

MASTER PLAN - LAND USE PLAN UPDATE

TOWNSHIP OF MIDDLE

CAPE MAY COUNTY, NEW JERSEY



JULY 2010

**Adopted by the Middle Township Planning Board on:
JULY 22, 2010**

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*The original of this document has been signed
and sealed in accordance with New Jersey Law.*

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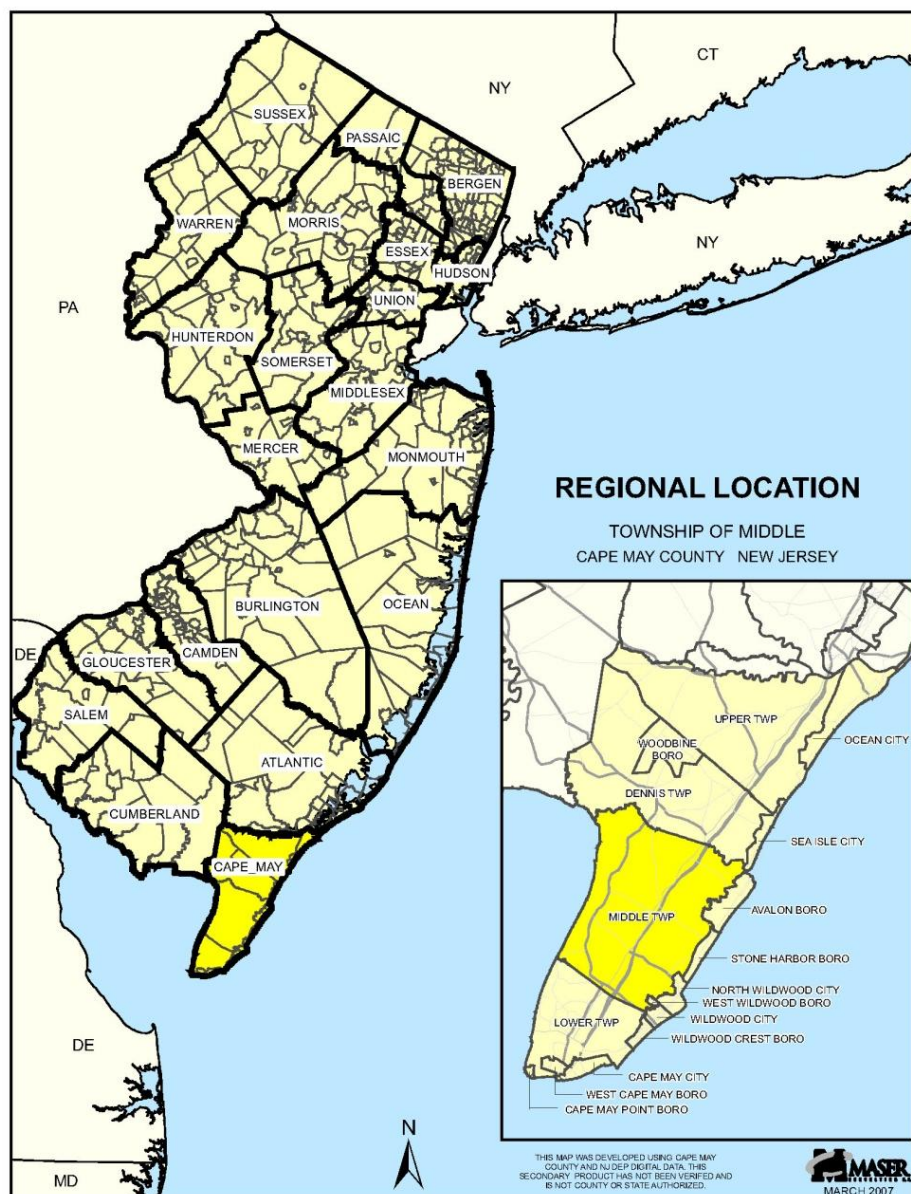
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INTRODUCTION

Middle Township is located on the mainland of Cape May County, a peninsula at the southern tip of the State of New Jersey. The Township, incorporated in 1798, originally encompassed an area of approximately 10 miles by 10 miles wide (100 square miles). However, due to the creation of other municipalities, the Township decreased in size and now occupies a land area of approximately 82.8 square miles. Middle Township is surrounded to the north by Dennis Township, to the south by Lower Township, to the east by the barrier island municipalities of Avalon Borough, Stone Harbor Borough, North Wildwood City and Wildwood City, and to the west by the Delaware Bay. (See **Figure 1 – Location Map**). Major roadways that run through Middle Township include the Garden State Parkway (with access at Exits 4, 6, 9, 10, 11 and 13), US Route 9, State Route 47 and State Route 147.

Figure 1 – Location Map



As a popular tourist destination, Cape May County experiences dramatic population growth during the summer season each year, Middle Township not excluded. Based on 2008 population estimates, Middle Township has a year-round population of 16,278 persons, which increases to over 60,000 persons each summer. With the resort communities now being heavily developed and with limited remaining vacant land, Middle Township is the focus of new development where there is more vacant land and lower costs. Growth trends increased with the construction of the Garden State Parkway, when the Township's population rose significantly between 1970 and 1990 from 8,725 to 14,771 permanent residents.

Middle Township's development pattern has been molded by three factors: environmental constraints, availability of public utilities (sewer, water, etc.) and access to the road network. The Centers, especially Cape May Court House and Rio Grande-Whitesboro-Burleigh, have been the focus of higher density residential and non-residential development because there is suitable roadway access via US Route 9 and the Garden State Parkway, water and sewer availability and a lack of environmental constraints. The areas immediately adjacent to the US Route 9 Centers have developed primarily with single-family dwellings on moderately-sized lots (35,000 square feet) in a suburban type setting. In the Del Haven area, along State Route 47 and the Delaware Bay at the western edge of the Township, moderate density housing was developed on generally smaller sized lots (12,000 square feet). The Goshen area is a historic rural village, which was the center of Middle Township in centuries past.

There are 13 active campgrounds containing a total of over 4,400 campsites. Many of the campsites have been condominiumized and sold to private owners, which could present difficulties for future redevelopment of these lands as land assemblage is often difficult to achieve. There are 14 mobile home parks containing just fewer than 1,500 mobile home units, which provide higher density affordable housing in the Township.

Nearly 70 percent of Middle Township is environmentally constrained by freshwater or coastal wetlands, floodplains, Category One waterways or other open water bodies. Much of this land corresponds to the 18,780 acres of preserved open space, including the Beaver Swamp Wildlife Management Area, Dennis Creek Wildlife Management Area, Cape May National Wildlife Refuge, Cape May County Park and Zoo, and Cape May County Park South. These sensitive lands continue to be acquired by federal, state, county, and not-for-profit interest groups in an effort to preserve the critical wildlife habitat and rich natural resources they contain. According to the New Jersey Department of Environmental Protection (NJDEP), over 50 percent of the Township (26,807 acres) is constrained by freshwater or coastal wetlands, with an additional 16 percent containing open waters (8,880 acres). These lands are primarily lower in elevation and located along the Delaware Bay to the west and the intercoastal waterways to the east, including Stites Sound, Great Sound, Jenkins Sound, Grassy Sound and Richardson Sound. The highest elevations are found along the US Route 9 corridor and at various locations along State Route 47. The Township also contains 1,764 acres of preserved farmland.

Middle Township is almost completely encompassed within the NJDEP Coastal Zone, subject to the Coastal Area Facility Review Act (CAFRA) – N.J.S.A. 13:19, with the exception of approximately 240 acres of land adjacent to the Cape May Airport and Industrial Park at the southerly border of the Township, to the south of State Route 47 and west of US Route 9. Additionally, approximately 10,200 acres of the Township lie within the Pinelands National Reserve. Middle Township is classified by the *2001 New Jersey State Development and Redevelopment Plan* ("SDRP" or "State Plan") into Fringe, Rural, Environmentally Sensitive Planning Areas and Environmentally Sensitive Barrier Island Planning Areas.



Middle Township adopted its Master Plan on August 12, 2003, which set forth the Township's goals and objectives and recommended a series of zoning changes to help implement the above objectives. The 2003 Master Plan includes the following elements: Land Use Plan, Housing Plan, Transportation Plan, Infrastructure Plan, Community Facilities Plan, Open Space and Recreation Plan, Conservation Plan, Economic Plan, Historic Preservation Plan, Recycling Plan and Farmland Preservation Plan.

The purpose of this Master Plan - Land Use Plan Update is to provide a center-based land use policy where growth is focused into Centers and the surrounding Environs are protected from the impacts of sprawling development. This Plan refines and updates the goals and objectives to support the Master Plan efforts.

Middle Township includes the communities of Cape May Court House, Rio Grande, Whitesboro, Burleigh, Swainton, Green Creek, Del Haven and Goshen, which are proposed by the Township to be designated as Centers in the SDRP 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)).

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 and those of the State regulatory authorities and to address the policies and planning goals of the SDRP.

The Land Use Plan utilizes the *2010 Natural Resources Inventory* as an updated source of information on the ecological and cultural resources in the Township. It also considers many, but not all, of the results and findings of the *2008 Housing Element and Fair Share Plan (HEFSP)*.



MASTER PLAN PROCESS

Public involvement is a vital component in the development of a comprehensive Master Plan. The input, comments, questions and concerns of the various Committee Members, Planning and Zoning Board Members, staff, professional and personnel of Middle Township, as well as residents, business owners and other stakeholders were a high priority in the development of the Land Use Plan Update.

The Middle Township Master Plan Committee (MPC) was formed in 2006 and was charged with the task of helping to guide development of the Master Plan Land Use Plan and the update of the Plan Endorsement Petition. The MPC has held over 30 meetings between 2007 and 2010 to discuss issues related to the Land Use Plan and Plan Endorsement Petition.

State agencies were also involved in the development of this Land Use Plan. The Center boundaries, which are the foundation of this Land Use Plan, were negotiated with the New Jersey Office of Smart Growth (NJOSG) and NJDEP for over five years before they were finally agreed upon by both agencies on July 21, 2009. A Wastewater / Nitrate Dilution Modeling Study and a Buildout of Septic Areas of Middle Township were performed, with guidance from the NJDEP, to ensure that the proposed zoning in the Environs—the unsewered areas outside of the Center—would not result in a degradation of groundwater quality within a given watershed by exceeding the 2 mg/L nitrate limit at full buildout. (This is discussed in greater detail in the New Jersey Groundwater Quality and Water Quality Management Planning section of Other Jurisdictional Authorities).

In July and August 2009, the Township held a series of four Visioning Workshops with the public to gain a sense of the community's vision for the future of Middle Township and its Centers. Each workshop focused on a different Center. The first workshop covered the Villages (Del Haven, Green Creek, Swainton and Goshen), next was the Cape May Court House, then Rio Grande, and the final workshop reviewed Whitesboro-Burleigh. A PowerPoint presentation was provided at the beginning of each session, to introduce the public to the planning process for Middle Township. The zoning scheme and recommendations (at that time) were discussed with a focus on the Center being discussed. Afterwards, attendees were asked to participate in a series of three exercises designed to gain insight on the public's interests and ideas for Middle Township. One exercise involved attendees illustrating ideas for the respective Center on a map with markers and photo examples.

Prior to these Visioning Workshops, the Middle Vision 2030 Community Questionnaire was distributed to residents and business owners in the Township. It was also available online. The Questionnaire contained a series of 41 questions related to demographics, vision for the future, parks and open space, transportation and mobility, economic development and physical transformation, historic resources, existing characteristics, housing, and other comments. The Township received 88 completed Questionnaires. The results of the Visioning Workshops and Questionnaires were reviewed and incorporated into this Land Use Plan, where appropriate.

LAND USE PLAN – STATUTORY AUTHORIZATION

The statutory authority for adoption of the Master Plan by the Planning Board is N.J.S.A. 40:55D-28. 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 New Jersey Municipal Land Use Law (MLUL), the land use plan element must take into account the underlying objectives, principals, 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.

STATEMENT OF POPULATION DENSITY AND DEVELOPMENT INTENSITY

N.J.S.A. 40:55D-28b(2)(d) requires that the Land Use Plan Element provide a statement on the standards of population density and development intensity recommended for the municipality. Middle Township expects that the lands within the Township Centers will continue to be developed at a scale and intensity that will encourage development in keeping with the established goals of protecting rural and environmentally sensitive lands and concentrating development within compact Centers. Such development reflects existing development patterns in the Township.

The lands in the Environs outside of the Centers is proposed as low density development ranging from 1 residential unit per acre in the Suburban Residential Zone to 1 residential unit per 3.5 acres in the Rural Conservation Zone. The Rural Conservation Zone is primarily public and environmentally constrained lands, appropriate only for lower density residential development.



MASTER PLAN GOALS AND OBJECTIVES

The following are the policy goals and objectives which support the Master Plan efforts. These goals and objectives update Township Master Plan goals and policy statements as set forth in the 2003 Master Plan to reflect the new direction toward Centers based development and to further protect lands in the Environs outside of the Centers.

Overall Goals

- Improve quality of life through sound land use planning.
- Provide for sustainable development.
- Balance development with the necessary infrastructure and land to support growth.
- Promote smart development and redevelopment in Centers.
- Protect environmentally sensitive lands and farmlands with appropriate development techniques.
- Identify transportation improvements to support planned growth.
- Support existing businesses and new initiatives to expand economic opportunities.

Land Use

Promote a balanced land use pattern compatible with the natural environment.

- Maintain the character and integrity of each community within the Township.
- Promote a balanced variety of residential, commercial, light industrial, recreational, public and conservation land uses.
- Maintain the residential character and scale of established residential neighborhoods through appropriate design standards reflecting specific area qualities.
- Identify creative development techniques to minimize impact of new development.
- Encourage redevelopment within Township Centers that supports higher density mixed-uses.
- Encourage mixed-use development including residential and commercial uses within the Center core areas.
- Promote conservation and preservation of sensitive lands outside of the Centers at a lower density through open space residential cluster and density transfer of non-contiguous parcels.
- Ensure that negative impacts of commercial and industrial development are addressed through appropriate performance standards to minimize residential impacts.
- Encourage sustainable development patterns.

Economy

Promote a balanced diverse and strong economic tax base.

- Promote the diversification and expansion of the local economy through appropriate development and redevelopment techniques.
- Provide for a diverse and balanced community with a mix of commercial and residential land uses which are guided into compact Centers.
- Promote design controls to support high quality commercial development.
- Update sign standards that promote safety while discouraging sign proliferation.
- Work with the business community to support and sustain a year-round economy through appropriate marketing efforts.
- Support existing coastal development and the water-based recreation industry as a component of the Township's economy.



- Explore alternative land use options outside of the Township's Centers to protect land use values.

Environment

Preserve the unique natural resources and habitat that are an integral aspect of the Township's quality of life.

- Provide environmental protection regulations to ensure protection of critical resources.
- Protect the quality of the environment such as groundwater resources and wetlands and encourage cooperation with organizations that promote the same.
- Encourage the conservation of the area's natural resources including water supply and open spaces.
- Protect critical environmental resources by limiting development in these areas and using creative zoning options to support cluster and density transfer to the Township Centers.
- Establish controls to limit disturbance of critical resources during land development.
- Provide measures to retain and preserve existing natural vegetation during new construction.
- Identify and prioritize farmlands as an important component of the Township's economy and develop appropriate mechanisms to retain these lands.
- Pursue state and federal funding for protection of open space and natural resources.
- Encourage renewable energy systems and energy conservation measures.

Infrastructure

Provide adequate infrastructure to promote sustainable development within the Centers.

- Promote adequate infrastructure and public services to enable development in the Centers.
- Maintain adequate public services for the projected growth of the Township.
- Develop and maintain adequate services to meet the transportation, economic and social needs of senior citizens and low/moderate income families.
- Promote 'green development' and identify appropriate regulations to encourage use of sustainable building construction and materials and design.
- Minimize storm water runoff impacts by encouraging the use of best management practices and protection of natural drainage systems.
- Encourage conservation practices to reduce use of resources and to promote recycling.
- Encourage the modernization of existing facilities and infrastructure.

Housing

Provide housing to meet the needs of current and future Township residents by providing a full range of housing opportunities for all income levels and housing needs.

- Encourage and provide opportunities for market-based affordable housing options.
- Support housing rehabilitation activities to maintain housing stock and housing affordability.
- Provide senior housing opportunities at all ability levels including independent living, assisted housing, congregate care, and nursing care.
- Provide for higher density housing within mixed-use structures that will encourage vibrant active Town Centers.
- Encourage innovative development options to cluster or transfer residential development to the Centers.
- Encourage affordable housing close to the job centers.



Transportation

Provide a transportation network that is safe, provides efficient traffic flow, pedestrian and bicyclist-friendly, and multimodal.

- Provide the opportunity for the improvement of the highways and alternative transportation networks (i.e. bicycle and pedestrian facilities) to provide safe and efficient access through the region.
- Encourage public transportation
- Promote expansion of transit services (rail, bus, and jitney).
- Promote summer shuttle bus services to support summer visitors and reduce congestion through coordination with the County and other municipalities.
- Encourage campground, hotel and motel owners to work with the Township and County to develop alternative transportation programs such as shuttle operations to service visitors and to reduce summer vehicular traffic activity.
- Encourage the elimination of at-grade crossings on the Garden State Parkway.
- Evaluate the creation of Transportation Development Districts (TD Districts) to support needed transportation improvements.
- Promote bicycle facilities for commuting and recreational use in coordination with other transportation modes and regional and state facilities.
- Update design standards to support bicycle, pedestrian and transit facilities within the Centers to provide connectivity between neighborhoods and to services.
- Update regulations to provide consistency with State Access Management Code.

Historic, Cultural and Aesthetic Resources

Preserve the unique historic and cultural resources of the Township that provide historical continuity.

- Preserve and enhance the historic and cultural and recreational aspects and visual environment of the Township.
- Promote design guidelines to preserve the Township's unique historic structures and districts.
- Identify and protect scenic local and county roadways with appropriate setback and buffer requirements and vegetation preservation measures.
- Provide for open space buffers to protect adjacent land uses from the negative impacts of traffic along rural roadways and to protect the scenic appearance of these corridors.

Recreation

Provide both active and passive recreation facilities and programs to serve Township residents.

- Plan for and provide active recreational facilities and programs that meet the needs of current Township residents.
- Identify and plan for future recreation needs consistent with forecasted growth.



OTHER JURISDICTIONAL AUTHORITIES

As required by N.J.S.A. 40:55D-28d(3), 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 (NJSPC) adopted the State Plan in 2001, which established eight policy planning goals to guide development activity in the State. Of these eight goals, a number of these goals are particularly relevant to the physical conditions of Middle Township and the Township's focus on its Centers and protection of the Environs through 'smart growth' planning tools.

The specific policy goals with particular relevance to Middle Township are as follows:

- Conserve the State's natural resources and systemsby 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 Centers, and to encourage livable neighborhoods with a variety of housing types, price ranges, multi-modal forms of transportation, and 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 Middle 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 development areas, which are located along the US Route 9 Corridor, are designated as PA3. PA4 designations are located along State Route 47 and other connecting county roads. (See **Figure 2 – 2001 State Development and Redevelopment Policy Map** for Middle Township).

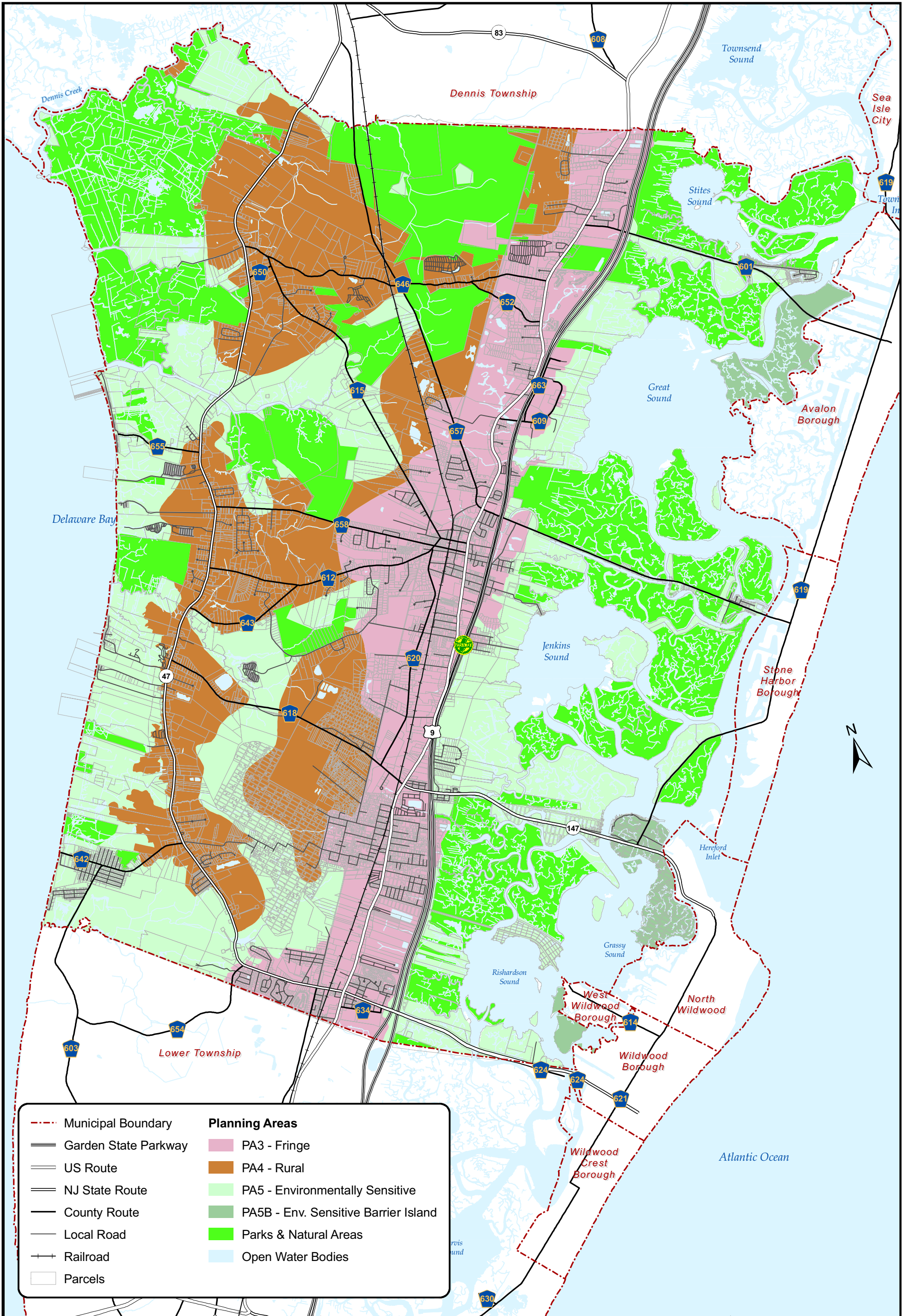
The SDRP guides development and economic expansion in each of the planning areas and encourages compact forms of development that consume less land, deplete fewer natural resources and are more efficient in the delivery of public services. These areas are known as Centers and are categorized as Regional Centers, Towns, Villages and Hamlets. The New Jersey Office of Smart Growth (NJOSG) classifies each of these Centers as Designated, Proposed or Identified in the 2001 State Plan. Six Centers were proposed in Middle Township: Cape May Court House Regional Center, Rio Grande Regional Center, Whitesboro-Burleigh Village, Del Haven-Green Creek Village, Goshen Village and Swainton Hamlet. 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 NJOSG. The SDRP is currently undergoing the Cross Acceptance Process, which began in 2004 and will ultimately update the SDRP and the Policy Map.

In 2004, Middle Township was awarded a grant, together with Dennis and Upper Townships, to undertake the US 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 State Planning Commission, which determined that the Petition was not consistent with the State Plan. A Memorandum of Understanding (MOU) was adopted between the Township and the State Planning Commission on December 20, 2006, which established an Action Plan of planning activities required to complete their petition and to obtain Plan Endorsement. 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 and existing public services. As identified in the Township's Action Plan with the State Planning Commission, the Township Plan Endorsement Petition will be updated to provide for refined Centers and



changes within the Planning Areas. This Action Plan required a number of planning activities including adoption of a Natural Resources Inventory, an updated Land Use Plan, and a Housing Element and Fair Share Plan. The Township adopted an updated *Housing Element and Fair Share Plan* in December 2008. A *Natural Resource Inventory* was prepared in November 2007, revised in May 2010, and will be adopted concurrently with this *2010 Land Use Plan Update*.





- Municipal Boundary

Garden State Parkway

US Route

NJ State Route

County Route

Local Road

Railroad

Parcels

PA3 - Fringe

PA4 - Rural

PA5 - Environmentally Sensitive

PA5B - Env. Sensitive Barrier Island

Parks & Natural Areas

Open Water Bodies
-
- THIS MAP WAS DEVELOPED USING CAPE MAY COUNTY AND NJDEP DIGITAL DATA.
THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE
AUTHORIZED.
- 2001 STATE DEVELOPMENT &
REDEVELOPMENT PLAN - POLICY MAP

TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY
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CONSULTING P.A.

FEBRUARY 2009
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COASTAL AREA FACILITIES REVIEW ACT (CAFRA) COASTAL ZONE

Middle Township is almost completely encompassed within the NJDEP Coastal Zone, subject to CAFRA (N.J.S.A. 13:19), with the exception of approximately 240 acres of land adjacent to the Cape May Airport and Industrial Park at the southerly border of the Township, to the south of State Route 47 and west of US Route 9. CAFRA 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 imposing more stringent regulations.

As of February 2006, the CAFRA Centers were 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, which has been extended. In 2008, the NJ Permit Extension Act (P.L. 2008, c.78) temporarily extended the Coastal Centers designation for those municipalities that were in the NJOSG Plan Endorsement Process. These Coastal Centers are now extended until the end of 2010, except for those portions of the Centers located in environmentally sensitive areas. However, these Centers will be replaced by the proposed Centers through the Plan Endorsement process. After completion of the Action Plan and approval of its Petition the State Planning Commission, the NJDEP will review the Centers within the Coastal Zone for consistency with the NJDEP CAFRA guidelines. With its approval, the Centers will then be officially designated.

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

Under the earlier CAFRA regulations, seven CAFRA Centers were identified in the NJDEP regulations as follows¹:

- Cape May Court House and Rio Grande Coastal Regional Centers, Whitesboro/Burleigh Coastal Village, and Swainton Coastal Hamlet were located within the Coastal Fringe Planning Area
- Green Creek and Goshen Coastal Hamlets were located within the Coastal Rural Planning Area
- Del Haven Coastal Village was located within the Coastal Rural Planning Area

On February 20, 2007, Hildreth Village was exempted from the Bay Islands rule (N.J.A.C. 7:7E-3.21) contained in the Coastal Zone Management Rules (N.J.A.C. 7:7E).

Figure 3 provides CAFRA restrictions for impervious cover and tree preservation. **Figure 4** illustrates the NJDEP CAFRA Centers and Proposed Coastal Centers in the Cape May County CAFRA Zone as of 2004.

¹ Coastal Zone Management Rules N.J.A.C. 7:7E, February 2, 2004



This Land Use Plan has refined these Centers in coordination with NJDEP and NJOSG oversight. The Centers boundaries were approved by the NJOSG and NJDEP on July 21, 2009. They are described in greater detail in the latter sections of this Land Use Plan.

Cape May Court House, Rio Grande-Whitesboro-Burleigh and Swainton are located within the Coastal Fringe Planning Area. This planning area is primarily suburban and served by a two-lane road network, with areas of higher density development. These areas generally lack public wastewater treatment systems, except in existing Centers. The policy objectives of the Coastal Fringe Planning Areas are as follows²:

- 1) *Encourage development in more compact, deliberately designed community patterns to minimize land conflicts and to accommodate growth that would otherwise occur elsewhere, encourage development that does not exceed the carrying capacity of natural or built systems and that maintains or enhances the character of existing communities, and maintain existing low-density and low-intensity development patterns that do not exceed the carrying capacity of natural systems and are consistent with the existing landscape;*
- 2) *Encourage rural economic activities, such as agriculture and recreation, and guide higher intensity activities to the Centers;*
- 3) *Encourage transportation systems that link Centers in the Coastal Fringe Planning Area to each other and to the Coastal Metropolitan and Coastal Suburban Planning Areas; and*
- 4) *Encourage infrastructure that supports development in Centers.*

Green Creek and Goshen are located within the Coastal Rural Planning Area. This Planning Area contains 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 follows³:

- 1) *Protect and enhance the rural character and agricultural viability of the Coastal Rural Planning Area by guiding growth into Centers, maintain existing low-density and low-intensity development patterns that are supporting rather than conflicting with the rural landscape, encourage creative land use techniques to minimize the impact of new development on rural features, and ensure that development does not exceed the capacity of natural and built systems;*
- 2) *Encourage a transportation network that accommodates agriculture and access to markets;*
- 3) *Encourage economic activities in Centers that complement and support rural and agricultural communities and that provide diversity in the rural economy, accommodate economic activities outside of Centers in ways that maintain or enhance the rural environment, have minimal impact on agricultural resources, and minimize the need for infrastructure improvements; and*
- 4) *Protect and preserve large contiguous areas of farmland and open space, and protect the critical resources and environmentally sensitive features of the coastal ecosystem, including water resources and wildlife habitat, by maintaining development outside of Centers at low densities, and minimize conflicts between development, agricultural practices, resource based activities, and sensitive coastal resources.*

² Coastal Zone Management Rules N.J.A.C. 7:7E, January 20, 2009

³ Ibid.



The Coastal Environmentally Sensitive Planning Area encompasses large areas in the tidal lands between the barrier islands and the mainland and along the Delaware Bay. The policy objectives of the Coastal Rural Planning Area are as follows⁴:

- 1) *Protect environmentally sensitive features by guiding development into Centers and maintaining low intensity development patterns elsewhere, carefully link the location, character and magnitude of development to the capacity of natural and built environments to support new growth, accommodate development at higher intensities in the Coastal Environmentally Sensitive Planning Area barrier island Centers, compatible with development patterns in existing Centers, and discourage the development of public infrastructure facilities outside of Centers;*
- 2) *Encourage transportation systems that link Centers and support the travel and tourism industry, recreational and natural resource-based activities, and address the special seasonal demands of travel and tourism to barrier islands;*
- 3) *Locate economic development opportunities in Centers that serve the surrounding region and the travel and tourism industry and accommodate in other areas appropriate seasonal, recreational, and natural resource based-activities that have a minimal impact on environmental resources; and*
- 4) *Protect sensitive natural resources critical to the maintenance of coastal ecosystems by maintaining large contiguous areas of undisturbed habitat, open space and undeveloped land, maintain the balance of ecological systems and growth, and protect the areas outside of Centers from the effects of development by maintaining it as open space.*

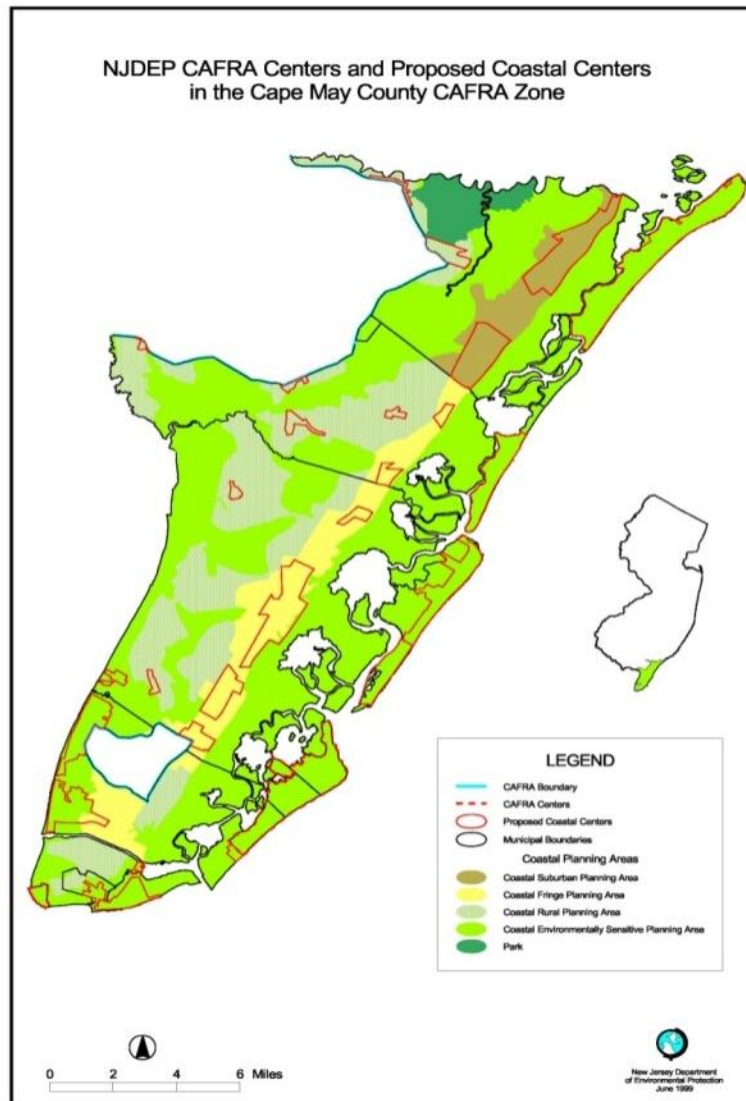
Figure 3 – CAFRA Land Use Regulations

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/Coastal Regional Center	80%	10%	0%
CAFRA Core	80%	10%	0%
CAFRA Node	80%	10%	0%
CAFRA/Coastal Town	70%	25%	5%
Military Installation	70%	10%	0%
CAFRA/Coastal Village	60%	30%	5%
CAFRA/Coastal Hamlet	50%	40%	5%
Coastal Metropolitan Planning Area	80%	10%	0%
Coastal Suburban Planning Area			
within sewer service area	30%	35%	5%
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, January 20, 2009

⁴ Ibid.

Figure 4 –NJDEP CAFRA Centers and Proposed Coastal Centers Map (2004)



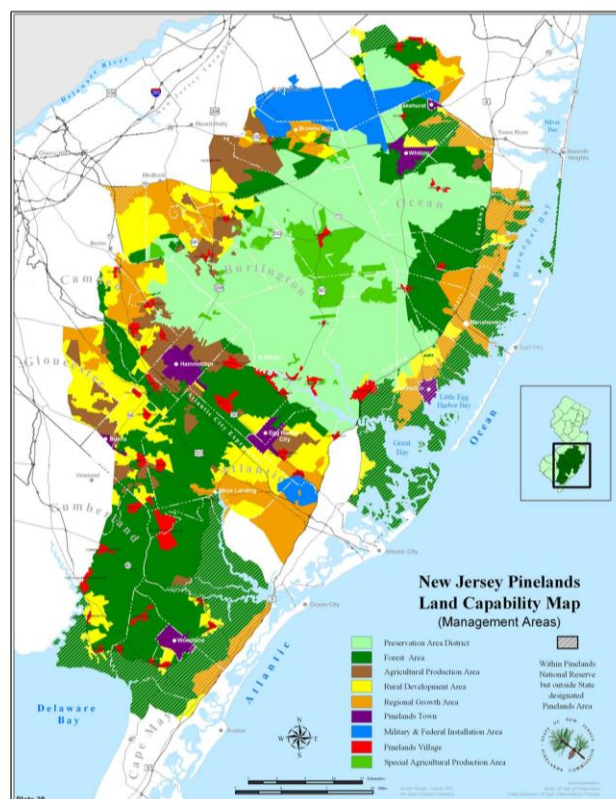
Source: New Jersey Department of Environmental Protection (<http://www.state.nj.us/dep>)

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 the Pinelands National Reserve. The Township of Middle is completely outside of the Pinelands Management Area, and is not subject to the provisions of the Pinelands Comprehensive Management Plan.

The regulated Pinelands Area is within the Pinelands National Reserve, which extends beyond the limits of Pinelands Area. In Middle Township, the Pinelands National Reserve 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 a reviewing agency and may provide comments on development in this area. The Pinelands National Reserve Area in the Township is located to the west of the Garden State Parkway and north of Goshen Swainton Road (CR-646), containing about 10,200 acres. (See **Figure 5 – New Jersey Pinelands Land Capability Map**).

Figure 5 – New Jersey Pinelands Land Capability Map



Source: New Jersey Pinelands Commission (http://www.state.nj.us/pinelands/landuse/gis/maps/LandCap_0308.pdf)

NEW JERSEY GROUNDWATER QUALITY AND WATER QUALITY MANAGEMENT PLANNING

The NJDEP Division of Water Quality has primary responsibility for protecting New Jersey's surface and ground waters from pollution caused by improperly treated wastewater and its residuals. Revisions to the Groundwater Quality Standards (GWQS), (N.J.A.C. 7:9c) and Water Quality Management Planning Rule (WQMP), (N.J.A.C. 7:15) were adopted by the State of New Jersey on July 8, 2008.

The GWQS establishes the designated uses of the State's ground waters, classifies ground waters based on those uses, and specifies the water quality criteria and other policies and provisions necessary to attain those designated uses. The amended anti-degradation policy extends the 2 mg/L target nitrate concentration—previously established for groundwater aquifers in Category I watersheds—to include all Class II-A, Class II-B, and Class III ground water aquifers (N.J.A.C. 7:15-5.25(e)). The amended WQMP Rule requires zoning statewide to specify average lot sizes that meet the amended anti-degradation rule nitrate target concentration in groundwater for all septic system discharges. Required lot sizes to meet the mandated nitrate target concentration are determined on a watershed basis through the use of a nitrate dilution model developed by the NJDEP.

To help in preparation of Water Quality Management Plans that address the requirements of the new rules, the NJDEP developed a Wastewater Estimation Model that provides a process for calculating the allowable number of lots within each municipality based on the lot sizes calculated for that portion of each watershed within the municipality boundaries. Middle Township was one of the first municipalities to conduct a *Wastewater / Nitrate Dilution Modeling Study* under the new WQMP Rules.

The WQMP Rule does not mandate uniform minimum lot sizes at the calculated densities across the watershed. Rather, the equivalent residential zoning density represents the maximum 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 agriculture land. Middle Township conducted a *Buildout Analysis of the Septic Areas* to determine the zoning standards required to meet the septic density established in the *Wastewater / Nitrate Dilution Modeling Study*. The purpose of this buildout analysis was to assess the amount of remaining developable lands and distribute the allowable septic units throughout the non-sewered areas of each HUC11 Watershed within Township, in accordance with the WQMP Rule.

Within existing or proposed sewer service areas, the WQMP Rule requires a buildout analysis to be performed to demonstrate that the estimated future wastewater flows from future development at full buildout and existing development that is not currently connected will not exceed the capacity allocated to the municipality (N.J.A.C. 7:15-5.25(d)). If the projected wastewater flows exceed the allocated capacity, the municipality is required to reduce projected wastewater flows by reducing the sewer service area boundaries or reducing the intensity of the zoning. Middle Township performed a *Buildout Analysis of the Future Sewer Service Area*, which found that projected future development under the proposed zone plan (in addition to existing development) would exceed the allocated capacity at full buildout. Middle Township has opted to reduce the intensity of the zoning in certain areas to meet the allocated wastewater capacity.

The results of these buildout studies are discussed in greater detail later in this report, under the [Buildout Analysis](#) section.



LAND USE PLAN OVERVIEW

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 as well as those of the State regulatory authorities; and to address the policies and planning goals of the SDRP. This Land Use Plan utilizes the *2007 Middle Township Natural Resources Inventory*, which is being adopted concurrently as part of this Land Use Plan Amendment, as an updated source of information on the ecological and cultural resources in the Township. The adopted *2008 Middle Township Housing Element and Fair Share Plan* was also utilized as a resource.

This Land Use Plan has also been written to address the Centers, including updated land use requirements to better direct growth into the Centers, and encourage development that will create walkable and diverse community Centers with mixed-uses and multimodal transportation facilities (motor vehicles, bicycles and pedestrians connections) to create attractive places to live and work. It also addresses the need to better protect the Township areas outside of the Centers (the “Environs”) to provide natural buffers or green areas around the Centers and to limit development within the Environs through various regulatory and zoning provisions, including updated environmental assessment regulations.

EXISTING LAND USE

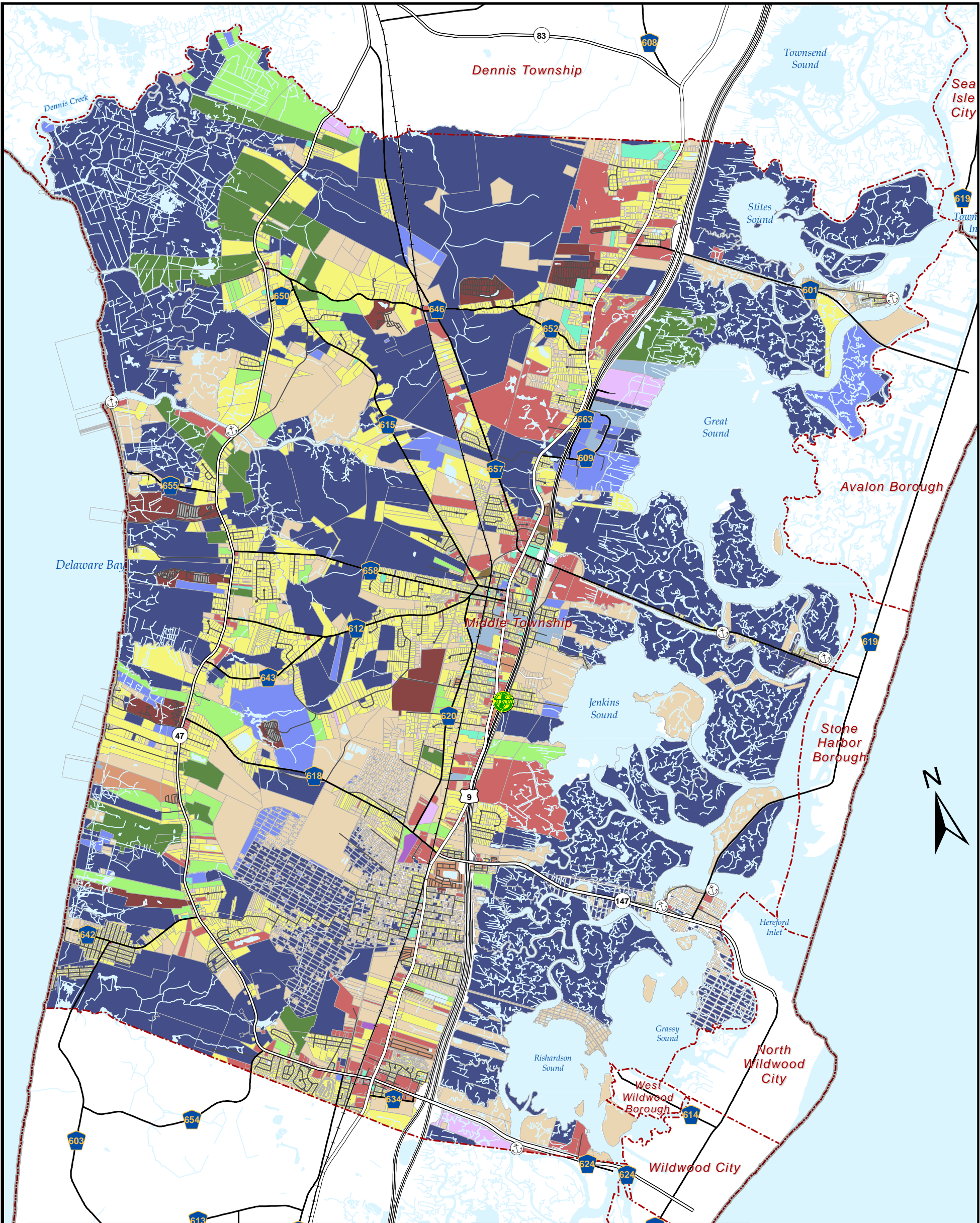
EXISTING LAND USE PATTERNS

The existing land use patterns within Middle Township are illustrated based on tax class parcel data. (See **Figure 6 – Existing Land Use Map**). Over 40 percent of the Township (18,118 acres) falls into the “public property” category, which is made up of environmentally constrained land and Wildlife Management Areas. Of the 53,000 acres of total land area in Middle Township, only about 14,500 acres (30 percent) are not constrained with environmental features (wetlands, floodplains or C-1 riparian stream corridor). However, some of this unconstrained land may contain habitat for threatened and endangered species or critical wildlife through CAFRA.

Nearly 70 percent of Middle Township is environmentally constrained by freshwater or coastal wetlands, floodplains, Category One waterways or other open water bodies. Much of this land corresponds to the 18,780 acres of preserved open space. These lands sensitive lands continue to be acquired by Federal, State, County, municipal and not-for-profit interest groups in an effort to preserve the critical wildlife habitat and rich natural resources they contain.

The Environmental Constraints Map (**Figure 7**) includes lands falling under defined environmental regulations which include wetlands, Category One (C-1) streams (which are considered pristine and as either trout production or trout management) and Federal Emergency Management Agency (FEMA) designated floodplains. This map does not show wetlands transitional areas, which may range from 0 feet to 300 feet, depending on the classified resource value of the wetlands. The Township has approximately 15,982 acres or 20 percent of its total land mass covered by freshwater wetlands and another 10,290 acres or 30 percent constrained by tidal wetlands. A 300-foot wide buffer is also required along all C-1 streams and their tributaries. There are a significant number of C-1 streams within Middle Township, primarily located within the floodplain of the intercoastal waterways along the eastern portion of the Township and within the Dennis Creek floodplains at the northwestern corner of the Township. Other environmentally sensitive lands are mapped and described in the *2007 Natural Resources Inventory*.





- | | | | |
|----------------------|-------------------|--------------------|---------------------------|
| County Boundary | Railroad | Commercial | Cemetery |
| Municipal Boundary | Open Water Bodies | Industrial | Public Property |
| Garden State Parkway | Parcels | Farmland | Open Space |
| US Route | Residential | Preserved Farmland | Other Public/Quasi-Public |
| NJ State Route | Apartment | Vacant | Railroad |
| County Route | Mobile Home Park | School | Unknown |
| Local Road | Campground | Church/Charitable | Marina |

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Feet
1 inch = 5,500 feet

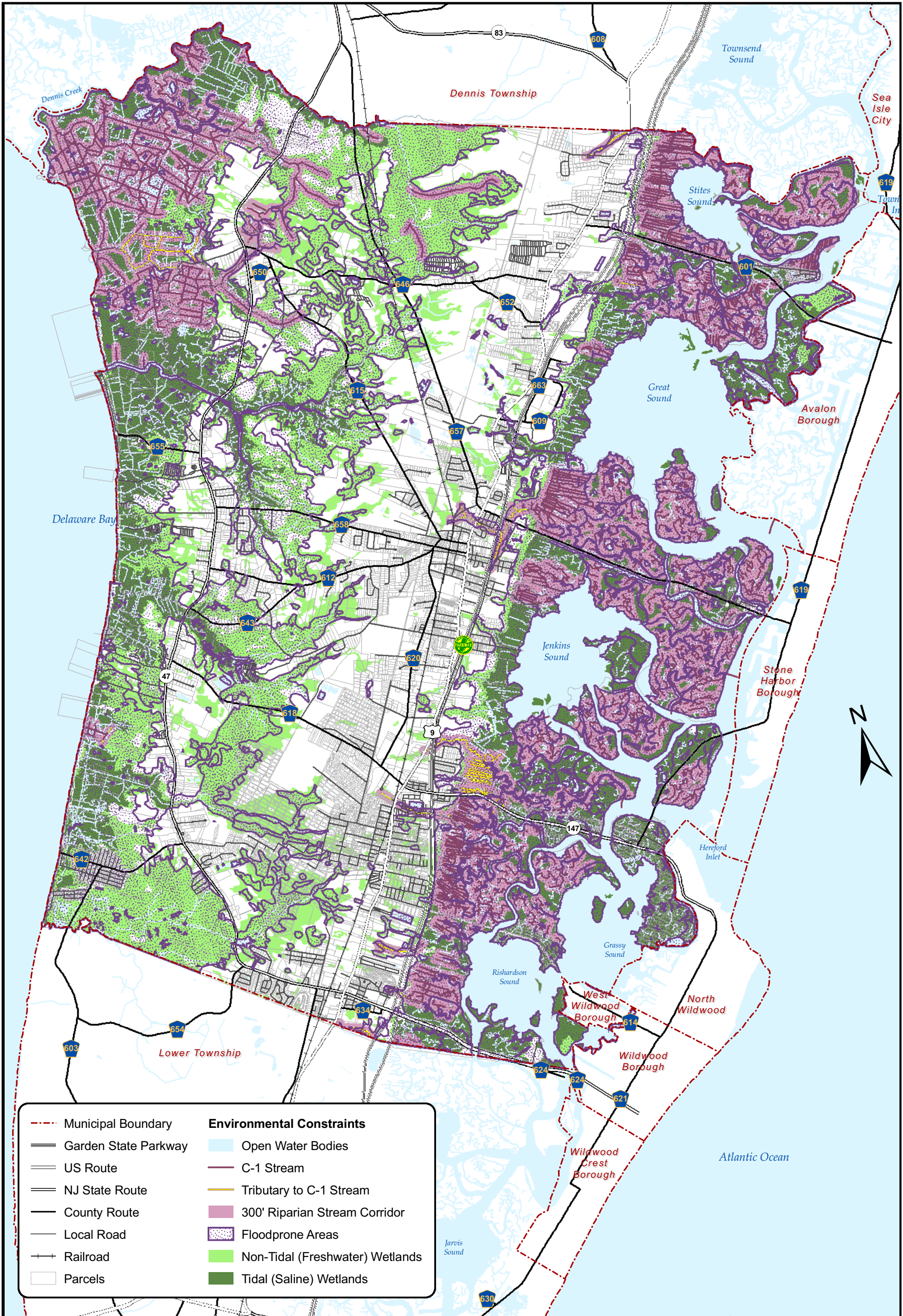
EXISTING LAND USE

TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY



JULY 2010

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- | | |
|--|--|
| <ul style="list-style-type: none">Municipal BoundaryGarden State ParkwayUS RouteNJ State RouteCounty RouteLocal RoadRailroadParcels | Environmental Constraints <ul style="list-style-type: none">Open Water BodiesC-1 StreamTributary to C-1 Stream300' Riparian Stream CorridorFloodprone AreasNon-Tidal (Freshwater) WetlandsTidal (Saline) Wetlands |
|--|--|

0 5,000 10,000 15,000
Feet
1 inch = 5,500 feet

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ENVIRONMENTAL CONSTRAINTS

TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY



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FEBRUARY 2009

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There are two significant regions of undevelopable land in Middle Township: the eastern portion along the intercoastal waterways (including Stites Sound, Great Sound, Jenkins Sound, Grassy Sound and Richardson Sound) and the western portion along the Delaware Bay. These lands are primarily lower in elevation. These areas are primarily encumbered with tidal wetlands with limited development. The highest elevations are found along the US Route 9 corridor and at various locations along State Route 47. The Township also contains 1,764 acres of preserved farmland.

There are large areas of land within the Township that are owned and managed by Federal, State and not-for-profit agencies for the protection of threatened and endangered species and wildlife habitats. These areas represent a significant amount of undeveloped land consisting of the Beaver Swamp Wildlife Management Area, Dennis Creek Wildlife Management Area and Cape May National Wildlife Refuge.

As shown in **Figure 8**, residential uses account for about 30 percent of the uplands within the Township. The existing residential development consists primarily of single-family and two-family homes with the most concentrated areas located in the Centers of Cape May Court House, Rio Grande-Whitesboro-Burleigh, Swainton, Green Creek, Del Haven and Goshen. Commercial uses are limited to only 12 percent of the Township's uplands. These businesses are primarily located along the US Route 9 corridor within the Cape May Court House and Rio Grande-Whitesboro-Burleigh Centers and along State Route 47 in Rio Grande. Other commercial properties include marinas, campgrounds and golf courses. Remaining developable farmland and vacant lands encompass around 27 percent of the Township's uplands.

Figure 8 – Existing Land Use Classifications

Land Use	Total Lot Area		Total Uplands Area	
	Acres	Percent	Acres	Percent
Vacant (1)	9,083	17.5%	3,712	21.0%
Residential (2)	8,027	15.4%	5,184	29.4%
Farm Regular (3A)	65	0.1%	65	0.4%
Farm Qualified (3B)	2,151	4.1%	1,026	5.8%
Commercial (4A)	3,545	6.8%	2,202	12.5%
Industrial (4B)	28	0.1%	19	0.1%
Apartment (4C)	7	0.0%	6	0.0%
Public School (15A)	240	0.5%	124	0.7%
Other School (15B)	7	0.0%	2	0.0%
Public Property (15C)	18,118	34.9%	4,415	25.0%
Church (15D)	1,182	2.3%	644	3.7%
Cemetery (15E)	19	0.0%	17	0.1%
Other Exempt (15F)	539	1.0%	168	1.0%
Right-of-Way	80	0.2%	52	0.3%
Water	8,880	17.1%	-	0.0%
Total	51,971	100%	17,636	100%

Source: Municipal Property Code Classification Information, 2008 (modified)

RETAIL TRADE ESTABLISHMENTS

As shown in **Figure 9**, Middle Township contained 133 individual retail establishments in 2007. This was an 18 percent increase in the number of establishments in 2002 but a 6 percent loss in the number of establishments in 1997. Middle Township generally contains a balanced mix of retail establishments, where each retail trade makes up less than 20 percent of the overall retail establishments in 1997, 2002 and 2007. No single trade type dominates the retail market in Middle Township. This is evidence of Middle Township's status as the regional retail and service center for Cape May County, for which there is a demand for a wide variety of retail goods. Despite the ebb and flow in number of establishments, the overall annual retail sales for the Township increased during each 5-year period.

Historically, building material & garden equipment & supplies dealers has represented the highest percentage of retail establishments in 1997 and 2002, making up around 15 percent of the total number of retail establishments in Middle Township. However, miscellaneous stores (such as florists, used merchandise stores, office supply stores and pet supply stores) were the largest retail trade in 2002 (19 establishments), making up almost 17 percent of the total establishments.

Although the number of motor vehicle and parts dealers increased from 12 to 15 establishments in the 5-year period between 2002 and 2007, it fell in total annual sales during the same period (from \$133.2 million to \$125.97 million), losing its spot as the highest total sales and highest average sales per establishment. Food and beverage stores took its place at the top with \$140 million in total sales in 2007, and general merchandise stores had the highest average sales (\$12 million) per establishment.

Figure 9 – Retail Trade Establishments and Annual Sales

NAICS	Number of Establishments			Total Sales (millions)		
	1997	2002	2007	1997	2002	2007
441 - Motor vehicle & parts dealers	12	12	15	\$68.34	\$133.20	\$125.97
442 - Furniture & home furnishings stores	7	2	9	\$5.15	D	\$34.33
443 - Electronics & appliance stores	6	6	8	\$1.95	\$2.85	\$7.09
444 - Building material & garden equipment & supplies dealers	21	16	21	\$36.33	\$32.15	\$118.96
445 - Food & beverage stores	20	14	16	\$66.48	\$107.04	\$140.46
446 - Health & personal care stores	14	7	11	\$19.42	\$22.78	\$29.34
447 - Gasoline stations	13	7	6	\$11.88	\$12.33	\$33.48
448 - Clothing & clothing accessories stores	19	13	14	\$19.60	\$13.73	\$23.42
451 - Sporting goods, hobby, book, & music stores	10	9	8	\$2.48	\$1.68	\$6.88
452 - General merchandise stores	4	6	6	D	\$49.35	\$73.18
453 - Miscellaneous store retailers	13	19	17	D	\$19.09	D
454 - Nonstore retailers	2	2	2	D	D	D
Total	141	113	133	\$279.94	\$400.61	\$617.55
D = Data withheld to avoid disclosing data of individual companies, but data are included in higher level totals.						
Source: 1997, 2002 and 2007 Economic Census						



AGRICULTURAL USES

According to the parcel tax data, as shown on **Figure 10**, there are 80 properties with farmland assessment in Middle Township with a total area of 2,216 acres. The vast majority of this land is within the RR Rural Residential District. Approximately half of all farm assessed land in the Township is environmentally constrained, leaving only 1,091 acres of uplands. The uplands acreage is an estimate and is subject to site-specific evaluation.

The data shows that there are 53 properties with Class 3A (Regular) Farm assessment, containing 65 acres. There are also 76 properties with Class 3B Farm (Qualified) assessment, containing 2,151 acres. According to the MODIV User Manual, published by the New Jersey Department of the Treasury, Division of Taxation, Class 3B Farm (Qualified) includes vacant land only and any farm buildings, such as silos, barns or other accessory farm buildings are assessed within the 3A Farm (Regular) classifications. As such, many properties contain both 3A and 3B assessments.

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 and currently generates approximately \$1.3 million each 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 32 preserved farms in Middle Township totaling approximately 1,765 acres.

Figure 10 – Assessed Farmland

Zone District	Farm Regular (3A)		Farm Qualified (3B)		TOTAL	
	Lot Area	Uplands	Lot Area	Uplands	Lot Area	Uplands
CB – Community Business	4 ac	4 ac	47 ac	18 ac	51 ac	22 ac
CD – Coastal Development	1 ac	1 ac	21 ac	8 ac	22 ac	9 ac
RB – Residential-Business	8 ac	8 ac	362 ac	24 ac	370 ac	32 ac
RGB – Regional General Business	14 ac	14 ac	27 ac	17 ac	41 ac	31 ac
RI – Restricted Industrial	0 ac	0 ac	31 ac	9 ac	31 ac	9 ac
RR – Rural Residential	28 ac	28 ac	1,428 ac	811 ac	1,456 ac	839 ac
SL – Sensitive Lands	10 ac	10 ac	235 ac	139 ac	245 ac	149 ac
Total	65 ac	65 ac	2,151 ac	1,026 ac	2,216 ac	1,091 ac

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 Middle Township, which is shown in **Figure 11**. Over 86 percent of farmland is actively used, while only 14 percent of farmland is not actively devoted. Of active farmland uses, 39 percent of total active farmland or 1,295 acres is harvested cropland, while 25 percent (835 acres) of actively devoted farmland is appurtenant woodland or wetland.



Figure 11 – Farmland Activity and Uses

Farmland Activity and Uses	Acres	Percent
Actively Devoted Farmland	2,865	86.1%
Harvested Cropland	1,295	38.9%
Pastured Cropland	172	5.2%
Permanent Pastured	291	8.7%
Non-Appurtenant Woodland	209	6.3%
Appurtenant Woodland or Wetland	835	25.1%
Acres Used for Boarding, etc.	63	1.9%
Farmland Not Actively Devoted	462	13.9%
Land Under and Land Used in Connection with Farmhouse	59	1.8%
All Other Land not Devoted to Agricultural/Horticultural Use	403	12.1%
Total Farmland Acreage	3,326	100.0%
<i>Source: 2007 Tax Assessor Farmland Application Summary</i>		

VACANT PROPERTIES

The parcel tax data also shows properties assessed as Class 1 Vacant, which includes privately-owned properties with no structures erected and no deed restrictions precluding future development. A total of 3,926 properties are assessed as Class 1 Vacant in Middle Township, with a total area of over 9,000 acres. The uplands acreage shown in **Figure 12** is an estimate and is subject to site-specific evaluation. Approximately 60 percent of the assessed vacant acreage is constrained, leaving 3,712 acres of uplands. Approximately 680 acres of this vacant land have vested development approvals as of 2008, which could amount to 478 residential units and 19,000 square feet of non-residential area if developed.

Figure 12 – Vacant Properties

Zone District	Lot Area	Uplands
AE – Amusement and Entertainment	81	1
CB – Community Business	135	94
CD – Coastal Development	60	7
CR – Coastal Residential	49	14
PD – Planned Development	412	238
RB – Residential-Business	57	42
RGB – Regional General Business	106	48
RI – Restricted Industrial	485	284
RR – Rural Residential	3,494	1,903
SL – Sensitive Lands	2,811	364
SR – Suburban Residential	1,302	671
TB – Town Business	2	1
TP – Town Professional	5	4
TR – Town Residential	78	36
TRB – Town Residential-Business	6	5
Total	9,083	3,712
<i>Source: Municipal Property Code Classification Information, 2008 (modified)</i>		

CAMPGROUNDS

Campgrounds make up a significant portion of the commercial sector in the Township, not only in terms of land consumption but also economically, as these areas accommodate the influx of summer residents. As shown in **Figure 13**, there are currently 13 active campgrounds in Middle Township, containing a total of over 4,400 campsites on nearly 830 acres of land.

Figure 13 – Campgrounds

Name	Acres	Campsites
Ponderosa	11	100
Acorn	74	330
Adventure Bound Camping Resorts	34	400
Bay Cove	59	144
Big Timberlake	89	800
Cape Shores Resort Inc.	10	200
Delsea Woods Community LLC.	50	100
Green Holly	75	456
Hideaway Beach	149	344
King Nummy	85	456
Old Stagecoach	35	229
Sea Pines Campground	76	553
Shellbay	79	296
Total	826	4,408
<i>Source: Township Tax Assessor, December 2009</i>		

MARINAS

Marinas are an important component of the economy. Eight of the 55 marinas in Cape May County are located within Middle Township, with several others located adjacent to the Township. Most of these marinas are located along the intercoastal waterway along the east side of the Township; some are also located along the Delaware Bay. The majority of the marinas in Middle Township are located within the CD Coastal Development District, where they are a permitted use. One marina is an existing non-conforming use in the CR Coastal Residential District. These marinas provide recreational fishing and boating opportunities. They also support harbor and tourist amenities that offer other synergistic options for seasonal visitors to Cape May.

MOBILE HOMES

Mobile home parks in Middle Township provide an affordable housing option for Township residents. Many of these units are occupied year-round, although some may be used as seasonal housing by summer residents. As shown in **Figure 14**, there are currently 14 active mobile home parks in Middle Township, containing just fewer than 1,500 mobile home units on about 218 acres of land. According to US Census data, there were 1,308 mobile homes in Middle Township in 2000, representing over 17 percent of the total residential units in the Township.

Figure 14 – Mobile Home Parks

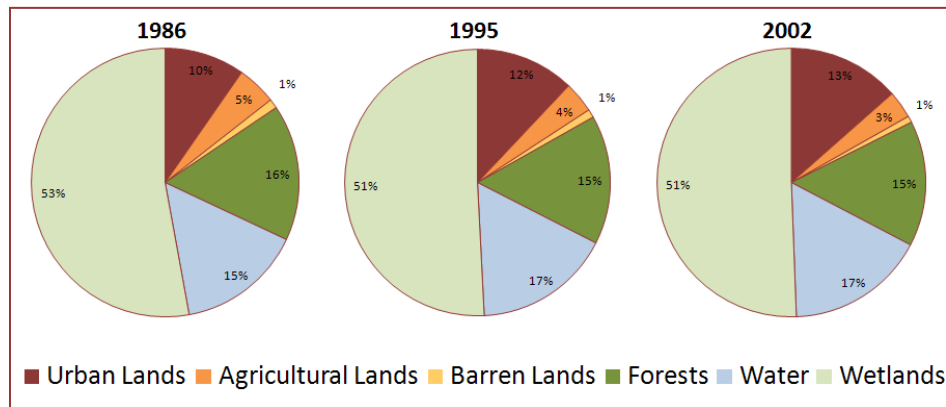
Name	Acres	Mobile Homes	Supplemental Sites	Total Sites
A & J MHP	10	56	0	56
Briarwood	6	73	0	73
Captain Walt's	3	36	0	36
Cedar Springs	3	36	0	36
Delsea Woods Community	50	100	150	250
Edgewood Village	10	82	0	82
Garden Lake	64	150	200	350
Grande Woods North	16	100	0	100
Grande Woods South	31	100	160	260
Park View	13	100	0	100
Presidential Courts	4	39	0	39
Rio Grande	3	50	0	50
Shellbay	4	41	0	41
Village	1	18	0	18
Total	218	981	510	1,491
<i>Source: Township Tax Assessor, December 2009</i>				

HISTORIC DEVELOPMENT PATTERNS

Historic development patterns can be assessed by reviewing changes in Land Use/Land Cover data published by the NJDEP. Land Use/Land Cover data files are based on interpretations of infrared aerial photography using the NJDEP Modified Anderson System⁵. **Figures 15** and **16** compare the amount of area dedicated to each land use or land cover type in 1986, 1995 and 2002⁶. The comparison shows there have been many changes in land use over this sixteen year period. **Figure 17** illustrates the historic changes in urban land uses.

- Residential uses increased their land coverage by 1,207 acres (42.8 percent) from 1986 to 2002, most of which consists of rural and low density single-family dwellings.
- Commercial and Industrial uses increased in land coverage by more than 50 percent in sixteen years but still make up a relatively small portion of the Township (less than 2 percent of the total land area).
- The Township lost 769 acres of Agricultural lands and 717 acres of Forested lands since 1986.
- Transportation, Communication and Utility areas have expanded by 202 acres (32 percent) during the sixteen year period.

Figure 15 – Historic Land Use Comparison by NJDEP Land Use / Land Cover Category (2002, 1995, 1986)



⁵ 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>>

⁶ 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.

Figure 16 – Detailed Historic Land Use Comparison by NJDEP Land Use / Land Cover (2002, 1995, 1986)

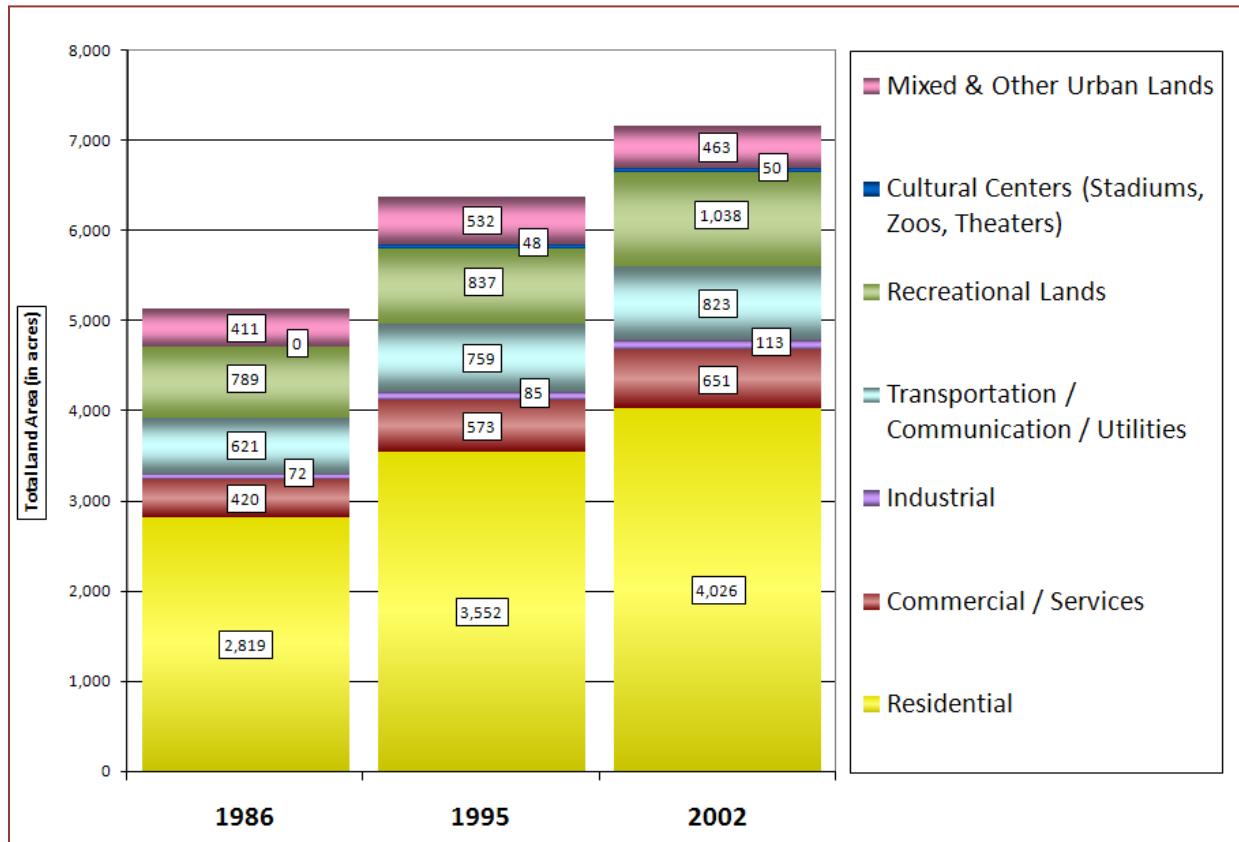
Land Use / Land Cover Classification	2002		1995		1986	
	Acres	% of Twp	Acres	% of Twp	Acres	% of Twp
Urban Lands	7,163.68	13.52%	6,386.75	12.05%	5,131.52	9.68%
Residential	4,025.57	7.60%	3,552.23	6.70%	2,818.61	5.32%
<i>Residential, High Density (Multiple Dwelling)</i>	244.68	0.46%	220.48	0.42%	195.18	0.37%
<i>Residential, Medium Density (Single Dwelling)</i>	1,026.86	1.94%	966.34	1.82%	878.57	1.66%
<i>Residential, Low Density (Single Dwelling)</i>	1,368.84	2.58%	1,133.95	2.14%	832.03	1.57%
<i>Residential, Rural Density (Single Dwelling)</i>	1,385.18	2.61%	1,231.45	2.32%	810.01	1.53%
<i>Residential (Density not specified)</i>	---	---	---	---	102.82	0.19%
Commercial / Services	650.68	1.23%	572.76	1.08%	419.78	0.79%
Industrial	113.04	0.21%	85.37	0.16%	72.20	0.14%
Mixed Urban Lands	3.69	0.01%	3.69	0.01%	4.08	0.01%
Transportation/Communication/Utilities	822.95	1.55%	759.06	1.43%	620.66	1.17%
Cemetery	55.77	0.11%	47.33	0.09%	0.00	0.00%
Military Installations	4.64	0.01%	4.57	0.01%	9.13	0.02%
Recreational Lands	1,038.30	1.96%	837.20	1.58%	788.78	1.49%
Stadium Theaters Cultural Centers And Zoos	50.24	0.09%	48.13	0.09%	0.00	0.00%
Other Urban Land	398.80	0.75%	476.42	0.90%	398.29	0.75%
Agricultural Lands	1,752.48	3.31%	1,997.51	3.77%	2,522.20	4.76%
<i>Cropland And Pastureland</i>	1,488.06	2.81%	1,761.95	3.33%	2,344.66	4.42%
<i>Orchards/Vineyards/Nurseries/Horticultural Areas</i>	110.51	0.21%	86.55	0.16%	15.41	0.03%
<i>Confined Feeding Operations</i>	1.38	0.00%	0.00	0.00%	0.00	0.00%
<i>Other Agriculture</i>	152.53	0.29%	149.01	0.28%	162.13	0.31%
Barren Lands	413.25	0.78%	528.62	1.00%	596.93	1.13%
Extractive Mining	202.33	0.38%	229.24	0.43%	375.40	0.71%
Beaches	85.88	0.16%	112.12	0.21%	140.83	0.27%
Barren Lands	125.04	0.24%	187.27	0.35%	80.71	0.15%
Forests	7,972.19	15.04%	8,304.59	15.67%	8,689.18	16.40%
Brush/Shrubland (height < 20 feet)	1,155.37	2.18%	1,181.00	2.23%	1,072.94	2.02%
Coniferous Forest	1,513.25	2.86%	1,542.00	2.91%	1,575.59	2.97%
Deciduous Forest	1,845.99	3.48%	2,250.26	4.25%	2,492.20	4.70%
Mixed Forest (>50% Coniferous)	1,618.76	3.05%	1,600.77	3.02%	1,610.07	3.04%
Mixed Forest (>50% Deciduous)	1,838.81	3.47%	1,730.56	3.27%	1,938.37	3.66%
Water	8,880.03	16.76%	8,851.44	16.70%	8,034.49	15.16%
<i>Artificial Lakes</i>	303.08	0.57%	328.83	0.62%	204.91	0.39%
<i>Atlantic Ocean</i>	0.05	0.00%	0.06	0.00%	0.06	0.00%
<i>Bridge Over Water</i>	5.32	0.01%	5.33	0.01%	---	---
<i>Dredged Lagoon</i>	6.38	0.01%	6.38	0.01%	5.27	0.01%
<i>Natural Lakes</i>	9.99	0.02%	19.21	0.04%	18.01	0.03%
<i>Open Tidal Bays</i>	89.16	0.17%	21.76	0.04%	1.08	0.00%
<i>Streams And Canals</i>	8.84	0.02%	8.84	0.02%	0.40	0.00%
<i>Tidal Rivers, Inland Bays, And Other Tidal Waters</i>	8,457.20	15.96%	8,461.03	15.97%	7,804.76	14.73%
Wetlands	26,807.74	50.59%	26,920.46	50.80%	28,015.04	52.87%
Coastal Wetlands	16,000.64	30.20%	15,862.17	29.93%	16,710.65	31.54%
<i>Saline Marsh</i>	15,714.87	29.66%	15,847.63	29.91%	16,694.68	31.51%
<i>Freshwater Tidal Wetlands</i>	0.00	0.00%	0.00	0.00%	1.18	0.00%
<i>Vegetated Dune Communities</i>	18.53	0.03%	14.53	0.03%	14.80	0.03%
<i>Phragmites Dominate Coastal Wetlands</i>	267.24	0.50%	---	---	---	---
Interior Wetlands	10,807.10	20.39%	11,058.30	20.87%	11,304.39	21.33%
<i>Herbaceous Wetlands</i>	535.58	1.01%	598.58	1.13%	465.76	0.88%
<i>Scrub / Shrub Wetlands</i>	1,939.16	3.66%	5,103.78	9.63%	5,384.24	10.16%
<i>Wooded Wetlands</i>	7,691.65	14.52%	4,603.91	8.69%	4,775.85	9.01%
<i>Managed / Modified / Built-Up Wetlands</i>	640.72	1.21%	752.03	1.42%	678.55	1.28%
Middle Township Total Area	52,989.37	100.00%	52,989.37	100.00%	52,989.38	100.00%

--- 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/dep/gis/index>.



Figure 17 – Historic Change in Urban Land Uses (1986, 1995, and 2002)



Changes in land use can also be evaluated by reviewing tax information compiled by the New Jersey Department of Community Affairs (NJDOA), Division of Local Government Services (DLGS) which includes statistical information for all New Jersey municipalities. **Figure 18** provides information on number of tax parcels and total assessed value for each property tax code, 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. Unfortunately, acreage is not available through this data, which would provide for a more meaningful value-per-acre analysis.

Nonetheless, the data shows that in the past ten years, there was a net increase of 522 new parcels created through subdivision, representing a 5 percent increase over the number of parcels in 1999. Property values, on the other hand, have skyrocketed in comparison. The total value of privately-held properties increased by \$2.397 billion in the past ten years, nearly three times the 1999 value, according to DLGS data.

Although there was a loss of 1,619 vacant parcels (33 percent loss) in the past ten years, the total value of the remaining vacant properties increased by \$136.7 million (183 percent increase). The average assessed value for vacant properties in 2009 was about \$64,000 per property, as compared to about \$15,000 in 1999.

Between farmland and farm homesteads, there was a total loss of 77 farm properties during this period. More than half of undeveloped farmland properties in 1999 were lost by 2009. Consistent with other tax classes, farmland and farm homesteads increased in aggregate value despite the loss in number of parcels, albeit at a much lower rate than other developed categories.

A decrease in vacant and farmland parcels with a comparable increase in residentially and non-residentially developed properties is expected for a developing municipality. Middle Township saw an increase of 2,143 residential properties (37 percent) in the past ten years, which is about 30 percent greater than the number of vacant and farmland parcels lost. This indicates that the vacant parcels were likely larger in area in 1999 and were subsequently subdivided to form smaller lots suitable for residential development. The overall value of residential properties increased by 328 percent or \$1.831 billion over this period. With an aggregate value of \$2.390 billion in 2009, residential uses hold the highest value of all other classifications. This is primarily due to residential uses occupying more than two-thirds of all privately-held properties in the Township in 2009. The average assessed value for residential properties in 2009 was about \$300,000 per property, as compared to about \$100,000 in 1999.

As the retail and service center for Cape May County, Middle Township's commercial properties make up the vast majority of its non-residential properties. Commercial properties increased by 76 properties (17 percent) with an increase in overall value almost double (196 percent) the overall value in 1999. The average assessed value for commercial properties in 2009 was about \$1.2 million per property, as compared to less than \$0.5 million in 1999.

Figure 18 – Ten-Year Comparison of Historic Tax Data Property Value Classification (1999 vs. 2009)

Property Class	Number of Parcels				Total Value (millions of dollars)			
	1999	2009	10-year Change		1999	2009	10-year Change	
Vacant	4,915	3,296	-1,619	-33%	\$ 74.27	\$ 210.34	\$ 136.07	183%
Residential	5,849	7,992	2,143	37%	\$ 559.06	\$ 2,390.30	\$ 1,831.25	328%
Farm	169	92	-77	-46%	\$ 7.12	\$ 13.15	\$ 6.03	85%
Farm Homestead	57	41	-16	-28%	\$ 6.18	\$ 11.34	\$ 5.16	84%
Farmland	112	51	-61	-54%	\$ 0.95	\$ 1.81	\$ 0.87	91%
Non-Residential	468	543	75	16%	\$ 218.70	\$ 642.59	\$ 423.89	194%
Commercial	454	530	76	17%	\$ 213.87	\$ 632.11	\$ 418.23	196%
Industrial	4	3	-1	-25%	\$ 2.71	\$ 5.36	\$ 2.65	98%
Apartment	10	10	0	0%	\$ 2.12	\$ 5.12	\$ 3.00	142%
Total	11, 401	11, 923	522	5%	\$ 859	\$ 3,256	\$ 2, 397	279%

SOURCE: NJDCA, Division of Local Government Services, Property Tax Information, Current Property Tax Data, Property Value Classification – 2009

SOURCE: NJDCA, Division of Local Government Services, Property Tax Information, Historical Data, Property Value Class – 1999

POPULATION, HOUSING AND EMPLOYMENT CHARACTERISTICS

This section documents existing and projected demographic, housing and employment conditions in the Township. Historic growth trends are provided. In addition, future population, housing and employment projections are provided, utilizing generally accepted data sources. Where appropriate, Cape May County and New Jersey data has been provided for comparison purposes. The *2008 Middle Township Housing Element and Fair Share Plan* (HEFSP) provides additional information on population and housing characteristics and employment conditions and projections.

Future projections of population, housing or employment growth are provided from the Center for Regional and Business Research (CRBR) at Atlantic Cape Community College for the South Jersey Transportation Planning Organization (SJTPO). In June 2006, the SJTPO released its *2030 Population and Employment Projections by Municipality*. These projections were created for the purpose of preparing a regional travel demand model for the *SJTPO 2008 Regional Transportation Plan* update. SJTPO projections were based on demographic trends and do not account for available land capacity.

Any population, housing or employment growth projection is a prediction of the future based on certain assumptions. Since the future is unknowable, there is an unequivocal margin of error associated with any demographic projection. However, despite the indefinite accuracy of the projections, they do present a valuable tool for informing the local planning process. SJTPO projections were prepared prior to the "Great Recession" and may have already been shown to be inaccurate for the short term.



POPULATION

As indicated in **Figure 19**, the population of Cape May County has significantly increased since 1950 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 years in terms of percent change. During the period between the years of 1990 through 2000, the County grew at a 7.6 percent increase, compared to an increase of 8.9 percent statewide. This represented the first time in forty years that Cape May County population had growth below the State average.

Population levels for 2004 and 2008 are US Census estimates. According to these estimates, Middle Township and Cape May County saw a 2 percent loss of population while the State continued to grow by 2 percent between 2000 and 2004. Between 2004 and 2008, Cape May County saw an even greater population loss of 4 percent, while Middle Township and the State grew at 1 percent. In the 58-year period between 1950 and 2008, Middle Township grew by more than 3.5 times its 1950 population. This is a much higher growth rate than the County (2.5 times) and State (1.8 times) for the same period.

Figure 19 – Permanent Population Trends (1950 – 2008)

Year	Middle Township	Cape May County	New Jersey
1950	4,599	37,131	4,835,329
1950-1960	+2,119 (+46%)	+11,424 (+31%)	+1,232,083 (+25%)
1960	6,718	48,555	6,067,412
1960-1970	+2,007 (+30%)	+10,999 (+23%)	+1,100,752 (+18%)
1970	8,725	59,554	7,168,164
1970-1980	+2,648 (+30%)	+22,712 (+38%)	+196,659 (+3%)
1980	11,373	82,266	7,364,823
1980-1990	+3,398 (+30%)	+12,823 (+16%)	+365,365 (+5%)
1990	14,771	95,089	7,730,188
1990-2000	+1,634 (+11%)	+7,237 (+8%)	+684,162 (+9%)
2000	16,405	102,326	8,414,350
2000-2004	-318 (-2%)	-2,411 (-2%)	+206,423 (+2%)
2004	16,087	99,915	8,620,773
2004-2008	+191 (+1%)	-4,077 (-4%)	+61,888 (+1%)
2008	16,278	95,838	8,682,661
1950-2008	+11,679 (+254%)	+58,707 (+158%)	+3,847,332 (+80%)
SOURCE: Cape May County Data Book, January 2003 & US Census Bureau			

As shown on **Figure 20**, growth is still projected in Middle Township and the rest of the County between 2005 and 2035; however, SJTPO forecasts indicate that this growth will occur at a slower rate than seen historically. The Township is projecting that a majority of the growth will take place within the two Regional Centers of Cape May Court House and Rio Grande-Whitesboro-Burleigh along the US Route 9 corridor. This anticipated growth is due in part by the accessibility to major roads, utilities and other services within the Township Centers.

The population of Middle Township has increased by 11 percent or 1,634 new residents from 1990 to 2000 but decreased by 1 percent or 127 residents from 2000 to 2008. The Township ranked fifth in rate of growth within the County behind Lower Township, Wildwood, Avalon, Dennis Township and Upper Township during the 1990-2000 period. The Township was only behind Lower Township, in terms of actual population growth. In 2008, Middle had a total estimated population of 16,278 residents. The SJTPO has projected Middle Township's population will increase to approximately 20,661 persons through the year 2035. This increase will account for an additional 4,383 residents or a 27 percent increase. Comparatively, the SJTPO only projects a 21 percent increase in Cape May County overall for the same period.

Figure 20 –Population Projections (2008-2035)

Year	Middle Township	Cape May County
2008	16,278	95,838
<i>2008-2010</i>	<i>+1,491 (+9%)</i>	<i>+7,232 (+8%)</i>
2010	17,769	103,070
<i>2010-2015</i>	<i>+1,036 (+6%)</i>	<i>+2,690 (+3%)</i>
2015	18,805	105,760
<i>2015-2020</i>	<i>+464 (+2%)</i>	<i>+2,440 (+2%)</i>
2020	19,269	108,200
<i>2020-2025</i>	<i>+425 (+2%)</i>	<i>+2,380 (+2%)</i>
2025	19,694	110,580
<i>2025-2030</i>	<i>+451 (+2%)</i>	<i>+2,530 (+2%)</i>
2030	20,145	113,110
<i>2030-2035</i>	<i>+516 (+3%)</i>	<i>+2,900 (+3%)</i>
2035	20,661	116,010
2008-2035	+4,383 (+27%)	+20,172 (+21%)
<i>SOURCE: South Jersey Transportation Planning Organization 2030 Population and Employment Projections By Municipality, June 2006</i>		

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 21**). This indicates that Cape May County and its surrounding communities will continue to be an important part of the New Jersey tourist industry for the years to come.

Middle Township's population increases by approximately 42,000 additional residents during the summer months. The County has projected an increase of 9,171 additional summer residents in Middle Township by the year 2025. Many of the summer residents are attracted to the numerous campgrounds and mobile home parks located along the US Route 9 and State Route 47 corridors or own homes or cottages for seasonal use.

Figure 21 – Summer Population Projections (2001-2025)

Year	Middle Township	Cape May County
2001	58,410	614,261
<i>2001-2005</i>	<i>+1,928 (+3%)</i>	<i>+40,576 (+7%)</i>
2005	60,338	634,532
<i>2005-2010</i>	<i>+1,930 (+3%)</i>	<i>+20,305 (+3%)</i>
2010	62,268	654,837
<i>2010-2015</i>	<i>+1,868 (+3%)</i>	<i>+19,645 (+3%)</i>
2015	64,136	674,482
<i>2015-2020</i>	<i>+1,796 (+3%)</i>	<i>+18,885 (+3%)</i>
2020	65,932	693,367
<i>2020-2025</i>	<i>+1,649 (+3%)</i>	<i>+17,334 (+2%)</i>
2025	67,581	710,701
2000-2025	+9,171 (+16%)	+96,440 (+16%)
<i>SOURCE: Cape May County Data Book, January 2003</i>		

According to the 2000 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 should continue to account for more than twenty percent of the population through the year 2020⁷.

Senior citizens make up 17.8 percent of Middle Township's population, which is slightly lower than the County's average of 20.2 percent (**Figure 22**). The Township's senior's population increased by 218 people between 1990 and 2000, which represents a decrease of 0.5 percent of the total population.

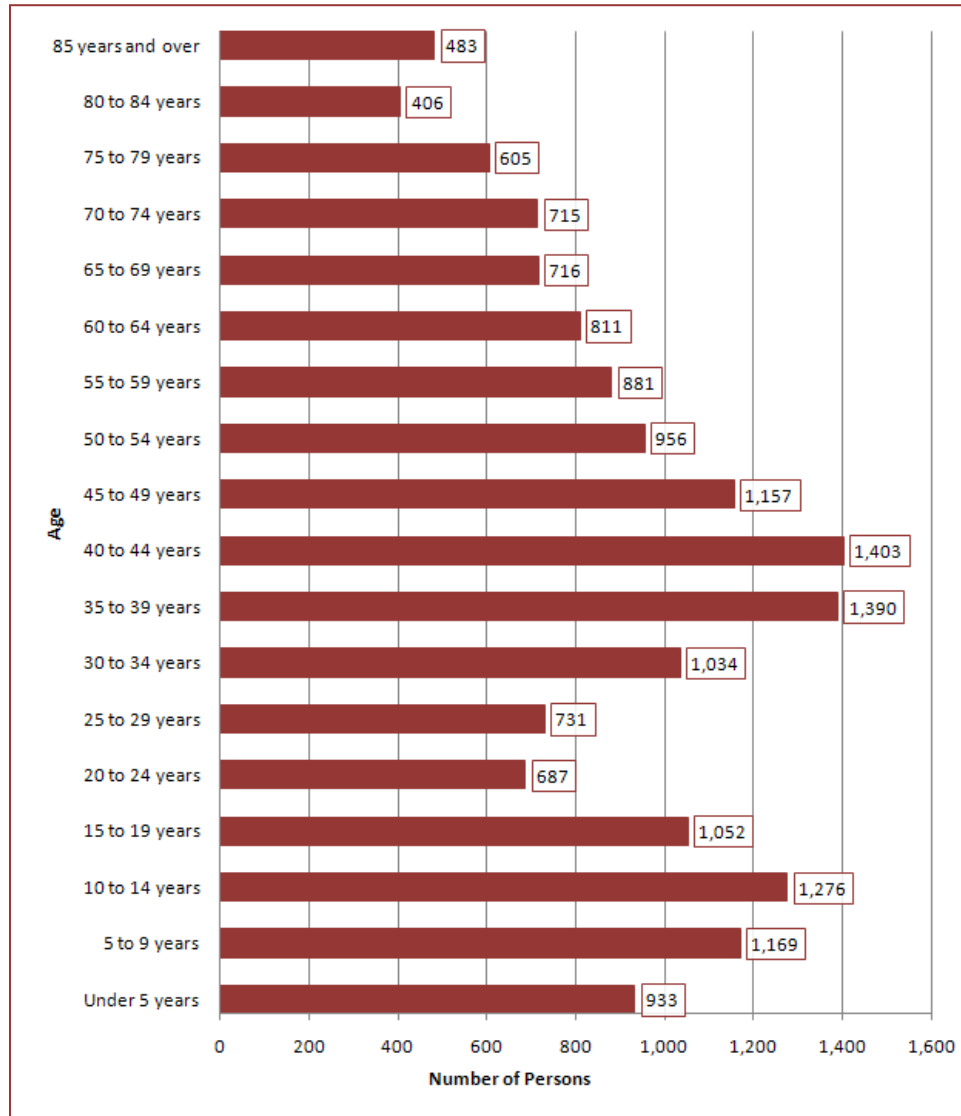
Figure 22 – Senior Population (2000)

	<u>1990</u>		<u>2000</u>	
	Persons	% of Total	Persons	% of Total
Middle Township	2,707	18.3%	2,925	17.8%
Cape May County	19,131	20.1%	20,681	20.2%
New Jersey	1,032,025	13.4%	1,113,136	13.2%
<i>SOURCE: 1990 and 2000 US Census</i>				

⁷ Source: County Population and Labor Force Projections for New Jersey: 2000 to 2020 – Division of Market and Demographic Research, May 2006

Population by age cohort in 2000 is shown in **Figure 23**. The largest age cohort in Middle Township was the 40 to 44 years with over 1,400 residents falling into this category. 35 to 39 years is second largest cohort with just under 1,400 residents. The age cohort with the fewest residents is the 80 to 84 years range with only 406 residents.

Figure 23 – Population by Age (2000)



In regards to educational attainment, in 2000 there were 1,097 persons between the ages of 18 and 24 years old in Middle Township and 11,252 that were older than 24 years. Of the 18 to 24 year old age group, 27 percent had not yet achieved a high school diploma, which is comparable to the rest of the County and the slightly higher than the State. Only 3 percent of this age group had achieved a bachelor's degree or higher, which is a significantly lower than both the County and the State. Persons over the age of 24 residing in Middle Township in 2000 also had a lower overall education attainment than the County and State. Persons 25 and older with no high school diploma were limited to only 18 percent throughout the County and the State, whereas 22 percent of this age group in Middle Township had not graduated. The data also shows that about 1 out of 3 people who did graduate high school went on to attain a bachelor's degree, which is at a slightly higher rate than the County and State (**Figure 24**).

Figure 24 – Educational Attainment (2000)

	Middle Township		Cape May County		New Jersey	
Population 18 to 24 years	1,097	100.00%	6,622	100.00%	675,077	100.00%
Less than high school graduate	298	27.16%	1,812	27.36%	159,797	23.67%
High school graduate (incl. equivalency)	406	37.01%	2,185	33.00%	186,035	27.56%
Some college or associate degree	355	32.36%	2,160	32.62%	249,591	36.97%
Bachelor's degree or higher	38	3.46%	465	7.02%	79,654	11.80%
Population 25 years and over	11,252	100.00%	72,878	100.00%	5,657,799	100.00%
Less Than High School Diploma	2,493	22.16%	13,210	18.13%	1,014,477	17.93%
<i>Less than 5th grade</i>	160	1.42%	784	1.08%	105,055	1.86%
<i>5th to 8th grade</i>	517	4.59%	2,535	3.48%	268,374	4.74%
<i>9th to 12th grade, no diploma</i>	1,816	16.14%	9,891	13.57%	641,048	11.33%
High School Diploma or Higher	6,908	61.39%	43,620	59.85%	2,958,461	52.29%
<i>High school graduate (incl. equivalency)</i>	4,399	39.10%	26,475	36.33%	1,661,493	29.37%
<i>Some college credit, less than 1 year</i>	700	6.22%	4,588	6.30%	345,733	6.11%
<i>1 or more years of college, no degree</i>	1,334	11.86%	8,701	11.94%	653,139	11.54%
<i>Associate degree</i>	475	4.22%	3,856	5.29%	298,096	5.27%
Bachelor's Degree or Higher	1,851	16.45%	16,048	22.02%	1,684,861	29.78%
<i>Bachelor's degree</i>	1,347	11.97%	11,288	15.49%	1,063,665	18.80%
<i>Master's degree</i>	325	2.89%	3,062	4.20%	414,692	7.33%
<i>Professional degree</i>	148	1.32%	1,314	1.80%	140,980	2.49%
<i>Doctorate degree</i>	31	0.28%	384	0.53%	65,524	1.16%

SOURCE: 2000 US Census

HOUSING

In recent years, Cape May County has experienced a significant level of new residential construction, most 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. The 2000 Census indicated that 47 percent of new construction within the County was built as seasonal rental or vacation home.

Between 1990 and 2000, Upper, Middle and Lower Townships accounted for more than 72 percent of the population growth, but only 35 percent of the County's total increase in housing units⁸. 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 with new construction.

As shown in **Figure 25**, there were 7,510 housing units in Middle Township in 2000. The Census Bureau estimates that there were 8,286 units in 2004 and 9,144 units in 2008. Overall, Middle Township saw an increase of 1,634 units or 22 percent during the eight-year period. This is a much higher housing growth rate as compared to both the County (13 percent) and the State (6 percent).

Figure 25 – Housing Trends (2000-2009)

Year	Middle Township	Cape May County	New Jersey
2000	7,510	91,047	3,310,275
2000-2004	+776 (+10%)	+5,358 (+6%)	+104,641 (+3%)
2004	8,286	96,405	3,414,916
2004-2008	+858 (+10%)	+6,390 (+7%)	+102,377 (+3%)
2008	9,144	102,795	3,517,293
2000-2008	+1,634 (+22%)	+11,748 (+13%)	+207,018 (+6%)
SOURCE: US Census			

⁸ New Jersey Department of Labor – Atlantic Region – Regional Labor Market Review – December 2002



Middle Township's housing stock consists predominantly of single-family and two-family homes. The residential development pattern of the Township varies in density and lot size, from the small lot, high-density development of the Centers to the larger lot and rural developments of the Environs.

There were over 2,000 certificates of occupancy permits issued for residential uses in Middle Township between 1996 and 2009, as shown on **Figure 26**. According to the NJ Construction Reporter data, no certificates of occupancy were issued for multifamily residential dwellings from 2003 to 2009, which further reinforces the single-family residential character of the municipality. However, the data does show 31 units certified as part of mixed-use developments between 2003 and 2008. The data did not indicate the types of residential uses for 1996 through 2002.

Figure 26 – Historic Trend of Residential Certificates of Occupancy (1996-2009)

Year	Middle Township		Cape May County		New Jersey	
	Units	% of Total	Units	% of Total	Units	% of Total
1996	56	3%	584	4%	22,239	6%
1997	111	5%	1,162	7%	34,670	9%
1998	114	5%	957	6%	28,008	8%
1999	108	5%	1,203	7%	28,109	8%
2000	135	6%	1,219	7%	29,705	8%
2001	250	12%	1,447	9%	30,054	8%
2002	182	9%	1,439	9%	29,174	8%
2003	174	8%	1,345	8%	26,932	7%
2004	243	12%	1,729	11%	27,950	7%
2005	198	9%	1,670	10%	31,049	8%
2006	197	9%	1,506	9%	28,564	8%
2007	151	7%	908	6%	23,138	6%
2008	104	5%	725	4%	18,699	5%
2009	69	3%	463	3%	14,411	4%
Total	2,092	100%	16,357	100%	372,702	100%
<i>SOURCE: "New Jersey Construction Reporter" - New Jersey Department of Community Affairs SOURCE: Certificate Activity Report - Middle Township Office of the Construction Official, 01/01/04-09/30/08</i>						

The issues of availability of land, market demand and infrastructure capacity may affect the amount and type of housing being built in the future. The Township's affordable housing obligation required by COAH may increase housing growth over the next ten years.

Middle Township's housing occupancy is shown in **Figure 27**, with 20 percent of total housing units vacant in 2000. Of this 20 percent vacancy, 66.5 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. The data also shows that homeowner vacancy rates have decreased slightly since 1990, while rental vacancy rates increased during the same period.

Figure 27 – Housing Occupancy (2000)

	1990		2000	
	Units	Percent	Units	Percent
Occupied Housing Units	5,346	76.7%	6,009	80.0%
Vacant Housing Units	1,624	23.3%	1,501	20.0%
For Seasonal, Recreational, or Occasional Use	1,022	14.7%	1,002	13.3%
Total Housing Units	6,970	100.0%	7,511	100.0%
Homeowner Vacancy Rate	2.8%		2.5%	
Rental Vacancy Rate	8.6%		9.6%	
Source: 2000 US Census, DP-1				

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 Middle 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, which includes the Cape Regional Medical Center, government offices and regional shopping centers in Cape May Court House and Rio Grande. According to the New Jersey Department of Labor and Workforce Development (NJDLWD), in 2003 Middle Township contained 658 business establishments in the private sector (see **Figure 28**). Retail and Construction establishments made up over one-third of the private sector. However, the health care industry employed the highest number of people in 2003.

Figure 28 – Employment by Industry Sector and Number of Employees (2003)

Industry	Establishments		Employees		Wages
	Total	Percent	Total	Percent	
Agriculture, forestry, fishing and hunting	7	1%	22	0%	\$38,690
Construction	104	15%	366	4%	\$33,121
Manufacturing	18	3%	215	2%	\$32,989
Wholesale trade	24	4%	126	1%	\$31,049
Retail trade	122	18%	1,852	19%	\$24,449
Transportation and warehousing	15	2%	118	1%	\$16,308
Information	11	2%	98	1%	\$36,417
Finance and insurance	18	3%	91	1%	\$38,185
Real estate and rental and leasing	23	3%	138	1%	\$23,185
Professional and technical services	44	6%	292	3%	\$33,667
Administrative and waste services	40	6%	193	2%	\$27,813
Educational services	7	1%	106	1%	\$14,304
Health care and social assistance	94	14%	2,200	22%	\$36,165
Arts, entertainment, and recreation	12	2%	235	2%	\$20,440
Accommodation and food services	57	8%	648	7%	\$13,451
Other services, except public administration	48	7%	376	4%	\$22,990
Unclassified entities	15	2%	17	0%	\$44,767
PRIVATE SECTOR TOTAL	658	97%	7,267	74%	\$29,168
FEDERAL GOVERNMENT TOTAL	9	1%	64	1%	\$41,482
LOCAL GOVERNMENT TOTAL	13	2%	2,468	25%	\$36,810
TOTAL	680	100%	9,799	100%	

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2003 Annual Report

Figure 29 indicates the projected employment growth within the County. Based on the SJTPO data, Middle Township is projected to increase by 12.7 percent or 1,527 new jobs between the years 2008 and 2015. This projection is higher than the County's projected employment growth of 3.5 percent during the same period. The "Great Recession" beginning in 2007 will likely affect these projections.

Figure 29 –Employment Projections (2008-2035)

Year	Middle Township	Cape May County
2008	12,029	49,732
<i>2007-2010</i>	<i>+564 (+5%)</i>	<i>-569 (-1%)</i>
2010	12,593	49,163
<i>2010-2015</i>	<i>+963 (+8%)</i>	<i>+2,318 (+5%)</i>
2015	13,556	51,481
<i>2015-2020</i>	<i>+429 (+3%)</i>	<i>+1,555 (+3%)</i>
2020	13,985	53,036
<i>2020-2025</i>	<i>+366 (+3%)</i>	<i>+1,384 (+3%)</i>
2025	14,351	54,420
<i>2025-2030</i>	<i>+342 (+2%)</i>	<i>+1,298 (+2%)</i>
2030	14,693	55,718
<i>2030-2035</i>	<i>+231 (+2%)</i>	<i>+876 (+2%)</i>
2035	14,924	56,594
2008-2035	+2,887 (+24%)	+6,862 (+14%)
SOURCE: 2006 South Jersey Transportation Planning Organization 2030 Population and Employment Projections By Municipality		

STATEMENT OF ASSUMPTIONS

The New Jersey Municipal Land Use Law [N.J.S.A. 40:55D-28.b(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 agency standards and current land use conditions.

ASSUMPTIONS

1. Growth will continue, but at a slower pace due to lack of available vacant and developable lands and due to regulatory constraints that limit development and redevelopment. Since 1970, the Township's population has increased from 8,725 to 16,278 persons. Population projections show a significant tapering of growth. This is due to the following reasons:
 - a. The NJDEP has adopted new ground water quality standards, which requires average lot sizes that meet the amended 2 mg/L anti-degradation rule nitrate target concentration in groundwater for all septic system discharges. This Land Use Plan recommends that the density of the septic areas of Middle Township be increased to 1 unit per 3.5 acres in the RC District and 1 unit per acre in B, RB, SR and VR zones to comply with the anti-degradation policy. This will limit the amount of development that can occur within the septic management areas of Middle Township.
 - b. 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 site disturbance. This will further protect and preserve the critical environmental resources within these areas.
 - c. 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 and farmland preservation will further reduce large available properties for large scale development.
3. Environmental Assessment regulations would protect environmental resources by requiring greater oversight during the planning and development process of environmentally sensitive lands.
4. Future development will be focused in the Township Centers:
 - a. The two Regional Centers of Cape May Court House and Rio Grande-Whitesboro-Burleigh 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.
 - b. The Hamlet Center of Goshen will retain its unique historic character as an enclave of single-family residential uses with a mix of limited commercial services and civic facilities along State Route 47.
 - c. The Village Centers of Del Haven, Green Creek and Swainton will continue to be residential centers with limited infill residential growth and possibly expanded mixed-use commercial and residential uses along US Route 9 and State Route 47.
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 13 active campgrounds with over 4,400 campsites are expected to continue to thrive in the Cape May resort economy.
6. Middle Township will continue to support preservation of its historic heritage as an important element of its character in Goshen and Cape May Court House.



7. The Township provides a variety of market-based affordable housing options. The Township will continue to offer such housing, as well as addressing affordable housing obligations.
8. Revitalization of train service in Cape May Court and Rio Grande could provide the opportunity to encourage future business opportunities, help reduce dependency on the automobile, and promote the pedestrian-friendly Centers.
9. Middle Township will continue to be a desirable location to live, work and visit.
 - a. Its unique protected ecological features and location along the Jersey shore will continue to support the Township's position as a desirable tourist and residential community.
 - b. Its many campgrounds and related tourism activities and businesses will continue to draw summer visitors and provide increased seasonal commerce. It will also cause related traffic issues that are being addressed through comprehensive multi-modal transportation program.
 - c. The development of its proposed Centers along US Route 9 will provide year-round opportunities for expanded mixed-use development.
10. Regional shopping areas will be revitalized with new mixed-use development to address community and regional shopping needs and provide employment opportunities.
11. Cape May County facilities will continue to be located within the Crest Haven Complex in Cape May Court House, making Middle Township the regional center for Cape May County services. Many facilities are currently planned for improvements and/or expansions, including the Cape May County Park & Zoo, Cape May County Correctional Facility, and Cape May County Library.
12. Sustainable development, energy conservation measures and renewable energy facilities will be spurred by State and Federal incentives.



FUTURE LAND USE PLAN

INTRODUCTION

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 utilized to assess current conditions and to guide the planning process. The Township's *2003 Master Plan* provided a strong framework for environmental protection, which has been refined in this Future Land Use Plan. Also, the *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 habitat, wetlands and C-1 waters. Cultural resources are also an important element of the Township's landscape.

LAND USE PLAN GOALS

The Township's planning goals and objectives that specifically address land use considerations are described below. The key concepts detailed in the Future Land Use Plan recommendations are summarized under the specific land use goal being addressed.

Land Use

Promote a balanced land use pattern compatible with the natural environment.

- Maintain the character and integrity of each community within the Township.
- Promote a balanced variety of residential, commercial, light industrial, recreational, public and conservation land uses.
- Maintain the residential character and scale of established residential neighborhoods through appropriate design standards reflecting specific area qualities.
- Identify creative development techniques to minimize impact of new development.
- Encourage redevelopment within Township Centers that supports higher density mixed-uses.
- Encourage mixed-use development including residential and commercial uses within the Center core areas.
- Promote conservation and preservation of sensitive lands outside of the Centers at a lower density through open space residential cluster and density transfer of non-contiguous parcels.
- Ensure that negative impacts of commercial and industrial development are addressed through appropriate performance standards to minimize residential impacts.
- Encourage sustainable development patterns.

The Future Land Use Plan continues the existing development and zoning framework for many areas of the Township. Certain land use areas are expanded or refined to better reflect the existing conditions and opportunities for future development that would be consistent with the surrounding uses. New land use categories are recommended where appropriate. A wide range of residential and non-residential uses are recommended in the various zoning districts throughout the Township. Mixed-use development is recommended within the Town Center, Town Professional and Town Business areas along US Route 9 and State Route 47.



Lands within the Environs outside of the Center reflect the extensive natural resources within the Township. Development is concentrated within the upland areas, which historically reflect settlement patterns around the towns, villages and hamlets of the Township. The extensive environmental constraints, especially wetlands and C1 waters, are reflected in the Rural Conservation area, which requires greater lot area for development in environmentally sensitive areas.

Currently the Township has 1,221 acres of lands in farmland preservation and 16,759 acres of preserved open space lands. Over 3,500 upland acres of vacant land or farmland are still under private ownership and not protected. The zoning recommendations include tools, such as conservation residential cluster and density cluster of non-contiguous lands, to provide greater opportunities to preserve the remaining vacant land and farmlands in the Township.

The Township Centers are existing concentrations of development activity. These are further augmented with the Future Land Use Plan and proposed zoning policies recommended in this plan.

Economy

Promote a balanced diverse and strong economic tax base.

- Promote the diversification and expansion of the local economy through appropriate development and redevelopment techniques.
- Provide for a diverse and balanced community with a mix of commercial, residential land uses which are guided into compact Centers.
- Promote design controls to support high quality commercial development.
- Update sign standards that promote safety while discouraging sign proliferation.
- Work with business community to support and sustain the year round economy through appropriate marketing efforts.
- Support water-based recreation industry as a component of the Township's economy.
- Explore alternative land use options outside of the Township's Centers to protect land use values.

The Township Centers are recommended to accommodate future development and private redevelopment into compact mixed-use type development. Future retail uses are recommended to include residential uses to increase economic viability and to promote walkable neighborhoods. Non-contiguous clustering of development between the Environs and the Centers will be encouraged.

Environment

Preserve the unique natural resources and habitat that are an integral aspect of the Township's quality of life.

- Provide environmental protection regulations to ensure protection of critical resources.
- Protect the quality of the environment such as groundwater resources and wetlands and encourage cooperation with organizations that promote the same.
- Encourage the conservation of the area's natural resources including water supply and open spaces.
- Protect critical environmental resources by limiting development in these areas and using creative zoning options to support cluster and density transfer to the Township Centers.
- Establish controls regulating disturbance of critical resources during land development.
- Provide measures to retain and preserve existing natural vegetation during new construction.



- Identify and prioritize farmlands as an important component of the Township's economy and develop appropriate mechanisms to retain these lands.
- Pursue state and federal funding for protection of open space and natural resources.
- Encourage renewable energy systems and energy conservation measures.

A Natural Resource Inventory was prepared 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. Lands in the Environs outside of the Centers are recommended to be zoned for larger lot sizes to help protect environmental resources and to meet the statewide 2 mg/L target nitrate concentration anti-degradation policy in each HUC11 Watershed within the Township.

Infrastructure

Provide adequate infrastructure to promote sustainable development within the Centers.

- Promote adequate infrastructure and public services to enable development in the Centers.
- Maintain adequate public services for the projected growth of the Township.
- Develop and maintain adequate services to meet the transportation, economic and social needs of senior citizens and low/moderate income families.
- Promote 'green development' and identify appropriate regulations to encourage use of sustainable building construction and materials and design.
- Minimize storm water runoff impacts by encouraging the use of best management practices and protection of natural drainage systems.
- Encourage conservation practices to reduce use of resources and to promote recycling.
- Encourage the modernization of existing facilities and infrastructure.

The Township Centers are primarily developed and contain roadway to support development and redevelopment of these areas. Public water and wastewater infrastructure are present throughout the majority of the Centers with plans to expand each system to serve the Centers, excluding Goshen. Infrastructure systems should be examined to determine if there is adequate capacity to serve future development. Wastewater capacity is being addressed through the Cape May County Wastewater Management Plan. Increased bus and light rail transit opportunities are promoted. Concentrating development in the Regional Centers along Route 9 promotes the feasibility for transit, including light rail service and bike path extensions to accommodate seasonal visitors and possibly year-round residents in the future.

Housing

Provide housing to meet the needs of current and future Township residents by providing a full range of housing opportunities for all income levels and housing needs.

- Encourage and provide opportunities for affordable housing.
- Support housing rehabilitation activities to maintain housing stock and housing affordability.



- Provide senior housing opportunities at all ability levels including independent living, assisted housing, congregate care, and nursing care.
- Provide for higher density housing within mixed-use structures that will encourage vibrant active Town Centers.
- Encourage innovative development options to cluster or transfer residential development to the Centers.
- Encourage affordable housing close to the job centers.

The *Housing Element & Fair Share Plan (HEFSP)* was adopted in 2008 to address the Township's affordable housing obligations. The Future Land Use Plan accommodates the recommendations of the HEFSP by promoting opportunities for water and sanitary sewer infrastructure to accommodate the density needed to support affordable housing within the Centers. Within the Centers, alternative housing configurations, including multifamily apartments, duplexes and attached housing, can provide for a diversity of housing options. The Future Land Use Plan recommends that affordable housing be included in mixed-use and multifamily residential developments. Establishment of floor area ratios for those mixed-use and multifamily residential uses is also recommended to promote a variety of unit sizes that can support affordable and workforce housing.

Historic, Cultural and Aesthetic Resources

Preserve the unique historic and cultural resources of the Township that provide historical continuity.

- Preserve and enhance the historic and cultural and recreational aspects and visual environment of the Township.
- Promote design guidelines to preserve the Township's unique historic structures and districts.
- Identify and protect scenic local and county roadways with appropriate setback and buffer requirements and vegetation preservation measures.
- Provide for open space buffers to protect adjacent land uses from the negative impacts of traffic along rural roadways and to protect the scenic appearance of these corridors.

The Future Land Use Plan recommends the establishment of a Goshen Overlay District and Cape May Court House Overlay District, which would be congruent to the respective historic district. Design guidelines are recommended to be established in these overlay zones to protect the existing historic character from potential negative impacts future development. The Township should consider appointment of a Historic Advisory Committee to provide guidance on development applications affecting historic structures within these overlay zone districts.



FUTURE LAND USES

The Future Land Use Plan is based on “smart growth” and center-based zoning principles. It is the refinement of the current 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 and environmentally sensitive “Environs” outside of the Centers is better defined. The Future Land Use Plan breaks out the Township into 14 different land use categories. Eight of those districts are designated specifically for the Township Centers and the other six are for the Environs outside of the Centers.

Historically, development in Middle Township has largely occurred at the highest upland areas, which is primarily at the spine of the Township where US Route 9 and the Garden State Parkway run. The earliest settlements of the Township occurred in this area, including Cape May Court House, Burleigh, and Rio Grande, and later Whitesboro and Swainton. The secondary high point of uplands occurs along the State Route 47 corridor, where the historic hamlet of Goshen developed, and later Green Creek. Del Haven was developed just west of State Route 47. Development in these areas has been converted from seasonal to year-round uses over the years. Hildreth is located in the southeastern portion of the Township between State Route 47 and the intercoastal waterways, which is a former amusement park. These areas of historic development have become the Township Centers. The Future Land Use Plan recommends zoning the Centers to reflect the more intensive development that has occurred there. These areas should be the focus of new development, redevelopment and revitalization efforts in the Township.

The most intensive development is proposed in the Town Center areas, where mixed-use commercial, office and residential uses are recommended. These areas are envisioned to continue to support the civic, retail and service needs of the greater Cape May region. Between these core Town Center areas, Town Business areas are recommended along US Route 9 to serve the local civic, retail and service needs of Middle Township. Town Professional areas are recommended in Cape May Court House to accommodate small professional and medical offices associated with the Cape May County offices and Cape Regional Medical Center. Directly adjacent to these non-residential areas are the Town Residential and Residential areas. These areas have historically developed with single-family and two-family residential development.

Although each area is unique in some way, the existing land use patterns are very similar in Del Haven, Green Creek, Goshen and Swainton. These Village and Hamlet Centers are primarily recommended for Village Residential land uses with a small area of Village Commercial at the core. Swainton is slightly different because it is recommended primarily for Village Commercial with a smaller area of Village Residential. The Future Land Use Plan recommends that the Hildreth Village land use category encompass the entire Hildreth Village Center to promote redevelopment of the former amusement park as a new mixed-use village focused on water related uses, such as marinas and other waterfront development, at this bay island location.

Land use categories recommended for the Environs include Rural Conservation, Suburban Residential, Business, Residential Business, Coastal Residential and Coastal Development. Outside of the Centers, development becomes sparser the further the distance from the arterials. Suburban Residential areas are generally located along the spine of the Township, surrounding the Centers along US Route 9, where single-family residential served by on-site septic systems has developed historically. Business and Residential Business areas are located within limited areas adjacent to US Route 9 and State Route 47.



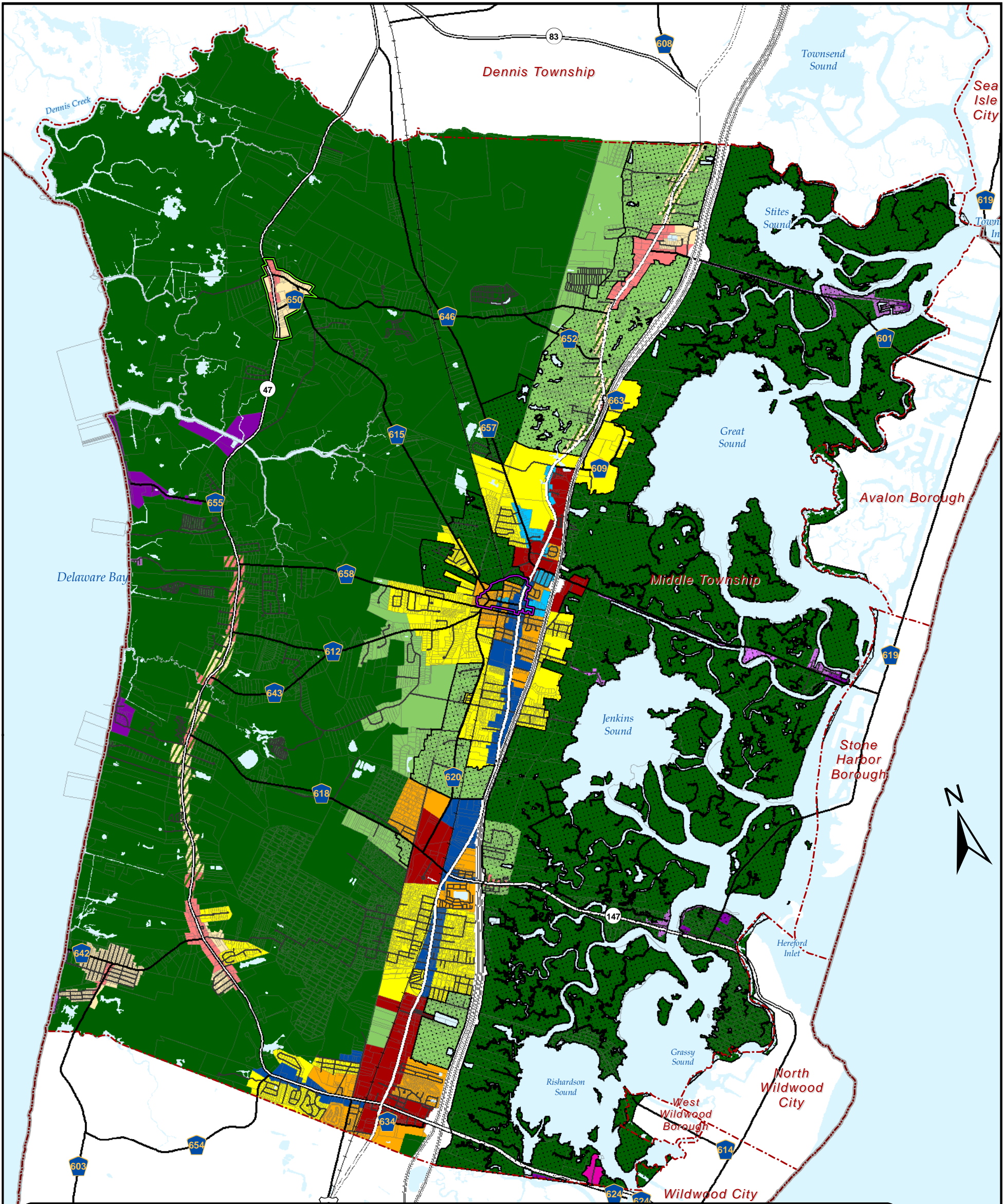
Select areas along the Delaware Bay and the intercoastal waterways have been developed with water-oriented type uses, such as piers and marinas, and small-lot or multifamily residential uses. The existing Coastal Residential and Coastal Development Districts are recommended to continue in these areas to accommodate existing development.

The largest and most environmentally constrained land use category recommended by the Future Land Use Plan is the Rural Conservation area. The land uses here reflect the high level of environmentally sensitive features and public lands in the Township, with over 20,000 acres of lands in county, state, federal or not-for-profit ownership. These areas are recommended for rural density residential uses.

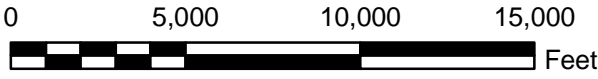
Figure 30 shows a breakdown of the recommended land use categories by acreage. Vacant and developable lands are also shown, which indicates the amount of vacant and unconstrained land within each land use category that is suitable for development. Properties planned or approved for development are included. These areas were analyzed as part of the buildout analysis. **Figure 31** shows the Future Land Use Plan Map.

Figure 30 – Future Land Uses

Future Land Use	Total Area		Total Unconstrained Area		Vacant and Developable (Unconstrained) Area	
	Acres	Percent	Acres	Percent	Acres	Percent
Town Center	771	1.5%	620	5.1%	60	4.0%
Town Business	557	1.1%	448	3.7%	51	3.4%
Town Professional	112	0.2%	88	0.7%	2	0.1%
Town Residential	806	1.5%	654	5.3%	135	9.1%
Residential	2,347	4.5%	1,810	14.8%	298	20.1%
Village Residential	363	0.7%	224	1.8%	47	3.2%
Village Commercial	296	0.6%	250	2.0%	27	1.8%
Hildreth Village	27	0.1%	1	0.0%	1	0.1%
Business	146	0.3%	106	0.9%	8	0.5%
Residential Business	370	0.7%	267	2.2%	22	1.5%
Suburban Residential	3,270	6.2%	2,624	21.5%	218	14.7%
Rural Conservation	42,920	81.8%	5,094	41.7%	740	49.8%
Coastal Residential	193	0.4%	21	0.2%	0	0.0%
Coastal Development	276	0.5%	19	0.2%	0	0.0%
Total	52,456	100%	12,227	100%	1,485	100%
Source: Proposed Zoning spatial data, March 2010						
Source: Municipal Property Code Classification Information, 2008 (modified)						



County Boundary	Future Land Use	Hildreth Village	Goshen Overlay Zone
Municipal Boundary	Residential	Rural Conservation	Cape May Court House Overlay Zone
Garden State Parkway	Town Residential	Suburban Residential	Cape May Bays and Tribs East Overlay Zone
US Route	Town Professional	Residential Business	
NJ State Route	Town Business	Business	
County Route	Town Center	Coastal Residential	
Local Road	Village Residential	Coastal Development	
Railroad	Village Commercial	Open Water Bodies	
Parcels			



FUTURE LAND USE PLAN

TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY



JULY 2010

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ENVIRONS

The area outside of the proposed Township Centers is known as the “Environs”. The Environs contain the vast majority of the environmentally sensitive features and publicly owned lands within the Township. Existing development within the Environs consists primarily of single-family residential uses on large lots. There are also limited commercial establishments located along the major roadways.

Existing development within the Environs is primarily served by on-site subsurface wastewater disposal (septic) systems and no sewer service is proposed to be extended to the Environs unless in special cases for public health reasons. The NJDEP requires new development served by individual on-site septic systems to meet the 2 mg/L target nitrate concentration antidegradation policy on a watershed basis. Middle Township was one of the first municipalities in New Jersey to conduct a Wastewater / Nitrate Dilution Modeling Study under the new WQMP Rules to address the 2 mg/L target nitrate concentration antidegradation policy. The results of the study are discussed in greater detail later in this report, under the Buildout Analysis.

The WQMP Rules allow for varying densities within a zone plan to promote center-based development, clustering, and protection of environmental features and agricultural land, provided that the total development capacity, if built, would not result in a degradation of groundwater quality within a given watershed by exceeding the 2 mg/L nitrate limit. As such, Middle Township’s approach to zoning the Environs to comply with the WQMP Rules was to “downzone”—decrease the density—in the Rural Conservation areas, as necessary, while maintaining a slightly higher density in the other land use areas within the Environs.

Business Area

The Future Land Use Plan recommends the former CB Community Business District be retained as Business areas in limited areas along State Route 47 and US Route 9 outside of the proposed Centers. These areas are primarily located at intersections along State Route 47 and US Route 9 and would encompass a total of 146 acres of land (or 0.3 percent of Middle Township’s land area). These areas are primarily developed. Existing uses include single-family dwellings, small-scale retail and personal service establishments, warehouse and storage uses, and motels. Future development within the Business areas is expected to be limited as vacant and developable (unconstrained) lands total about 8 acres.

The purpose of the Business area is to provide areas outside of the Centers that permit a variety of business uses to serve both the local residents and general public. The size of individual retail and service uses are recommended to be limited to promote smaller locally-oriented businesses within local business nodes. Shopping centers, large retail uses, and indoor commercial facilities should be prohibited. The Business area is recommended to require a minimum lot size of one acre to meet the overall 2 mg/L target nitrate concentration antidegradation policy. Impervious coverage requirements should be established compatible with the intent of CAFRA regulations.



Residential Business

Residential Business areas are recommended to be retained in select areas along State Route 47 and US Route 9 outside of the proposed Centers. These areas would encompass a total of 370 acres of land. These areas are primarily developed with single-family dwellings, with a limited number of civic and business uses. There are approximately 22 acres of vacant unconstrained land in the Residential Business areas.

The intent of the Residential Business area is to continue to provide unique opportunities for highly restricted business uses associated with residential uses outside of the Centers along the major highways. To meet the overall 2 mg/L target nitrate concentration antidegradation policy, the Residential Business area would permit single-family residential dwellings on minimum one-acre lots. Two-family dwellings should be prohibited because sewer service will not be extended to these areas, which would be needed to support the higher density. Professional offices, home occupations and antique, arts, and crafts shops would continue to be permitted. The existing residential character of these areas should be maintained. Non-residential structures should be designed to be compatible with the character of the surrounding residential uses. Impervious coverage requirements should be established compatible with the intent of CAFRA regulations.

Suburban Residential Area

The Future Land Use Plan recommends retaining the SR Suburban Residential Zone outside of the proposed Centers. These areas are primarily located adjacent to the Regional Centers between the Garden State Parkway and the Atlantic City Electric right-of-way, which run parallel north-south through the central spine of the Township. As the second largest district proposed in the Township, Suburban Residential areas would include a total of 3,270 acres of land (or 6.2 percent of Middle Township's land area). These areas are primarily developed with single-family dwellings on minimum 35,000-square foot lots, consistent with the present SR Suburban Residential zoning. However, there are some larger lots containing non-residential uses, including golf establishments, campgrounds, and a supermarket. Smaller retail, personal service, and office uses also exist to a limited extent. There are over 200 acres of vacant and developable (unconstrained) land within the Suburban Residential areas. However, more than half of that land is already approved for development.

The purpose of the Suburban Residential area is to recognize developed residential neighborhoods located outside of the Centers that are not sewered and to act as a transitional residential area between higher density development within Centers and rural density development within Environs. Suburban Residential areas are recommended to require a minimum lot size of one acre to meet the overall 2 mg/L target nitrate concentration antidegradation policy. Age-restricted housing uses with a density of 6 units per acre should no longer be permitted since the recommended Suburban Residential area is not within the future sewer service area and, therefore, cannot support the higher density.

Coastal Residential Area

Coastal Residential areas are recommended to be retained. Existing residential development fronting on the Delaware Bay within the current TR Town Residential and located outside of the proposed Del Haven Village Center is recommended to be included in the Coastal Residential area. The Coastal Residential area would contain a total of 207 acres of land area. These areas are predominately developed and any new development would be primarily infill. Any future residential development is intended to be consistent with the character and scale of existing development.



The purpose of the Coastal Residential area is to recognize the unique characteristics of these waterfront tracts and the importance of residential development within the guidelines of the NJDEP Division of Coastal Resources. The Coastal Residential areas are located outside of the proposed future sewer service areas, which are congruent to the Center boundaries; however, much of the existing development is already connected to the sewer system. New development is not expected to be connected to public sewer. There may be existing unsewered properties that would connect to the sewer system due to public health issues of failing septic systems. Unsewered properties would require one acre minimum of lot area to meet the overall 2 mg/L target nitrate concentration antidegradation policy.

Coastal Development Area

Coastal Development areas are recommended to be retained. The former HMM Hotel, Motel, Marina District is recommended to be eliminated and incorporated into the Coastal Development area. The Coastal Development areas would encompass a total of 263 acres of land area. These areas are predominately developed and any new development would be primarily infill. Any future residential development is intended to be consistent with the character and scale of existing development.

The purpose of the Coastal Development area is to recognize the unique characteristics of these waterfront tracts and the importance of residential, restaurant and marina development within the guidelines of the NJDEP Division of Coastal Resources. The Coastal Development areas are located outside of the proposed future sewer service areas, which are congruent to the Center boundaries; however, much of the existing development is already connected to the sewer system. New development is not expected to be connected to public sewer. There may be existing unsewered properties that would connect to the sewer system due to public health issues of failing septic systems. The Coastal Development area would continue to permit moderate density single-family residential uses where they are served by sewer. Unsewered properties would require one acre minimum of lot area to meet the overall 2 mg/L target nitrate concentration antidegradation policy. Restaurants and marinas would also continue to be permitted on minimum one-acre lots.

Rural Conservation Area

The former SL Sensitive Lands District and RR Rural Residential District within the Environs outside of the Centers are recommended to be combined to form the new Rural Conservation area. The Rural Conservation area would contain almost 82 percent or nearly 43,000 acres of the Township's land area. These areas contain 37,800 acres of environmentally sensitive lands, including freshwater or coastal wetlands, floodplains, Category One Waterways or other open water bodies. The majority of the publicly-owned lands in the Township are also located in the Rural Conservation Area, including the Beaver Swamp Wildlife Management Area, Dennis Creek Wildlife Management Area, Cape May National Wildlife Refuge, and the Cape May County Parks. Environmentally sensitive lands continue to be acquired by federal, state, county, not-for-profit interest groups in an effort to preserve the critical wildlife habitat and rich natural resources they contain.

The intent of the Rural Conservation area is to permit single-family residential development and related agricultural and recreational uses at a density that will ensure that the water quality of the three HUC11 Watersheds within the Township will not be substantially degraded by potential future development. This area is recommended to permit single-family residential uses at a density of 1 dwelling unit per 3.5 acres with a minimum of 25,000 square feet of contiguous unconstrained land for each dwelling unit to meet the 2 mg/L target nitrate concentration antidegradation policy. Existing vacant undersized lots with a minimum of 35,000 square feet of gross lot area and a



minimum of 15,000 square feet of contiguous unconstrained area are recommended to be “grandfathered” to permit one single-family dwelling.

The intent of the Rural Conservation is also to recognize that portion of the municipality that is within the Airport Hazard Area of the Cape May Airport. The existing Rural Development (RD) zone specifically acknowledges this portion of the Township that is within the airport hazard area of Cape May Airport. This Rural Development (RD) zone permits low density residential development on 3 acre lots and farms. This area is now recommended for Rural Conservation, which would require minimum 3.5 acre lots for low density development.

The purpose of the Rural Conservation area is to retain the essential rural character of the Township and encourage the continuation of agricultural uses and protection of vital natural resources. In furtherance of this purpose, the Rural Conservation area is recommended to permit Planned Residential Open Space Cluster Development and Planned Residential Noncontiguous Parcel Density Cluster Development. (See [Development Tools](#) section for further discussion.)

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, which would allow for properties to be developed in accordance with the proposed zoning, except that any future subdivision will be required to meet the Nitrate Dilution Model at the property limits. A Model Nitrate Dilution Ordinance is to be provided by the NJDEP for Middle Township to consider for this Overlay Zone.



CENTERS

The Future Land Use Plan proposes seven Centers. The Regional Centers of Cape May Court House and Rio Grande-Whitesboro-Burleigh are proposed along the US Route 9 corridor to provide for future growth of commercial and residential uses. The three Villages of Del Haven, Green Creek and Swainton and the Hamlet of Goshen reflect the historic development patterns in the Township. The proposed Village of Hildreth is proposed to provide redevelopment opportunities for a new planned village with higher density mixed-use commercial and residential development. (See **Figure 33 – Proposed Centers Map**.)

The two Regional Centers are proposed in areas where existing commercial development is prominent and redevelopment potential is the greatest. As shown in **Figure 32 – Proposed Centers**, Cape May Court House and Rio Grande-Whitesboro-Burleigh, together, contain 390 properties that total over 700 acres in the commercial sector. Of all of the proposed Centers, these Regional Centers also contain the greatest amount of vacant land (938 acres).

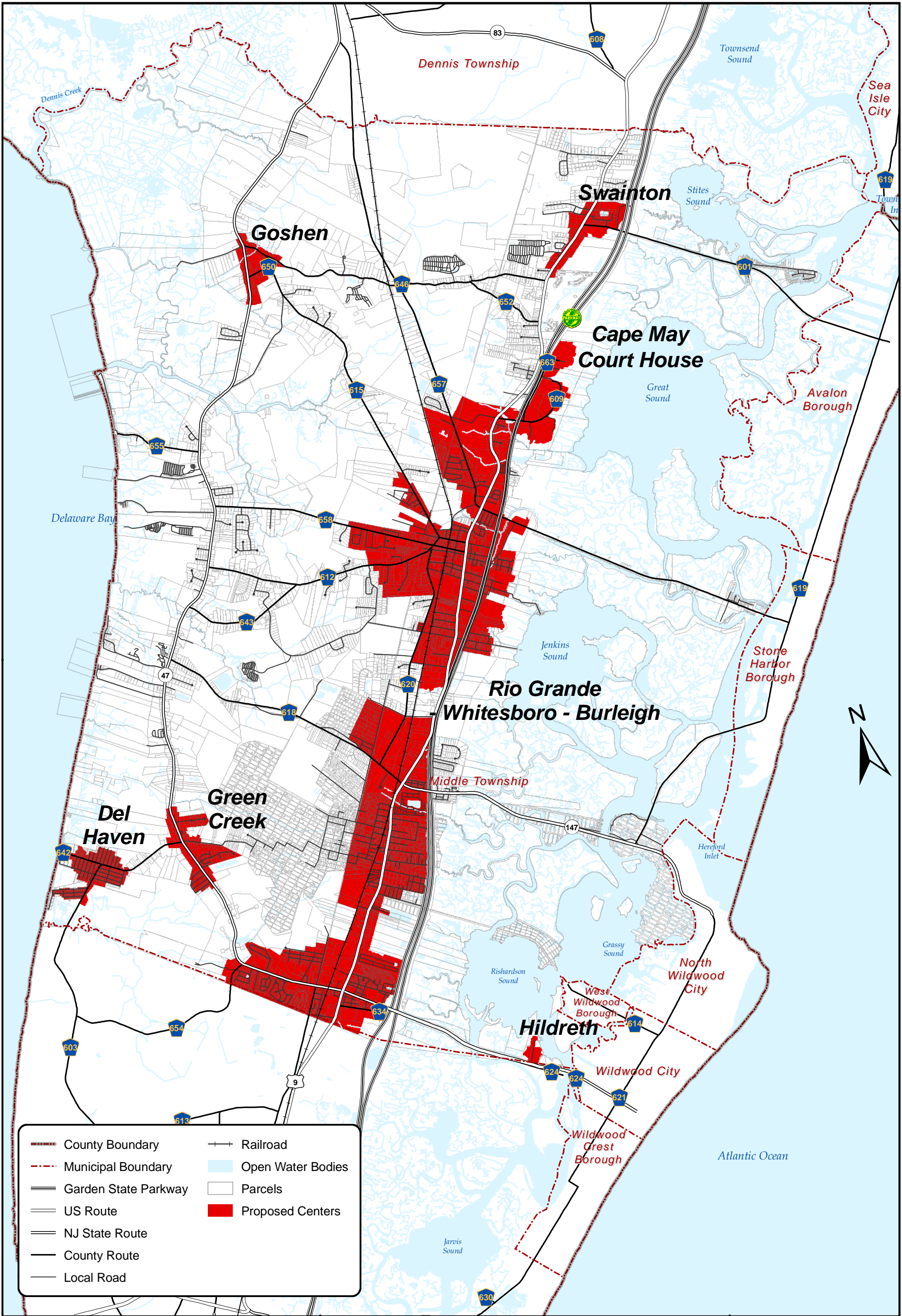
The proposed Village Centers are generally developed, with limited redevelopment potential. Two of the Village Centers (Del Haven and Green Creek) are primarily residential in nature with small commercial districts at the core. Green Creek, the largest of all of the proposed Centers (201 acres), contains only 21 acres of vacant or non-preserved agricultural lands. This is indicative of the fairly built-out nature of these areas. Swainton is primarily developed with commercial uses due to its prominent location along US Route 9 and Avalon Boulevard, which provides access to the Garden State Parkway.

Figure 32 – Proposed Centers

Center	Vacant/ Farmland		Residential		Commercial		Public/ Quasi-Public		Other		Total	
	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels
Cape May Court House	284	248	845	1,614	246	189	671	112	2	2	2,048	2,165
Rio Grande-Whitesboro-Burleigh	654	909	609	1,501	474	201	89	153	26	2	1,853	2,766
Del Haven	12	69	128	599	1	4	3	15	0	0	144	687
Green Creek	21	25	149	237	17	15	14	14	0	0	201	291
Swainton	22	15	55	56	77	18	11	5	0	0	165	94
Hildreth	0	0	0	0	25	2	0	0	0	0	25	2
Goshen	11	9	108	96	2	2	7	7	2	1	131	115
Total	1,004	1,275	1,894	4,103	843	431	795	306	30	5	4,566	6,120

Source: Municipal Property Code Classification Information, 2008 (modified)

Note: Total acreage does not include public rights-of-way.



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REGIONAL CENTER LAND USE RECOMMENDATIONS

Two Regional Centers are proposed along the US Route 9 corridor: the Cape May Court House Regional Center and the Rio Grande-Whitesboro-Burleigh Regional Center. Both Regional Centers have similar land use recommendations, except that the Town Professional areas are proposed in Cape May Court House and not in Rio Grande-Whitesboro-Burleigh. The following describes the proposed goals and the land uses with these two Centers and recommended land use standards.

Town Center Area (TC)

The Future Land Use Plan recommends developing the Town Center areas for compact mixed-use development at three major intersections along US Route 9 within the Cape May Court House and Rio Grande-Whitesboro-Burleigh Regional Centers. The proposed Town Center areas are primarily developed, with limited vacant land available for further development. There are only about 60 acres of vacant and developable (unconstrained) lands within the three Town Center areas. Although these Town Center areas encompass only about 1.5 percent of the Township's land area, these areas would be the primary area targeted for future growth and private redevelopment or revitalization.

The intent of the Town Center area is to maintain the existing RGB Regional General Business District within the newly created TC Town Center land use category to accommodate the regionally-oriented commercial development that exists in Cape May Court House and Rio Grande. A new Town Center area is recommended in Burleigh at the US Route 9/Indian Trail Road area, as a new mixed-use core of the Rio Grande-Whitesboro-Burleigh Center. In certain areas, the Town Center area should be expanded to include existing commercial development and larger parcels with potential to accommodate appropriate mixed-use development. All three Town Center areas are within the existing and proposed sewer service areas.

The purpose of the Town Center area is to promote a desirable mix of commercial, office, civic and residential land uses within a compact, vibrant, pedestrian-friendly, town center environment, with an emphasis on uses that service community and regional needs in areas where there is adequate access to the road network and infrastructure. The Town Center area will encourage pedestrian flow throughout the area by generally permitting stores, restaurants, shops and business service establishments on the ground floor of buildings and the upper floors for professional or business offices and residential units to enhance the orientation of land uses toward pedestrian shopping and circulation within a mixed-use environment. It is also expected to provide affordable housing to meet the Township's housing obligations. The Town Center area should ensure design compatibility with existing development that considers building height, materials, colors, landscaping and signage, sharing off-street parking and stormwater detention opportunities, providing off-street parking that is well screened from public view.

By encouraging more intense development in the Town Center area, it is expected that environmentally sensitive areas in the Environs outside of the Centers would be better protected from development pressures. The Future Land Use Plan also envisions permitting non-contiguous parcel density cluster to help focus development into the more appropriate areas, such as the Town Center area. A density bonus should be provided to encourage non-contiguous parcel density cluster.

Mixed-use development, including non-residential (retail, service, civic and office) uses on the ground floors and residential uses with an affordable housing component on upper floors, should be permitted and promoted as the desirable form of development. Single use development should be discouraged. To establish a desirable pedestrian-



oriented streetscape, buildings should be located closer to the road frontage with sidewalks provided. A 'build-to line' is recommended, which would require a minimum and maximum front yard setback. Permitted non-residential uses should be required along the entire street level frontage with the only interruption in non-residential uses allowed for driveway access to off-street parking areas or residential access. Driveways should be limited, especially along the principal arterials and major collector roads, to encourage walkability. Wherever feasible, driveway access should be provided via minor collectors and local streets. A minimum height of 2 stories (or 25 feet) is recommended to provide a sense of enclosure; a maximum building height of 3 stories is recommended to ensure that future development or redevelopment is compatible with the existing scale of development, while providing opportunities for increased density or intensity over the existing land uses. Design guidelines should be developed for the Town Center areas to ensure design compatibility with existing development.

Parking areas should be set back from the street frontage behind the building whenever feasible. A limited percentage of the overall parking requirement may be permitted within the front setback, but it must be suitably screened from public view. Parking located behind the building is preferred and strongly encouraged. Sufficient parking should be provided for commercial uses based on an assessment of parking demand for individual uses, shared parking potential and on-street parking opportunities. Required parking for new redevelopment uses can also be accommodated with off-site parking in on-grade or structured parking areas. Parking lots as the principal use on a property are discouraged along US Route 9, State Route 47 and any other principal or minor arterial or collector as they would interrupt the continuous non-residential building frontage desired along these corridors.

To promote development and redevelopment of the Town Center areas, these areas should permit the highest residential density and impervious coverage in the Township. Although the maximum impervious coverage in the RGB Regional General Business District is currently 80 percent (consistent with CAFRA requirements for Regional Centers), the Future Land Use Plan recommends it be reduced to 70 percent in the Town Center areas to ensure that the sewer demand at full buildout will not exceed Middle Township's current wastewater allocations. If the Township is able to increase its allocation at some point in the future, it should consider increasing the maximum impervious coverage up to 80 percent. A maximum floor area ratio should be established for residential uses to encourage a range of unit sizes that could support affordable and working class housing.

All permitted principal uses of the former RGB Regional General Business District should continue to be permitted in the Town Center areas. Multifamily residential uses should be permitted only on the upper floors of mixed-use buildings, unless part of a planned unit development with multiple buildings. A percentage of multifamily dwellings should be required to be affordable to low and moderate-income households, in accordance with the Township's affordable housing regulations. The Township envisioned a maximum residential density of 8 dwelling units per acre for mixed-use development in the Town Center areas. However, the buildout analysis indicated that the allocated wastewater capacity would be exceeded at full buildout by the sewer demand generated from this density. Therefore, the Future land Use Plan recommends a maximum residential density of 6 units per acre to meet the allocated capacity. If the Township is able to increase its allocation at some point in the future, it should consider increasing the maximum residential density up to 8 units per acre.

To accommodate increased residential density and preserve open space in the Environs outside of the Centers, non-contiguous parcel density cluster should be permitted on non-contiguous tracts of 10 acres or greater, provided that a minimum of 2 acres are located within the Town Center area. An increase in residential density should be permitted as a bonus to encourage non-contiguous clustering between the Centers and the Environs. The Future Land Use Plan



recommends a density bonus of up to 4 units per acre. To ensure that the sewer demand at full buildout will not exceed the allocated wastewater capacity, the Future Land Use Plan recommends that an expiration clause be included in the zoning ordinance to limit the number of units clustered into the Center through NCPDC.

The conditional uses of the former RGB Regional General Business District should continue to be permitted conditional uses in the Town Center areas. Drive-thru facilities (including banking and fast-food) should be permitted as conditional uses to assure that they have no adverse impacts on the overall purpose and intent of the Town Center areas. Drive-thru lanes typically require additional driveways or increased curb-cuts, which interrupts the walkability of the area. The conditional use standards should be crafted to reduce the visibility of the drive-thru windows, signage, canopies, stacking lanes or other elements associated with the drive-thru facility. These elements should be hidden or screened from public view by locating in the rear of the structure. Banking facilities could utilize remote teller and/or ATM drive-thru facilities. Driveway access should be limited as much as possible. Shared driveway access between adjacent properties is preferred and strongly recommended.

Planned Unit Development (PUD) should be permitted on tracts containing a minimum of 10 acres of unconstrained land area. A maximum floor area ratio should be established. Freestanding residential structures should be permitted as part of a PUD provided that the residential structure is not located along the primary street frontage to accommodate commercial and mixed-use along the “walkable” frontage. PUD provisions should ensure that non-residential uses will be included in each PUD, rather than an all-residential development.

All future development or redevelopment should reflect traditional town center planning and design principles, including:

- A mix of residences, stores and shops, personal service establishments, offices, workplaces and civic uses that are interwoven within a traditional mixed-use neighborhood, all in close proximity;
- A mix of uses that provide for predominately retail stores, offices, restaurants and personal service uses on the first floor or street level with office and residential uses located on upper floors;
- The design and arrangement of buildings in a manner that advances “green building” concepts to achieve sustainability;
- The creation of a district with architectural facade design and building scale typical for a mixed-use neighborhood and representative of elements of Middle Township’s historic character;
- Cross access and shared access to reduce the number of driveways along US Route 9;
- Focal points such as small parks or squares and other open spaces, as appropriate, such that a sense of place is enhanced and strengthened;
- A layout of buildings, open spaces and parking lots that encourage sidewalk and pathway interconnections; and
- A district that offers a feeling of security.

Town Business Area (TB)

Town Business areas are proposed to be retained and expanded along US Route 9 and State Route 47 within the Cape May Court House and Rio Grande-Whitesboro-Burleigh Regional Centers. Areas currently zoned as CB Community Business along US Route 9 and a portion of the existing RGB Regional General Business District along State Route 47 in Rio Grande would be incorporated into the Town Business land use category. These areas would encompass a total of 557 acres of land (or 1.1 percent of Middle Township’s land area), primarily consisting of existing business uses on a range of lot sizes, from 5,000-square foot lots in the existing TB Town Business District to 1-acre lots or greater in the existing CB Community Business District and RGB Regional General Business District. There are only about 65



acres of vacant and developable (unconstrained) lands within the proposed Town Business areas, which represents less than 12 percent of the total land within the Town Business area. Since the Town Business area contains such a wide range in lot sizes, different bulk and area standards should be created for large-lot and small-lot development. The minimum lot size should be 15,000 square feet for individual uses, consistent with the existing TB Town Business Zone.

The purpose of the Town Business area is to accommodate locally or community-oriented retail sales and service businesses and professional offices and service uses at a scale compatible with the surrounding community and at a reduced intensity compared to the Town Center area. Appropriate uses currently permitted within the TB Town Business and CB Community Business Districts that serve the local needs should continue to be permitted in the Town Business areas. Local and community-oriented businesses, personal service and similar types of establishments are typically smaller than those that are oriented toward regional needs. As such, a maximum gross floor area should be established for each individual business use to ensure that the Town Business area is community-oriented rather than regionally-oriented.

The Town Business land use category is also intended to enhance the orientation of land uses toward pedestrian shopping and circulation within a mixed-use environment. In furtherance of this goal, a single dwelling unit should continue to be permitted on each property in conjunction with any principal permitted use, as currently permitted in the CB Community Business and TB Town Business Districts. Permitting multifamily residential units within mixed-use buildings would also help achieve this goal; however, the Buildout Analysis found that the development associated with mixed-use development in the future Town Business area would exceed the current wastewater allocations for Middle Township. If the Township is able to increase their wastewater allocation at some point in the future, it should consider permitting multifamily residential units in mixed-use building, provided that the lot is two acres or greater. The residential density should be lower than the density of the Town Center area. The Township originally envisioned 6 dwelling units per acre. If permitted in the future, a percentage of multifamily dwellings should be required to be affordable to low and moderate-income households, in accordance with the Township's affordable housing regulations. Bed and breakfast establishments should also be permitted.

Although the maximum impervious coverage in the CB Community Business District is currently 80 percent (consistent with CAFRA requirements for Regional Centers), the Future Land Use Plan recommends it be reduced to 60 percent in the future Town Business areas to ensure that the sewer demand at full buildout will not exceed Middle Township's current wastewater allocations. This is consistent with the current TB Town Business District's maximum impervious coverage of 60 percent. If the Township is able to increase its allocation at some point in the future, it should consider increasing the maximum impervious coverage up to 70 percent. A maximum floor area ratio should be established for residential uses to encourage a range of unit sizes that could support affordable and working class housing.

To establish a desirable pedestrian-oriented streetscape, buildings should be located closer to the road frontage with sidewalks provided. A 'build-to line' is recommended, which would require a minimum and maximum front yard setback. Commercial uses should be required along the entire street level frontage with the only interruption in non-residential uses allowed for driveway access to off-street parking and lobby area or residential access. Driveways should be limited, especially along the principal arterials and major collector roads, to encourage walkability. Wherever feasible, driveway access should be provided via minor collectors and local streets. Parking located behind the building is preferred and strongly encouraged. Sufficient parking should be provided for commercial uses based



on an assessment of parking demand for individual uses, shared parking potential and on-street parking opportunities.

Town Professional Area (TP)

Town Professional areas are proposed to be retained and refined within the Cape May Court House Regional Center to accommodate small professional office uses. These areas would encompass a total of 112 acres of land (or 0.2 percent of Middle Township's land area). These areas generally include areas of existing small-lot residential and professional (medical and non-medical) offices. Town Professional areas are typically accessible from the principal arterials or major collector roads. The proposed Town Professional areas are primarily built-out with very limited vacant and developable (unconstrained) land remaining (less than 2 acres). New development is expected to occur in the form of private redevelopment or revitalization. It is also expected that existing residential dwellings in the vicinity of the Cape Regional Medical Center will be converted into professional and/or medical office uses in the future.

The purpose of the Town Professional area is to provide for limited areas within the Cape May Court House Center for the placement of selected professional uses together with residential uses in a manner that minimizes the impact on adjacent residential uses. The Town Professional area would continue to permit small-lot single-family and two-family dwellings. Professional office uses would continue to be permitted; however, the minimum lot size should be increased from 10,000 to 15,000 square feet for single uses. A minimum of 2 acres should be required for multiple uses on one lot. For parcels containing less than 2 acres, it is recommended that not more than one type of professional use may utilize the building and only one type of medical specialty involving one medical practice may utilize the building. Home occupations may be permitted, provided that the use does not involve extensive visitors, deliveries or traffic.

The Town Professional land use category is also intended to enhance the orientation of land uses toward pedestrian circulation within the Regional Center. The Future Land Use Plan envisions permitting multifamily residential units within mixed-use buildings to achieve this goal; however, the Buildout Analysis found that the development associated with mixed-use development in the future Town Professional area would exceed the current wastewater allocations for Middle Township. If the Township is able to increase their wastewater allocation at some point in the future, it should consider permitting multifamily residential units in mixed-use building, provided that the lot is two acres or greater. If permitted in the future, a percentage of multifamily dwellings should be required to be affordable to low and moderate-income households, in accordance with the Township's affordable housing regulations.

To establish a desirable pedestrian-oriented streetscape, buildings should be located closer to the road frontage with sidewalks provided. Setbacks should be consistent with the existing character of the area. Parking and loading areas should be located to the rear or side of principal buildings and appropriately screen from public view. Sufficient parking should be provided for office uses based on an assessment of parking demand for individual uses, shared parking potential and on-street parking opportunities. Buffer screening should be required to ensure compatibility with adjacent residential uses.

Town Residential Area (TR)

The Future Land Use Plan recommends retaining and expanding the fully-developed TR Town Residential Districts within the Cape May Court House and Rio Grande-Whitesboro-Burleigh Regional Centers to continue the existing small-lot residential development pattern. The existing TRB Town Residential Business Districts within Cape May Court House along Railroad Avenue should be eliminated and incorporated into the Town Residential area. Existing



TR Town Residential Districts and TRB Town Residential Business Districts outside of the Centers should be eliminated and incorporated into the appropriate zone in the Environs.

Town Residential areas are proposed to encompass a total of 806 acres of land (or 1.5 percent of Middle Township's land area), generally including existing small-lot residential neighborhoods located adjacent to the dense areas of the Centers along the principal arterials. The Town Residential areas typically front on local streets with direct access to the principal arterials or major collector roads. There are approximately 135 acres of vacant and developable (unconstrained) land within the proposed Town Residential areas (or 17 percent of the Town Residential areas). However, more than two-thirds of this vacant land is already planned or approved for development.

The purpose of the Town Residential area is to recognize those areas where small-lot and multifamily residential development exists and where the presence of adequate infrastructure permits additional development compatible with existing development. The Town Residential area would continue to permit single-family detached dwellings and two-family dwellings (in sewerred areas only). However, the Buildout Analysis found that the projected wastewater flow associated with future development of the Town Residential area would exceed the Township's allocated wastewater capacity. To ensure that the capacity will not be exceeded at full buildout, the Future Land Use Plan recommends that the minimum lot size for single-family dwellings be increased from 5,000 to 10,000 square feet. Similarly, the minimum lot size for two-family dwellings is recommended to be increased from 9,000 to 15,000 square feet. Grandfather provisions should be amended to allow existing vacant parcels with between 5,000 and 10,000 square feet of area to be developed with a single-family dwelling.

The Town Residential land use category is intended to promote private redevelopment of larger lots, especially along rail line, for residential development. It is also intended to encourage directed growth within the Centers to protect the Environs through non-contiguous clustering for multifamily housing on larger tracts. Multifamily residential units should be permitted if the lot is two acres or greater. A maximum residential density of 6 dwelling units per acre is recommended by the Future land Use Plan. A percentage of multifamily dwellings should be required to be affordable to low and moderate-income households, in accordance with the Township's affordable housing regulations.

Retention of historic properties in Cape May Court House should be a priority. Productive conversion and adaptive reuse should be encouraged to increase the vitality of these important historic resources (see [Cape May Court House Overlay Zone](#) under the [Cape May Court House Land Use Recommendations](#) section).

To accommodate increased residential density and preserve open space in the Environs outside of the Centers, non-contiguous parcel density cluster should be permitted through planned unit residential development (PURD) on non-contiguous tracts of 5 acres or greater, provided that a minimum of 2 acres are located within the Town Residential area. PURD could consist of a combination of single-family detached, two-family attached, townhouse and multifamily dwellings. An increase in residential density should be permitted as a bonus to encourage non-contiguous clustering and to accommodate the additional development being clustered from the Environs. To ensure that the sewer demand at full buildout will not exceed the allocated wastewater capacity, the Future Land Use Plan recommends a maximum density bonus of 2 units per acre and an expiration clause limiting the number of units that can be clustered into the Center. A maximum floor area ratio should be established for residential uses to promote a variety of unit sizes that could support affordable and workforce housing. Multifamily housing and PURD should be prohibited within the Cape May Court House Overlay District to protect the character of the historic area. Building design



standards should be developed for multifamily and PURD to ensure compatibility with the character of the surrounding neighborhood.

The Town Residential areas are located within existing or proposed sewer service areas, although not all properties are connected to public sewer at this time. It is expected that many of these properties currently served by private septic systems would be connected to the public sewer in the future. Lot standards should be provided for unsewered lots only for those areas not yet sewered. Once sewered, these lots shall be subject to the sewered lot standards.

Residential Area (R)

Residential areas are proposed at the outskirts of the Cape May Court House and Rio Grande-Whitesboro-Burleigh Regional Centers and also in select areas in the Green Creek Village Center. The intent is to accommodate the former SR Suburban Residential District within the Centers into this new land use category. These areas generally encompass existing neighborhoods with larger residential lots (ranging in size from 10,000 square feet to over one acre) in the Centers. They also include a limited area of existing larger lots within Green Creek, east of State Route 47. These areas are proposed to encompass a total of 2,347 acres of land (or 4.5 percent of Middle Township's land area). They are typically located away from the higher density core areas of the Centers. Access into the Residential areas is typically limited to collector roads or local roads. There just under 300 acres of vacant and developable (unconstrained) lands within the Residential areas, including lands already approved for development.

The purpose of the Residential area is to accommodate existing residential development patterns within these Centers and allow for future development compatible with the existing neighborhoods. The Residential area would permit single-family detached dwellings and two-family dwellings at a reduced density compared to the Town Residential areas. The Residential area originally considered establishing residential densities consistent with the current provisions for sewered properties in the existing SR Suburban Residential Zone. However, the Buildout Analysis found that the projected wastewater flow associated with future development of the Residential area at those densities would exceed the Township's allocated wastewater capacity. To ensure that the capacity will not be exceeded at full buildout, the Future Land Use Plan recommends that the minimum lot size for single-family dwellings be increased from 12,000 to 20,000 square feet. Similarly, the minimum lot size for two-family dwellings is recommended to be increased from 20,000 to 30,000 square feet. Grandfather provisions should be amended to allow existing vacant parcels with between 12,000 and 20,000 square feet of area to be developed with a single-family dwelling.

The Residential land use category is intended to promote private redevelopment of larger lots for residential development, but at a reduced scale and density compared to the Town Residential area. It is also intended to encourage directed growth within the Centers to protect the Environs through non-contiguous clustering for townhouses on larger tracts.

Townhouses should be permitted if the lot is two acres or greater. A percentage of townhouse dwellings should be required to be affordable to low and moderate-income households, in accordance with the Township's affordable housing regulations. Initially, a maximum residential density of 4 dwelling units per acre for townhouses was envisioned in the Residential areas. However, the buildout analysis indicated that the allocated wastewater capacity would be exceeded at full buildout by the sewer demand generated from this density. Therefore, the Future Land Use Plan recommends a maximum residential density of 3 units per acre to meet the allocated capacity. If the Township is



able to increase its allocation at some point in the future, it should consider increasing the maximum residential density up to 4 units per acre.

To accommodate increased residential density and preserve open space in the Environs outside of the Centers, non-contiguous parcel density cluster should be permitted through planned unit residential development (PURD) on non-contiguous tracts of 5 acres or greater, provided that a minimum of 2 acres are located within the Residential area. PURD could consist of a combination of single-family detached, two-family attached, and townhouse dwellings. An increase in residential density should be permitted as a bonus to encourage non-contiguous clustering and to accommodate the additional development being clustered from the Environs. To ensure that the sewer demand at full buildout will not exceed the allocated wastewater capacity, the Future Land Use Plan recommends a maximum density bonus of 3 units per acre and an expiration clause limiting the number of units that can be clustered into the Center. A maximum floor area ratio should be established for residential uses to promote a variety of unit sizes that could support affordable and workforce housing.

The Residential areas are located within existing or proposed sewer service areas, although not all properties are connected to public sewer at this time. It is expected that many of these properties currently served by private septic systems would be connected to the public sewer in the future. Lot standards should be provided for unsewered lots only for those areas not yet sewered. Once sewered, these lots shall be subject to the sewered lot standards.



CAPE MAY COURT HOUSE REGIONAL CENTER

Cape May Court House is a census-designated place and unincorporated historic area of Middle Township, focused at Mechanic Street and US Route 9. In 1696, Shamager Hand (for whom Hand Avenue is named) owned a 700-acre plantation in Cape May Court House, which was named “Rumney Marsh” at that time. It was later renamed “Middletown”. It was surveyed and laid out in 1703 by Jeremiah Hand. The Court of Cape May County was established in 1693, but it was not until 1745 when Cape May Court House was designated as the county seat. In 1704, the general sessions of the County Court were ordered to be held at Shamager Hand’s house, and thus the hamlet began to be known as “Cape May Court House”. The County continued to hold court in private homes and the First Baptist Church until 1774, when Daniel Hand (grandson of Shamager) donated an acre of land for a court house and jail. By 1840, Cape May Court House was developed with twelve stores, two grist mills, two saw mills, five schools, a court house and jail, county offices, two churches and thirty to forty houses. The third court house was constructed here in 1848.^{9, 10, 11}

Cape May Court House continued to develop around the grid-pattern streets with a mix of residential, non-residential and civic uses. A number of historic structures still exist in Cape May Court House. In 1993, the Cape May Court House Historic District received an opinion of eligibility issued by the State Historic Preservation Officer (SHPO) to be listed on the National Register of Historic Places. The historic district has yet to be officially designated on the State or National Register.

Today, Cape May Court House remains the county seat and the primary concentration of civic institutions (such as the County Courthouse, County Library, County offices, County nursing home, and Middle Township Municipal Building), businesses, retail services and professional offices, that serve not just the Township, but residents from all over the County. The core of the Center is concentrated around US Route 9 between Stone Harbor Boulevard/South Dennis Creek Road (CR-657) and Hand Avenue (CR-658), which is a walkable older developed center including historic residences on small lots.

The Cape Regional Medical Center is the largest County employer, with many associated medical professional offices concentrated in this area. South of this area is downtown Cape May Court House, with many historic properties used for professional offices, small-scale commercial businesses and residential uses. Cape May Court House is also home to the Cape May County Park and Zoo and all four



⁹ 2003 Middle Township Master Plan.

¹⁰ The Society of Colonial Wars in the State of New Jersey (1928). Historic Roadsides of New Jersey.

¹¹ Stevens, L. T. (1897). The History of Cape May County, New Jersey: from the Aboriginal Times to the Present Day (Volume 2).



of Middle Township's primary schools (Elementary Schools #1 and #2, Middle School and High School). The Atlantic Cape County College is also located along South Dennisville Road within the proposed Residential area of the Regional Center.



The Cape May Court House Regional Center establishes the boundaries where there is existing development and potential for future development at a higher density than the surrounding Environs. The Cape May Court House Regional Center encompasses a total of 2,370 acres (3.7 square miles) of land, located at the heart of the Township. It is traversed north-to-south by US Route 9 and the Garden State Parkway, spanning a total of 4.5 miles from end to end. On the east side of the Parkway, the northernmost boundary encompasses all of the County properties along Crest Haven Road, including the Cape May County Municipal Utilities Authority (MUA) sewer treatment plant. The Center also includes the Cape May County Park and Zoo on the west side of the Garden State Parkway. The eastern boundary is generally consistent with the inland edge of the tidal wetlands, as mapped by the NJDEP. The southernmost edge of the Center is formed by the wetlands transitional buffer line for the Canterbury Subdivision, approximately 1,500 feet south of Johnston Lane (as verified by an NJDEP Letter of Interpretation). To the west, the Center extends in a radial pattern along Shunpike Road (CR-620), Dias Creek Road (CR-612), Hand Avenue (CR-658), Goshen Road (CR-615) and South Dennisville Road (CR-657). The westernmost point of the Center is approximately 1.4 miles west of US Route 9, along CR-658. (See **Figure 34 – Proposed Cape May Court House Regional Center Map.**)



The Garden State Parkway provides access to the Center via two signalized intersections, at Crest Haven Road (Exit 11) and Stone Harbor Boulevard (CR-657) (Exit 10). Both of these intersections are planned to become grade-separated interchanges providing access in all directions due to the high level of accidents occurring at these intersections. US Route 9 is the major transportation route through the Center, along with the various County roads. CR-657 is a primary collector, which provides access to Stone Harbor Borough to the east and Dennisville (Dennis Township) to the northwest of Cape May Court House. CR-612 and CR-615 are secondary collectors that provide access from Cape May Court House to State Route 47 to the west. CR-620 is a local county road that connects Cape May Court House south to Burleigh. CR-658 is also a local county road that connects west to State Route 47.



The Cape May Court House CDP encompasses 9.04 square miles (5,787 acres), a much larger area than the proposed Regional Center. Nonetheless, as of the 2000 US Census, there were 4,704 people living in 1,732 households in the CDP. Comparatively, in 1990 there were 4,426 people living in 1,577 households in the CDP. This is indicative of the development that continues to occur in the Cape May Court House area; however, it is likely that much of this new development had occurred in what is now outside of the proposed Regional Center.



Based on gross lot area, approximately 70 percent of the proposed Regional Center is developed. However, only about 195 acres (or less than 10 percent) of the Center remains as vacant, unconstrained and developable land. Future development is expected to take place in the form of infill residential development on existing small lots and private redevelopment or revitalization of existing development, especially in the Town Center areas. Approximately 750 new residential units and 313,000 square feet of non-residential space could be constructed within the Cape May Court House Regional Center at maximum buildout. This includes a net gain of 157 residential units and 165,000 square feet of non-residential space through redevelopment of existing development in the proposed Town Center, Town Business, Town Professional and Town Residential areas in Cape May Court House.

Cape May Court House Land Use Recommendations

Town Center Area (TC)

The Future Land Use Plan recommends developing and redeveloping the Town Center area of Cape May Court House for compact mixed-use development. The proposed Cape May Court House Town Center encompasses a total of 203 acres along the US Route 9 and CR-657 corridors, which is divided into two zones separated by the Garden State Parkway right-of-way. The Town Center area is almost entirely developed with a variety of uses that primarily serve the civic and professional service needs of the greater Cape May region. Existing uses include the Cape Regional Medical Center, numerous medical and professional offices, the County nursing home, various retail and service establishments (including restaurants, service stations, banks, and service stations), and two regional shopping centers (Court House Village and Acme Shopping Center). Within the shopping centers are several large-scale retail stores, such as Acme, Super Fresh, Marshall's, Home Goods, CVS and Staples, to name a few. There is only about 2 acres of vacant, unconstrained and developable land in the Cape May Court House Town Center area, most of which is already approved for new development. A number of existing homes would be non-conforming under the Town Center designation, which may present an opportunity for future redevelopment.





Town Business Area (TB)

Town Business areas are proposed to be retained and expanded along US Route 9 within the Cape May Court House Regional Center. The Town Business expansion would include the area currently zoned as CB Community Business to the south and a portion of the existing TP Town Professional area to the north. The smaller Town Business area off of US Route 9, between CR-615 and CR-658 is proposed to remain as existing. In total, the Town Business area is proposed to encompass 225 acres, spanning up to 1,300 feet along both sides of US Route 9 with a length of approximately 2 miles, from Brighton Road to the southern boundary of the Center, which is just south of Johnstown Lane.

The majority of the proposed Town Business area is developed. Existing development primarily consists of existing business uses on a range of lot sizes, from 5,000-square foot lots in the existing TB Town Business District to 1-acre lots or greater in the existing CB Community Business District. Existing uses in the Cape May Court House Town Business area include civic institutions (such as the Cape May County Court House, the Middle Township Municipal Building, Middle Township Elementary Schools #1 and #2 and churches), numerous retail and personal service business (such as banks, gas stations, salons, restaurants, etc.), business and professional offices, and residential uses. Vacant and developable lands amount to about 17 acres. To accommodate the wide range in lot sizes, separate bulk and yard standards are proposed for large-lot and small-lot development.

Town Professional Area (TP)

The Cape May Court House Town Professional areas are proposed to be retained and refined to accommodate small professional offices. These areas would encompass a total of 112 acres of land. Town Professional land uses are proposed at five locations in Cape May Court House. The area just south of the Cape Regional Medical Center is proposed to be expanded south to Brighton Road to incorporate the existing residential neighborhood zoned for TR Town Residential. The purpose of this expansion is to encourage conversion of residential uses to medical office uses near the hospital. The northernmost TP Town Professional District is recommended to be changed to R Residential or TC Town Center along the westerly side of US Route 9. This area is also proposed to be expanded to the north to encompass a portion of the existing RB Residential Business District that is within the Center. This refinement attempts to include existing professional offices in the area and existing residential uses on US Route 9 that could be converted into professional offices. These proposed Town Professional areas are primarily developed with existing small-lot residential and professional (medical and non-medical) offices. Vacant and developable lands are limited to less than 2 acres. Future development is expected to occur in the form of private redevelopment, revitalization or conversion of existing structures.

Town Residential Area (TR)

The Future Land Use Plan recommends retaining the fully-developed TR Town Residential Districts within the Cape May Court House Regional Center to continue the existing small-lot residential development pattern. The existing TRB Town Residential Business Districts are eliminated and absorbed into the Town Residential land use category. Existing TR Town Residential Districts falling outside of the Centers are to be eliminated. In general, the Town Residential area has been refined to better reflect the existing character of the residential neighborhoods. Cape May Court House Town Residential areas are proposed to encompass a total of 195 acres. Remaining vacant and developable (unconstrained) land amounts to less than 10 acres. Single-family and two-family homes are the predominant land use in these areas. However, there are a limited number of existing civic and commercial uses included as well. Future development of these areas is primarily expected to take place as infill development.



Residential Area (R)

Residential areas are proposed at the outskirts of the Cape May Court House Regional Center. As the largest land use category proposed in Cape May Court House, the Residential areas encompass 1,535 acres (or nearly two-thirds of the Center). The former SR Suburban Residential District within the Center is eliminated and incorporated into this new land use category. These areas generally encompass existing neighborhoods with larger residential lots (ranging in size from 10,000 square feet to over one acre) in the Centers. With nearly 1,000 existing homes in the Cape May Court House Residential area, single-family residential uses are the predominant existing land use. However, there are a limited number of existing civic and commercial uses included as well. Future development of these areas is primarily expected to take place as infill development.



Cape May Court House Overlay District

The Future Land Use Plan recommends a Cape May Court House Overlay District, consistent with the boundaries of the Cape May Court House Historic District, which would encompass 98 acres in the core of Cape May Court House. It would include portions of the Town Business, Town Professional and Town Residential areas. The purpose of the overlay district would be to limit density and height to protect the character of the historic area. Maximum building height should be 35 feet. Multifamily residential uses should be prohibited. Architectural design guidelines should be established to ensure that any future development within the Cape May Court House Overlay District is aesthetically compatible with the existing development.



RIO GRANDE-WHITESBORO-BURLEIGH REGIONAL CENTER

Smallest of the two Regional Centers, in terms of land area, is the Rio Grande-Whitesboro-Burleigh Regional Center. This Center encompasses a total of 2,222 acres (3.5 square miles) in the southern part of the Township. The Regional Center is the combination of three existing unincorporated areas (listed from north to south): Burleigh at US Route 9 and Indian Trail Road (CR-618), Whitesboro at US Route 9 and Main Street, and Rio Grande at US Route 9 and State Route 47. The Rio Grande-Whitesboro-Burleigh Regional Center itself is made up of two larger areas (Whitesboro-Burleigh and Rio Grande) connected by a 1,500-foot wide by 2,000-foot long strip of land along US Route 9. (See **Figure 35 – Proposed Rio Grande-Whitesboro-Burleigh Regional Center Map.**)

The Garden State Parkway provides two full interchanges to the Regional Center, at South Delsea Drive/South Wildwood Boulevard (US-47) (Exit 4) and North Wildwood Boulevard (SR-147) (Exit 6). US Route 9 and State Route 47 are the major transportation routes through the Center, along with the various County Routes, which provide access to east to and west to other areas of the Township. State Route 147 provides access from Burleigh east to North Wildwood Borough. CR-618 is a secondary collector, which provides access from Burleigh west to State Route 47. CR-626 is another secondary collector that provides access from US Route 9 in Rio Grande to Lower Township to the south. CR-620 is a local county road that parallels US Route 9, connecting Burleigh north to Cape May Court House.

Based on gross lot area, approximately 60 percent of the proposed Rio Grande-Whitesboro-Burleigh Regional Center is developed. About 470 acres of the Center remains as vacant and developable (unconstrained) land, of which 170 acres are already committed for development. Approximately 3,113 new residential units and 1,234,000 square feet of non-residential space (including planned and approved development) could be constructed within the Rio Grande-Whitesboro-Burleigh Regional Center at maximum buildout. This includes a net gain of 406 residential units and 309,000 square feet of non-residential space through redevelopment of existing development in the proposed Town Center, Town Business, and Town Residential areas. It also includes almost 1,700 units and 90,000 square feet of floor area that is planned or approved.

Whitesboro-Burleigh

Whitesboro-Burleigh is a census-designated place and unincorporated area within Middle Township. Burleigh was originally established as “Mayville”. At the US Census of 1880, there were 273 residents of Mayville. In 1886, the Burleigh post-



office was established.¹² Whitesboro was founded in the early 1900s by the Colored American Equitable Industrial Association (CAEIA), established by a group of wealthy southern African-American investors. Whitesboro derives its name from George Henry White, the leading investor, a former North Carolina educator and state legislator, Washington, D.C. lawyer, and the last post-Reconstruction Era (1896-1901) African-American to hold a seat in the U.S. House of Representatives. The CAEIA purchased 957.5 acres of land from Robert E. Hand to form Whitesboro as a self-reliant community for African-Americans, without the discrimination faced the southern states and in other areas of Cape May County. Shares in the planned community were sold to African-Americans from North and South Carolina and Virginia.^{13, 14}

The Whitesboro-Burleigh area of the Regional Center is somewhat rectilinear in shape, extending lengthwise from Oyster Road, southward approximately 2,500 feet along either side of US Route 9, to King Street. Generally, the eastern boundary follows the Garden State Parkway and the western boundary follows the Atlantic City Electric right-of-way. In Burleigh, the Center extends westward beyond the Atlantic City Electric right-of-way along the north side of Indian Trail Road (CR-618) to include the planned inclusionary development on the 150-acre Tower/Carpino tract, of which approximately 60 acres are within the Center.

The Whitesboro-Burleigh census-designated place (CDP) encompasses 4.15 square miles (2,657 acres), a much larger area than the proposed Whitesboro-Burleigh portion of the Regional Center, which is about 1,225 acres. As of the 2000 US Census, there were 1,836 people living in 759 households in the CDP. Comparatively, in 1990 there were 2,080 people living in 821 households in the CDP. The 2000 Census shows that there were 646 African-Americans living in the CDP, over 35 percent of the CPDs total population. In comparison, only 1,781 persons—about 10 percent—of Middle Township’s 2000 population were African-American. Nearly half of Middle Township’s African-American population was residing in the Whitesboro-Burleigh CDP in 2000.

Rio Grande

Rio Grande is another census-designated place and unincorporated area within Middle Township. Rio Grande—originally name Hildreth—was founded in the mid-1800s around a country store owned by the Hildreth family.¹⁵ According to Boyer and Cunningham¹⁶, three prominent landowners (the Leamings, the Hildreths and the Cresses) had plantations in the Rio Grande area, where the King’s Highway crossed the road coming from Dennisville and Goshen. With the development of a stage coach terminal, the area became a center for trade. At one point, the area was also known as “Leamings”. Boyer and Cunningham state that “The name, Rio Grande, was suggested by the seventh Aaron Leaming who thought this southern United States river had an attractive sound” (p. 121-122). At the US Census of 1880, there were 241 residents of Rio Grande.¹⁷

The Rio Grande area of the proposed Regional Center is also fairly rectilinear in shape, extending lengthwise from the Garden State Parkway, westward along either side of State Route 47, and ending just west of the intersection with

¹² Stevens, L. T. (1897). *The History of Cape May County, New Jersey: from the Aboriginal Times to the Present Day* (Volume 2).

¹³ Dorwart, Jeffery M. (1992). *Cape May County, New Jersey: The Making of an American Resort Community*.

¹⁴ Whitesboro for Colored Folk. (1902, June 16). *The New York Times*.

¹⁵ Dorwart, Jeffery M. (1992). *Cape May County, New Jersey: The Making of an American Resort Community*.

¹⁶ Boyer, George F. and J. Pearson Cunningham. (1975). *Cape May County Story*.

¹⁷ Stevens, L. T. (1897). *The History of Cape May County, New Jersey: from the Aboriginal Times to the Present Day* (Volume 2).



The Rio Grande census-designated place (CDP) encompasses 2.37 square miles (1,516 acres), a slightly larger area than the Rio Grande portion of the proposed Regional Center, which is about 925 acres. As of the 2000 US Census, there were 2,444 people living in 1,029 households in the CDP. Comparatively, in 1990 there were 2,505 people living in 970 households in the CDP.

Rio Grande-Whitesboro-Burleigh contains businesses, retail services and professional offices, which serve the regional needs of not just the Township but residents from all over the County. Large-scale retail stores are located along Routes 9 and 47 within Burleigh and Rio Grande, such as Wal-Mart, Shop Rite, Home Depot, Lowe's, Kmart and others.



Rio Grande-Whitesboro-Burleigh Land Use Recommendations

Town Center Area (TC)

Mixed-use Town Center land uses are recommended at two locations in the Rio Grande-Whitesboro-Burleigh Regional Center. The proposed Burleigh Town Center area encompasses a total of 168 acres focused around the intersection of Indian Trail Road (CR-618) and Shunpike Road (CR-620). This area is currently zoned for PD Planned Development and CB Community Business. The Burleigh Town Center area would be a new town center as about two-thirds of the land is currently undeveloped. Existing development is predominantly of warehouse and storage type uses. Some recent development has occurred in this area, including the new Home Depot. There is about 43 acres of vacant, unconstrained and developable land in the Burleigh Town Center area; however, about 11 acres have already been approved for new development. The intent of the Burleigh Town Center area is to provide a compact mixed-use environment to accommodate the needs of the surrounding existing and future residential neighborhoods. The Burleigh Town Center is expected to accommodate approximately 450 additional residential units and 417,000 additional square feet of non-residential space at maximum buildout, which includes the redevelopment of several large properties currently developed with warehouse/storage type uses.

Encompassing a total of 400 acres, the proposed Rio Grande Town Center area is the largest of the three proposed Town Center areas. This "L" shaped Town Center area is focused around the US Route 9/State Route 47 intersection. It extends approximately 3 miles north-to-south along Route 9, between Church Road and Edgewood Avenue; and approximately 1.6 miles east-to-west along Route 47, between the Garden State Parkway and Railroad Avenue. Current zoning for the Town Center area is primarily RGB Regional General Business and CB Community Business. The area has also been expanded to include limited areas zoned for RI Restricted Industrial and TR Town Residential.

The Rio Grande Town Center area is almost entirely developed with a variety of uses that serve the retail needs of the greater Cape May region. There are a significant number of large-scale retail establishments, such as Wal-Mart, Lowe's, K-Mart, Shop Rite, and PetSmart, for example. Other prominent land uses include single-family residences, apartments, motels, restaurants, offices and smaller retail establishments. There is about 80 acres of vacant, unconstrained and developable land in the Rio Grande Town Center area, most of which has already been approved for new development.

The intent of the Rio Grande Town Center area is to permit mixed-use development to create a compact walkable environment that would continue to support the local and regional retail needs. The Rio Grande Town Center is expected to accommodate approximately 700 additional residential units and 310,000 additional square feet of non-residential space at maximum buildout, which includes the redevelopment of underutilized or dilapidated properties.

Town Business Area (TB)

Town Business land uses are proposed at several locations in the Rio Grande-Whitesboro-Burleigh Regional Center. These areas generally include the existing CB Community Business and RGB Regional General Business Districts along the US Route 9 and State Route 47 corridors.

The Whitesboro-Burleigh Town Business area is proposed to encompass 230 acres, spanning approximately 2 miles along both sides of US Route 9, from the northern Center boundary at Oyster Road to Edgewood Avenue. The Town Business area is interrupted about midway along US Route 9 by the TR Town Residential Area. The northern (Burleigh) portion is generally consistent with the existing CB Community Business, except for areas recommended for Town Center land uses. The Burleigh Town Business area is primarily developed, with about 35 acres of vacant and developable (unconstrained) lands remaining. Existing uses generally include a mix of single-family residential dwellings and community business retail uses. The southern (Whitesboro) portion of the Town Business area represents an expansion of the existing CB Community Business District to include approximately 1,000 feet in depth on each side of US Route 9. The intent of this expansion is to provide adequate depth for Town Business land uses to develop in this area. There are only about 6 acres of vacant and developable (unconstrained) land in this area. Wetlands and other environmentally sensitive features exist along the outer edges of this Town Business area, which will limit future development and redevelopment to the frontage.

For the most part, the Rio Grande Town Business area is consistent with the existing RGB Regional General Business District along Route 47, west of Railroad Avenue. This Town Business designation encompasses 80 acres of land and includes approximately 6,000 feet of State Route 47 frontage. It is almost entirely developed with community business and residential uses. Vacant and developable land is limited to about 3.5 acres. The intent is to continue to provide for businesses that serve the local community while permitting limited expansion for mixed-uses.

Another smaller Town Business area is recommended in Rio Grande, which encompasses about 13 acres west of Railroad Avenue and north of Diamond Road. This area is currently zoned RI Restricted Industrial, which is recommended to be eliminated by the Future Land Use Plan. This area is completely developed with warehouse and storage type uses. The intent is to accommodate these existing uses while prohibiting industrial activities in the area.



Town Residential Area (TR)

The Future Land Use Plan recommends Town Residential at six locations within the Rio Grande-Whitesboro-Burleigh Regional Center. These areas are generally adjacent to the proposed Town Center areas, where there are existing or planned small-lot residential neighborhoods. Existing TR Town Residential Districts falling outside of the Centers are to be eliminated. In general, the Town Residential area has been refined to better reflect the existing character of the residential neighborhoods. The Town Residential north of Indian Trail Road (CR-619) and west of the Burleigh Town Center is primarily vacant and is planned for the Tower/Carpino inclusionary development. In Rio Grande, the easternmost Town Residential area consists of several properties currently being developed for small-lot or multifamily residential uses, such as the Carel-Jobin affordable housing site.

In total, the Rio Grande-Whitesboro-Burleigh Town Residential areas would encompass 590 acres. These areas would contain 174 acres of vacant and developable (unconstrained) land, of which 126 acres are already planned or approved for development, including the Tower/Carpino tract in Whitesboro, the Diocese of Camden affordable housing site in Rio Grande, the Carel-Jobin affordable housing site along US Route 9 in Rio Grande, and other residential developments in Rio Grande that are already under construction. It is expected that approximately 1,600 new units could be accommodated into these Town Residential areas at maximum buildout (including planned and approved development, and redevelopment of existing underutilized properties).

Residential Area (R)

Residential areas are proposed in four locations at the outskirts of the Rio Grande-Whitesboro-Burleigh Regional Center. In total, the Residential areas encompass 729 acres. The former SR Suburban Residential District within the Center is eliminated and incorporated into this new land use category. These areas generally encompass existing neighborhoods with larger residential lots (ranging in size from 10,000 square feet to over one acre) in the Centers. With over 650 existing homes in the Rio Grande-Whitesboro-Burleigh Residential areas, single-family residential uses are the predominant existing land use. There is still a significant amount of vacant and developable land in these Residential areas, which is mostly within the two Residential areas in Whitesboro. However, these areas are typically unsewered at the present time, which limits the potential for new development, especially in the Whitesboro area where lots are too small to support septic systems. These areas are expected to receive sewer service in the future.

Main Street provides the only access across the railroad into the Residential area west of US Route 9 in Whitesboro. This area is currently a developed residential neighborhood with a community center and other retail and service uses that serve the local neighborhood. A gateway entrance along Main Street is envisioned for this area.





Proposed Center Boundaries

Proposed Zoning Boundaries

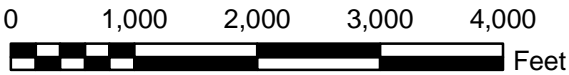
Environmental Constraints

C-1 Waters

C-1 Waters 300 foot Buffer

Wetlands

Open Water Bodies



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

**PROPOSED RIO GRANDE-WHITESBORO
-BURLEIGH REGIONAL CENTER**

TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY



JULY 2010

VILLAGE AND HAMLET CENTER LAND USE RECOMMENDATIONS

Four Village Centers are proposed in Middle Township: the Del Haven, Green Creek, Hildreth and Swainton Village Centers. Del Haven, Green Creek and Swainton are existing villages with very similar land use recommendations, except that the Green Creek Village Center includes an area recommended for R Residential land uses, whereas Del Haven and Swainton do not. Hildreth Village Center is a smaller Center geared toward redevelopment at a density higher than the other Village Centers. The Goshen Hamlet Center is also proposed in Middle Township. Although a Hamlet, Goshen would include land use recommendations similar to the other Villages. The following describes the proposed land use categories within these Village and Hamlet Centers and recommended land use standards.

Village Residential Area

The Future Land Use Plan recommends that developed residential areas currently zoned for TR Town Residential, SR Suburban Residential or RR Rural Residential within the Del Haven, Green Creek and Swainton Village Centers and the Goshen Hamlet Center be rezoned Village Residential. Village Residential areas are proposed to encompass a total of 363 acres of land (or 0.7 percent of Middle Township's land area). 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 villages. Overall, there are approximately 47 acres of vacant and developable land within the Village Residential areas.

The purpose of the Village Residential area is to accommodate existing residential development pattern within Village Centers and allow for limited infill development, consistent with existing character of the surrounding residential neighborhoods. The Village Residential area would permit village density residential uses. Two-family dwellings would be permitted in sewerred areas only. Home occupations should continue to be permitted as a conditional use.

The Residential area was intended to permit densities consistent with the current provisions for sewerred properties in the existing TR Town Residential Zone. However, the Buildout Analysis found that the projected wastewater flow associated with future development of the Village Residential area would exceed the Township's allocated wastewater capacity. To ensure that the capacity will not be exceeded at full buildout, the Future Land Use Plan recommends that the minimum lot size for single-family dwellings be increased from 5,000 to 9,000 square feet. Similarly, the minimum lot size for two-family dwellings is recommended to be increased from 9,000 to 15,000 square feet. Grandfather provisions should be amended to allow existing vacant parcels with between 5,000 and 9,000 square feet of area to be developed with a single-family dwelling.

The Village Residential areas are generally located within existing or proposed sewer service areas, although not all properties are connected to public sewer at this time. It is expected that many of these properties currently served by private septic systems would be connected to the public sewer in the future. Lot standards should be provided for unsewerred lots only for those areas not yet sewerred. Once sewerred, these lots shall be subject to the sewerred lot standards. Goshen is not planned for sewer service at this time. To meet the NJDEP 2 mg/L target nitrate concentration antidegradation policy, the unsewerred lots in the Village Residential area shall have a minimum lot size of 1 acre for single-family residential uses, which is consistent with the current RR Rural Residential District. Village Commercial Area



Village Commercial Area

The Future Land Use Plan recommends the existing CB Community Business Districts within the Green Creek, Del Haven and Swainton Village Centers and the Goshen Hamlet Center to be retained and expanded as Village Commercial areas. These areas would encompass a total of 296 acres of land (or 0.6 percent of Middle Township's land area), primarily consisting of existing business uses on small lots. Village Commercial areas are intended to retain present business areas within the villages and provide for limited expansion of commercial uses along major arterials.

The purpose of the Village Commercial area is 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. Village Commercial uses that service the local community and seasonal needs should be encouraged. The Village Commercial area would permit a variety of business uses on a range of lot sizes (20,000 square feet or greater). One single dwelling unit per lot should continue to be permitted in conjunction with any principal permitted use, as currently permitted in the CB Community Business District. The Village Commercial area is recommended to limit the gross floor area of individual retail commercial uses, to be compatible with the existing village scale.

The Township envisioned permitting multifamily residential units within mixed-use buildings in the Village Commercial areas; however, the Buildout Analysis found that the development associated with mixed-use development in the future Village Commercial area would exceed the current wastewater allocations for Middle Township. If the Township is able to increase their wastewater allocation at some point in the future, it should consider permitting multifamily residential units in mixed-use building, provided that the lot is two acres or greater. If permitted in the future, a percentage of multifamily dwellings should be required to be affordable to low and moderate-income households, in accordance with the Township's affordable housing regulations.

All principal and conditional uses currently permitted within the existing CB Community Business District shall continue to be permitted in the Village Commercial area. Drive-thru facilities (including banking and fast-food) should be permitted as conditional uses to assure that they have no adverse impacts on the overall purpose and intent of the Town Center areas. Drive-thru lanes typically require additional driveways or increased curb-cuts, which interrupts the walkability of the area. The conditional use standards should be crafted to reduce the visibility of the drive-thru windows, signage, canopies, stacking lanes or other elements associated with the drive-thru facility. These elements should be hidden or screened from public view by locating in the rear of the structure. Banking facilities could utilize remote teller and/or ATM drive-thru facilities. Driveway access should be limited as much as possible. Shared driveway access between adjacent properties is preferred and strongly recommended.



DEL HAVEN VILLAGE CENTER

The proposed Del Haven Village Center, located west of State Route 47 along the Delaware Bay, encompasses a total area of 182 acres. The area is predominantly residential development on small lots (minimum 5,000 square feet) bounded by environmentally sensitive lands and the Delaware Bay. There are approximately 600 existing homes within the Village Center, most of which were constructed between 1950 and 1980. (See **Figure 36 – Proposed Del Haven Village Center Map.**)

Bay Shore Road (CR-603) is the primary road access road to the Center, which provides access to State Route 47 and south the Lower Township. Del Haven is within an existing sewer service area. It is surrounded by extensive freshwater wetland areas along the Delaware Bay. South of Del Haven is the Fishing Creek County Park.

Vacant and developable (unconstrained) land amounts to only about 1.5 acres overall. Future development will likely include redevelopment or rehabilitation of existing dwelling units and infill development on selected upland areas as determined through on-site investigation. The Village Center is projected to have adequate land capacity for the development of 15 additional residential units at full buildout.

Del Haven Land Use Recommendations

Village Residential Area


The Future Land Use Plan recommends that developed residential areas currently zoned for TR Town Residential within the Del Haven Village Center be rezoned for Village Residential. Village Residential areas are proposed to encompass a total of 167 acres of land (or 92 percent of the Del Haven Village Center). These areas are predominately developed and any new development would be primarily infill. All of the 1.5 acres of vacant and developable lands in Del Haven are within the Village Residential area. Future residential development is intended to be consistent with the character and scale of existing development within.


Village Commercial Area

The existing CB Community Business District within Del Haven is recommended to be retained as Village Commercial areas. It is recommended to be expanded slightly to include all of Block 414, rather than just the frontage as is currently. It would encompass a total of 15 acres located along CR-603. Existing development consists primarily of single-family residential uses with a limited number of business uses. The intent is to allow for the development of village scale retail and personal service uses as properties redevelop.








 Proposed Center Boundaries


 Proposed Zoning Boundaries

Environmental Constraints

 C-1 Waters

 C-1 Waters 300 foot Buffer

 Wetlands

 Open Water Bodies



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PROPOSED DEL HAVEN
VILLAGE CENTER

TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY



APRIL 2010

GREEN CREEK VILLAGE CENTER

Largest of the four Village Centers, in terms of land area, is the Green Creek Village Center. This Center encompasses a total of 225 acres in the southwestern part of the Township. Green Creek is an unincorporated historic village in Middle Township, with its origins dating back to the early 1800s. It was originally a summer resort and gateway to several other vacation resorts along the Delaware Bay. A post office was established in Green Creek in 1829. Green Creek was a stop on the “Bridgeton stage”, which ran along the natural highway by the Bay—now known as State Route 47—from Cape Island to Bridgeton. At the US Census of 1880, there were 362 residents of Green Creek.^{18, 19}

The Green Creek Village Center includes about 1 mile of frontage along State Route 47. Bay Shore Road (CR-603) and Burleigh Avenue intersect with State Route 47 in the Center, providing access to Del Haven and Whitesboro-Burleigh, respectively. Several local roads also intersect with State Route 47, providing access to the residential areas of the Center. The Center spans up to 1,000 feet on the west side of State Route 47 and up to 3,000 feet on the east side. (See **Figure 37 – Proposed Green Creek Village Center Map.**)

The village is predominantly residential development with scattered small businesses and commercial establishments along the State Route 47/CR-603 intersection. There are approximately 240 existing homes within the Village Center, most of which were constructed after 1950. Population in Green Creek was approximately 564 in 2000.

Vacant and developable (unconstrained) land amounts to about 12 acres overall. The Village Center is projected to have adequate land capacity for the development of 11 additional residential units and 65,000 square feet of non-residential space at full buildout. There are currently developed properties that are underutilized, which can be expected to be redeveloped for more contemporary uses in the future.

Green Creek Land Use Recommendations

Village Residential Area

The Future Land Use Plan recommends that two developed residential neighborhoods within the Green Creek Village Center be rezoned for Village Residential. The Burleigh Avenue neighborhood is currently zoned for SR Suburban Residential and the Linda Lane/Paula Lane neighborhood is currently zoned for CB Community Business. Village Residential areas are proposed to



¹⁸ Federal Writers' Project. (1939). *New Jersey: A Guide to Its Present and Past*. New York: Viking Press.

¹⁹ Stevens, L. T. (1897). *The History of Cape May County, New Jersey: from the Aboriginal Times to the Present Day* (Volume 2).

encompass a total of 43 acres of land (or 19 percent of the Green Creek Village Center). There are currently three vacant properties in the Green Creek Village Residential areas, containing less than 1 acre of combined unconstrained land.

Residential Area


The Future Land Use Plan also recommends that two other developed residential neighborhoods within the Green Creek Village Center be rezoned for Residential. The Lomurno Lane neighborhood is currently zoned for RR Rural Residential and the Ridge Road neighborhood is currently zoned for SR Suburban Residential. However, development of these neighborhoods has occurred on larger lot sizes (about 35,000 square feet), which would make the Residential land use category more appropriate than Village Residential. Residential areas are proposed to encompass a total of 81 acres of land (or 36 percent of the Green Creek Village Center). There are currently three vacant properties in the Green Creek Residential areas, containing about 3 acres of combined unconstrained land.


Village Commercial Area

The existing CB Community Business District within Green Creek is recommended to be retained and refined as Village Commercial areas. It would span the entire length of the State Route 47 frontage, encompassing a total of 101 acres. Existing development consists primarily of single-family residential uses with a limited number of business uses, including auto-related and civic/quasi-public uses. Vacant unconstrained and developable land amounts to approximately 8 acres in the Green Creek Village Commercial area.








 Proposed Center Boundaries


 Proposed Zoning Boundaries

Environmental Constraints

 C-1 Waters

 C-1 Waters 300 foot Buffer

 Wetlands

 Open Water Bodies



PROPOSED GREEN CREEK
VILLAGE CENTER

TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY



MASER
CONSULTING P.A.

APRIL 2010

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SWAINTON VILLAGE CENTER

The Swainton Village Center encompasses a total of 193 acres in the northeastern part of the Township. Swainton is an unincorporated historic village in Middle Township, with its origins dating back to the early 1800s. A post office was established in Swainton in 1849. The village was originally known as “Townsend Inlet”. However, due to a nearby community also adopting the name “Townsend Inlet”, the local postmaster, Luther Swain, circulated a petition to change the village’s name. On July 1, 1896, it was officially renamed “Swainton”. Swainton was a stop on the “Tuckahoe stage”, which ran along the natural highway parallel with the seashore—now known as US Route 9—from Cape Island to Tuckahoe. At the US Census of 1880, there were 309 residents of Swainton, which at that time also included the area now known as Clermont in Dennis Township.^{20, 21}

The Swainton Village Center is traversed north to south by US Route 9, with about 1 mile of frontage along the major arterial. Avalon Boulevard (CR-601) intersects with US Route 9 in the Center, providing access east to the Garden State Parkway (Exit 13) and beyond to Avalon Borough. Several local roads also intersect with US Route 9, providing access to residential areas within and outside of the Center. The Center spans up to 1,300 feet on the west side of State Route 9 and up to 1,800 feet on the east side, along CR-601. (See **Figure 38 – Proposed Swainton Village Center Map.**)

Swainton has small retail and service uses and residential dwellings. There are about 250 residents and 46 housing units within the Center. A 85,000-square foot shopping center was approved with a supermarket, retail stores and other businesses is located along south side CR-601 between the Parkway and US Route 9. At this time, only the supermarket has been constructed. The wetlands transition buffer established as part of this development makes up the Center boundary on the south side of CR-601. Scattered retail and service uses are located along the US Route 9 and CR-601 frontages, including a car dealer, automobile repair shop, and gas station.

Vacant and developable (unconstrained) land, including oversized residential and commercial properties capable of future subdivision, amounts to about 60 acres overall. The Village Center is projected to have adequate land capacity for the development of 106 additional residential units and 210,000 square feet of non-residential space at full buildout. A portion of Swainton is currently within the sewer service area. Sewer service is expected to be extended to serve all properties in the Center in the future.



²⁰ Federal Writers’ Project. (1939). *New Jersey: A Guide to Its Present and Past*. New York: Viking Press.

²¹ Stevens, L. T. (1897). *The History of Cape May County, New Jersey: from the Aboriginal Times to the Present Day* (Volume 2).

Swainton Land Use Recommendations

Village Residential Area

The Future Land Use Plan recommends approximately 43 acres to be rezoned for Village Residential land uses. This includes the Lord Lane residential neighborhood, which is currently zoned for SR Suburban Residential. It also includes approximately 10 acres of undeveloped land at the rear of the South Jersey Gas Company property, which is currently zoned RR Rural Residential. Including the rear of the South Jersey Gas Company property, there are approximately 13.7 acres of vacant land in the Swainton Village Residential area, which has an estimated development capacity of about 70 new residential units altogether.

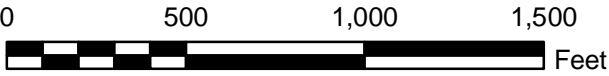
Village Commercial Area

The majority of the Swainton Village Center is recommended for Village Commercial land uses. This area would encompass a total of 149 acres, including lands currently zoned as RB Residential Business and CB Community Business. It would include all of the properties fronting on US Route 9 and CR-601. Vacant unconstrained and developable land amounts to approximately 32 acres in the Swainton Village Commercial area. The Swainton Village Commercial area is projected to have adequate land capacity for the development of 37 additional residential units and 210,000 square feet of non-residential space at full buildout.





- Proposed Center Boundaries
- Proposed Zoning Boundaries
- Environmental Constraints**
- C-1 Waters
- C-1 Waters 300 foot Buffer
- Wetlands
- Open Water Bodies



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**PROPOSED SWAINTON
VILLAGE CENTER**
TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY



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HILDRETH VILLAGE CENTER

“Hildreth Village” is the proposed name for a new designated center area. Hildreth Village is approximately 26 acres in area. State Route 47, a filled roadway and a bridge to the barrier island of Wildwood, connects Hildreth Village to the mainland. On the south side of State Route 47, across from Hildreth Village is a densely developed area with residential, business and marina uses in Lower Township. (See **Figure 39 – Proposed Hildreth Village Center.**)

The proposed Village encompasses a property commonly known as the Cardile Tract (Block 1438, Lots 4.01 through 4.04, 5 and 9). Of the 26 acres, about 17.5 acres have been disturbed through filling or by development for amusement and entertainment uses. An additional 8.5 acres of the site have been classified and used as a Class III sanitary landfill. The property was formerly developed with an amusement park, gas station, mobile home park, communication tower, open-field containing abandoned trucks and automobiles, and a commercial dock. Structures associated with the former amusement park still remain, including a mini-golf course, go-cart track and arcade.

The Cardile Tract is presently located within the AR Amusement Entertainment zone. The property is currently served by public sewer, gas, electric and water. The property is a brownfield site; the closure and remediation of the sanitary landfill and other identified areas of concern on the property will be undertaken as part of this planned development. It is desired that the site be developed residential units, water related and water dependant uses, and light commercial uses, such as a hotel, restaurant and small shops and stores.

The boundaries of the Hildreth Village Center are consistent with the Shawcrest/Hildreth Island area mapped by the NJDEP for the purposes of permitting under CAFRA and more specifically, applying the Bay island rule (N.J.A.C. 7:7E-3.21) contained in the Coastal Zone Management (CZM) Rules (N.J.A.C. 7:7E) as adopted on April 8, 2008. Hildreth is exempt from the Bay island rule since it has significant filled water's edge areas, high intensity of residential and/or commercial development, access to a major transportation corridor and emergency evacuation route, proximity to an intensely developed barrier island, and utility infrastructure (gas, electric, sewer and water) available to service development.

The desired residential, commercial and recreation uses are within an area that has already been intensely developed. The closure and remediation of the sanitary landfill and other areas of concern of the property, as well as a redevelopment design that will be in compliance with the CZM Rules will ensure that the tidal wetlands will be preserved and protected. Additionally, the desired use will revitalize this part of Middle Township, conserve its natural resources and ecosystem, promote beneficial economic growth and development, protect the environment, and facilitate the remediation of the Cardile Tract.



Hildreth Village Land Use Recommendations

Hildreth Village Area





The Hildreth Village area is proposed to encompass the entire Hildreth Village Center. The intent of the Hildreth Village area is to promote redevelopment and revitalization of the existing AR Amusement and Entertainment District with uses that will encourage development for mixed residential and commercial uses appropriate to the bay island location as a Village Center. The purpose of the Hildreth Village area is to provide for a location of higher density residential, light commercial and public waterfront access uses. The Hildreth Village area should permit a variety of residential, retail, and service uses that would serve the local residents of the Center, including single-family dwellings, townhouses, multifamily dwellings, apartments, retail, office, banks, restaurants, services uses, hotels, motels, marinas, studios, spas, fitness centers and other similar uses.


To meet the allocated wastewater capacity, the Future Land Use Plan recommends a maximum residential density of 6 dwelling units per acre and a non-residential floor area ratio (FAR) of 0.10. The residential density and/or non-residential FAR could be increased if additional wastewater allocation becomes available for this area.

To accommodate increased residential density and preserve open space in the Environs outside of the Centers, NCPDC should be permitted on the 26-acre Cardile Tract. An increase in residential density should be permitted as a bonus to encourage non-contiguous clustering between the Centers and the Environs. The Future Land Use Plan recommends a density bonus of up to 4 units per acre. To ensure that the sewer demand at full buildout will not exceed the allocated wastewater capacity, the Future Land Use Plan recommends that an expiration clause be included the ordinance to limit the number of units clustered into the Center through NCPDC.





-  Proposed Center Boundaries
-  Proposed Zoning Boundaries
- Environmental Constraints**
-  C-1 Waters
-  C-1 Waters 300 foot Buffer
-  Wetlands
-  Open Water Bodies

0 100 200 300 400
 Feet

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PROPOSED HILDRETH VILLAGE CENTER

TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY



APRIL 2010

GOSHEN HAMLET CENTER

Goshen is an unincorporated historic hamlet located in the northwest section of Middle Township. Goshen was first settled in 1693 by Aaron Leaming, a cattle farmer who later became a justice of the peace, clerk and assemblyman at Cape May. It became known as Goshen Village as early as 1710. A post office was established in Goshen in 1818. Goshen's first industry was a crab mill and a canning factory. Shipbuilding and lumbering industries were also prominent there. Goshen Village was a stop on the "Bridgeton stage", which ran along the natural highway parallel to the Bay—now known as State Route 47—from Cape Island to Bridgeton. In 1830, Goshen contained a "tavern, two stores, a steam saw mill, 12 or 15 dwellings, a school house, in which religious meetings are held". By 1840, a total of 20 dwellings were in Goshen. At the US Census of 1880, there were 464 residents of Goshen.²²

The Goshen Hamlet Center is a compact historic settlement area of about 142 acres, located along State Route 47 at the Goshen Swainton Road (CR-646) intersection (see **Figure 40 – Proposed Goshen Hamlet Center**). It is comprised of primarily historic single family dwellings with a post office, church and small community businesses at the cross roads of the hamlet. Goshen has an identified historic district with a SHPO opinion of eligibility; but it is not yet officially listed on the State or National Historic Register. The hamlet is a rural area of the Township surrounded primarily by farmlands. There are about 213 residents in Goshen with 78 homes.

Vacant and developable (unconstrained) land, including oversized residential and commercial properties capable of future subdivision, amounts to about 30 acres overall, which could potentially yield about 30 new residential units. This developable land is solely within the Village Residential area. There are no vacant and developable lands within the Village Commercial area.

The Hamlet is not sewered and none is planned for this Center. Existing development within the Center is served by on-site septic systems. As such, Goshen is subject to the NJDEP 2 mg/L target nitrate concentration antidegradation policy. The recommended zoning standards for Goshen to meet the antidegradation policy are discussed in greater detail under each land use category.



²² Stevens, L. T. (1897). *The History of Cape May County, New Jersey: from the Aboriginal Times to the Present Day* (Volume 2).

Goshen Land Use Recommendations

Village Residential Area

The Future Land Use Plan recommends approximately 109 acres be rezoned for Village Residential land uses. This area is currently zoned RR Rural Residential. To meet the NJDEP 2 mg/L target nitrate concentration antidegradation policy, the Goshen Village Residential area is recommended to require a minimum lot size of 1 acre for single-family residential uses, which is consistent with the current RR Rural Residential District. There are approximately 30 acres of vacant and developable (unconstrained) land, including oversized residential and commercial properties capable of future subdivision, in the Goshen Village Residential area. The estimated development capacity is about 30 new residential units.

Village Commercial Area

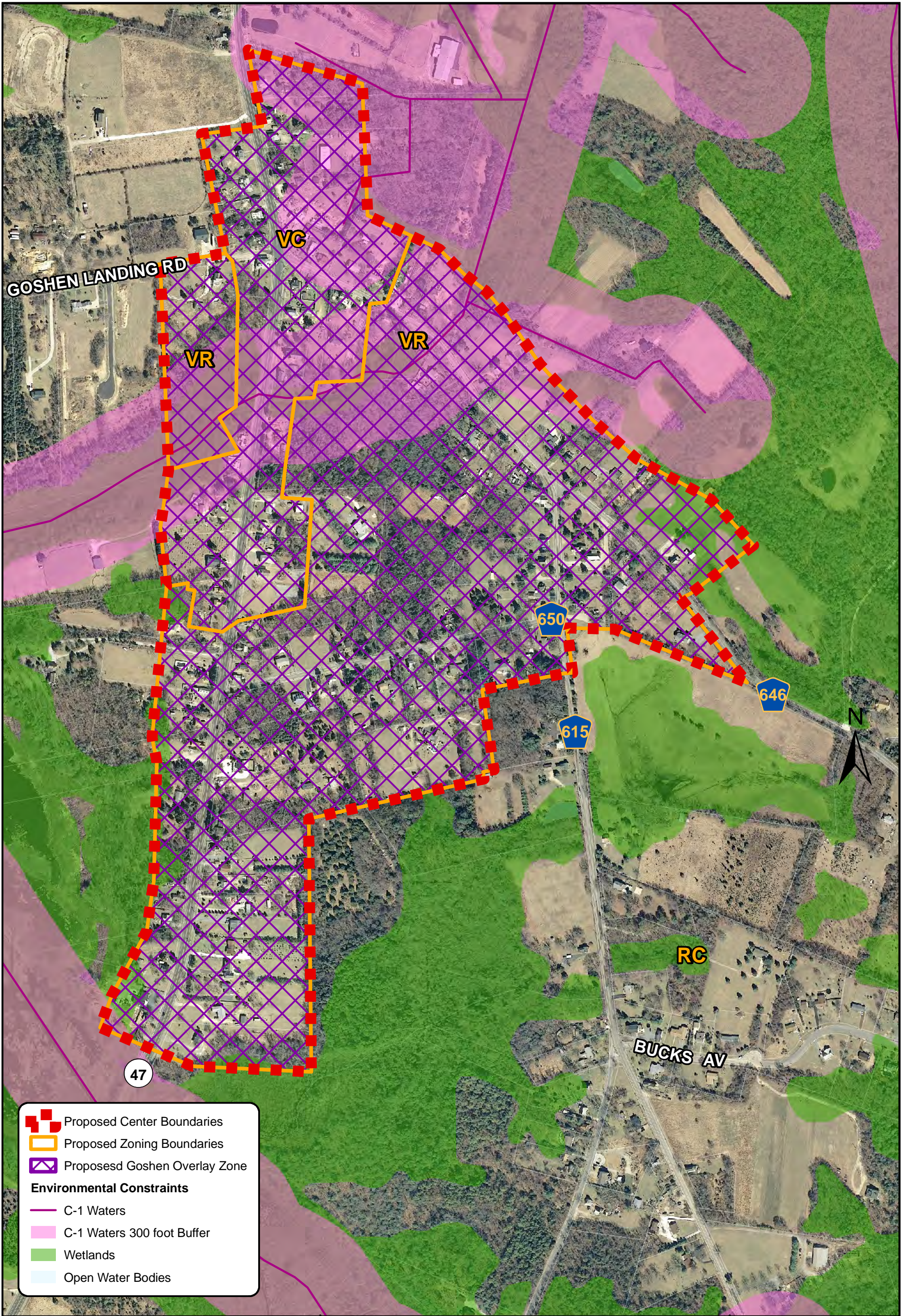
The existing CB Community Business District in Goshen, located at the intersection of State Route 47 and CR-646, is recommended to be rezoned to Village Commercial. The Future Land Use Plan recommends the Village Commercial District to be expanded to the north and south along State Route 47. This area would encompass a total of 33 acres, including lands currently zoned as RR Rural Residential and CB Community Business. To meet the NJDEP 2 mg/L target nitrate concentration antidegradation policy, the Goshen Village Commercial area is recommended to require a minimum lot size of 1 acre for single commercial uses, a slight increase above the existing CB Community Business District (35,000 square feet). There are no vacant unconstrained and developable lands in the Goshen Village Commercial area. Future development is expected in the form of redevelopment and revitalization of existing uses.




Goshen Overlay District

Goshen has an identified historic district with a SHPO opinion of eligibility; but it is not yet officially listed on the State or National Historic Register. The Middle Township Planning Board has designated a larger area as the Historic District, which is similar to but not exactly the same as the proposed Hamlet Center boundaries. The Future Land Use Plan recommends a Goshen Overlay District, congruent with the Goshen Hamlet Center boundaries. The purpose of the overlay district would be to establish architectural design guidelines to encourage future development within the Goshen Overlay District to be aesthetically compatible with the existing development to preserve and enhance the character of this area.





As recommended in the 2003 Master Plan, the Goshen Historic District should be surveyed and a possible historic district submitted for listing on the State and National Register of Historic Places. The redevelopment or rehabilitation of the properties in the Hamlet will be likely as development pressures increase.

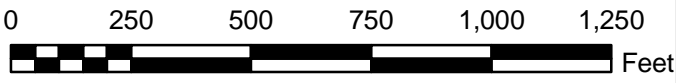




 Proposed Center Boundaries
 Proposed Zoning Boundaries
 Proposed Goshen Overlay Zone

Environmental Constraints

 C-1 Waters
 C-1 Waters 300 foot Buffer
 Wetlands
 Open Water Bodies



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**PROPOSED GOSHEN
HAMLET CENTER**
TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY



APRIL 2010

DEVELOPMENT TOOLS

Planned Residential Open Space Cluster Development

Planned Residential Open Space Cluster (PROSC) Development is the grouping of residential units on a site to preserve a large portion of land as open space, recreation or agriculture. Although the residential lots would be smaller, the overall density of the tract would be the same as under a traditional subdivision design. Residential cluster is permitted under the planned development provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-65c) for properties at least 5 acres in size.

PROSC is recommended as a permitted use within the proposed RC Rural Conservation District, provided that the tract contains a total gross area of 10 acres. Clustered parcels should be permitted to be reduced from 3.5 acres to 1 acre. Maximum lot area should be 5 acres. Yard, setback and bulk requirements should be consistent with the SR Suburban Residential District standards. To determine the underlying lot yield, a conventional sketch plat should be required as part of the application submission for subdivision approval. Standards for minimum contiguous unconstrained lot area should be established for each residential lot to ensure that there is adequate buildable area to accommodate the dwelling, well and septic areas, and other associated improvements. A minimum of 25,000 square feet of contiguous unconstrained land is recommended. A minimum percentage of the tract to be deed-restricted for open space conservation should be established.

Standards should also be established pertaining to the ownership of the open space lot(s). All land not included in the net residential sites should be preserved in open space through deed-restriction or dedicated to the public. Developers should have the option of offering the open space lot(s) for dedication to a public entity (such as the Township of Middle, Cape May County, State and/or Federal government). If the lands are not considered suitable for dedication by these governmental entities, the open space should be encumbered by a permanent conservation easement and designated as a separate lot under the subdivision homeowner's association or alternatively the property may be incorporated into one residential lot with a permanent conservation easement prohibiting any further subdivision.

Planned Noncontiguous Parcel Density Cluster (NCPDC)

In 1995, the State Legislature amended the Municipal Land Use Law to permit clustering of planned unit development between non-contiguous parcels (see N.J.S.A. 40:55D-65c). It is a development tool that can be used to preserve open space by clustering all development on one parcel and deed-restricting for open space on the other non-contiguous parcel. Density cluster relies solely on the private sector for implementation, once permitted by the municipal zoning ordinance.

Planned Noncontiguous Parcel Density Cluster (NCPDC) is recommended within the RC Rural Conservation, TR Town Residential, R Residential, and TC Town Center Districts. Different standards should be established for NCPDC involving lands in both the Environs and the Centers, as opposed to lands only within the Environs.



NCPDC within RC Rural Conservation District

Lots under common ownership or control that are not contiguous may be utilized as part of a PROSC within the RC Rural Conservation Districts. Standards for NCPDC in the RC Rural Conservation District should follow the same standards as PROSC.

NCPDC between RC Rural Conservation and TR Town Residential, R Residential, or TC Town Center Districts

NCPDC should be permitted between lands within the RC Rural Conservation and TR Town Residential, R Residential, or TC Town Center Districts. The intent is to cluster development potential from the Environs into the Centers to conserve, preserve, and protect the sensitive environmental features prominently found in the Environs while encouraging increased development in more suitable areas. A minimum total tract area and minimum building lot area should be established for each district. For NCPDC involving lands within the RC Rural Conservation District and the TC Town Center District, the Land Use Plan recommends a minimum total tract area of 10 acres with a minimum of 5 acres in the TC District. For NCPDC involving lands within the RC Rural Conservation District and either the TR Town Residential or R Residential District, the Land Use Plan recommends a minimum total tract area of 5 acres with a minimum of 2 acres in the TR or R District.

A density bonus should be established based on the amount of unconstrained land that is preserved in the RC Rural Conservation District. This density bonus is recommended at 1 dwelling unit per acre of unconstrained land to be preserved. To establish the number of units to be clustered, unconstrained lands should be verified through an NJDEP Letter of Interpretation (LOI) and a site map that documents the location of unconstrained areas on the tract. Fractions of lots may be considered in the calculation; however, the lot density should only be rounded downward to establish the ultimate lot density for cluster. An oversized parcel containing an existing residential dwelling may be permitted to subdivide a portion of the property for the existing dwelling (in accordance with the RC Rural Conservation standards), with the remainder to be preserved as part of the noncontiguous cluster.

A maximum density increase of 2 to 4 units per acre is recommended to be established above the base density for the respective zone district to be developed in the Center. To encourage NCPDC within the more desired zone districts, a hierarchy should be established. The Land Use Plan recommends a maximum density of 10 dwelling units per acre in the TC Town Center District, 8 dwelling units per acre in the TR Town Residential District, and 6 dwelling units per acre in the R Residential District.

The same standards established for PROSC pertaining to the ownership of the open space lot(s) should apply under the NCPDC provisions. A minimum of 1 acre of contiguous unconstrained lot area should be required within the RC Rural Conservation District to ensure that lands to be preserved are adequately sized to have open space value.

To ensure that the sewer capacity is not exceeded by NCPDC provisions, an expiration clause should be included in the ordinance, limiting the number of units that could be clustered to 341. If, at some point in the future, the Township is able to increase its wastewater allocation, the expiration clause could be extended or possibly removed altogether.



RECOMMENDED ZONING AMENDMENTS

This Future Land Use Plan recommends a variety of zoning amendments to implement the recommended center-based land use goals and policies, where growth is focused into Centers and the surrounding Environs are protected from the impacts of sprawling development. These zoning amendments can be classified into three categories: contextual, nominal, and locational changes. Contextual changes are revisions to the permitted use, bulk, area and/or yard standards of the zone. Nominal changes are changes to the name of the zone, which better reflects the intent and purpose of the zone. Locational changes are alterations to the zone boundaries.

Contextual and nominal changes are listed in **Figure 41**, which identifies the proposed zoning district classifications, related guidelines and recommended standards, where applicable. These zoning amendments are recommended to address or clarify zoning issues that have been identified during the course of this master plan process. Nominal changes are indicated when the zone status is “New”. The SDRP Center Guidelines and Policy Map Planning Area criteria, CAFRA Center and Planning Area guidelines, as well as the NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) and Groundwater Quality Standards (N.J.A.C. 7:9c) were consulted to revise the zoning. (These are discussed in greater detail under each land use category of the Future Land Use Plan.)

Figure 41 – Revised Land Use Classifications- Revised Land Use Classifications

Status	Land Use Classifications	Related Guidelines	Recommended Standards
New	R Residential	SDRP Center Guidelines SDRP Policy Map PA3 CAFRA Regional Center / CAFRA Village Center NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Single-family, two-family and townhouse residential uses. Lot size and density revised to meet allocated sewer capacity: 20,000 sq. ft. for single-family; 30,000 sq. ft. for two-family; 3 du/ac for townhouses. Permit NCPDC with 3 du/ac density bonus to encourage environmental conservation. Coverage standards generally compatible with intent of CAFRA Regional Center guidelines.
Revised	TR Town Residential	SDRP Center Guidelines SDRP Policy Map PA3 CAFRA Regional Center NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Single-family, two-family and multifamily residential uses. Lot size and density revised to meet allocated sewer capacity: 10,000 sq. ft. for single-family; 15,000 sq. ft. for two-family; 6 du/ac for multifamily. Permit NCPDC with 2 du/ac density bonus to encourage environmental conservation. Coverage standards generally compatible with intent of CAFRA Regional Center guidelines.
Revised	TB Town Business	SDRP Center Guidelines SDRP Policy Map PA3 CAFRA Regional Center NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Commercial uses expanded and refined. Impervious coverage standards reduced to 60% to meet allocated sewer capacity. Minimum lot size 15,000 sq. ft. Coverage standards generally compatible with intent of CAFRA Regional Center guidelines.

Status	Land Use Classifications	Related Guidelines	Recommended Standards
Revised	TP Town Professional	SDRP Center Guidelines SDRP Policy Map PA3 CAFRA Regional Center NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Professional office and residential uses consistent with current standards. Lot size and density revised to meet allocated sewer capacity: 15,000 sq. ft. for single-use office. Coverage standards generally compatible with intent of CAFRA Regional Center guidelines.
New	TC Town Center	SDRP Center Guidelines SDRP Policy Map PA3 CAFRA Regional Center NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Mixed uses, including retail, office, services, civic uses on ground floor; office and residential on upper floors. Permit up to 3 stories. Maximum density of 6 units per acre. Permit NCPDC with 4 du/ac density bonus to encourage environmental conservation. Impervious coverage standards reduced to 70% to meet allocated sewer capacity. Coverage standards generally compatible with intent of CAFRA Regional Center guidelines. New design standards needed.
New	VR Village Residential	SDRP Center Guidelines SDRP Policy Map PA4 CAFRA Village Center NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Single-family and two-family residential uses. Lot size and density revised to meet allocated sewer capacity and anti-degradation policy: 10,000 sq. ft. for single-family (sewer), 1 acre for single-family (septic), 15,000 sq. ft. for two-family. Coverage standards generally compatible with intent of CAFRA Village Center guidelines.
New	VC Village Commercial	SDRP Center Guidelines SDRP Policy Map PA4 CAFRA Village Center NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Commercial uses. New lot size standards to meet allocated sewer capacity and NJDEP anti-degradation policy: 20,000 sq. ft. (sewer) or 1 acre (septic). Coverage standards generally compatible with intent of CAFRA Village Center guidelines. Limit gross floor area of individual business.
New	HV Hildreth Village	SDRP Center Guidelines SDRP Policy Map PA5/PA5B CAFRA Village Center NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Mixed uses, including retail, office, services, civic, residential and water-based uses. Maximum density of 6 units per acre and maximum non-residential FAR of 0.10. Permit NCPDC to encourage environmental conservation. Coverage standards generally compatible with intent of CAFRA Village Center guidelines.
New	RC Rural Conservation	SDRP Policy Map PA4/PA5 CAFRA Rural /Environmentally Sensitive Planning Areas NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Rural density single-family residential uses. Lot size and density consistent with NJDEP anti-degradation policy: 3.5-acre minimum lot size with 25,000 sq. ft. unconstrained land. Permit PROSC and NCPDC to encourage environmental conservation. Coverage standards generally compatible with intent of CAFRA Rural Planning Area guidelines.

Status	Land Use Classifications	Related Guidelines	Recommended Standards
Revised	SR Suburban Residential	SDRP Policy Map PA3 CAFRA Fringe Planning Area NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Single-family residential uses consistent with current standards. Lot size and density revised to meet NJDEP anti-degradation policy: 1-acre minimum. Coverage standards generally compatible with intent of CAFRA Fringe Planning Area guidelines.
Revised	RB Residential Business	SDRP Policy Map PA3 CAFRA Fringe Planning Area NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Residential and limited business uses consistent with current standards. Lot size and density revised to meet NJDEP anti-degradation policy: 1-acre minimum. Coverage standards generally compatible with intent of CAFRA Fringe Planning Area guidelines.
New	B Business	SDRP Policy Map PA4/PA5 CAFRA Rural /Environmentally Sensitive Planning Areas NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Commercial uses. New lot size standards to meet NJDEP anti-degradation policy: 1-acre minimum. Coverage standards generally compatible with intent of CAFRA Rural Planning Area guidelines. Limit gross floor area of individual business.
Revised	CR Coastal Residential	SDRP Policy Map PA4/PA5 CAFRA Rural /Environmentally Sensitive Planning Areas NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Single-family residential uses consistent with current standards. Lot size and density revised to meet NJDEP anti-degradation policy: 5,000 sq. ft. (sewer) or 1 acre (septic). Coverage standards generally compatible with intent of CAFRA Fringe Planning Area guidelines.
Revised	CD Coastal Development	SDRP Policy Map PA4/PA5 CAFRA Rural /Environmentally Sensitive Planning Areas NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15-5.25) NJDEP Groundwater Quality Standards (N.J.A.C. 7:9c)	Single-family residential and commercial uses consistent with current standards. Revised lot size and coverage standards to meet NJDEP anti-degradation policy: 5,000 sq. ft. for (sewer), 1 acre for septic or commercial. Coverage standards generally compatible with intent of CAFRA Rural Planning Area guidelines.

Locational changes are shown on **Figure 42 - Recommended Zoning Changes Map**, which illustrates the recommended zoning changes based on the Future Land Use Plan. The existing zoning underlies the areas recommended to be rezoned.

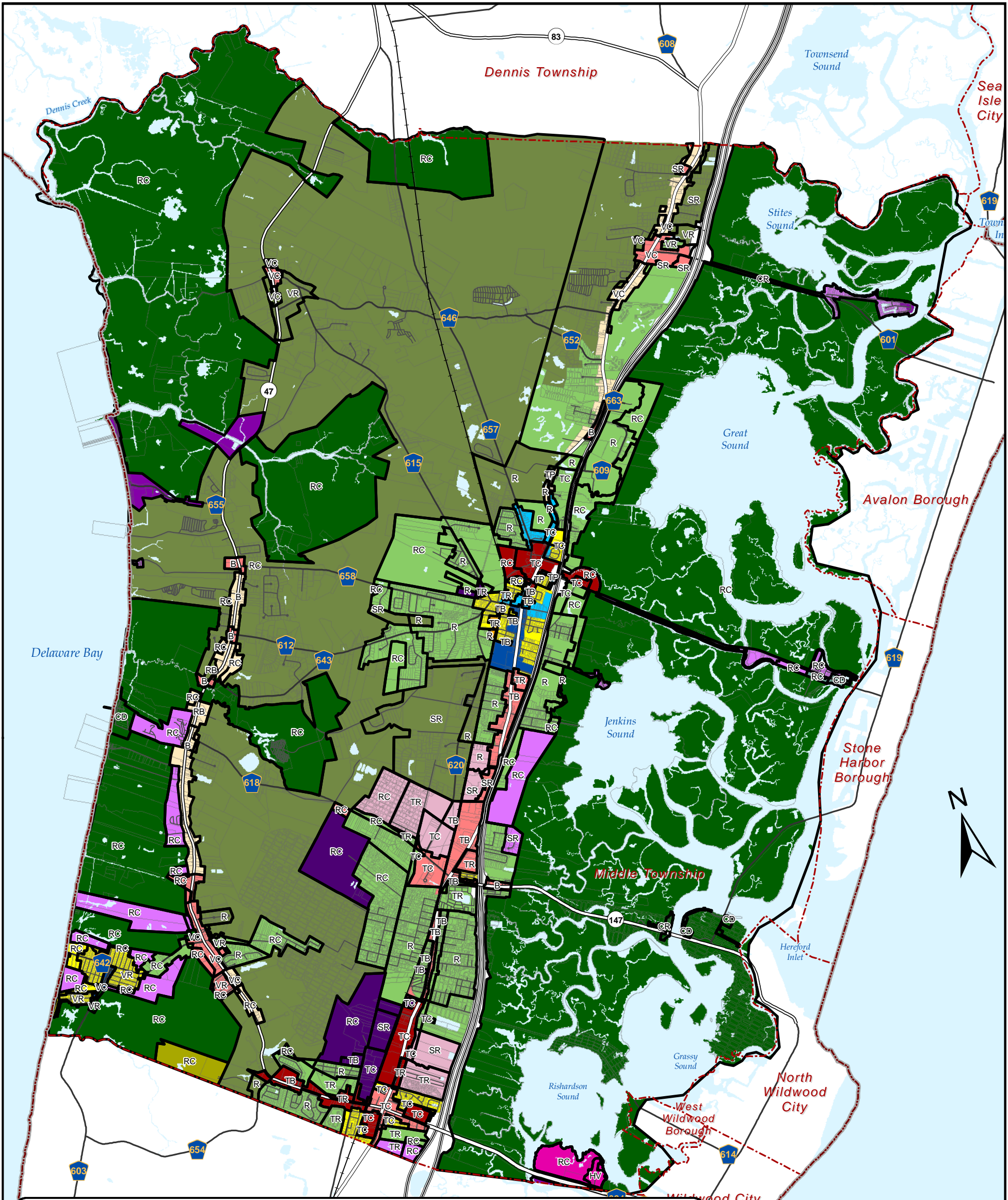
In summary, the following land use and zoning changes are recommended:

- Create Regional Centers with the following zone districts:
 - R Residential District
 - TR Town Residential District
 - TB Town Business District
 - TP Town Professional District
 - TC Town Center District
- Create Village and Hamlet Centers with the following zone districts:
 - VR Village Residential District
 - VC Village Commercial District

- HV Hildreth Village District
- Create the RC Rural Conservation District in the Environs
- Create the B Business District from the CB Community Business District outside of the Centers
- Amend the SR Suburban Residential District boundaries and standards
- Amend the RB Residential Business District boundaries and standards
- Amend the CR Coastal Residential District boundaries and standards
- Amend the CD Coastal Development District boundaries and standards
- Eliminate the following zone districts:
 - RI Restricted Industrial District
 - RGB Regional General Business District
 - SL Sensitive Lands District
 - RR Rural Residential District
 - RD Rural Development District
 - PD Planned Development District
 - AR Amusement And Entertainment District
 - HMM Hotel/Motel/Marina District
- Amend ordinance to permit planned residential open space cluster under planned development.
- Amend ordinances to permit noncontiguous parcel density cluster under planned development.
- Create Cape May Bays and Tributaries East Overlay Zone.
- Create Cape May Court House Overlay Zone.
- Create Cape May Goshen Overlay Zone.

Figure 43 shows the Proposed Zoning Map, which is based on the Future Land Use Plan.





County Boundary

Municipal Boundary

Garden State Parkway

US Route

NJ State Route

County Route

Local Road

Railroad

Parcels

Area Recommended to be Rezoned

Existing Zoning

TR - Town Residential

TRB - Town Residential Business

TP - Town Professional

TB - Town Business

RGB - Regional General Business

AE - Amusement and Entertainment

PD - Planned Development

RD - Rural Development

RI - Restricted Industrial

SL - Sensitive Lands

RR - Rural Residential

SR - Suburban Residential

RB - Residential Business

CB - Community Business

CR - Coastal Residential

CD - Coastal Development

HMM - Hotel Motel Marina

Open Water Bodies

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

RECOMMENDED ZONING CHANGES

TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY

JULY 2010

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ENVIRONMENTAL ASSESSMENT REGULATIONS AND PERFORMANCE STANDARDS

To address the Township's goal to "preserve the unique natural resources and habitat that are an integral aspect of the Township's quality of life", stronger environmental regulations are recommended including adoption of an Environmental Assessment checklist and related ordinance. The *Natural Resource Inventory* should be adopted as part of the Master Plan – Land Use Plan Update. This inventory provides a foundation to understand the existing natural features especially to be protected or preserved.

Additionally, the NJDEP is requiring that a Cape May Bays & Tributaries East Overlay Zone be adopted by Middle Township to protect the water quality of the Cape May Bays & Tributaries East HUC11 Watershed from degradation, as projected by the *Buildout Analysis of Septic Areas*. The Cape May Bays & Tributaries East Overlay Zone would allow for properties to be developed in accordance with the proposed zoning, except that any future subdivision will be required to meet the NJDEP Nitrate Dilution Model at the property boundaries.



BUILDOUT ANALYSIS

A Buildout Analysis was performed to assess the amount of remaining developable lands within Middle Township and to assess the amount of potential development, if these lands were fully developed to their maximum potential. The Buildout Analysis was divided into three components, as follows:

- Wastewater Estimation Model Study²³;
- Buildout Analysis of Septic Areas²⁴; and
- Buildout Analysis of Future Sewer Service Areas (Draft)²⁵.

These buildout analyses were prepared for the Township of Middle. Utilizing GIS (geographic information system) technology, the amount of developable land was assessed based on lot area and bulk requirements as compared to the minimum requirements of each individual zone district. Buildout analyses can be performed at various levels of detail (or scales), from a regional level (macro-scale) to a site-design level (micro-scale). These buildout analyses utilize a zone district level (intermediate-scale) methodology at full buildout based on proposed zoning regulations, and existing land use and environmental conditions.

The results generated by these intermediate analyses were based on mathematic calculations of lot area and contiguous unconstrained land with regards to the requirements of the respective zoning. There are other variable factors that were not taken into account by these analyses since they were not readily available for gross calculation, such as lot width, depth, frontage and setback requirements. These analyses represent the total development limits of Middle Township and do not account for time factors, economic factors or real estate trends. In other words, the analyses represent the maximum amount of development that could occur based on the amount of remaining developable lands, however likely or unlikely it may be that this amount of development will ever occur.

²³ *Wastewater Estimation Model Study Results*, prepared by Maser Consulting, P.A., dated October 15, 2008, revised February 23, 2010

²⁴ *Buildout Analysis of Septic Areas*, prepared by Maser Consulting, P.A., dated February 23, 2010, revised March 26, 2010

²⁵ *Buildout Analysis of Future Sewer Service Areas (Draft)*, prepared by Maser Consulting, P.A., dated February 23, 2010, revised March 26, 2010. This report was completed prior to the revisions to the zone plan to meet the allocated wastewater capacity. It has not yet been updated to reflect the changes.



WASTEWATER ESTIMATION MODEL STUDY RESULTS

The *Wastewater Estimation Model Study* determined the amount of land contributing to nitrate dilution and groundwater recharge, which in turn determined the average septic density within each HUC11 watershed required to meet the NJDEP's 2 mg/L target nitrate concentration anti-degradation policy and the maximum number of new septic systems that can be supported in each HUC11. Based on the NJDEP Wastewater Estimation Model, it was determined that 656 lots could be developed at full buildout within the septic management area of Middle Township without substantially degrading the water quality within the three HUC11 Watersheds of Middle Township. The study recommends that the Township's zoning be revised to allow for distribution of lots within the three watersheds as shown in **Figure 44**.

Figure 44 – Wastewater Estimation Model Study - Summary Results

HUC11 Watershed	Recharge (Acres)	Septic Density (Acres / Septic)	Target (Septic Units)
Cape May Tributaries West	3,159	7.9	400
Cape May Bays & Tributaries East	772	8.8	88
Dennis Creek	1,044	6.2	168
Total	4,975	N/A	656

BUILDOUT ANALYSIS OF SEPTIC AREAS

This *Buildout Analysis of Septic Areas* utilized the results of the *Wastewater Estimation Model Study* to determine whether potential development under the proposed zoning standards will meet the target septic density for each HUC11 Watershed, at full buildout. This study was meant to demonstrate that the water quality of each watershed will not be substantially degraded by potential future development based on the proposed zoning. The calculated development potential of each parcel is subject to site-specific review of applicable state environmental regulations as well as municipal subdivision and site plan procedures. Additionally, the study makes no assumptions as to the likelihood of development to occur as projected.

The study finds that increasing the minimum lot size to 3.5 acres per residential lot in the RC Rural Conservation District and 1 acre per residential lot in all other zone districts outside of the Centers could potentially result in the following:

- At full buildout, the Cape May Tributaries West HUC11 Watershed is projected to be 10 units under its 400 unit target, with 390 potential units.
- At full buildout, the Dennis Creek HUC11 Watershed is projected to be 86 units under its 168 unit target, with 82 potential new septic units.
- At full buildout, the Cape May Bays & Tributaries East HUC11 Watershed is projected to exceed its 88 unit target by 214 units, with 302 potential new septic units. 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 by Middle Township, which would allow for properties to be developed in accordance with the proposed zoning,



except that any future subdivision will be required to meet the NJDEP Nitrate Dilution Model at the property boundaries.

Figure 45 – Buildout Analysis of Septic Areas - Summary Results

HUC11 Watershed	Approved Units	Grand-fathered Parcels	Potential Subdividable Units	Total Potential Units	TARGET SEPTIC UNITS
Cape May Tributaries West	139	29	222	390	400
Dennis Creek	30	23	29	82	168
Cape May Bays & Tributaries East	94	118	90	302	88
Total	263	170	351	774	656

BUILDOUT ANALYSIS OF FUTURE SEWER SERVICE AREAS

The *Buildout Analysis of Proposed Sewer Service Areas* determined the amount of potential development remaining in the proposed sewer service area and the sewer demand generated by such development. The analysis projects the maximum development potential of vacant and subdividable lands within the Centers, redevelopment potential of properties likely to be redeveloped in the near future, and the potential development under the density bonus provisions of Non-Contiguous Parcel Density Cluster (NCPDC).

The analysis also compared the projected sewer demand of the potential development at full buildout with the allocations and capacities of the wastewater treatment plants expected to serve the future development. Under the original zoning scheme, the sewer demand at full buildout exceeded the capacities of the treatment plants. The zoning had to be reduced to a level that was within an appropriate range of the treatment plant capacities. This issue is discussed in more depth in the [Infrastructure Assessment](#) section of this Land Use Plan Element.

In terms of new residential units and new non-residential floor area, the buildout study finds the following:

- Approved development within the Centers that has not yet been constructed or is currently under construction amounts to 1,809 residential units and 147,962 square feet of non-residential floor area.
- New development that could occur on vacant or further subdividable lands could potentially total 1,410 new residential units and 1,269,872 square feet of non-residential floor area at full buildout.
- Redevelopment could result in a net development of 614 new residential units and 595,188 square feet of non-residential floor area.
- The Non-Contiguous Parcel Density Cluster provisions could allow for an additional 342 new residential units within the Centers as a density bonus. However, this would also reduce the development potential of lands in the RC District, as lands would be preserved as open space. Since the zoning is limited by the sewer capacity of the treatment plants, an expiration clause would need to be included in the ordinance to ensure that no more than 342 units are clustered into the Centers.

- A total of 3,865 new residential units could potentially be developed at full buildout within the future sewer service areas.
- A total of 2,013,022 square feet of new non-residential floor area could potentially be developed at full buildout within the future sewer service areas.

Figure 46 – Buildout Analysis of Future Sewer Service Areas - Summary Results

Development Type	Total Residential (Units)	Total Non-Residential Floor Area (Sq. Ft.)
Approved Development	1,809	147,962
New Development	1,410	1,269,872
Net Redevelopment	614	595,188
NCPDC Density Bonus	342	N/A
Total	3,865	2,013,022

TOTAL BUILDOUT OF MIDDLE TOWNSHIP

The buildout analyses assess several development scenarios, which can have various effects on the total buildout of Middle Township. The following summarizes these implications on the total development potential of Middle Township at full buildout under the proposed zoning:

Approved Development

There are numerous projects that have development approvals and have not yet been constructed or are under construction, within both the septic areas and the sewer service areas. In addition, there is a project that was not included in the septic area or sewer area because it was approved by NJDEP for a community wastewater treatment facility. In total, there are currently development approvals for 2,274 residential units and 147,962 square feet of non-residential floor area (see **Figure 47**).

Figure 47 – Summary of Approved Development

Approved Development Type	Total Residential (Units)	Total Non-Residential Floor Area (Sq. Ft.)
Sewer Area	1,809	147,962
Septic Area	263	N/A
Community Wastewater Treatment	202	N/A
Total	2,274	147,962



Approved Development, New Development and Redevelopment

As shown in **Figure 48**, the sum of all approved development, new development and redevelopment projected at full buildout in the Township amounts to a total of 4,809 residential units and 2,013,022 square feet of non-residential floor area.

Figure 48 – Summary of Approved Development, New Development and Redevelopment

Development Type	Total Residential (Units)	Total Non-Residential Floor Area (Sq. Ft.)
Approved Development	2,274	147,962
New Development in Septic Area	511	N/A
New Development in Sewer Area	1,410	1,269,872
Net Redevelopment in Sewer Area	614	595,188
Total	4,809	2,013,022

Non-Contiguous Parcel Density Cluster

NCPDC provisions could allow for an additional 682 new residential units within the Centers as a density bonus. However, to reduce the sewer demand of the projected development at full buildout, it was assumed that only half of these units would actually be clustered into the Centers through NCPDC. To ensure that the sewer capacity is not exceeded by NCPDC provisions, an expiration clause needs to be included in the ordinance, limiting the number of units that could be clustered to 341. If, at some point in the future, the Township is able to increase its wastewater allocation, the expiration clause could be extended or possibly removed altogether.

Since lands within the Environs that are clustered through NCPDC would be preserved as open space, the number of units able to be developed in the septic area would be reduced. Therefore, if NCPDC were to occur to the maximum extent allowed, an additional 342 units would be developed in the Centers and the development potential of the RC District would be reduced from 511 units to 414 units (not including approved development).

Summary of Full Buildout

In addition to approved, development, new development and redevelopment, the total development potential would amount to 5,054 residential units and 2,013,022 square feet of non-residential floor area.

Figure 49 – Summary of Full Buildout

Development Type	Total Residential (Units)	Total Non-Residential Floor Area (Sq. Ft.)
Approved Development	2,274	147,962
New Development in Septic Area	414	N/A
New Development in Sewer Area	1,410	1,269,872
Net Redevelopment in Sewer Area	614	595,188
NCPDC Density Bonus	342	N/A
Total	5,054	2,013,022



POTENTIAL DEMOGRAPHIC IMPACTS OF BUILDOUT DEVELOPMENT

A demographic impact analysis was performed to determine the potential population growth, school population growth and employment growth based on the projected development and redevelopment. The analysis makes assumptions as to the type, number of bedrooms and the sale price (above, at or below median value) of housing that will be constructed to estimate the potential population and school population impacts. The analysis utilized David Listokin's report, *Who Lives in New Jersey Housing? A Quick Guide to New Jersey Residential Demographic Multipliers*, to determine the potential population impacts from the development projected by each portion of the buildout.

The analysis also utilized the *UCC Use Groups for Projecting and Implementing Non-Residential Components of Growth Share*, as published in Appendix D of the New Jersey Council on Affordable Housing (COAH) Third Round Substantive Rules (N.J.A.C. 5:97) to estimate the potential employment impacts of the projected development in the future sewer service areas at full buildout. The analysis assumed that non-residential development will be comprised of an equal mix of office and retail development.

According to the 2000 US Census, the population of Middle Township is 16,405 residents. Additionally, there are 9,799 jobs in Middle Township, according to the 2003 NJ Department of Labor and Workforce Development (NJDLWD) 2003 Annual Report. The projected population and employment growths are added to these existing levels to determine the potential total population and employment at full buildout in the Township.

Figure 50 – Demographic Impact Analysis Results of Full Buildout

Development Type	Total Residential (Units)	Population (Persons)	Total Non-Residential Floor Area (Sq. Ft.)	Employment (Jobs)
Approved Development	2,274	4,572	147,962	333
New Development in Septic Area	414	1,232	N/A	N/A
New Development in Sewer Area	1,410	3,558	1,269,872	2,857
Net Redevelopment in Sewer Area	614	1,417	595,188	1,339
NCPDC Density Bonus	342	845	N/A	N/A
Total Growth	5,054	11,624	2,013,022	4,529
Existing	7,510	16,405	N/A	9,799
Projected Total	5,054	28,029	2,013,022	14,328

Assuming that all approved development will be constructed according to the approvals, that all vacant and subdividable lands would be developed to their highest potential, that the properties identified for redevelopment will be redeveloped to their highest potential and that the NCPDC provisions would be utilized to increase the density to the highest potential, the total maximum population and employment for Middle Township could be 28,029 persons and 14,328 jobs, respectively.

This study does not make any assumptions as to timeframe for the Township to reach full buildout, or even if it will. The results of this study are meant to illustrate the effects that the proposed zoning would have if the Township were to become fully built-out.



Historic population trends indicate that from 1950 to 2000, Middle Township grew at a fairly steady pace of approximately 2,300 new residents every 10 years. At this pace, it would take approximately 70 years for Middle Township to reach full buildout, as projected.



INFRASTRUCTURE ASSESSMENT

WATER

Water service for Middle Township is currently provided by multiple purveyors. New Jersey American-Cape May Court House division (NJA-CMCH) provides service along the Route 9 corridor from Swainton to Whitesboro. The NJA-CMCH draws water from the Atlantic City 800-foot sand and the Cohansey aquifers via a network of four wells and one tank. The City of Wildwood Water Utility (WWU) provides service to the Rio Grande area of the Township. The Middle Township service franchise area is along both sides of Delsea Drive (Route 47) from the Township's easternmost boundary west to the Cape May County Park South. It extends north along both sides of Route 9 from the Garden State Parkway on the eastern side to the west of Route 9 including the Wal-Mart facility. WWU draws water from the Upper Kirkwood, Cohansey and Holly Beach aquifers via a network of four wells. Water District #1 services Avalon Manor and Water District #2 provides service to the Stone Harbor Boulevard and Stone Harbor Manor areas. Water District #1 has two wells in Avalon which draw water from the Kirkwood Formation. Most of the public sewer areas in the municipality are served by public water and the remaining residents are serviced by individual wells, which are regulated by the County Health Department.

Water supply issues in Cape May County have been the topic of studies by the United States Geological Survey (USGS) and NJDEP for some time and were the topic of the *Hydrogeologic Framework, Availability of Water Supplies, and Saltwater Intrusion, Cape May County, New Jersey, Water-Resources Investigations Report 01-4246* in 2002. The report provides guidelines for future withdrawal volumes and recommended well locations to safeguard potable water supplies in the future. Alternative strategies for safeguarding freshwater include conservation and groundwater recharge using recycled supplies.

The USGS recently published its study, *Future Water-Supply Scenarios, Cape May County, New Jersey, 2003-2050*, which provides an analysis of the impacts of nine different scenarios on the water supply in Cape May County. Baseline groundwater withdrawals from existing (2003) wells were simulated in baseline Scenarios 1, 2, and 3 to be at the average 1999-2003 rate, at NJDEP full allocation rates, and at estimated full buildout demand rates, respectively. Scenarios 1, 2 and 3 represent withdrawals using existing wells and projected water demands until 2050, which indicates that there would be severe saltwater intrusion into the Cohansey aquifer as to adversely affect production wells used by Lower Township and the Wildwoods, as well as some other near-shore domestic wells.

Scenarios 4 through 9 analyze the potential impacts of various mitigating measures, such as drilling of new wells in specific locations, eliminated or reduced withdrawals from certain existing wells, desalination plants, freshwater injections, tertiary treatment systems and reverse osmosis units. The locations of wells in each of the nine scenarios in Middle Township are identical in most aspects in these scenarios.

Scenario 7 involves WWU, NJA-CMCH, and Lower Township Municipal Utilities Authority (LTMUA) cooperatively installing six wells—two production wells screened in the Cohansey aquifer and four production wells screened in the Atlantic City 800-foot sand. The hypothetical wells would be located between Rio Grande and Cape May Court House. LTMUA and WWU would cease or decrease withdrawals from existing wells and withdraw from the hypothetical wells.



According to the USGS, stewardship of the potable, non-potable, and ecological water supplies of Cape May County will likely modify and incorporate many of the concepts developed and simulated in Scenarios 4 to 9. Past and ongoing practices to use and improve the potable water supply include:

- Relocating wells in the interior of the county to lessen the impact of saltwater intrusion;
- Using multiple aquifers to disperse the stresses of groundwater withdrawal;
- Locating wells farther apart to reduce drawdown;
- Drilling deeper to maintain water quality;
- Using legislation to increase water conservation; employing conservation practices at tourist accommodations and government and educational facilities;
- Closely monitoring irrigation at golf courses, farms, public parks, and residences;
- Using native vegetation for landscaping;
- Adjusting price structure for water;
- Improving solid waste and wastewater management facilities;
- Employing desalination; and
- Using aquifer storage and recovery techniques.

WASTEWATER TREATMENT

The Middle Township existing sewer service area is along both sides of Delsea Drive (US Route 47) from the Township's easternmost boundary west to the Cape May County Park South. It extends north along both sides of US Route 9 from the Garden State Parkway on the eastern side to the west of US Route 9, including the Wal-Mart facility.

The Township is served by two Cape May County Municipal Utilities Authorities (CMCMUA) treatment plants: the Seven Mile Beach/Middle Wastewater Treatment Plant (SMB-WWTP) and the Lower/Wildwood Wastewater Treatment Plant (LW-WWTP). The Green Creek and Del Haven areas are provided sewer service by the LTMUA. Middle Township has a wastewater allocation of 1.41 million gallons per day (MGD) in the SMB-WWTP service area, 0.986 MGD in the LW-WWTP service area, and 0.20 MGD in the LTMUA service area.

As part of the *Buildout Analysis of Future Sewer Service Areas*, the Township prepared a wastewater demand analysis to assess the capacity of the treatment systems to address future growth at full buildout. The study found that at full buildout, the potential sewer demand generated by the desired zone plan would exceed the allocated wastewater capacity in the LW-WWTP and SMB-WWTP service areas. The buildout analysis projected an additional 0.543 million gallons per day (mgd) in the LW-WWTP service area and 0.869 mgd in the SMB-WWTP service area.

The estimated future wastewater flows from future development at full buildout and existing development that is not currently connected would have exceeded the allocated capacities of these service areas by 0.460 mgd and 0.103 mgd, respectively. NJDEP staff informed Middle Township that a range of +/-0.100 mgd would be acceptable.

In compliance with N.J.A.C. 7:15-5.25(d), the Township has opted to reduce the intensity of the zoning in certain areas to meet the allocated wastewater capacity. As such, the potential sewer demand at full buildout was greatly reduced. As shown in **Figure 51**, the wastewater demand of the reduced zoning would be 0.500 million gallons per day (mgd) in the LW-WWTP service area, 0.626 mgd in the SMB-WWTP service area, and 0.076 mgd in the LTMUA service area.



Figure 51 – Wastewater Demand of Full Buildout

Development Type	LW-WWTP (MGD)	SMB-WWTP (MGD)	LTMUA (MGD)	TOTAL
Approved Development	0.190	0.231	0.001	0.422
New Development	0.182	0.250	0.012	0.444
Net Redevelopment	0.085	0.112	0.000	0.197
NCPDC	0.043	0.033	0.000	0.076
Total	0.500	0.626	0.013	1.139

As shown in Figure 52, the reduced wastewater demands at full buildout would put the total wastewater projections within the 0.100 mgd range of the allocated wastewater capacity. Specifically, the LW-WWTP would have 0.061 mgd in excess capacity, the SMB-WWTP allocated capacity would be exceeded by 0.075 mgd, and the LTMUA would have 0.004 in excess capacity.

Figure 52 – Wastewater Impact Analysis Results of Full Buildout

Wastewater	LW-WWTP (MGD)	SMB-WWTP (MGD)	LTMUA (MGD)	TOTAL
Current Allocation	0.986	1.190	0.200	2.376
Existing (Seasonal High)	-0.347	-0.618	-0.183	-1.148
Future Development (Full Buildout)	-0.379	-0.484	-0.013	-0.876
Other (Developed not connected)	-0.199	-0.163	0	-0.362
Total	0.061	-0.075	0.004	-0.01

The County of Cape May is currently preparing a County-wide Wastewater Management Plan, which will include a section on Middle Township's wastewater capacity.

RELATIONSHIP TO OTHER JURISDICTIONS

In accordance with 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 Middle Township in relationship to the zoning of the adjacent lands of municipalities abutting Middle 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 Middle Township is compatible. Only lands abutting Lower Township's reflect potentially incompatible industrial uses adjacent to residential uses in Middle Township.

Dennis Township

Dennis Township is located on the mainland of Cape May County and shares Middle Township's northern boundary, which is approximately 13 miles long. Similar to Middle Township, Dennis Township is in the process of adopting a new Land Use Plan that reflects a center-based zoning pattern. West of the Atlantic City Electric right-of-way and east of the Garden State Parkway, both municipalities are proposed for Conservation land uses. The 1.3-mile section between the Atlantic City Electric right-of-way and the Garden State Parkway has proposed Low Density Residential uses to be served by on-site septic systems by both municipalities.

Avalon Borough

Avalon Borough is a barrier island resort community located on the northern portion of Seven Mile Island, which is separated from the mainland areas of Middle Township by the intercoastal waterways. Avalon is almost completely built-out, containing a moderately dense housing base made up of small lot, single-family detached and two-family attached dwellings surrounding village-scale commercial districts. The western portion of Avalon is primarily encumbered by wetlands. Avalon Boulevard (CR-601) connects Avalon to Swainton in Middle Township. In Middle Township, the CR-601 corridor is proposed to retain its Coastal Residential and Coastal Development zoning, which is consistent with the barrier island community of Avalon. Middle Township has proposed Rural Conservation uses along all other shared boundaries with Avalon.

Stone Harbor Borough

Stone Harbor Borough is a built-out barrier island resort community located on the southern portion of Seven Mile Island. Stone Harbor is primarily resort residential in character with a moderately dense housing base made up of small lot, single- and two-family dwellings and a commercial core around 96th Street and 2nd Avenue. The western portion of Stone Harbor is primarily encumbered by wetlands. Stone Harbor Boulevard (CR-657) connects Stone Harbor to Cape May Court House in Middle Township. The CR-657 corridor in Middle Township is proposed to retain its Coastal Residential zoning, which is consistent with Stone Harbor's resort residential uses. Middle Township has proposed Rural Conservation uses along all other shared boundaries with Stone Harbor.



North Wildwood City

The City of North Wildwood is a built-out barrier island resort community located on the northern portion of Five Mile Island, which is separated from the mainland areas of Middle Township by the intercoastal waterways. North Wildwood is primarily resort residential in character with a moderately dense housing base made up of small lot, single- and two-family dwellings and businesses along CR-621 and along the boardwalk. The western portion of North Wildwood is primarily encumbered by wetlands. State Route 147 connects North Wildwood to Whitesboro in Middle Township. Middle Township has proposed Rural Conservation uses along the entire shared boundary with North Wildwood.

West Wildwood Borough

The Borough of West Wildwood is a barrier island resort community located on the western (inland) portion of Five Mile Island. West Wildwood is primarily resort residential in character with a moderately dense housing base made up of small lot, single- and two-family dwellings. There is no direct road access between the mainland of Middle Township and West Wildwood. A portion of Five Mile Island adjacent to West Wildwood is under Middle Township's jurisdiction. Middle Township has proposed Rural Conservation uses along the entire shared boundary with West Wildwood.

Wildwood City

The City of Wildwood is a built-out barrier island resort community located on the central portion of Five Mile Island. As one of the most popular tourist destinations in Cape May County, Wildwood sees the highest population density during the summer season of all Cape May municipalities. With this high population density comes more intensive multi-family residential and commercial uses, including the prestigious boardwalk properties along the Atlantic coast. State Route 47 connects Wildwood to Hildreth/Shawcrest Island, Rio Grande and beyond to the western portion of Middle Township. Middle Township has proposed Rural Conservation uses along the entire shared boundary with North Wildwood. The Hildreth Village Center is located less than a half mile from Wildwood and is proposed for more higher density residential, light commercial and public waterfront access uses, consistent with the Wildwood resort community character.

Lower Township

Lower Township is located on the mainland of Cape May County and shares Middle Township's southern boundary, which is approximately 7 miles long. About 1.7 miles of the shared boundary is made up of the Rio Grande-Whitesboro-Burleigh Regional Center, which is proposed for Town Residential and Residential land uses along the edge. The area in Lower Township corresponding to Middle Township's proposed Town Residential District is zoned for moderate density residential uses served by on-site septic systems. The area in Lower Township corresponding to Middle Township's proposed Residential District is zoned for industrial uses, which could present a conflict between incompatible uses.

Approximately 1.25 miles of the Lower-Middle municipal boundary, between US Route 9 and CR-654 is within the CAFRA exception area. This area also contains the Cape May Airport, which affects zoning in Middle Township for air safety. The existing Rural Development (RD) zone specifically acknowledges this portion of the Township that is within the airport hazard area of Cape May Airport. This RD zone permits low density residential development on 3 acre lots and farms. This area is recommended for RC Rural Conservation, which would require minimum 3.5 acre lots for low density development.



The westernmost 2 miles of the shared boundary, as well as the 1.25 miles between the Garden State Parkway and the intercoastal waterways, is primarily zoned for Conservation by both municipalities, except Hildreth/Shawcrest Island. Both municipalities have jurisdiction of Hildreth/Shawcrest Island. Marine-based resort development is proposed in both municipalities.

CAPE MAY COUNTY COMPREHENSIVE PLAN

The Township Land Use Plan is consistent with the Cape May County Comprehensive Plan. The County Plan encourages campgrounds as important seasonal and recreational uses and discourages their conversion to condominium or long-term lease arrangements. Middle Township's Future Land Use Plan recognizes the economic and importance of its 13 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 encouraged. The proposed Rural Conservation district 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 Multifamily 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 Centers and continues to restrict development outside of the Centers to low density suburban residential development, low density business use and rural conservation.

Changes are recommended to the *State Development and Redevelopment Plan – Policy Map* to be consistent with the proposed implementation of the Land Use Plan. These changes will be made as part of the Middle Township Plan Endorsement Petition process. They include designation of the proposed Centers. The PA-3 Fringe Area should be expanded or refined to include the Regional Centers and the surrounding Suburban Residential and Residential Business areas along the US Route 9 corridor. Planning Area boundaries should be aligned to the parcel boundaries, where appropriate. PA-8 Parks and Natural Areas should be updated to include all public lands.

CAPE MAY COUNTY SOLID WASTE MANAGEMENT PLAN

Middle Township has established a Solid Waste Management and Recycling Program, which is consistent with the current County Solid Waste Management Plan.



APPENDIX

- Middle Township Natural Resources Inventory (separate document)

