are met

8% (6) No, under any circumstances

**[20] 84% (61) If “Yes”, which districts?**

64% (47) VR

70% (51) R-3

64% (47) R-10

**[21] 81% (59) ] If “Yes”, what conditions would you like to see applied?**

67% (49) Number of guest rooms

60% (44) Maximum length of stay

40% (29) Kitchen operations

59% (43) Lighting

45% (33) Buffers

71% (52) Parking

64% (47) Signage

4% (3) Other



# DENNIS TOWNSHIP MASTER PLAN QUESTIONNAIRE 2008

## OTHER ISSUES

### PACKAGE TREATMENT PLANT

[22] 96% (70) **Would you support a plan that would allow the construction of package treatment plants in the Clermont and Ocean View Town Centers?**

- 45% (32.5) **YES**, but only if the they are paid for and maintained by the developer  
8% (5.5) **YES**, even if it required the creation of a Township operated and taxpayer financed Municipal Utilities Authority  
44% (32) **NO**, under any circumstances

### WATER

[23] 95% (69) **Would you support a plan that would allow for Dennis Township to gain access to the New Jersey American Water Company line if it is run through the Clermont and Ocean View Town Centers?**

- 52% (38) **YES**, but only if hook up was on a voluntary basis  
5% (4) **YES**, even if it required all residents to hook up  
37% (27) **NO**, under any circumstances

### AFFORDABLE HOUSING

[24] 58% (42) **Do you have family members, or yourself, who you think might benefit from affordable housing units built in Dennis Township**

- |          |   |         |                                     |
|----------|---|---------|-------------------------------------|
| 47% (34) | Yes, over 55                                    | 11% (8) | Yes, special needs (group homes)    |
| 33% (24) | Yes, young adults just married and starting out | 10% (7) | Other<br><i>Young Single Adults</i> |

## DENNIS TOWNSHIP MASTER PLAN QUESTIONNAIRE 2008

[25] 90% (66) **Do you feel that there are adequate RECREATION facilities offered by the Township?**

71% (47) Yes

26% (19) No

[26] **If no, what facilities would you like to see added in the Township?**

YES/MAYBE

Bike Trails	(22)
Walking Trails	(17)
Swimming Pool	(14)
Dog Park	(13)
Skate Park	(12)
Playgrounds	(9)
Picnic Areas	(8)
Fitness Courses	(7)
Volleyball Courts	(6)
Soccer Fields	(4)
Basketball Courts	(3)
Bocci Courts	(3)
Roller Hockey	(3)
Football Fields	(2)
Baseball Fields	(2)
Lacrosse Fields	(1)
Birding Platforms	(1)

[27] 59% (43) **Please feel free to make any ADDITIONAL COMMENTS that you feel might be useful.**

Don't allow Dennis Township to become like (choose one) : Camden, Tilton Road,

Middle Township, Upper Township, Rio Grande, Atlantic City, Cherry Hill

Use the schools during summer for education and recreation programs ... charge fees

Public room for teen gatherings with security guard

Restrict lighting to enable star gazing

Retain rural charm

Keep growth under control

Birding platform at mile 18 on Route 47 looking east

Rebuild the birding platform at Jakes Landing

Planning board is doing a great job

More services for business such as trash collection

Need restaurants with liquor licenses

Apartments for young people

Pedestrian walkway across Route 9 in Clermont

Promote shoulders for bike usage

Extend the bike path from Woodbine

Affordable Housing for 55+ only (No more kids for schools)

We need REGIONAL planning. Middle and Upper Townships build right to our border

Open Route 9 to all commercial enterprises

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## DENNIS TOWNSHIP MASTER PLAN QUESTIONNAIRE 2008

Recreation uses should be self supporting  
Thrilled to be living in Dennis Township  
Recreation hall should be open on holidays  
Recreation directors need attitude adjustment  
Better trash pick up (cans are thrown all over )  
Affordable housing will bring in the wrong element, increased crime & crowded schools  
Sidewalks – children walking to school is exercise  
Don't add more streetlights  
Thrilled with the leaf/branch pickup and weekly recycling  
Please make sure metal buildings have pleasant facades  
Please don't change R3 or R10  
Approve the asphalt plant  
Need "Horse Only" trails ... the ATV's have run the horse riders out  
Overdevelopment will destroy what we like about Dennis Township  
New Jersey NEEDS a preserved Dennis Township  
No more campgrounds – they are glorified trailer parks  
Stop Taxing and Spending  
How about some jobs that pay a living wage ?  
Keep things the way they are  
Planning Board is trying to prevent the little guy from making a living  
Planning Board should be more open about your intentions.  
Questions seemed to lean toward businesses that are already operating illegally in  
residential areas. Is this an attempt to legitimize them. Zoning laws need to be  
enforced not altered.  
Dennis Township is a great place to live and work.  
Town centers will help provide quality ratables and local jobs.

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Thank you for your assistance.  
Dennis Township Planning Board



**DRAFT**

**ENVIRONMENTAL ASSESSMENT ORDINANCE  
for  
Dennis Township  
Cape May County, New Jersey**

**Purpose**

The impact on the environment associated with development projects necessitates a comprehensive analysis of the variety of problems that may result and the measures that can be taken to minimize the adverse impacts. It is recognized that the level of detail required for the variety of development applications will vary depending on the size of the project, the site conditions, the location of the project and the information already in the possession of the Township. Some flexibility is needed in preparing the Environmental Assessment Report. The Environmental Assessment Report requirements pertaining to different types of development application are listed below:

**Requirements**

1. All agricultural operations conducted in accordance with a plan approved by the Soil Conservation District and all silviculture operations conducted in accordance with a plan prepared by a professional forester are specifically exempt from the Environmental Assessment requirements.
2. Any variance applications to the Zoning Board of Adjustment not involving a site plan or subdivision application shall not require an Environmental Assessment unless specifically requested by the Board. The Zoning Board of Adjustment shall inform the applicant regarding any information that may be required.
3. All subdivision applications and/or site plan applications shall be accompanied by a complete Environmental Assessment Report including the Environmental Assessment Checklist and required documentation which shall be submitted as a prerequisite to a complete application.
4. Amended subdivision or site plan applications shall be accompanied by a supplemental Environmental Assessment Report which assesses the environmental impacts associated with any modifications to the original plan.
5. Any development application or amended development application located in the Coastal Zone and for which an Environmental Impact Statement has been prepared and submitted to the NJDEP as part of a CAFRA application shall not be bound by the provisions of this section provided that a copy of the Environmental Impact Statement submitted as part of the CAFRA application also accompanies any development application to the Township Planning Board or Board of Adjustment.

**Submission Format**

When an Environmental Assessment is required, the applicant shall retain one (1) or more competent professionals to perform the necessary work. The qualifications and background of the professionals shall be provided, and the method of investigation shall be described.

All applicable material on file in the Township pertinent to evaluation of regional impacts shall also be considered including the Township Master Plan and accompanying natural resources mapping, the New Jersey Department of Environmental Protection (NJDEP) data and other information as available. All Environmental Assessments shall consist of written and graphic materials which clearly present the required information in a report format utilizing the adopted Environmental Assessment Checklist with accompanying documentation as required.

#### **Environmental Assessment Report Submission**

The Environmental Assessment Report including appropriate references shall be submitted to the Board. Five (5) copies of the Environmental Assessment Report and one (1) digital copy on cd-rom shall be submitted with development application prior to the determination of a complete application.

#### **Environmental Assessment Waiver**

Notwithstanding the foregoing, the appropriate Board may, at the request of an applicant, waive the requirement for an Environmental Assessment Report if the appropriate Board finds that sufficient evidence is submitted to support a conclusion that the proposed development will have a negligible environmental impact.

Portions of such requirement may likewise be waived upon a finding that the complete report need not be prepared in order to evaluate adequately the environmental impact of a particular project.

Notwithstanding, any site development affecting wetlands and C-1 waters shall not be granted a waiver from these requirements.

#### **Environmental Assessment Checklist**

(SEE ATTACHED CHECKLIST DOCUMENT WHICH WILL BE ADOPTED WITH THESE ORDINANCE AMENDMENTS)

## ENVIRONMENTAL ASSESSMENT CHECKLIST

**BLOCK**\_\_\_\_\_ **LOT (S)**\_\_\_\_\_

**PROJECT NAME**\_\_\_\_\_

### PROJECT DESCRIPTION

IS THE PROPOSED PROJECT IN CONFORMITY WITH:	YES	NO	NA	COMMENTS
Township Master Plan				
Township Zoning Ordinance				
County Comprehensive Plan				
Master Plans of adjacent municipalities (if within 200 feet)				

### EXISTING CONDITION

PROVIDE INFORMATION TO ASSESS CURRENT SITE CONDITIONS	YES	NO	NA	COMMENTS (ATTACH ADDITIONAL SHEETS AS REQUIRED)
<b>Geology.</b> Describe and assess the geologic formations, confining layers, etc., including surficial deposits and effects on the proposed project.				
<b>Soils.</b> The site location should be outlined on a copy of the Cape May County Soil Survey. A minimum of one (1) soil boring per three (3) acres shall be performed to a depth of six (6) feet in the area of any disturbance. The location of the soil borings shall be included on a plan of the site. Soil profile characteristics shall be described using the standards set forth in N.J.A.C. 7:9A-5.2(g) and 5.3, and any subsequent amendment thereto.				



<p><b>Surface waters.</b> Identify and describe all surface water features on the subject site including downstream receiving water bodies. The applicant should incorporate best management practices and best available technology to minimize impacts associated with stormwater runoff into surface water bodies.</p>				
<p><b>Subsurface water.</b> Describe subsurface water conditions on the site in terms of aquifers present, depth to ground water and water supply capabilities. If the area for development is proposed as "water supply wells," provide the name of the aquifer to be utilized. In addition, provide information on existing wells within five hundred (500) feet of the site, from existing sources such as the NJDEP and/or the Cape May County Health Department relative to depth, capacity, water quality and recharge capabilities.</p>				
<p><b>Topography and existing development features.</b> Provide topographic contours and any existing features that are not considered to be part of the natural environment on the site and a minimum of one hundred (100) feet surrounding the site.</p>				
<p><b>Wetlands and State open waters.</b> Freshwater wetlands, transition areas and State open waters must be delineated and certified pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A) outside of the Pinelands Management area, and pursuant to the Pinelands Protection Act Rules within the Pinelands Management area. The delineation report and plan shall be submitted as part of the Environmental Assessment Report and the preliminary application.</p>				
<p><b>Floodplains.</b> Floodplains shall be identified and included on the site plan. The New Jersey Department of Environmental Protection, Bureau of Flood Plain Management, must approve construction within the one hundred (100) year floodplain.</p>				

<p><b>Vegetation.</b> Describe the existing vegetation on the site. A map shall be prepared showing the location of major vegetative groupings such as woodlands, open fields and wetlands. Where woodlands are delineated, the forest types shall be indicated. The dominant vegetation on the site shall be listed by genus and species.</p>				
<p><b>Wildlife.</b> Prepare an inventory of all wildlife species, which may utilize the subject site, including terrestrial and aquatic vertebrates and avian species. This inventory shall identify all such species, which were encountered through onsite investigations. All habitats on-site, which are unique to the Township or the Cape May County region, shall be identified. All habitats, which are critical in the maintenance of wildlife, shall also be identified.</p>				
<p><b>Endangered or threatened species.</b> Identify any endangered or threatened species (plant or animal) protected by the State or Federal government which may utilize any portion of the site. The NJDEP Landscape Project Endangered Species Habitat Ranks 3, 4, and 5 files and the NJDEP Natural Heritage Program Priority Sites files shall be inventoried for the property. A description of the type of habitat utilized by any species identified within the limits described above shall be provided, as well as the identification of such habitat, which is found on-site.</p>				
<p><b>Air quality.</b> Provide the most recent quantitative air quality data from the nearest State sampling station.</p>				
<p><b>Noise.</b> Describe the existing noise conditions at the site including sources.</p>				

<b>Cultural, historical and archaeological resources.</b> Identify, describe and map any identified cultural, historical or archaeological resources. The Township Historical Society and the Office of New Jersey Heritage shall be contacted for the most recent resource records.				
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<b>Land Use</b> Describe existing land uses and zoning on and within five hundred (500) feet of the site.
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<b>CONSTRUCTION IMPACTS</b> <i>Provide an assessment of both the adverse and positive impacts during and after construction for the following concerns:</i>	Impacts Anticipated			<b>Description of conditions and/or source documentation</b> <i>(Attach additional pages if required).</i>  <b>A = Adverse Impact   B = Beneficial Impact</b>
	NONE	MINOR	MAJOR	
Soil erosion and sedimentation resulting from surface runoff.				
Flooding and flood plain disruption.				
Degradation of surface water quality.				
Ground water pollution.				
Reduction of ground water capabilities.				
Sewage disposal.				
Solid waste disposal.				
Vegetation destruction and disruption of vegetative communities.				
Disruption of wildlife habitats particularly protected species.				



Destruction or degradation of scenic and historic features.				
Air quality degradation.				
Noise levels.				
Energy utilization.				
Wetland impacts.				
<p><b>ENVIRONMENTAL PERFORMANCE CONTROLS.</b>  Provide a description of steps to be taken to minimize adverse environmental impacts during construction and operation, both at the project site and in the surrounding region.</p>				
<p><b>COMMITMENT OF RESOURCES.</b>  Provide a statement concerning any irreversible and irretrievable commitment of resources which would be involved in the proposed project and a statement concerning steps which could be taken which might avoid some or all of the adverse environmental effects including the no-action alternate.</p>				

**UNAVOIDABLE IMPACTS.**

Provide a listing and evaluation of adverse environmental impacts which cannot be avoided, with particular emphasis upon air or water pollution, increase in noise, damage to natural resources, displacement of people and businesses, displacement of existing farms, increase in sedimentation and siltation. Describe increases in municipal services and consequences to municipal tax structures. Off-site impacts shall also be set forth and evaluated.

**OTHER REQUIRED APPROVALS.**

Provide an inclusive listing of all licenses, permits and approvals required by Federal, State, County or municipal law. The status or copies of these permits and approvals shall also be included.

**REFERENCES** *(ATTACH TO REPORT)*

**Name of Preparer:** \_\_\_\_\_

**Signature of Preparer:** \_\_\_\_\_

**Title of Preparer:** \_\_\_\_\_

**Date:** \_\_\_\_\_