

**PLAN ENDORSEMENT PETITION  
UPPER TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY**

**SUBMITTED TO THE  
NEW JERSEY OFFICE OF SMART GROWTH**

**PREPARED FOR THE  
TOWNSHIP OF UPPER PLANNING BOARD  
AND THE  
UPPER TOWNSHIP COMMITTEE**

**PREPARED AS PART OF THE ROUTE 9 CORRIDOR SMART  
GROWTH STUDY FOR DENNIS, MIDDLE AND UPPER  
TOWNSHIPS**

**PREPARED BY**



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## INTRODUCTION

Plan Endorsement is the process established by the New Jersey Office of Smart Growth (NJOSG) to review municipal and regional plans for consistency with the New Jersey State Development and Redevelopment Plan. This process provides for development of a Planning and Implementation Agenda to coordinate planning activities and improvements with State Agencies and to provide priority permitting and funding for these activities.

The NJOSG has funded the Route 9 Corridor Smart Growth Study for Dennis, Middle and Upper Townships study as part of an intermunicipal planning effort to provide assistance in the Plan Endorsement Process. Both Middle and Upper Townships had previously been involved in, but had not yet completed the Centers Designation process with NJOSG. Dennis Township had begun to explore the process. This study follows the adopted NJOPG 2004 Plan Endorsement Guidelines for initial endorsement.

An important part of this study is the reassessment and refinement of the development centers in each Township. These centers, which are now regulated through the New Jersey Coastal Zone Management rules, were terminated as Coastal Area Facility Review Area (CAFRA) Centers in February 2005. Through this Plan Endorsement process with the NJOSG, centers may be established and designated in the State Plan. The centers concept is also strongly forwarded in the State Plan to develop livable, walkable 'communities of place' and to act as a fulcrum for development allowing for preservation and protection of the surrounding environs. For these three Cape May mainland communities, environmental protection and regulatory controls are paramount. The New Jersey Department of Environmental Protection (NJDEP) through CAFRA regulates development in all three municipalities and both Dennis and Upper Townships are also within the Pinelands Management Area. This is of critical importance to these three municipalities since only in the CAFRA Centers can more intensive development be concentrated.

Dennis, Middle and Upper Townships are linked through the transportation network with the focus of development along the Route 9 corridor, which parallels the Garden State Parkway. Each municipality has a number of Centers or areas for existing and future development with many of these Centers focused on the Route 9 corridor. (See Dennis Middle and Upper (DMUSA) Townships Study Area Map. Other centers are located where communities have developed around commerce and transportation connections and civic institutions.

Upper Township as part of this Plan Endorsement Petition has identified four Centers of existing development and as locations for future growth. Two of the centers, Marmora-Palermo-Beesley's Point Town Center and Seaville Town Center, are totally within CAFRA and are along the Route 9 corridor. The remaining two centers, Petersburg Village Center and Tuckahoe Village Center are located within both CAFRA and the Pinelands Management Area. A discussion of each center and its consistency with the New Jersey State Development and Redevelopment Plan Centers Guidelines are further detailed in this Plan Endorsement Petition. Additionally other changes to the State Policy Plan map are included.

The Planning and Implementation Agenda includes a detailed action agenda of the next steps needed to put the Township's plans into action. This includes activities to be done by not only the Township but also County and State Agencies to coordinate and fund planning efforts.



## **THE PLAN ENDORSEMENT PROCESS**

### **Petition Committee**

A Township Petition Committee was appointed. Upper Township's Plan Petition Committee included representatives from the Township Committee, Township Planning and Zoning Boards, UT Representative to The Great Egg Harbor National Scenic and Recreational River Council, the Mayor, a Township Committee Representative, with technical assistance from the Planning Board Attorney and Township Engineer. Plan Petition Committee meetings were held during the course of the study to review and coordinate the study efforts.

### **Regional Plan Petition Meeting**

A noticed public meeting was held on August 24, 2004 with representatives from Dennis, Middle and Upper Townships including invited Plan Petition Committee representatives. This meeting served as kickoff to the Plan Petition study. A survey was taken of each of the Township representatives to identify and rank key issues affected each Township locally and on a regional basis. The regional meeting agenda and minutes are included in Appendix C.

### **NJOSG Meetings**

A Pre-Petition Meeting with NJOSG was held on November 23, 2004. Additional meetings were held with the Agency Plan Implementation Team on June 21, 2004 and July 26, 2004 to review the initial plan endorsement documents and the proposed Township Centers. Interim coordination also occurred with the NJOSG and the Agencies to address concerns and refine the plan through the process.

### **Adoption of Plan Endorsement Petition**

The Planning Board held a public hearing to review the Plan Endorsement Petition and recommended approval. The Township Committee adopted a resolution recommending forwarding of the Plan Endorsement Petition to the NJOSG. Copies of the minutes and resolutions are included in Appendix C.

## REPORT ORGANIZATION

This Plan Petition was crafted in accordance with the Plan Endorsement Guidelines approved by the State Planning Commission on April 28, 2004. The report is organized to address specific guideline requirements. The requirements are listed *italics* and the Township's actions or activities cited to address these requirements are listed below each requirement item in regular font. (not in *italics*). Many of the responses refer to the Existing Conditions Inventory (See Appendix B), which was prepared as a compilation of the planning documentation for the Township as part of this Plan Petition process. This Existing Conditions Inventory was submitted to the NJOSG for review by the State Agency Implementation Team in February 2005 together with electronic copies of all available planning documents. (The Existing Conditions Inventory has been updated from the initial submittal.)

Under the Initial Plan Endorsement process, the requirements focus on the following items. First the existing planning documents of the Township, County, State and other related entities that establish the planning foundation of the Township's land use and development activities are identified. The compatibility of these documents and the Township's planning efforts with the State Plan goals and policies are considered in this petition.

Secondly a discussion of each Center and its consistency with the New Jersey State Development and Redevelopment Plan Centers Guidelines is further detailed in this Plan Endorsement Petition. Additionally other changes to the State Policy Plan map are included. These changes include but are not limited to items discussed in the Township's Cross acceptance response to the Draft 2004 State Plan.

Third is the Draft Planning Implementation Agenda (PIA). This PIA identifies activities to be undertaken by the Township, County, State and other Agencies to achieve the Township's vision for development. The PIA identifies the activity, the Township's role in the process, required assistance by other Agencies, and a projected time frame to complete the action.

## INITIAL PLAN ENDORSEMENT REQUIREMENTS

As indicated in the Plan Endorsement Guidelines, *"The Initial Plan Endorsement stage is designed to be a review of the petitioner's planning documents for consistency with the goals, policies and strategies of the State Plan, with the State Plan Policy Map, and with appropriate State statutes and regulations."* (page 10)

The following table identifies the applicable documents and the status of each. Copies of these documents were submitted electronically to the NJOSG in February 2005 as part of the plan endorsement process.

### Upper Township Plan Endorsement Documents

Document	Date of Document
1 Master Plan	7/21/94
2 Master Plan Amendment and Land Use Plan	6/20/02
3 Master Plan Reexamination Report	7/19/01
4 Board of Education Five Year Facilities Plan	5/21/01
5 Adopted Capital Improvement Program	
6 County Comprehensive Farmland Plan or Municipal Farm Preservation Plan	4/24/90 No municipal Farm Preservation Plan
7 Existing Land Use Map	See Section 1.8 of Appendix B
8 Current Zoning Map	1/12/04
9 Community Facilities Map - Statement of facility capacity where applicable	See 1994 Master Plan
10 Existing and Proposed Affordable Housing Sites	Not available
11 Township Land Development Ordinance	6/25/02

Requirements for municipal petitioners are itemized in the NJOSG Plan Endorsement Guidelines. They are included below and Upper Township response follows each item.

### Current Municipal Master Plan and any available sub-elements

- ☐ *Copy of adopted Master plan and any amendment including all master plan required elements and date of adoption.*

The 1994 Master Plan was provided in digital format to NJOSG. Required elements include the Land Use Plan, Goals and Policy Objectives, and a Statement of Compatibility with surrounding municipalities, the County Master Plan, the State Development and Redevelopment Plan, the Wild and Scenic River Act and the Pinelands Act.

- ☐ *Status of any optional Master plan elements or other plans.*

Optional master plan elements in the 1994 Master Plan include the following:

- Housing Plan
- Circulation Plan
- Community Facilities Plan
- Recreation Plan
- Historic Preservation Plan

- Economic Plan
- Recycling Plan

These elements are accompanying maps were provided in digital format to NJOSG

- ❑ *Copy of any Master plan Reexamination Report adopted on or after the adoption date of the master plan and date of adoption.*

A copy of the 2001 Master Plan Reexamination Report was provided in digital format to NJOSG.

- ❑ *Copy of any relevant Board of Education Five Year Facilities Plan.*

A copy of the 2001 Board of Education Five Year Facilities Plan was provided in digital format to NJOSG.

- ❑ *Analysis of any master plan elements that were not addressed in an existing master plan reexamination report.*

All Master Plan elements discussed in the 1994 Master Plan were addressed in the 2001 Reexamination Report.

- ❑ *Statement describing the petitioner's current and future planning and regulatory activities already committed to by the petitioner.*

Upper Township will prepare a Housing Element and Fair Share Plan to be adopted and petition for COAH substantive certification. The Township adopted the Upper Township Stormwater Management Plan on January 24, 2005. It will be incorporated into the next Master Plan Reexamination. Stormwater management related ordinances will be adopted when NJDEP provides the revised model ordinance that is consistent with the Pinelands regulations. The Township is currently undertaking an investigation of the redevelopment potential of a section of Beesley's Point.

- ❑ *Copy of adopted capital improvement program.*

A copy of the current Township Capital Improvement Program was provided in digital format to NJOSG.

- ❑ *County Comprehensive Farmland Plan or Municipal Farmland Preservation Plan.*

A copy of the 1990 Cape May County Farmland Preservation Plan was provided in digital format to NJOSG.

## Statement of Community Vision and Public Participation

*Petitioners are asked to submit a narrative of the visioning and public participation processes that were conducted, demonstrating how the public has been involved in the preparation of the master plan and other documents that shape the community vision.*

The 1993 Master Plan represents an update of the Township's 1975 Master Plan and the 1986 Reexamination Report. The Plan provides a detailed list of planning assumptions, which together with the Goals and Primary Objectives form the basis of the Master Plan and the overall vision of the future planning vision of the Township. As noted, "The (1993) Master Plan does not propose radical revisions of prior land use goals or policy objectives nor wholesale changes in the concept on managed development within the community. The Plan does propose a refinement of prior policies and provides direction for future growth, reinforcing the community's environmental resources and well established residential neighborhoods."

In summary, the overall goals of the Master Plan are as follows:

- Improve the quality of life through sound land use planning.
- Maintain the rural residential character and provide for the continued scenic and low-density nature of the Township by guiding development and land uses to appropriate areas so as to protect the overall Township character.
- Consider the importance of the existing residential centers to the present Township landscape and image, and develop a land use plan and development regulations, which protect their integrity.
- Preserve the Township's natural and cultural resources, which contribute to both the positive image and overall strength of the Township.
- Continue to provide for the preservation of open space by protecting woodlands, open field, stream corridors, tidal marsh, wetlands, floodplains, and bodies of water. Use these natural features to organize and separate different types and intensities of land uses where necessary. Establish controls on the permitted disturbance of critical resources during land development.
- Provide diversity and strength to the local tax base. Foster a well integrated and balanced community with a mix of residential, commercial, agricultural and other types of land uses. A mix is encouraged for the convenience of the residents and enhancement of the tax base of the Township. The land use plan and development regulations should be designed to minimize conflicts between activities so that one land use does not adversely affect neighboring land uses.
- Establish and maintain the level of community facilities and public services required to satisfy the needs of present and future residents of Upper Township and allow for the well-planned expansion of these public facilities and services.

The Plan was officially adopted on January 27, 1994 with a clarification adopted on July 21, 1994 with public hearings at the Planning Board as required by the MLUL.

The 2001 Master Plan Reexamination Report states that the planning process involved formation of a Township authorized Master Plan Reexamination Committee which included representatives from the Zoning Board, Planning Board, Township Engineer, Construction Office, Board Solicitor, and Planning Consultant. As noted, during the over two year long process, the Committee held meetings and contacted various municipal departments, volunteer fire and rescue companies, representatives of the Pinelands Commission and COAH. The Planning Board held public hearing and adopted the Master Plan Reexamination and Master Plan Amendment. Further public hearings were held at the Township Committee to adopt the recommended Zoning Amendments.

As described earlier, a Petition Committee was officially authorized by the Township to craft the Plan Endorsement Petition. A number of meetings were held with the Petition Committee during the course of the study. In addition, a Planning Board hearing was held to review the Plan Endorsement Petition. This noticed meeting provided additional opportunities for public input. The Planning Board's recommendations were forwarded to the Township Committee who at a public hearing adopted the Plan Endorsement Petition and authorized its submittal to the NJOSG.

## Statement regarding any proposed changes to the State Plan Policy Map

### *Proposed Changes in Planning Areas*

Changes recommended to the Preliminary 2004 State Plan Policy Map (April 2004) were reviewed by the Township as part of the Cross Acceptance Process. The State Planning designations for the Township include PA2 (Suburban Planning Area), PA4 (Rural), PA5 and PA5B (Environmentally Sensitive /Environmentally Sensitive Barrier Island) and Parks and Natural Areas. The Pinelands Management Area is a separately designated Special Planning Area.

The draft 2004 State Policy Maps includes parks and open space areas and some revisions of the planning areas (typically from PA2 to PA5) These map changes have been reviewed by the Township and refined during this Plan Endorsement study process. The following summarizes the Township's requested changes in the Preliminary 2004 State Plan Policy Map based upon this review. (See the attached quad maps entitled Upper Township Proposed Revisions to 2004 Preliminary Policy Map)

1. The Township objects to the inclusion of the B. L. England Generating Facility in the Parks and Natural Areas Designation on the 2004 State Plan Map. The facility is the only industrial facility in the Township and contributes to the Township's economy. It is felt that the facility would serve a more valid economic purpose, as an already developed site, for redevelopment and not conversion to open space. The Township is investigating redevelopment options. (See 2004 Cross Acceptance Report, Item #4, page 304).
2. The PA2 area outside of Seaville on Route 50 should be maintained as revised to include lands already either developed or planned and approved for commercial development.
3. The PA2 area outside of the Petersburg Center should be changed to PA5. This area has environmental constraints and the need to establish a definitive boundary in the Environs is recommended.
4. Within the proposed Town Centers, the PA2 area should be retained even for those areas that are shown to be potential wetlands or have other environmental constraints. The Township will adopt Environmental Review regulations and procedures to better protect these areas in all areas of the Township.
5. The Township objects to the inclusion of developed properties along Roosevelt Boulevard in Marmora in the PA5 designation. Based on the Superior Court of New Jersey Consent Order dated November 30, 2000 (Docket No. CPM-L-226-00), these existing properties should be included in the Cape May Water Quality Management Plan/Waste Water Management Plan. Thus they should be designated as PA2. (See 2004 Cross Acceptance Report, Item #7, page 305).
6. The Township objects to the inclusion of developed properties along Roosevelt Boulevard in Marmora in the PA5 designation. Based on the Superior Court of New Jersey Consent Order dated November 30, 2000 (Docket No. CPM-L-226-00), these existing properties should be included in the Cape May Water Quality Management Plan/Waste Water Management Plan. Thus they should be designated as PA2. . (See 2004 Cross Acceptance Report, Item #8, page 305).

7. The Township recommends the utilization of the Garden State Parkway and other highways as barriers to be included in a higher planning area to allow for the expansion of the roadways to meet the infrastructure needs of the County and Township. (The Township Centers incorporate these highways within the Centers where appropriate to allow for expansion of these roadways in an appropriate manner including transportation improvements related to interchanges. . (See 2004 Cross Acceptance Report, Item #9, page 305).
8. The Township recommends that the Policy Map remove the rail lines that extend into Ocean City and Strathmere. . (See 2004 Cross Acceptance Report, Item #10, page 305).

## *Centers*

As part of this Plan Petition Process, the Township has reviewed and refined their prior CAFRA centers, which expired in February 2005. This process of refinement was reviewed with the Petition Committee, Planning Board and Township Committee. In addition, a number of meetings were held with the State Agency Plan Implementation Team.

It should be noted that as part of this process of centers refinement, it was agreed with the Agency Implementation Team that the Township would adopt regulations to ensure adequate environmental review of critical environmental conditions. These include but are not limited to wetlands, floodplains, critical environmental sites, C-1 waters, Natural Heritage Priority Program sites, and other features. The proposed Centers include lands within these categories. Because the detailed field investigation has not yet been done on these areas, it was felt that with an Environmental Review process and regulations established for the Township, negative impacts to these potential critical areas can be controlled. In addition, the Township has agreed to establish environmental mapping for review by their Construction Official, Engineer and Zoning Officer to ensure that these critical environmental areas are identified to the public so that proper measures can be taken to avoid negative impacts. This would ensure that all development, not just that development which falls under CAFRA direct oversight would be reviewed and proper protective measures engaged. (See Vacant and Developable Lands in Centers Table and Centers Design Criteria Evaluation Table.)

Four centers are proposed in Upper Township. Each of these Centers is an existing concentration for residential and commercial development. They represent locations along the road corridors of existing population settlements including historic structures which attest to the long-term development in these centers. Both Tuckahoe and Petersburg Centers are off the Route 9 corridor. They are both located within CAFRA and the Pinelands Management Area. This Plan Endorsement Petition only addresses that section of these Centers within CAFRA since the Pinelands Commission has certified the Tuckahoe Village and Petersburg Village. The Marmora-Palermo-Beesley's Point Town Center and the Seaville Town Center are located on Route 9 with excellent access to the Garden State Parkway. This section of the Plan Endorsement Report provides detailed information on each of the centers, a comparison to the NJOSG Centers guidelines, and information on vacant developable lands within each center. In addition, the Township's vision for each of these places and the next steps for engaging in this process are discussed.

The proposed Township Centers are shown on the on individual maps for each Center, which have utilized the 2002 aeriels and included a mapping of critical environmental constraints and planned and approved development activity. (See Centers Maps.)

An analysis was prepared for each of the Centers to identify vacant and developable lands within each Center for future growth. (This does not include lands suitable for future redevelopment.) Additionally, an

analysis was performed to assess current conditions in each Center compared to the NJOSG Centers guidelines in the 2001 State Development and Redevelopment Plan. As noted in the 2001 State Development and Redevelopment Plan, *"These criteria are intended to be applied flexibly. For example, population fluctuations in seasonal communities should be taken into account, as should disparities between daytime and nighttime populations. Density criteria are relevant primarily to new Center and to the growth areas of existing Centers, and are less relevant to the built-up portion of existing Centers, except when conditions influencing development changes significantly."* (2001 SDRP, page 231)



## VACANT AND DEVELOPABLE UPLANDS IN CENTERS

Centers	total vacant lands	developable uplands	<u>Residential</u>	total vacant lands	<u>Commercial</u> developable uplands	building area	
			residential lots		acres		
	acres	acres		acres	acres	square feet	
<b>Marmora</b>	729	350	280	295	55	598,950	residential 1 du/acre, 20% deduction for infrastructure; commercial .25 FAR
<b>Seaville</b>	514	223	178	206	171	1,862,190	residential 1 du/acre, 20% deduction for infrastructure; commercial .25 FAR
<b>Tuckahoe</b>							residential PV, 1du/acre, RD 1du/3.75 acres; 20% deduction for infrastructure; commercial .25 FAR
CAFRA	102	51	41	45	0.31	3,376	
Pinelands	126	69	43	5.47	4.67	50,856	
<b>Petersburg</b>							residential PV, 1du/acre, 20% deduction for infrastructure; commercial .25 FAR
CAFRA	131	114	91				
Pinelands	159	96	77	16	8	87,120	
<b>TOTAL</b>	<b>1,761</b>	<b>903</b>	<b>710</b>	<b>567</b>	<b>239</b>	<b>2,602,492</b>	

Note: Calculations do not include properties approved but not yet built. Also developed properties that may be redeveloped. Vacant lands include vacant lands, regular and qualified farmlands, residential lot capable of further subdivision (>3.5 acres properties). Rezoning may likely increase residential intensity in Centers especially Seaville and Marmora/Palermo, Beesley's Point.

CENTERS DESIGN CRITERIA EVALUATION  
UPPER TOWNSHIP CENTERS

	Land Use			Population		Economy		Infrastructure	
	Function	Land area (square miles)	Housing	Number of people	Density (persons/sq mile)	Job Base	Jobs-housing ratio	Capacity (general)	Transportation
<i>Regional</i>	Economic, social and cultural focal point. Variety of uses, services and housing types	1-10 sq miles	> 3 du / ac	>5,000	> 5,000 per sq mi	>5,000	2:1 to 5:1	Sufficient existing or planned infrastructure	Transit terminal, arterial intersection, or interstate
<i>Town</i>	Most everyday economic, government and cultural functions.	< 2 sq miles	> 3 du / ac	1,000-10,000	> 5,000 per sq mi	N/A	1:1 to 4:1	Sufficient existing or planned infrastructure	Arterial highway or public transit
<i>Village</i>	Mixed-residential with compact core of basic services and activities.	< 1 sq miles	> 3 du / ac	<4,500	> 5,000 per sq mi	N/A	N/A	Capable of being served by wastewater system.	Integration into network of communities.
<i>Hamlet</i>	Small-scale residential settlement with community functions.	10-50 acres, possibly 100 acres if wastewater system is not feasible	> 2 du / ac	25-250	N/A	N/A	N/A	May require small-scale water system.	Integration into network of communities.
<i>Marmora-Palermo-Beesley's Point Town Center</i>	Elementary school, civic institutions such as schools, commercial businesses and services, parks, residential uses, proposed for higher density retail and mixed use in center 'core' at Route 9/ Roosevelt Blvd/Tuckahoe Road intersection. Township is investigating redevelopment potential of Beesley's Point for mixed use waterfront related development.	3.36 sq miles	1 du/ac	3505	1043 per sq mi	1092	0.8:1	Public water installed in sections of Marmora, Palemo and Beesley's Point; within wastewater management area; soils with minimal limitation for onsite community plants; existing wastewater treatment plant at B.L.. England Plant.	Route 9 arterial, Garden State Parkway interchange #25 at Rt.623.
<i>Seaville Town Center</i>	Major community commercial center along Route 9/Route 50 intersection, fire department, existing residential neighborhoods, planned higher density residential and commercial uses.	2.33 sq miles	1 du/ac	3337	888 per sq mi	1092	0.9:1	Public water available for extension south from Osprey Point and along Stagecoach Road; Seaville is within wastewater management area; soils have minimal limitation for onsite community wastewater treatment plants;	State Route 9 and State Route 50 arterials, Garden State Parkway interchange # 20S at Route 50/ Seaville Blvd.
<i>Petersburg Village Center</i>	Municipal Complex, Library, Amanda's Field recreation area , fire hall; primarily developed residential neighborhoods, with limited existing commercial uses along Route 50. Limited vacant developable lands for residential infill and commercial uses along the Route 50 center.	1.42 sq. miles	1 du/ac	967	681 per sq mi	312	0.9:1	Within wastewater management area; on site septic or package treatment plants for future infill development; no public water at this time;	State Route 50 major arterial serving Center with County Route 631(Tuckahoe Rd.) and Route 610 (Dennisville/Petersburg Road).
<i>Tuckahoe Village Center</i>	Tuckahoe Village includes Marshallville (which is on the National and State Register of Historic Places. Village mixed commercial along Route 50. Township plans for area rejuvenation with the planned Route 50 streetscape improvements and the renovated Tuckahoe Train Station and rail line extension.	0.41 sq miles	1 du/ac	1035	2524 per sq mi	312	0.9:1	Within wastewater management area; on site septic or package treatment plants for future infill development; no public water at this time; future extension of public water to center desirable;	State Route 49 and Route 50 (across Tuckahoe River to Corbin City) are major state arterials; County Route 664 (Mt. Pleasant-Tuckahoe Road).

Notes:  
2002 Economic Census- employment: 3119 jobs, 35% Seaville, 35% Marmora; 10% Tuckahoe, 10%Petersburg, 10% Outside of Centers  
Marmora-Palermo-Beesley's Point - total housing units includes 370 seasonal/vacant housing unit. population estimates utilize total housing units X average  
Population and housing estimates does not include private campgrounds which significantly increase density.  
Land Area has been defined as gross acreage in the Center minus wetlands, C-1 waters and buffers and water bodies.  
Tuckahoe and Petersburg include the CAFRA and Pinelands Centers

### Marmora-Palermo-Beesley's Point Town Center

This center consists of three distinct areas, which are linked north/south by Route 9 from the Great Egg Harbor River and the Route 9 Bridge southward. Roosevelt Blvd (County Route 623) provides full access to the Garden State Parkway at Exit 25. The GSP forms the eastern edge of this Center. The northern boundary is the Great Egg Harbor River. The western edge is variable. North of Route 623, the boundary is the railroad right-of-way South of Route 623, the western boundary includes developed residential neighborhoods adjacent to Stagecoach Road. Butter Road is located at the southern boundary of this center.

Beesley's Point includes the B.L. England Generating Facility, which is a highly visible element of the landscape along the river as one travels south on the GSP over the Great Egg Harbor River. There is a municipal beach and boat launch at this northern terminus. The Tuckahoe Inn is a historic building now serving as a restaurant and the Beesley's Point Seadoo business serve as the few commercial uses at this northern end of the Township. Residential areas skirt Route 9 traveling south through Beesley's Point to Marmora near Route 623. There is a primary and elementary school in Marmora (near Route 623), recreational facilities plus other quasi-public institutions including houses of worship. South from Route 623, there is a mixed of retail commercial and office/service uses including a Verizon office facility and a number of auto dealerships on either side of the corridor, together with banks, a Super Wawa, medical offices and other businesses. Most of the retail facilities are small buildings. Along Route 623, there are a number of smaller service and retail businesses up to the GSP ramps. There is a park and ride lot at the interchange. There currently is public water serving this center but no public sewer.

This Marmora-Palermo-Beesley's Point Center is larger than the original CAFRA center that has expired and includes older established neighborhoods on either side of Route 9. There is about 350 acres of vacant developable uplands in Marmora-Palermo-Beesley's Point Town Center in the current R Residential zone district. This could potentially yield about 280 residential units at the current zoning of 1 du/acre. About 55 acres within the CM Commercial zone are developable. Overall the zoning in this Center needs to be refined enable higher density residential and commercial uses. This developable acreage does not include properties that may eventually be redeveloped.

The area at the Route 623/Route 9 intersection in Marmora is the future 'core' of this center. There are vacant lands and also other underutilized lots with older businesses that may be likely to be redeveloped with the designation of this Center. The zoning should focus on a concentration of development around this intersection as the 'core' of this center with mixed uses at a higher density. The Marmora primary and elementary school, churches, retail and commercial facilities are located near this intersection. It is proximate to Exit 25 of the Garden State Parkway. Public water is available to most of this Center. Privately constructed package treatment plants would be encouraged to serve more intensive development in this center together with potential reuse of the B.L. England wastewater treatment facility should the Beesley's Point area be redeveloped. Palermo is located at the south end of this center.

As indicated on the table of Centers Guidelines Comparison Table, Marmora-Palermo-Beesley's Point meets some but not all of the guidelines. Its land area is larger than the guidelines, which reflects that this Town Center is comprised of three separate village areas. It is generally consistent with the number of residents, jobs to housing ratio. The population density is low because most of the Center is already developed and the development density reflects lack of sanitary sewer infrastructure and low-density development. New development with infrastructure will provide opportunity for higher density commercial and residential development.

### Seaville Town Center

The center of Seaville Town Center is at the Route 50 and Route 9 intersection. Exit 20 of the GSP provides only southbound exit and entrance ramps to the Parkway at this point. The Center is focused along the Route 9 Corridor with commercial development west from Route 9 along Route 50. There is a recently updated shopping center north of the Route 50 with an Acme supermarket and other retail commercial/service uses. Residential neighborhoods are on either side of Route 9. There are some commercial lots that have older structures that are underutilized for the area and will eventually be redeveloped.

There is about 223 acres of vacant developable lands in Seaville in the current R Residential zone district. This could potentially yield about 178 residential units at 1 du/acre under the current zoning. About 171 acres within the CM Commercial zone are developable. Overall the zoning in this Center needs to be refined enable higher density residential and commercial uses. This developable acreage does not include properties that may eventually be redeveloped. The zoning should focus on a concentration of development around the Route 50/Route 9 intersections the 'core' of this center. The Seaville Fire Company is near this intersection together with community services. Privately constructed package treatment plants would be encouraged to serve more intensive development in this center.

As indicated on the table of Centers Guidelines Comparison Table, Seaville meets some but not all of the guidelines. It is generally consistent with land area, number of residents, jobs to housing ratio. The population density is low because most of the Center is already developed and the development density reflects lack of sanitary sewer infrastructure. New development with infrastructure will provide opportunity for higher density commercial and residential development.

### Petersburg Village Center

Petersburg Village Center includes the Municipal Complex, Library, and Amanda's Field recreation complex. The center is significantly developed with limited vacant developable lands especially for commercial uses along Route 50. State Route 50 major arterial serving Center with County Route 631(Tuckahoe Rd.) and Route 610 (Dennisville/Petersburg Road).

There is about 210 acres of vacant developable lands in Petersburg Village Center in the current residential zones. This could potentially yield about 168 residential units at 1 du/acre without sewers. About 8 acres within the CM Commercial zone are developable. Overall the zoning in this Center needs to be refined to assess opportunities for intensive development if water and sewer facilities are developed especially for larger properties.

As indicated on the Centers Guidelines Comparison Table, Petersburg Village Center meets some but not all of the guidelines. It has a core of basic services and activities centered on the Municipal Complex and recreation center. The population density is low because most of the Center is already developed and the development density reflects lack of sanitary sewer infrastructure requiring larger lots. New development with infrastructure can provide opportunity for higher density commercial and residential development.

### Tuckahoe Village Center

The Tuckahoe Village Center includes Marshallville (which is on the National and State Register of Historic Places), a Community Center, small-scale commercial businesses and residential uses. There is a boat works and marina along the Tuckahoe River along with a small municipal beach. The Township plans for

area rejuvenation with the planned Route 50 streetscape improvements and the renovated Tuckahoe Train Station and rail line extension.

There is about 120 acres of developable uplands in Tuckahoe Village Center in the current residential zones. This could potentially yield about 84 residential units. About 5 acres within the CM Commercial zone are developable. This developable acreage does not include properties that may eventually be redeveloped. The zoning should focus on a concentration of development in the village development zones along Route 50/Route 49 intersection as the 'core' of this center. Township public works facility, a marina and boat works, museum, and the Tuckahoe rail station are important features of this Center. Public water could be encouraged to serve more intensive development in this center. A planned Route 50 bridge to Corbin City and streetscape improvements under design by NJDOT would provide needed improvements. Extension of the rail line with connections to Cape May City can provide excursion rail service and potentially connections north to the Atlantic City railroad.

Other improvements including sidewalks, additional street furniture, a bikeway connecting to Petersburg and Woodbine will bolster improvements in the Center; however an expanded Centers development strategy should consider a full range of actions to encourage redevelopment/new development, and a marketing strategy. Refinement of the zoning should be considered to better direct and expand potential economic development opportunities. The Greater Tuckahoe Area Merchant's Association should partner with the Township to focus these future redevelopment/revitalization efforts.

The Tuckahoe Riverfront zone provides for protection of the lands along the Tuckahoe River which are in the Great Egg Harbor Wild and Scenic River management areas. This zone provides for low density (1du/2acres and limited uses). This zone has been incorporated into the Center to facilitate funding and permitting in this area.

As indicated on the table of Centers Guidelines Criteria Evaluation Table, Tuckahoe Village Center meets some but not all of the guidelines. It is consistent with land area and the number of residents. The population density is low because most of the Center is already developed and the development density reflects lack of sanitary sewer infrastructure.

### Statement of Planning Coordination

- ❑ *A statement of consistency of current land use related regulations with the municipal master plan, county master plan; applicable regional plans, such as wastewater management plan, Pinelands Comprehensive Management Plan, New Jersey Meadowlands master plan, Delaware and Raritan Canal Commission plan and state agency plans; open space recreation plan, a housing element and fair share plan currently before or certified by COAH if applicable, agricultural smart growth plan, Metropolitan Planning Organization (MPO) Regional Transportation Plans; and regulations, such as Coastal Area Facility Review Act (CAFRA).*

The municipal master plans reflect general consistency with state planning area policies. The Township Master Plan will be updated to reflect the four centers and to incorporate regulations to address appropriate development of these centers and to refine development in the environs. The Township is consistent with the Pinelands Management Plan as was approved by Pinelands Resolution PC-04-20 approved on March 12, 2004. The Township has adopted regulations to implement ordinances to comply with the Great Egg Harbor Wild and Scenic River Management Plan. The Township, as addressed in the PIA, will update their master plan to incorporate the Tuckahoe River Plan. There are a number of recommendations put forward in transportation plans guided by the South Jersey Transportation Planning Organization.

- ❑ *A description of any planning coordination that has been undertaken with the adjoining jurisdictions;*

The Township participated in the Watershed Management Planning, which was terminated by the NJDEP. The Township has participated on the Pinelands Municipal Council. Also the Township shares a radar vehicle with Dennis Township and Woodbine Borough.

- ❑ *A description of any outreach efforts to include other municipalities or counties in the initial petition, or an explanation of why no such efforts were undertaken in the initial petition, or an explanation of why no such efforts were undertaken.*

The Township is working with Dennis and Middle Townships as part of this Plan Endorsement Petition Study.

- ❑ *A description of coordination activities, if any, with relevant Boards of Education.*

The Township is part of the regional school district with Ocean City. In 2001, the Board of Education presented their five-year plan to the Township Planning Board for review.

- ❑ *A statement detailing any ongoing local or regional planning or development activities by any level of government and the level of development activity by the private sector; and*

Regarding the level of development activity by the private sector, since 2000, over 250 lots were approved during this period. Most residential lots were part of minor two and three lot subdivisions. Larger residential developments including the 149-unit age restricted development (Osprey Point).

There has been very limited new nonresidential construction activity of about 20, 000 sq. ft. during this same period.

- ❑ *A description of potential conflict of petitioner's vision with existing or projected planning and regulator efforts by other agencies.*

The Township wants to extend public sewer to include those developed properties along Roosevelt Blvd to connect to the public sewer line in Ocean City. Upper Township and the County Municipal Utility Authority but not Ocean City, have supported this sewer service extension. The 2000 Consent Order addresses this extension but it should be confirmed through the PIA.

Upper Township does not support the new alignment of Route 55 to serve regional traffic from the west (Cumberland County, Salem, Pennsylvania etc. to serve shore related seasonal traffic.) The Township supports other improvements as identified in the Route 47/Route 50 Shore Connections Report.

The Strathmere area of Upper Township, which is a barrier island, has numerous small lots (4,000 sf). Public water has been extended to serve the island and address health issues. Should the Township decide to extend public sewer, the island should be designated as a Center. At this time, NJDEP specifically requested that Strathmere not be included as a center. The Township holds the right to reconsider this decision and come back for centers designation should a sewer extension be necessary.

## County or Municipal Agriculture Plans

- ❑ *Agriculture Retention Plan*

- ❑ *County Comprehensive Farmland Preservation Plan or Municipal Farmland Preservation Plan*

The 1990 Cape May County Farmland Preservation Plan was provided in digital format to NJOSG. The Township does not have an Agriculture Retention Plan.

### **Planning and Implementation Agreement**

The Planning and Implementation Agreement has been prepared to identify planning activities to be addressed by the Township. The PIA includes a brief description of local activities (municipal activities) and other agency actions needs to affect these activities. There are also regional based activities that have been identified through the regional meeting and discussions with the Township. These activities would be lead by either the County of Cape May or various state agencies.

## Upper Township Planning and Implementation Agenda

<u>ACTIVITY</u>	<u>LOCAL RESPONSIBILITY</u>	<u>AGENCY ASSISTANCE</u>	<u>TIME FRAME</u>
<b>LAND USE</b>			
1 Achieve Plan Endorsement with Centers Designation for the Seaville, Marmora-Palermo-Beesley's Point, Petersburg and Tuckahoe Centers.	Petition Committee, Planning Board, Township Committee.	NJOSG	Winter 2005/Spring 2006
2 Undertake design charettes for Seaville, Marmora/Palermo/Beesley's Point, Tuckahoe, and Petersburg Centers. Use design workshops to refine Vision for zoning and design standards for Centers and planned Cores in Marmora and Seaville.	Township Committee to initiate efforts in coordination with Planning Board.	NJOSG Smart Future Planning Grant	Short
3 Update land use and zoning regulations to support Centers based development. Revise Master Plan and Land Use Map to reflect Centers and changes in the Environs in keeping with the State's Policy Map including revisions identified by this Petition for Marmora and Seaville. Amend Master Plan and Zoning Ordinance in keeping with Centers Plan to encourage mixed use development and affordable housing in Centers. Eliminate discrepancies between the land use plan, zoning plan and CAFRA requirements to enable planning consistency. Provide preservation of the Environs through refined zoning standards, open space residential cluster regulations, other planning tools such as non-contiguous density transfer.	Township Planning Board adopts Master Plan amendments and reviews zoning changes. Township Committee adopts zoning amendments.	NJOSG Smart Future Planning Grant	Short
4 Adopt design guidelines to support and enhance centers development. Provide design guidelines suitable for each unique Township Center. Create user friendly design guidebook to inform on guidelines. Incorporate guidelines into LDO.	Township Planning Board initiates efforts in keeping with Master Plan recommendations and results of design charette for Centers. Township Committee with review of Planning Board adopts Design Regulations in LDO.	NJOSG Smart Future Planning Grant	Short
5 Continue to evaluate Strathmere as a barrier island village center working with the Strathmere community to assess future development vision (through a design charette and addressing issues such as development compatibility and wastewater treatment. Township has agreed not to include Strathmere as a Center in this Plan Endorsement Petition. It will be subject to further evaluation.	Township Committee with assistance of Township Planning Board will engage Strathmere community in this effort.	NJOSG Smart Future Planning Grant; NJDEP permits	Medium
6 Promote Tuckahoe Village Center Revitalization though coordinated planning efforts with business and property owners. Develop plans for revitalization of Tuckahoe Village to support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.	Township Committee will lead this effort working with the Greater Tuckahoe Merchants Association.	Main Street NJ Technical Assistance, Historic preservation trust grants and revolving loan program.	Medium

*Time Frame*  
*Short* 1-2 years  
*Medium* >2-5 years  
*Long* >5 years or longer

\* Regional Project



## Upper Township Planning and Implementation Agenda

<u>ACTIVITY</u>	<u>LOCAL RESPONSIBILITY</u>	<u>AGENCY ASSISTANCE</u>	<u>TIME FRAME</u>
7 Investigate Beesley's Point redevelopment options to promote suitable mixed use waterfront based development in this Center. This effort will provide for reutilization of this prime economic resource for the Township.	Township Committee will lead this effort. Planning Board to prepare Area in Need of Redevelopment Investigation and then a Redevelopment Plan.	NJDCA Brownfields Redevelopment technical assistance, NJEDA Smart Growth Pre-Development Funds and Redevelopment Loans, NJDEP permits	Short
<b>TRANSPORTATION</b>			
8 Install full interchange at Exit 20 of the Garden State Parkway. This is the highest priority Township transportation improvement project to reduce congestion.	Township Committee coordinates with NJDOT.	NJDOT funding /SJTPO TIP	Medium
9 Implement Route 47/Route 55 Corridor Study improvements to reduce congestion (except a Route 55 bypass)	Township Committee coordinates with NJDOT.	NJDOT funding /SJTPO TIP	On-going
10 *Plan and implement regional shuttle service in coordination with mainland municipalities campgrounds and County. Shuttle service will provide transit service between campgrounds, mainland attractions and barrier island destinations. This needs to be coordinated by the County.	Township Committee will coordinate Upper Township's role in this effort.	County to take lead in the regional planning and implementation of a regional shuttle service between campgrounds and beaches and other recreational activities in coordination with the mainland municipalities. NJ Transit to provide funds for system planning and purchase of shuttle vans (which can be used off season for other transit services (seniors, van pools, dial a ride programs)	Medium
11 *Pursue improved bus transit facilities to increase route headways, increase bus pickup locations, develop central transit locations coordinated with parking.	Township Committee coordinates with NJTransit and County on these efforts.	NJTransit shall take the lead in this effort to expand transit service.. County should coordinate efforts with municipalities.	Medium
12 *Expand rail line connection from Tuckahoe to Hammonton. This rail line which will provide connection to the Atlantic City Rail Line and NJTransit/PATCO service to Philadelphia should be forwarded to enable alternative travel modes reducing congestion for summer visitors. (The rail line is also part of the excursion rail line link from Cape May to Tuckahoe Village.)	Township Committee coordinates with NJTransit and County on these efforts.	NJTransit shall take the lead in this effort to promote extension of rail to connect to Atlantic City Rail Line. County should coordinate efforts with municipalities.	Medium
13 *Complete rail line between Cape May City and Tuckahoe Village. Excursion rail service will support planned economic development activities around restored Train Station and Tuckahoe Village. The retention of the rail spur to Beesley's Point as part of redevelopment plan can further expand the excursion rail line route thereby reducing vehicular traffic through Route 9 corridor.	Township Committee coordinates with NJTransit and County on these efforts.	Cape May Seashore Line shall take the lead in this effort. NJDOT funds for rail line improvements, Transportation Enhancement funds	Medium

*Time Frame*  
*Short* 1-2 years  
*Medium* >2-5 years  
*Long* >5 years or longer

\* Regional Project

## Upper Township Planning and Implementation Agenda

<u>ACTIVITY</u>	<u>LOCAL RESPONSIBILITY</u>	<u>AGENCY ASSISTANCE</u>	<u>TIME FRAME</u>
14 *Implement Route 9 Cape May County Access Management Plan to reduce congestion along corridor.	Township Committee will coordinate Upper Township's role in this effort to implement a cooperative Access Management Plan for the Route 9 Corridor.	County to coordinate regional access plan with Cape May mainland municipalities. NJDOT Local Planning Assistance funds. .	Medium
15 Revise the Township's LDO to comply with the MLUL requirement that municipal zoning to provide for the regulation of land adjacent to State highways in conformity with the State Highway Access Management Code.	Township Committee, Planning Board	NJDOT technical assistance.	Short
16 Create pedestrian friendly centers through appropriate site design standards. Amend land use regulations to provide for vehicular interconnections and pedestrian facilities within centers.	Township Committee/ Planning Board.	NJDOT Local Planning Assistance funds.	Short
17 Construct Petersburg /Woodbine /Tuckahoe bike path. Secure funding to design and construct bike path to connect to Woodbine from Amandas Field and connecting north to Tuckahoe Village.	Township Committee	NJDOT Transportation Enhancement funds; NJDOT Bicycle and Pedestrian funds NJDEP wetlands permits.	Medium
18 Design and construct Palermo bike path along inactive NJTransit rail line from Route 9 to the Inland Waterway.B9	Township Committee	NJDOT Transportation Enhancement funds; NJDOT Bicycle/Pedestrian funds, NJDEP permits	Medium
19 Protect scenic roads by implementing scenic road setback standards for CAFRA areas compatible with Pinelands standards	Township Committee adopts LDO amendments. Planning Board implements policy in Master Plan.		Short
20 Construct Tuckahoe train station link to Main Street. In coordination with County, design and construct sidewalk improvements along Reading Avenue from Route 50 to the Tuckahoe Train Station to support economic development efforts.	Township Committee	NJDOT Bike and Pedestrian funds; NJDOT Local Aid funds.	Short
21 Construct Tuckahoe streetscape and Route 50 bridge improvements. as key to revitalization of the Tuckahoe Village. Extend improvements to the section of Route 49 within Village center.	Township Committee support	NJDOT project under design; provide funds and fast track improvements to support Tuckahoe Village economic development efforts. Request additional Transportation Enhancement and/or NJDOT Local Aid for Centers of Place funds for to extend streetscape improvements along Route 49and to provide streetscape enhancements in the Village.	Short
22 *Undertake regional dredging effort, obtain funding for equipment, and identify spoil sites as part of an overall regional plan.	Township Committee support	County coordination of regional plan. NJDEP assistance with funding and site selection.	Medium

*Time Frame*  
*Short* 1-2 years  
*Medium* >2-5 years  
*Long* >5 years or longer

\* Regional Project

## Upper Township Planning and Implementation Agenda

<u>ACTIVITY</u>	<u>LOCAL RESPONSIBILITY</u>	<u>AGENCY ASSISTANCE</u>	<u>TIME FRAME</u>
<b>INFRASTRUCTURE</b>			
23 Expand sewer service area to include Roosevelt Blvd developed properties Township agreed to exclude these properties from the Marmora Center in lieu of extending public sewers to serve this area which has failing septic systems. Consent Order provides for the sewer service area extension.	Township Committee	NJDEP permits for sewer extension to service existing development.	Medium
24 Promote private alternative sewer systems in Centers. Coordinate between larger development or redevelopment area for joint infrastructure facilities.	Township Committee. Township Planning Board	NJDEP permits.	On-going
25 Evaluate Strathmere as an Existing Village Center and consider infrastructure needs.	Township Planning Board	NJDEP Smart Future Planning Grant; NJDEP permits.	Medium
26 Encourage water line extensions by New Jersey American Water Company within Centers to support increased development density and to improve fire suppression capabilities. Work with utility to plan and improve waterline network.	Township Committee	NJDEP permits.	Long
<b>HOUSING</b>			
26 Prepare and adopt Housing Element and Fair Share Plan. Coordinate housing site selection with centers development planning process. Petition COAH for substantive certification.	Township Planning Board prepares and adopts Housing Plan. Township Committee adopts Fair Share Plan regulations, Developer Fee regulations, etc..	COAH technical assistance.	Short
<b>HISTORIC PRESERVATION</b>			
27 Update existing historic properties inventory and include as updated section of Township Master Plan. Coordinate efforts with Upper Township Historic Preservation Society.	Township Committee authorizes historic properties update.		Short
28 Promote awareness of historic resources of Township through design guidelines to encourage preservation and appropriate rehabilitation of properties and compatible infill. Develop design guidelines in coordination with Historic Preservation Society and as part of the proposed planning charettes for the Tuckahoe and Petersburg villages. Adopt guidelines as part of LDO.	Planning Board prepares and adopts Historic Facilities Element of Master Plan including design guidelines. Township Committee adopts LDO changes.		Short
29 Develop procedures to ensure Historic Preservation Society input for any development application or permit that affects identified historic properties.	Township Committee adopts LDO regulations.		Short
30 Require a cultural resources assessment for identified historical properties as part of Environmental Review checklist.	Township Committee adopts LDO regulations.	NJDEP technical assistance.	Short

*Time Frame*  
*Short* 1-2 years  
*Medium* >2-5 years  
*Long* >5 years or longer

\* Regional Project

## Upper Township Planning and Implementation Agenda

<u>ACTIVITY</u>	<u>LOCAL RESPONSIBILITY</u>	<u>AGENCY ASSISTANCE</u>	<u>TIME FRAME</u>
<b>CONSERVATION</b>			
31 Prepare and adopt Recreation and Open Space Plan as updated Master Plan element. Use Plan to prioritize open space and farmland preservation acquisition efforts. Coordinate efforts with County Farmland Preservation plan. Prioritize acquisition of open space in coordination with State and Federal agencies and not-for-profit groups. Prepare Recreation and Open Space Inventory (ROSI)+A12 and submit to NJDEP to enable funding.	Township Planning Board undertakes effort as part of Master Plan.	NJDEP Green Acres funds.	Medium
32 Adopt Environmental Review regulations to protect environmental sensitive lands as a condition of Plan Endorsement. Provide environmental maps for Township Construction and Zoning officials to use to identify critical land and to inform public.	Township Committee adopts regulations.	NJDEP technical assistance.	Short
33 In the Master Plan process, investigate less dense zoning in Township's residential areas outside of the Centers in CAFRA through use of planning tools such as open space cluster and non-contiguous development transfer.	Township Planning Board evaluates as part of Master Plan update. Township Committee adopts zoning changes.		
34 Update and Incorporate Tuckahoe River Plan into Township Master Plan.	Township Planning Board undertakes effort as part of Master Plan to update mapping of river zone.	Great Egg Harbor Watershed Association	Short
35 Adopt ordinance changes required to implement new Stormwater Management Rules	Township Committee authorizes preparation and adoption of ordinances to support plan.	NJDEP will provide model ordinance coordinating with Pinelands regulations.	Ongoing

CAFRA	Coastal Area Facilities Review Act
COAH	Council on Affordable Housing
LDO	Land Development Ordinance
NJDEP	New Jersey Department of Environmental Protection
NJDOT	New Jersey Department of Transportation
NJOSG	New Jersey Office of Smart Growth
NJTransit	New Jersey Transit
ROSI	Recreation and Open Space Inventory
SJTPO	South Jersey Transportation Planning Organization
TIP	Transportation Improvement Program

*Time Frame*  
*Short* 1-2 years  
*Medium* >2-5 years  
*Long* >5 years or longer

\* Regional Project

## Present and Future Population, Households and Employment Projections

- ❑ *Existing population, households and estimated job opportunities as indicated in the Census 2000 and Department of Labor Statistics;*

See Appendix B Existing Conditions Inventory, Section 1.2 Population, Housing and Employment.

- ❑ *Growth or decline of population, households and employment over the last 20 years as indicated by the trends in Census 2000 data.*

See Appendix B Existing Conditions Inventory, Section 1.2 Population, Housing and Employment.

- ❑ *State and county projections for local population, household and employment for the horizon year 2025 and an analysis of differences with local projections, if any;*

See Appendix B Existing Conditions Inventory, Section 1.2 Population, Housing and Employment.

South Jersey Transportation Planning Organization (SJTPO) 12/16/03 projections were utilized for population and employment forecasts. The Township reserves the right to modify these projections, as further information is available regarding the Buildout Analysis being prepared by NJDEP and NJOSG for Cape May County or other more refined build out assessment that may be conducted by the Township or the County.

- ❑ *Future growth targets indicating how much of the state's forecasted or projected population and employment the county expects to absorb based upon existing forecasts or projections used by the respective MPO in whose area the county is located, accompanied by a map or visual description of the areas targeted for growth. The use of forecasts or projections other than those of the MPO should be justified.*

*Based upon the New Jersey Department of Labor and SJTPO forecasts, Cape May County is expected to absorb 1.2 % or 20,741 persons and 1.1% or 9,363 new jobs of the total 2025 forecast of 1,366,550 persons and 861,393 new jobs for the State. Upper Township is expected to absorb 13% or 2,720 persons and 13% or 1,219 of the 2025 forecast jobs in Cape May County.*

The Township reserves the right to modify these projections, as further information is available regarding the Buildout Analysis being prepared by NJDEP and NJOSG for Cape May County or other more refined build out assessment that may be conducted by the Township or the County.

- ❑ *Municipal growth targets should be aligned with county or regional growth targets, whether or not the municipality is participating in a county or regional strategic plan. If the municipal growth targets are not aligned, a detailed justification for the reasons for the disagreement should be included.*

It appears that the current trend of development would be almost 19 percent greater than the additional 2,720 permanent residents projected by the year (2025 SJTPO forecasts). This is based on calculating the average number of building permits issued per year (45.4) and the 2000 Census average household size (2.84). However, this growth needs to be linked to available developable lands and the ultimate density of development. Based upon an analysis of vacant lands in the Township Centers, a range of 2,000 to 3,600

new residents could be forecast specifically for the Township Centers at full build out conditions depending upon ultimate density.

Upper Township is projecting a majority of the growth will take place within the four designated centers, with Seaville Village and the Marmora-Palermo- Beesley's Point Center accounting for most of the growth. This anticipated growth is due in part by the accessibility to major roads and services as well as physical conditions suitable for septic systems.

Also see Appendix B Existing Conditions Inventory Section 1.2 Population, Housing and Employment.

- ❑ *If a Housing Element and Fair Share Plan have been submitted to the Council on Affordable Housing for third round substantive certification, municipal residential and employment growth targets should be consistent with growth projections submitted to COAH and should include ten-year projections of probable residential and employment growth.*

A Housing Element and Fair Share Plan have not yet been submitted to the COAH. When the Housing Plan is prepared, it will include a 10-year projection of residential and employment growth.

### Existing Land Use Inventory and/or Zoning Maps

- ❑ *A map or aerial depicting existing land uses.*

An existing land use map and description is included in Appendix B Existing Conditions Inventory.

- ❑ *Current zoning map.*

A current zoning map was submitted in digital format with the Zoning Ordinance to NJOSG.

- ❑ *Community Facilities Map providing information concerning the location of community facilities and services, e.g. municipal and county buildings, community colleges, schools, libraries, police and fire protection, etc. Please include a statement of facility capacity where applicable.*

The 1994 Master Plan includes a Community Facilities Plan, which was updated in the 2001 Master Plan Reexamination Report

- ❑ *Existing and proposed affordable housing sites in a Housing Element and Fair Share Plan currently before or certified by the Council on Affordable Housing, if applicable.*

The Housing Element and Fair Share Plan will be prepared and filed for substantive certification with COAH.

- ❑ *Digital municipal block and lot data, if available.*

Municipal block and lot data is available through Cape May County GIS services.

### Natural Resources Inventory

- ❑ *Habitat for threatened, endangered and priority species, including critical habitat as defined under CAFRA; areas identified as necessary to protect, sustain or restore plant or animal populations identified in state or federal recovery or management plans;*

- ❑ *Areas of critical water supply concern including but not limited to important water supply areas, Category 1 drainage areas, wellhead protection areas, aquifer recharge areas, source water protection areas and shellfish transition or buffer areas defined under Freshwater Wetlands Protection Act and coastal wetlands act;*
- ❑ *Open space, public lands, including natural areas and private conservation areas or wildlife refuges, and conservation easements, including those entered pursuant to the farmland preservation program;*
- ❑ *Natural features such as steep slopes (including coastal bluffs), beaches and dunes, geology, soils, forest cover, and hydrography, including Wild and Scenic River data.*
- ❑ *Watershed boundaries (HUC14);*
- ❑ *Critical Environmental Sites as identified by the State Planning Commission.*

See Appendix B Existing Conditions Inventory Section 1.3, which augments the 1994 Master Plan Environmental Conditions Maps.

### Environmental Justice Inventory

- ❑ *Facilities that submit a Release and Pollution Prevention Report under the Worker and Community Right to Know Act 34:5A and the Worker and Community Right to Know Regulations N.J.A.C. 7:1G;*
- ❑ *Facilities that submit an Emission Statement under the Air Pollution Control Act N.J.S.A.26:2c-1 TO -25.2 and N.J.A.C. 7:27-21;*
- ❑ *Facilities regulated under the Toxic Catastrophe Prevention Act (TCPAP, N.J.S.A. 13:1K-19 to – 35 and N.J.A.C. 7:31;*
- ❑ *Facilities regulated under Spill Compensation and Control Act N.J.S.A. 58:10-23:11 and the Discharge Prevention Control and Countermeasure Regulations (DPCC) N.J.A.C.7:1E;*
- ❑ *Hazardous Waste Treatment Storage and Disposal (TSD) facilities under the Solid Waste Management Act 13:1E-1-48 and the Hazardous Waste Regulations N.J.A.C. 7:26G;*
- ❑ *Brownfields, as identified by Brownfield and Contamination Site Remediation Act, N.J.S.A. 58:10B-1 etc.. seq.; and*
- ❑ *The Known contaminated Sites, as identified on the Department of Environmental Protection Known Contaminated Sites List.*

A listing of Known Contaminated Sites is included in the Appendix B Existing Conditions Inventory Section 1.4 Environmental Justice Inventory.

## Housing

- ❑ *Provide information describing the existing availability and opportunities to create diverse housing opportunities, including affordable housing;*

The Township has developed as primarily single family housing; in fact, in from 1990 to 1999, all 454 building permits were for single-family housing. Since 2000, there has been substantial interest in age-restricted housing. The Osprey Point age restricted housing development was recently completed.

In addition, the Township has seasonal campground sites (which provide housing for up to nine months per year).

- ❑ *Provide information that demonstrates a commitment to plan for housing that is appropriate to the scale, capacity and environmental resources of the community, including opportunities for affordable housing; and*

The Township will be preparing a Housing Element and Fair Share Plan and it will be made a condition of the Plan Endorsement Planning Implementation Agenda. Given the lack of public sanitary sewers and public water, future affordable housing will be limited to the Centers especially Seaville and Marmora-Palermo-Beesley's Point which have suitable soils for on-site disposal.

- ❑ *Provide information on how residential zoning looks to create a coordinated planning effort by creating linkages to other neighborhoods and business centers such as; bike and pedestrian pathways and sidewalks.*

Additional sidewalks, bicycle paths will be planned for sections of the Township. As part of revised design standards, sidewalks will be incorporated into the design of the Centers to improve walkability within the Centers. Planned improvements in Tuckahoe to link the Tuckahoe Train Station and the Route 50 business area together with planned streetscape improvements. Additional sidewalks and bicycle paths are planned but need funding. In addition, design for the Centers will emphasize pedestrian linkages and traffic calming measures.

## Transportation

*If the petitioner has a circulation element, please submit the document as part of the application. If not, they may provide instead a general overview of existing and proposed transportation infrastructure and an assessment of its ability to accommodate projected development. This overview should consider all transportation modes..... and should reflect the goals and objectives of the respective MPO Regional Transportation Plan.*

See Appendix B Existing Conditions Inventory, Section 1.6.

- ❑ *The State Planning Commission ask that the petitioner demonstrate compliance with the Municipal Land Use Law (MLUL) requirement that the municipal zoning ordinance provides for the "regulation of land adjacent to State highways in conformity with the State Highway Access Management Code, " at C.40:55D-62.d.*

The Township will review and modify its zoning ordinance to ensure that regulations comply with access management requirements along State highways. This will include Route 9, Route 50 and Route 49.



*For those municipalities with a public use airport, the State Planning Commission asks that the transportation information indicate the municipality's compliance with the Airport Safety Zoning Act, as required by the MLUL, C.40:55D-28b(2)(c).*

The private airport on Route 9 has been abandoned and the site recently been developed for age restricted housing.

## **Infrastructure**

*If the petitioned has a utility service plan element of the master plan, please submit that as part of the petition. In addition, the State Planning Commission asks that the petitioners provide any available information on the existing infrastructure, including extent and location of municipal, county, state, and federal roads, wastewater collection systems, stormwater collection systems and discharge points, and public water supply systems, including conveyance, and any well, surface water intake, treatment facilities, and discharge location. The submission of this information in digital GIS data sets is encouraged.*

See Appendix B Existing Conditions Inventory, Section 1.7.

## EVALUATION OF PLAN PETITION

The Plan Endorsement Guidelines provide criteria used to evaluate Plan Petition applications. (Pages 33-34) based on consistency with the goals of the State Plan as measured by the Indicators and Targets as set forth and updated in the State Plan.

### Consistency with the State Plan Goals

*The State Plan lists eight goals. The following section looks at each overall goal relevant to Upper Township and how the current or planned Township's planning activities is consistent with these actions.*

#### ***Goal #1 – Revitalization of the State's Cities and Towns***

The development of the four Upper Township centers would support this goal. The centers will provide for additional infill development, affordable housing and provide opportunities for revitalization or redevelopment in this context.

#### ***Goal #2 - Conserve the State's Natural Resources and Systems***

About 47% or over 20,000 acres of the Township are public lands. The Township has approximately 24% of its total land mass covered by freshwater wetlands and another 24% constrained by tidal wetlands. There are large areas of land within the Township that are owned and managed by State and Federal agencies for the protection of threatened and endangered species and wildlife habitats. These areas represent a significant amount of undeveloped land consisting of the Tuckahoe Wildlife Management Area, Belleplain Forest and the Great Cedar Swamp Wildlife Refuge.

The western section of the Township is located within the Pinelands Management Area and development is limited except for the Pinelands Villages of Tuckahoe and Petersburg. The Township plans to reevaluate the zoning within the CAFRA areas as part of their PIA to better preserve lands under private ownership with reduced density coverage requirements and to encourage open space cluster and other development tools to direct growth.

#### ***Goal #3 - Promote Beneficial Economic Growth, Development, Renewal for all Residents of New Jersey***

The Township is engaged in promoting appropriate balanced economic growth consistent with the carrying capacity of the land and available infrastructure. There are no public sewers available in the Township, although private package treatment plants are permitted. Public water is limited to Strathmere and sections of Marmora-Palermo-Beesley's Point. The lack of sewers and public water has limited growth along the Route 9 corridor. The Route 9 corridor is developed and large vacant tracts of lands are limited. The next wave of development will be infill on the remaining vacant lots and redevelopment of existing developed and underutilized properties. The planned Centers will serve as a location for more dense development with privately constructed sewer treatment facilities along the Route 9 corridor centers. Limited growth is expected in the Tuckahoe and Petersburg centers. Both are located partially within the Pinelands, which require larger lots to accommodate septic treatment on lands with high groundwater conditions.

For Tuckahoe, the Township desires to improve this area as a low scale historic village with commercial uses to support tourism especially tied to the renovated Train Station. Plans for revitalization of the Village

through streetscape improvements, marketing, funding of building improvements will be pursued. For the Beesley's Point Center, the Township is seeking to investigate redevelopment of the B.L. England Power Plant (Atlantic City Electric) to promote mixed-use waterfront development along the Great Egg Harbor River and Bay.

#### ***Goal #4 - Protect the Environment, Prevent and Clean Up Pollution***

The Township will adopt an Environmental Review process to ensure that all future development (including those developments not under CAFRA jurisdiction) will appropriately consider significant environmental resources. This Environmental Review regulations, checklist, and procedures will support this statewide goal to protect the environment. It will also achieve a stronger level of local regulation that will shoulder projects that fall beneath the CAFRA thresholds.

#### ***Goal #5 - Provide Adequate Public Facilities and Services at a Reasonable Cost***

The Township supported the extension of public water to address contaminated wells in Strathmere and Marmora. The extension of public water will be encouraged in the Centers. The Township is encouraging the use of community package sewage treatment facilities to support more intensive development in the Centers especially Marmora-Palermo-Beesley's Point and Seaville.

#### ***Goal #6 - Housing at a Reasonable Cost***

The Township will prepare a Housing Element and Fair Share Plan that will address the Township First and Second Round Obligations and the Third Round Growth Share affordable housing obligation.

#### ***Goal #7 - Preserve and Enhance Areas with Historic and Cultural, Open Space and Recreational Value***

The Township already has met this goal given the extent of open space preserved in the Township for public use. The Township proposes to prepare an Open Space and Recreation Plan, which will further prioritize remaining privately owned environmentally constrained land, and to work with the State and Federal government for acquisition. The Township has many historic properties which are not protected. The Township will create a mechanism to ensure proper review of identified cultural sites with the assistance of the Upper Township Historical Preservation Society. Design guidelines and regulations will be put in place to support historic preservation efforts.

#### ***Goal #8 - Ensure Sound and Integrated Planning and Implementation Statewide***

The Township will be working with Dennis and Middle Townships and the County to identify and address regional problems especially related to transportation. Given the tremendous growth in summer visitor traffic, a number of activities have been identified such as regional shuttle, improved rail service, improved transit services and construction of transportation improvements as identified in the Route 47/Route 50 corridor study.

The Pinelands Management Area in Upper Township has been deemed consistent with the Pineland Management Plan with its regulations approved by the Pinelands Commission in March 2004.

## Upper Township's Planning Area Consistency

The Township planning policies are generally consistent with the State Plan goals and objectives and the future planning implementation agenda will craft a Township Master Plan and land development regulations with greater consistency to the State Plan. The following section summarizes the statewide planning goals for each planning area in Upper Township and provides documentation of the Township's current and planned efforts to achieve consistency with the plan. The designated centers policies compliance is addressed in another section.

Through the planning assessment process which has led up to this petition for initial plan endorsement, the Township has identified changes to its land use and design framework that is needed to achieve more consistency with the policies of the Planning Areas – PA2 –Suburban, PA4 - Rural, , and PA5A -- Environmentally Sensitive Planning Area, PA5B - Environmentally Sensitive Barrier Island Planning Area. Specifically, the Township's Planning and Implementation Agenda will be used to achieve this consistency:

### *PA2 Suburban Planning Area*

The PA2 Suburban Planning Area is located generally along the Route 9 corridor running north/south through the Township. It is substantially developed area with residential neighborhoods and commercial development along the Route 9 and Route 50 corridors. There are pockets of vacant lands and areas of older structures, which are potential opportunities for private redevelopment. Two Town Centers – Marmora-Palermo-Beesley's Point to the north and Seaville at the Route 50 intersection are within this planning area. Both have interchange access to the Garden State Parkway.

PA 2 SUBURBAN PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Land Use:</p> <ul style="list-style-type: none"> <li>- Guide development and redevelopment into more compact forms.</li> <li>- Plan and zone a wide range of land uses to achieve more balanced communities.</li> <li>- Better integrate different land uses.</li> <li>- Encourage densities capable of supporting transit.</li> <li>- Preserve the Environ as parkland, farmland or partially developed low-density uses</li> </ul>	<ul style="list-style-type: none"> <li>- Centers have been planned that will provide increased density to absorb planned growth and protect the environs. Seaville and Marmora-Palermo-Beesley's Point will provide greatest growth area with limited environmental constraints. Mixed-use development is proposed in the 'core' of these centers. Some private redevelopment is likely on underutilized lots in the centers. Affordable housing, senior housing, and commercial services at a scale in keeping with the character of the area.</li> <li>- The environs have been preserved in through the conservation and low density zoning in the Pinelands. The zoning will be further assessed for areas around the Centers. Sanitary sewer facilities will be restricted outside of the centers to encourage greater density in the centers.</li> </ul>

PA 2 SUBURBAN PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Housing:</p> <ul style="list-style-type: none"> <li>- Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth.</li> <li>- Insure housing, particularly affordable, seniors, special needs, family housing, is developed with access to a full range of services.</li> <li>- Focus multifamily and higher density single- family housing in Centers.</li> <li>- Any housing in Environs should be planned to maintain existing character.</li> </ul>	<ul style="list-style-type: none"> <li>- Although most of the Township is single-family residential, multifamily and small lot residential will be encouraged in the centers with mixed-use apartments over stores in Marmora. Other alternative affordable housing options will be investigated as part of the Township COAH compliance plan where suitable lands are available in the Centers.</li> <li>- Housing in the Environs in the PA2 is primarily developed with low-density one-acre lots. Limited infill development will occur. The PA2 area abuts PA4 and PA5. Zoning for lands within the conservation areas outside of the centers will be reexamined to reflect need to preserve lands and ensure reduced impervious coverage compatible with CAFRA standards. The Pinelands areas are consistent and provide for low-density residential development. But also may permit alternative pilot treatment facilities to accommodate greater residential density.</li> </ul>
<p>Economic Development:</p> <ul style="list-style-type: none"> <li>- Guide economic development opportunities into Centers or existing pedestrian and transit supportive single use areas and target new jobs to these locations.</li> </ul>	<ul style="list-style-type: none"> <li>- The Township through the planned LDO revisions will review commercial development standards to accommodate higher intensity commercial development (greater impervious coverage/FAR standards) in the centers and ensure lower intensity commercial development in selected areas outside of the Centers in keeping with CAFRA standards. Jobs will be targeted to the Centers.</li> <li>- The Township is pursuing a Redevelopment Plan for Beesley's Point to encourage mixed-use waterfront oriented development in this area including the B.L England Plant site. Renovation of the Tuckahoe train station should encourage complementary businesses supportive of tourist-based uses. The zoning for this area in Tuckahoe will be reassessed.</li> </ul>

PA 2 SUBURBAN PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Transportation:</p> <ul style="list-style-type: none"> <li>- Maintain and enhance a transportation system that links Centers and large existing single use areas to each other.</li> <li>- Emphasize the use of public transit and alternative modes where appropriate.</li> <li>- Maximum circulation and mobility options.</li> <li>- Encourage significant redevelopment and intensification around existing and planned rail stations, along transit corridors.</li> <li>- Promote flexible transit and support employer shuttle service.</li> <li>- Preserve general aviation airports and complementary uses.</li> </ul>	<ul style="list-style-type: none"> <li>- Route 9 is the major state route through the Township and a regional effort will be implemented to develop corridor access management plan for this road which experiences heavy congestion in the summer months.</li> <li>- Road management and traffic calming will need to be assessed within the villages together with other tools to provide links within the Center cores and to adjacent residential areas.</li> <li>- A regional shuttle service is proposed for study that will support summer visitors and have other year round applications.</li> <li>- Expansion of the rail line as an excursion rail to Tuckahoe is proposed. This can encourage revitalization efforts in Tuckahoe Village. This rail line can be further expanded to serve Philadelphia and Atlantic City rail uses and should be pursued.</li> <li>- There are no general airports in Upper Township now.</li> <li>- Planned bicycle paths will provide links from the Centers and recreation opportunities for residents.</li> </ul>
<p>Natural Resource Conservation:</p> <ul style="list-style-type: none"> <li>- Conserve contiguous natural systems, strategically locate open space and buffer critical environmental sites.</li> <li>- Use open space to reinforce neighborhood and community identify.</li> <li>- Protect natural linear systems that link into other planning areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Most of the Township is located within PA5 or the Pinelands. Approximately 47% of the Township is in public ownership. The conservation of environmentally sensitive sites will be protected the current conservation based zoning which limited development of private properties within the Conservation zone and FA25 zone. A review will be made to ensure that the zoning boundaries at the edges of the centers ensure a buffer or Environs of lower density development to create a growth edge around the centers especially those in the PA4 Rural Planning area and Pinelands.</li> <li>- Through the planned Environmental Review regulations, the Township will enable greater control over development affecting more sensitive wetlands, C-1 waters, natural heritage priority sites, cultural resources etc. Maps of critical environmental resources will be provided for public viewing and use in coordination with development activity review.</li> </ul>
<p>Agriculture:</p> <ul style="list-style-type: none"> <li>- Guide development to ensure continued viability of agriculture and retention of productive farmland.</li> <li>- Promote new agricultural enterprises.</li> </ul>	<ul style="list-style-type: none"> <li>- Currently one farm has been preserved in the Township. There are other farm properties that can be preserved either through farmland preservation or use of open space residential cluster, which is a zoning tool to be considered. The large vacant agricultural tracts are generally located outside of PA2 and the Centers.</li> </ul>

PA 2 SUBURBAN PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Recreation:</p> <ul style="list-style-type: none"> <li>- Provide and maintain active and passive recreation opportunities and facilities at the local and regional levels by concentrating rehabilitation of existing park and open space while expanding system.</li> <li>- In underdeveloped areas of PA2, acquire and improve parkland within or easy access to Centers.</li> </ul>	<ul style="list-style-type: none"> <li>- The Township has an adopted Parks and Recreation Master Plan which identifies many parks, tot lots, athletic fields throughout the Township within most concentrated in the planned Centers. Many smaller recreation areas are part of residential developments. The Township's recreational efforts have focused on larger multi-use facilities in centralized locations including the Amanda's Field athletic complex behind the Township municipal complex in Petersburg.</li> <li>- Future plans include development of bike paths from Petersburg to Tuckahoe and Woodbine and Palermo to the Inland Waterway. Within the Centers, public spaces will likely be planned.</li> </ul>
<p>Redevelopment:</p> <ul style="list-style-type: none"> <li>- Encourage redevelopment efforts in existing Centers and single use areas which can be redeveloped into mixed - use areas and areas within walking distance of train stations or other major public transit facilities.</li> <li>- Redevelop at transit supportive densities, while creating pedestrian-oriented environments. Take full advantage of the opportunities available under the state's redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.</li> </ul>	<ul style="list-style-type: none"> <li>- Upper Township has begun the process of investigating redevelopment of the Beesley's Point center. A design workshop process is proposed to assess development options within the Township's centers. Identification of areas suitable for likely private retrofit efforts will be one result of this process. Infill and reuse will likely be encouraged through the zoning regulations, which will encourage mixed use and residential development at higher densities consistent with CAFRA regulations for Centers.</li> </ul>
<p>Historic Preservation:</p> <ul style="list-style-type: none"> <li>- Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to develop or redevelop.</li> <li>- Coordinate historic preservation with tourism efforts.</li> </ul>	<ul style="list-style-type: none"> <li>- The Township Historic Plan Element of the Master Plan has identified many historic properties. The PIA recommends implementation of stronger design standards to better protect these resources.</li> </ul>

PA 2 SUBURBAN PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Public Facilities and Services:</p> <ul style="list-style-type: none"> <li>- Phase and program the extension of public facilities and services to support development in Centers and ensure adequate levels of public and private services.</li> <li>- Encourage jurisdictions to locate community facilities in or in proximity to Centers.</li> <li>- Central facilities serving a wide population should be located in or near Cores.</li> </ul>	<ul style="list-style-type: none"> <li>- Expansion of public water supply is encouraged in the Centers. Privately developed sanitary sewer facilities within the Centers are supported by the Township. The Township has been looking into public sanitary sewers in Strathmere. Municipal facilities, the county library branch are centered in Petersburg Center together with a large athletic complex and the middle school. There has also been a new Community Center building leased from the County on Route 50 in Tuckahoe. There are four volunteer fire companies located in Strathmere, Marmora, Tuckahoe and Seaville. The Township Rescue Squad is located in Petersburg.</li> <li>- All three Township schools are located within planned centers; the (K-2, and elementary in Marmora, and a middle school in Petersburg. Development of a high school site in Petersburg (at the edge of the Center) is on hold.</li> </ul>
<p>Intergovernmental Coordination:</p> <ul style="list-style-type: none"> <li>- Establish regional approaches to the planning and provision of facilities and services.</li> <li>- Create public/public and public/ private partnerships to locate, facilitate, coordinate and implement new development and redevelopment in Centers.</li> </ul>	<ul style="list-style-type: none"> <li>- Through this PIA, a number of regional efforts have been identified that will affect the mainland municipalities. This includes transportation items such as a Route 9 Access Management Plan, campground shuttle services, and expanded excursion rail service.</li> </ul>



### *PA 4 Rural Planning Area*

PA4 Rural Planning Area is located along the Route 50 and Route 49 corridors. The Petersburg Village Center and Tuckahoe Village Center are located within PA4 (for those areas outside of the Pinelands).

PA 4 RURAL PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Land Use:</p> <ul style="list-style-type: none"><li>- Enhance economic and agricultural viability and rural character by guiding development and redevelopment into centers.</li><li>- In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around centers.</li><li>- Use creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems and protects areas where public investments in farmland preservation have been made.</li><li>- Development and redevelopment in the Environs should maintain or enhance the character of the area.</li></ul>	<ul style="list-style-type: none"><li>- Centers have been planned that will provide increased density to absorb planned growth and protect the environs. Petersburg and Tuckahoe are located within the PA4 planning area (within CAFRA).</li><li>- About 1,800 acres are in farmland use. Prioritize farmland preservation and acquisition efforts in the Township in coordination with the County. Refine zoning tools to encourage open space cluster, noncontiguous density transfer and other tools to maintain farmland equity and provide development options. Public land holdings provide large contiguous greenbelts through the center of the Township. Limited large vacant and developable farmland parcels are left and these are generally outside of the centers. Development in the environs will be low-density development including recreation and conservation uses.</li><li>- Zoning for lands within the PA 4 Planning Area outside of the centers will be reexamined to reflect need to preserve lands and ensure reduced impervious coverage compatible with CAFRA standards.</li><li>- The Pinelands areas are consistent with these goals and provide for low-density development...</li></ul>

PA 4 RURAL PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Housing:</p> <ul style="list-style-type: none"> <li>- Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth.</li> <li>- In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around centers.</li> <li>- Insure housing, particularly affordable, seniors, special needs, family housing, is developed with access to a full range of services.</li> <li>- Focus multifamily and higher density single- family housing in Centers.</li> <li>- Any housing in Environs should be planned to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.</li> </ul>	<ul style="list-style-type: none"> <li>- Although most of the Township is single-family residential, multifamily and small lot residential will be encouraged in the centers with mixed-use buildings in the Centers. Density of development will be limited due to lack of public sewer, poor soils, and limited vacant and developable lands. Alternative community wastewater treatment methods may address density needs especially for affordable housing.</li> <li>- Public lands form a greenbelt corridor through the Township and preserve the environs.</li> <li>- Alternative affordable housing options will be investigated as part of the Township COAH compliance plan where suitable lands are available in the Centers.</li> <li>- Where sites are suitably large size to support multifamily housing, zoning amendments will consider higher density housing in Centers pending available sanitary sewer solutions.</li> <li>- Design guidelines will be prepared as part of the PIA to ensure that new housing is design compatible with existing cultural resources in the Centers.</li> </ul>
<p>Economic Development:</p> <ul style="list-style-type: none"> <li>- Promote economic development activities within Centers that complement and support the rural and agricultural communities and that provide diversity in the rural economic and opportunities for off-farm income and employment.</li> <li>- Encourage tourism related to agriculture and the environment, as well as the historic and rural character of the areas.</li> <li>- Support appropriate recreational and natural resource-based activities in the Environs.</li> <li>- Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts to agricultural resources</li> </ul>	<ul style="list-style-type: none"> <li>- Renovation of the Tuckahoe train station should encourage complementary businesses supportive of tourist-based uses. The zoning for this area in Tuckahoe will need to be reassessed. A detailed plan should be developed for Tuckahoe Revitalization to capitalize on its assets. Economic development targeted to the Tuckahoe Village will need to be compatible with scale of the Village, sanitary sewer facilities limitations, and historic assets. Tourism related activities related to the state and federal open space, the Tuckahoe River, and agriculture should be identified. These may be expanded water related opportunities or small scale businesses, bed &amp; breakfast home inns, farm vacation and farm market activities.</li> <li>- The Township through the planned LDO revisions will review commercial development standards to accommodate higher intensity commercial development (greater impervious coverage /FAR standards) in the centers and ensure lower intensity commercial development in selected areas outside of the Centers in keeping with CAFRA standards.</li> <li>- Scenic road setbacks similar to that in the Pinelands area should be implemented to protect scenic resources off major state and county roads.</li> </ul>

PA 4 RURAL PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<ul style="list-style-type: none"> <li>- Transportation:</li> <li>- Maintain and enhance a rural transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas.</li> <li>- Provide appropriate access of agricultural products to markets, accommodating the size and weight of modern agricultural equipment.</li> <li>- In Centers, emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options through.</li> <li>- Support the preservation of general aviation airports as integral parts of the state's transportation system.</li> </ul>	<ul style="list-style-type: none"> <li>- State highways Route 9, Route 49, Route 50 and County roads link the Tuckahoe and Petersburg Centers to each other and to the outside areas. Improvements have been identified in the Route 47/Route 50 Corridor Plans that should be installed to address deficiencies.</li> <li>- Limit bus transit is currently available to the two centers in PA4. Planned expansion of the Cape May Seashore Excursion Rail line from Cape May Courthouse to Tuckahoe provides a new tourist destination. Future expansion of the rail line to connect to the Atlantic City rail line will expand rail tourism opportunities.</li> <li>- Within the two centers, improved sidewalks are proposed and funding sought to encourage development of pedestrian facilities.</li> <li>- Development of a bike path linking Petersburg to Woodbine and potentially north to Tuckahoe should be reviewed.</li> <li>- A regional shuttle service is proposed for study that will support summer visitors and have other year round applications.</li> <li>- Expansion of the rail line as an excursion rail to Tuckahoe is proposed. This can encourage revitalization efforts in Tuckahoe Village. This rail line can be further expanded to serve Philadelphia and Atlantic City rail uses and should be pursued.</li> <li>- There are no general airports in Upper Township now.</li> </ul>

PA 4 RURAL PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Natural Resource Conservation:</p> <ul style="list-style-type: none"> <li>- Minimize potential conflicts between development, agricultural practices and sensitive environmental resources.</li> <li>- Promote agricultural management practices and other agricultural conservation techniques to protect soil and water resources.</li> <li>- Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protect natural systems and natural resources.</li> </ul>	<ul style="list-style-type: none"> <li>- Most of the Township is located within PA5 or the Pinelands. Approximately 47% of the Township is in public ownership. The conservation of environmentally sensitive sites will be protected the current conservation based zoning which limited development of private properties within the Conservation zone and FA25 zone.</li> <li>- A review will be made to ensure that the zoning boundaries at the edges of the centers ensure a buffer or Environs of lower density development to create a growth edge around the centers especially those in the PA4 Rural Planning area and Pinelands.</li> <li>- Through the planned Environmental Review regulations, the Township will enable greater control over development affecting more sensitive wetlands, C-1 waters, natural heritage priority sites, cultural resources etc.</li> <li>- The Township as part of the PIA will review the LDO to ensure appropriate planning tools are in place to protect open space such as open space cluster or non-contiguous parcel transfer.</li> <li>- Thorough development of a Recreation and Open Space Plan (as identified in the PIA) lands for protection and preservation can be identified and prioritized.</li> </ul>
<p>Agriculture and Farmland Preservation:</p> <ul style="list-style-type: none"> <li>- Guide development to ensure continued viability of agriculture and retention of farmland in agriculture areas.</li> <li>- Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers.</li> <li>- Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land –use conflicts.</li> <li>- Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.</li> </ul>	<ul style="list-style-type: none"> <li>- Currently one farm has been preserved in the Township. There are other farm properties that can be preserved either through farmland preservation or use of open space residential cluster, which is a zoning tool to be considered. The large vacant agricultural tracts are generally located outside of PA2 and the Centers in PA4 and PA 5.</li> </ul>

PA 4 RURAL PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Recreation:</p> <ul style="list-style-type: none"> <li>- Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers.</li> <li>- Provide regional recreation and tourism opportunities by targeting parkland acquisition and improvements that enhance large contiguous open space systems and by facilitating alternative recreational and tourism uses of farmland.</li> </ul>	<ul style="list-style-type: none"> <li>- The Township has an adopted Parks and Recreation Master Plan which identifies many parks, tot lots, athletic fields throughout the Township within most concentrated in the planned Centers. Many smaller recreation areas are part of residential developments.</li> <li>- Future plans include development of bike paths from Petersburg to Tuckahoe and Woodbine and Palermo to the Inland Waterway. Within the Centers, public spaces will likely be planned.</li> <li>- Township should identify, prioritize and plan for additional recreation services.</li> </ul>
<p>Redevelopment:</p> <ul style="list-style-type: none"> <li>- Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Centers-based development to accommodate growth that would otherwise occur in the Environs.</li> <li>- Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and design that enhance public safety, encourage pedestrian activity, reduce dependency on the automobile and maintain the rural character of the Centers..</li> </ul>	<ul style="list-style-type: none"> <li>- A design workshop process is proposed to assess development options within the Township's centers including Petersburg and Tuckahoe Center. Identification of areas suitable for likely private retrofit efforts will be one result of this process. Infill and reuse will likely be encouraged through the zoning regulations, which will encourage mixed use and residential development at higher densities consistent with CAFRA regulations for Centers.</li> </ul>
<p>Historic Preservation:</p> <ul style="list-style-type: none"> <li>- Encourage the preservation and adaptive reuse of historic or significant buildings. Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to develop or redevelop.</li> <li>- Outside of Centers, coordinate historic preservation needs with farmland preservation efforts.</li> <li>- Coordinate historic preservation with tourism efforts.</li> </ul>	<ul style="list-style-type: none"> <li>- The Township Historic Plan Element of the Master Plan has identified many historic properties. The PIA recommends implementation of stronger design standards to better protect these resources. These historic resources provide opportunities for tourism especially in the Tuckahoe Center which can be capitalized through an integrated Main Street type planning process to protect, rehabilitate and renovate these resources in a compatible manner and encourage comprehensive marketing, design and amenities planning program to facilitate the economic upturn for this Center.</li> </ul>

PA 4 RURAL PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Public Facilities and Services:</p> <ul style="list-style-type: none"> <li>- Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of productive farmlands and other open spaces; to protect public investments in farmland preservation programs; and to minimize conflicts between Centers and surrounding farms.</li> <li>- Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers.</li> <li>- Make community wastewater treatment a feasible and cost-effective alternative.</li> </ul>	<ul style="list-style-type: none"> <li>- Expansion of public water supply is encouraged in the Centers. Privately developed sanitary sewer facilities within the Centers are supported by the Township.</li> <li>- Municipal facilities, the county library branch are centered in Petersburg Center together with a large athletic complex and the middle school. There has also been a new Community Center building leased from the County on Route 50 in Tuckahoe.</li> <li>- There are four volunteer fire companies including that located in Tuckahoe. The Township Rescue Squad is located in Tuckahoe.</li> <li>- All three Township schools are located within planned centers; the (K-2, and elementary in Marmora, and a middle school in Petersburg. Development of a high school site in Petersburg (at the edge of the Center) is on hold.</li> </ul>
<p>Intergovernmental Coordination:</p> <ul style="list-style-type: none"> <li>- Coordinate efforts of various state agencies, county and municipal governments to ensure that state and local policies and programs support rural economic development, agriculture, and the rural character of the area by examining the effect of financial institution lending, governmental regulation, taxation, and other governmental policies and programs.</li> <li>-</li> </ul>	<p>Through this PIA, a number of regional efforts have been identified that will affect the mainland municipalities. This includes transportation items such as a Route 9 Access Management Plan, campground shuttle services, and expanded excursion rail service.</p>

## *PA 5 Environmentally Sensitive Planning Area*

Planning Area 5 includes environmentally constrained wetlands and C-1 waters on properties in private ownership in the central section of the Township west of Route 9. These properties are generally located adjacent to the public lands including the Great Cedar Swamp Division of the National Wildlife Refuge and the Lester G. McNamara Wildlife Management Area. No Centers are proposed in PA5.

PA 5 ENVIRONMENTALLY SENSITIVE	
Planning Area/Policy	Upper Township Compliance
<p><b>Land Use:</b></p> <ul style="list-style-type: none"> <li>- Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries.</li> <li>- Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques.</li> <li>- Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in open space preservation have been made.</li> <li>- Development and redevelopment in the Environs should maintain and enhance the natural resources and character of the areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Over 47% of the Township is protected as public lands. This open space network runs north south through the Township to the Tuckahoe River. The Pinelands Management area provides protection of these areas. The extent of open lands and the limitations for development support this policy.</li> <li>- Open space acquisition through purchase of key properties should be prioritized working with the State, County and Upper Township to identify these lands.</li> <li>- Centers have been planned that will provide increased density to absorb planned growth and protect the environs of PA5.</li> <li>- Using scenic road setback consistent with that of the Pinelands will maintain the character of the area. Development where permitted in PA5 provides for Conservation Zoning with low-density residential uses at 1 dwelling unit per 10 acres.</li> </ul>
<p><b>Housing:</b></p> <ul style="list-style-type: none"> <li>- Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth.</li> <li>- Ensure housing, particularly affordable, seniors, special needs, family housing is developed with access to a full range of services.</li> <li>- Focus multifamily and higher density single-family housing in Centers.</li> <li>- Any housing in Environs should be planned to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.</li> </ul>	<ul style="list-style-type: none"> <li>- Although most of the Township is single-family residential, multifamily and small lot residential will be encouraged in the centers. Mixed use commercial with residential apartments is currently permitted in Tuckahoe Village. Alternative affordable housing options will be investigated as part of the Township COAH compliance plan where suitable lands are available in the Centers.</li> <li>- Housing in the Environs in the PA5 within the C Conservation areas is very low density with a 1-unit/10 acres. Zoning for lands within the conservation areas outside of the centers will be reexamined to reflect need to preserve lands and ensure reduced impervious coverage compatible with CAFRA standards. This will include the AR Agriculture Residential Zoning, which currently permits 1-unit/3 acres. The Pinelands areas are consistent and provide for low-density development outside of the Pinelands Villages.</li> </ul>

PA 5 ENVIRONMENTALLY SENSITIVE	
Planning Area/Policy	Upper Township Compliance
<p>Economic Development:</p> <ul style="list-style-type: none"> <li>- Support appropriate recreational and natural resource-based activities in the Environs and locate economic development opportunities that are responsive to the needs of the surrounding region and the travel and tourism industry in Centers</li> <li>- Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimal impact on environmental resources.</li> <li>- Guide economic development opportunities into Centers or existing pedestrian and transit supportive single use areas and target new jobs to these locations.</li> </ul>	<ul style="list-style-type: none"> <li>- Existing uses in PA5 support recreation, marinas, conservation and limited residential development. Limited large farms are located in this area. Recreational tourism would be the prime economic component directed at the public lands for hunting, fishing and other recreational activities with supportive services directed to the Centers.</li> <li>- No centers are planned in the PA5 area.</li> </ul>
<p>Transportation:</p> <ul style="list-style-type: none"> <li>- Maintain and enhance a transportation system that protects the Environs and from scattered and piecemeal development and links Centers to each other within and between Planning Areas.</li> <li>- Encourage alternatives to the single – occupancy vehicle whenever feasible.</li> <li>- Accommodate the season demands of travel and tourism that support recreational and natural resource-based activities.</li> <li>- In Centers, emphasize the use of public transportation systems wherever feasible.</li> <li>- Accommodate the seasonal demands of travel and tourism that support recreational and natural resource-based activities.</li> <li>- In Centers, emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible and maximize circulation and mobility options throughout.</li> </ul>	<ul style="list-style-type: none"> <li>- Route 50 is the main state highway through this area with Route 50 and County Route 50 traversing this planning area linking development in Petersburg and Tuckahoe.</li> <li>- Access management regulations to be implemented on the Township level, will support the State Access Management Code requirements in accordance with the MLUL.</li> <li>- A regional shuttle service is proposed for study that will support summer visitors and have other year round applications.</li> <li>- Expansion of the rail line as an excursion rail to Tuckahoe is proposed. This can encourage revitalization efforts in Tuckahoe Village. This rail line can be further expanded to serve Philadelphia and Atlantic City rail uses and should be pursued.</li> <li>- Planned bicycle paths will provide links from the Centers and recreation opportunities for residents.</li> <li>- There are no Centers within PA5.</li> </ul>



PA 5 ENVIRONMENTALLY SENSITIVE	
Planning Area/Policy	Upper Township Compliance
<p>Natural Resource Conservation:</p> <ul style="list-style-type: none"> <li>- Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slope areas, scenic vistas and other significant environmentally sensitive features.</li> </ul>	<ul style="list-style-type: none"> <li>- Approximately 47% of the Township is in public ownership. The conservation of environmentally sensitive sites will be protected the current conservation based zoning which limited development of private properties within the Conservation zone and FA25 zone.</li> <li>- A review will be made to ensure that the zoning boundaries at the edges of the centers ensure a buffer or Environs of lower density development to refine the buffer edge around the centers.</li> <li>- Through the planned Environmental Review regulations, the Township will enable greater control over development affecting more sensitive wetlands, C-1 waters, natural heritage priority sites, cultural resources etc.</li> </ul>
<p>Agriculture:</p> <ul style="list-style-type: none"> <li>- Promote agricultural practices that prevent or minimize conflicts with sensitive environmental resources.</li> <li>- Guide development to ensure continued viability of agriculture and retention of farmland in agriculture areas.</li> <li>- Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers.</li> <li>- Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land –use conflicts.</li> <li>- Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing , exporting and other shipping through development and redevelopment.</li> </ul>	<ul style="list-style-type: none"> <li>- Currently one farm has been preserved in the Township. There are other farm properties that can be preserved either through farmland preservation or use of open space residential cluster, which is one zoning tool to be considered.</li> </ul>

PA 5 ENVIRONMENTALLY SENSITIVE	
Planning Area/Policy	Upper Township Compliance
<p>Recreation:</p> <ul style="list-style-type: none"> <li>- Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers.</li> <li>- Provide regional recreation and tourism opportunities by targeting parkland acquisition and improvements that enhance large contiguous open space systems.</li> <li>- Ensure meaningful access to public lands.</li> </ul>	<p>The Township has an adopted Parks and Recreation Master Plan which identifies many parks, tot lots, athletic fields throughout the Township within most concentrated in the planned Centers. Many smaller recreation areas are part of residential developments. The Township's recreational efforts have focused on larger multi-use facilities in centralized locations including the Amanda's Field athletic complex behind the Township municipal complex in Petersburg.</p> <p>Future plans include development of bike paths from Petersburg to Woodbine and Tuckahoe along a railroad right of way. This provides an opportunity for improved access to state lands.</p>
<p>Redevelopment:</p> <ul style="list-style-type: none"> <li>- Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Centers-based development to accommodate growth that would otherwise occur in the Environs.</li> <li>- Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for the Environs.</li> </ul>	<ul style="list-style-type: none"> <li>- Existing mining areas within PA5 and the Pinelands should be planned for future use.</li> <li>- More intensive development will be directed to Tuckahoe and Petersburg Village Center.</li> <li>- Pedestrian activity will be encouraged through provision of sidewalks and traffic calming measures within the Centers.</li> </ul>
<p>Historic Preservation:</p> <p>Encourage the preservation and adaptive reuse of historic or significant buildings. Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to develop or redevelop. Outside Centers, coordinate historic preservation needs with open space preservation efforts. Coordinate historic preservation with tourism efforts.</p>	<ul style="list-style-type: none"> <li>- The Township Historic Plan Element of the Master Plan has identified many historic properties. The PIA recommends implementation of stronger design standards to better protect these resources.</li> </ul>

PA 5 ENVIRONMENTALLY SENSITIVE	
Planning Area/Policy	Upper Township Compliance
<p>Public Facilities and Services:</p> <ul style="list-style-type: none"> <li>- Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of productive farmlands and other open spaces; to protect public investments in farmland preservation programs; and to minimize conflicts between Centers and the Environs.</li> <li>- Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers.</li> <li>- Make community wastewater treatment a feasible and cost-effective alternative.</li> </ul>	<ul style="list-style-type: none"> <li>- No Centers are proposed in PA5.</li> </ul>
<p>Intergovernmental Coordination:</p> <ul style="list-style-type: none"> <li>- Coordinate efforts of various state agencies, county and municipal governments to ensure that state and local policies and programs support environmental protection by examining the effects of financial institution lending, governmental regulation, taxation, and other governmental policies and programs.</li> </ul>	<ul style="list-style-type: none"> <li>- Through this PIA, a number of regional efforts have been identified that will affect the mainland municipalities. This includes transportation items such as a Route 9 Access Management Plan, campground shuttle services, and expanded excursion rail service. Other efforts should include coordination with the NJDEP to identify and prioritize land acquisition efforts to protect and expand the conservation lands. A regional dredging plan should be coordinated with funding and spoil sites identified.</li> </ul>

### *PA5B Environmentally Sensitive Barrier Island Planning Area*

The PA5B Planning Area includes the Strathmere, which is a barrier island community. There is no direct access to Strathmere from the Upper Township; road access is through Ocean City and Sea Isle City. Strathmere has approximately 175 year round residents which expands to 4,000 summer visitors. Public water has recently been installed to address potential health issues caused by the existing small residential lots (4,000 sf. minimum) with on-site septic systems. For a number of years, the Township has investigated public sewer system for the island. This has meet with mixed response by residents and the NJDEP. Many residents and the NJDEP are concerned that public sewer will increase development pressure.

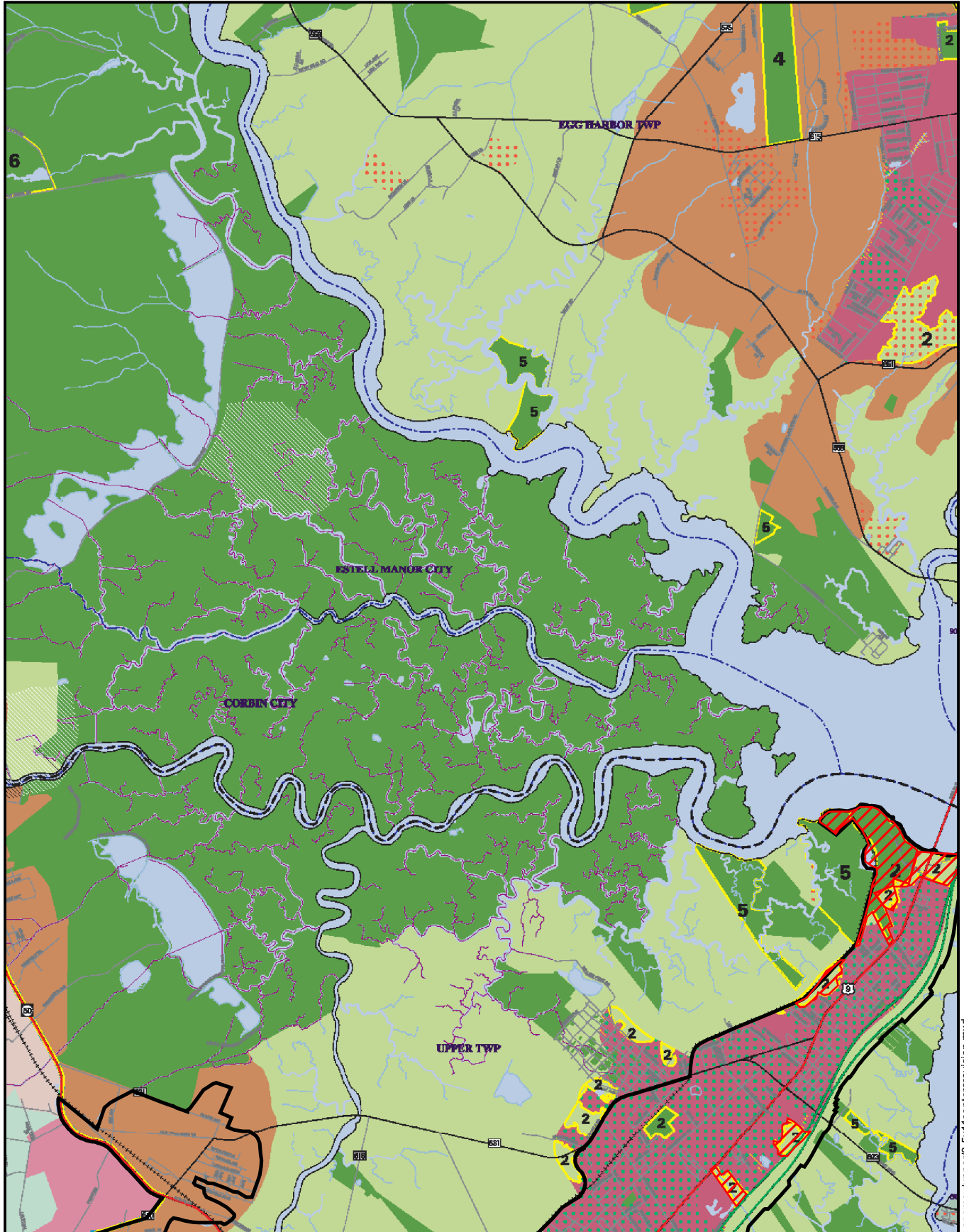
PA 5B ENVIRONMENTALLY SENSITIVE/BARRIER ISLAND PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Land Use:</p> <ul style="list-style-type: none"> <li>- Guide development and redevelopment into more compact forms-Centers and former single-use developments that have been retrofitted or restructured, to accommodate mixed-use development and redevelopment, services and cultural amenities. Promote redevelopment and development in areas with existing infrastructure that maintains the character, density and function of existing communities.</li> <li>- Ensure efficient and beneficial use of scarce land and resources to strengthen the unique character and compact nature of barrier island communities.</li> </ul>	<p>Strathmere is the only barrier island community in Upper Township.</p>
<p>Housing:</p> <ul style="list-style-type: none"> <li>- Provide for housing choices through redevelopment, new construction, rehabilitation, and adaptive reuse.</li> <li>- Preserve the existing housing stock through maintenance, rehabilitation and flexible regulations.</li> </ul>	<ul style="list-style-type: none"> <li>- Housing in Strathmere is primarily single-family detached housing on small lots. Development has been primarily teardowns and rehabilitation of existing homes. Current zoning and design standards should be evaluated to ensure compatibility of new development and renovations with the existing housing stock.</li> </ul>
<p>Economic Development:</p> <ul style="list-style-type: none"> <li>- Support historically important coastal industries, recreation, and natural resource-based and associated activities, recognizing the dual (year-round and seasonal) nature of barrier community economies and locating economic development opportunities within areas of existing infrastructure and avoiding adverse impacts to natural resources.</li> </ul>	<ul style="list-style-type: none"> <li>- Strathmere provides for RC Resort Commercial small retail and service establishments along Commonwealth Avenue and Ocean Drive. Without public sewer, development is limited.</li> </ul>

PA 5B ENVIRONMENTALLY SENSITIVE/BARRIER ISLAND PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Transportation:</p> <ul style="list-style-type: none"> <li>- Maintain and enhance a transportation system that links coastal barrier communities with the mainland and to each other, without compromising the integrity of natural resources.</li> <li>- Accommodate the seasonal demands of travel and tourism that support recreational and natural resource-based activities.</li> <li>- Emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible and maximize circulation and mobility options.</li> </ul>	<ul style="list-style-type: none"> <li>- Access to Strathmere is through Ocean Drive from Ocean City and Sea Isle City.</li> <li>- A regional shuttle service is proposed for study that will support summer visitors and have other year round applications.</li> </ul>
<p>Coastal Resource Conservation:</p> <ul style="list-style-type: none"> <li>- Conserve water resources in the coastal areas, particularly barrier islands dependent on ground water, reducing water demand and withdrawal to prevent saltwater intrusion that could degrade or destroy ground water resources.</li> <li>- Protect vital ecological areas and coastal high hazard areas to prevent significant adverse long-term impacts to the natural and scenic functions of these sensitive areas.</li> <li>- Restrict or limit development and redevelopment adjacent to these sensitive areas to water-dependent and compatible uses.</li> </ul>	<ul style="list-style-type: none"> <li>- Through the planned Environmental Review regulations, the Township will enable greater control over development affecting more sensitive wetlands, C-1 waters, natural heritage priority sites, cultural resources etc.</li> </ul>
<p>Recreation:</p> <ul style="list-style-type: none"> <li>- Promote local and regional recreational opportunities, encourage tourism, and create meaningful public access along the oceanfront, bay front and rivers of all barrier island communities.</li> </ul>	<ul style="list-style-type: none"> <li>- Public access is available to the oceanfront and bay front areas.</li> </ul>
<p>Redevelopment:</p> <ul style="list-style-type: none"> <li>- Support redevelopment activity compatible with existing barrier island community character.</li> <li>- Use redevelopment opportunities to maintain, expand and link parks and open space and to increase public access.</li> </ul>	<ul style="list-style-type: none"> <li>- No redevelopment activities are planned within Strathmere. Private construction activity including renovation and expansion of residential properties occurs. Limited vacant developable land remains in Strathmere with significant environmental constraints in this area.</li> </ul>

PA 5B ENVIRONMENTALLY SENSITIVE/BARRIER ISLAND PLANNING AREA	
Planning Area/Policy	Upper Township Compliance
<p>Historic Preservation:</p> <ul style="list-style-type: none"> <li>- Coordinate the identification of historic sites, archaeological sites, landscapes and scenic features unique to the coast for inclusion in the state and national registers of historic places and in county and municipal master plans.</li> </ul>	<ul style="list-style-type: none"> <li>- The Township Historic Plan Element of the Master Plan has identified many historic properties. The PIA recommends implementation of stronger design standards to better protect these resources.</li> </ul>
<p>Public Facilities and Services:</p> <ul style="list-style-type: none"> <li>- Ensure adequate public facilities and services to coastal barrier communities to accommodate season demands.</li> <li>- Barrier island communities are encouraged to participate in interlocal public service delivery. Coordinate growth management programs and policies with response planning and mitigation for natural disasters, including major storm events that can result in loss of fire, extensive flooding, shorefront erosion and infrastructure replacement decisions.</li> </ul>	<ul style="list-style-type: none"> <li>- The Township has been looking into expanding public sanitary sewers in Strathmere. Public water has already been extended to Strathmere to address health issues due to small lots and failing septic systems.</li> <li>- There is a volunteer fire companies located in Strathmere.</li> <li>- Dredging is needed along sections of the waterfront. A regional approach is proposed to share the costs of equipment and to locate appropriate storage pile locations.</li> </ul>
<p>Intergovernmental Coordination:</p> <ul style="list-style-type: none"> <li>- Municipalities sharing the same island are encouraged to establish multi-jurisdictional policy and planning entities to guide and coordinate the efforts of state, county and municipal governments and to develop and implement master and functional plans.</li> </ul>	<ul style="list-style-type: none"> <li>- Strathmere shares access with Ocean City and Sea Isle City. There are mutual aid agreements in place. At this time, each municipality undertakes its own planning efforts; the MLUL requires that master plans consider consistency of planning and zoning of surrounding municipalities, which has been done for Upper Township.</li> <li>- Through this PIA, a number of regional efforts have been identified that will affect the mainland municipalities. This includes transportation items such as a Route 9 Access Management Plan, campground shuttle services, and expanded excursion rail service.</li> </ul>

## APPENDIX A    MAPS

# UPPER TOWNSHIP PROPOSED REVISIONS TO 2004 PRELIMINARY POLICY MAP



SEPTEMBER 2005  
Quad 166



PROPOSED CENTER

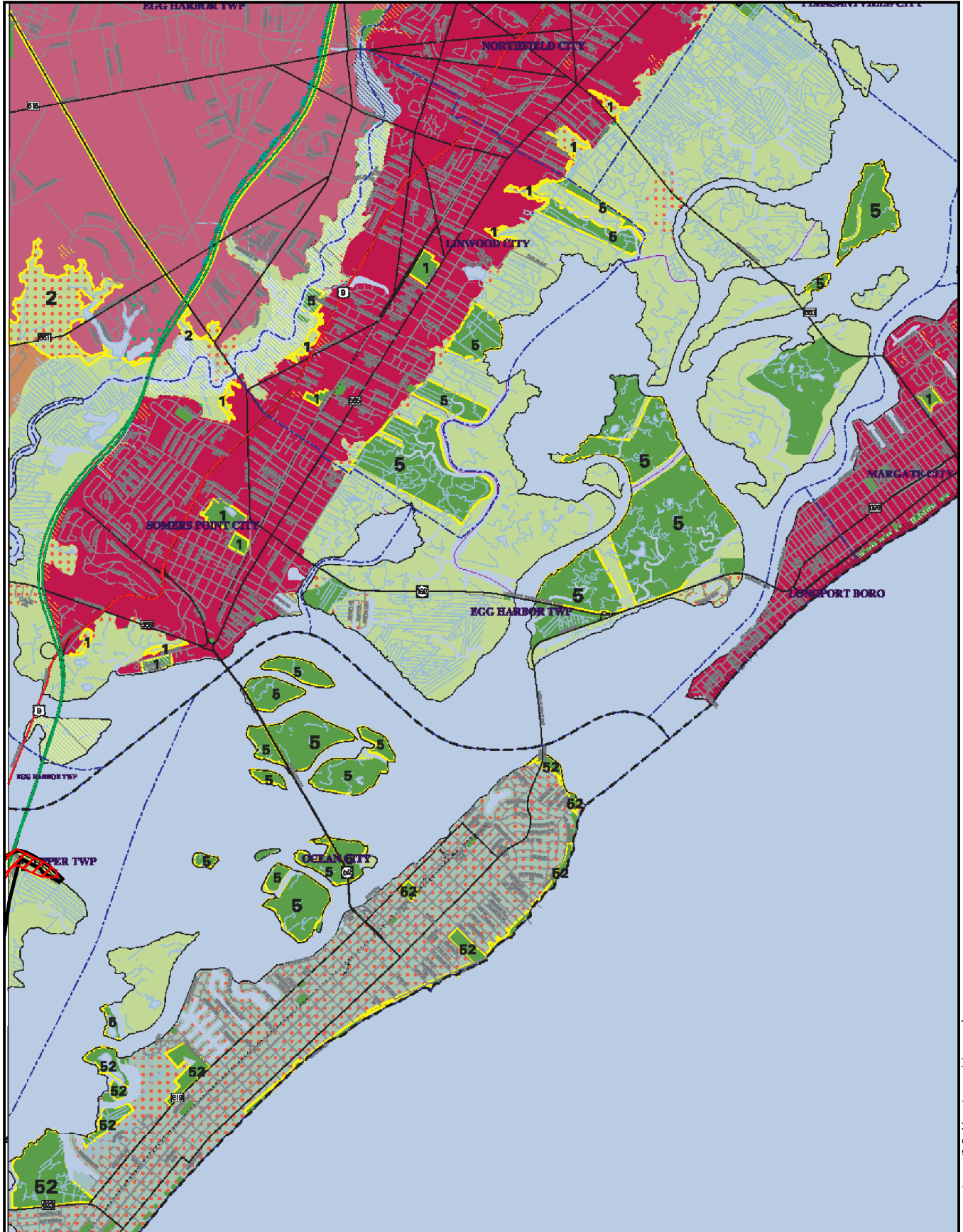


RETAIN AS PA2

capemay/upper/8.5x11centerrevision.mxd



# UPPER TOWNSHIP PROPOSED REVISIONS TO 2004 PRELIMINARY POLICY MAP



SEPTEMBER 2005  
Quad 167

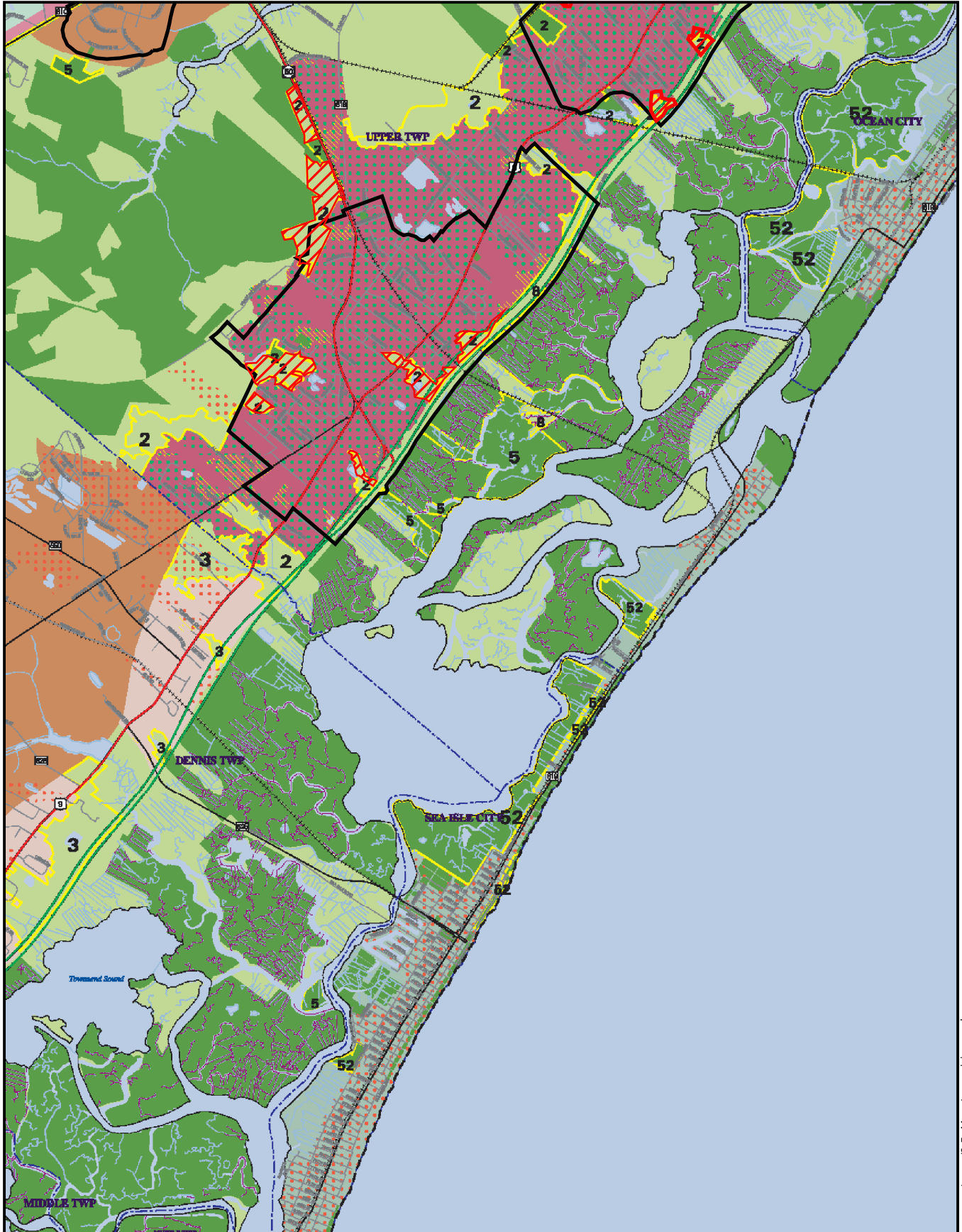


PROPOSED CENTER



RETAIN AS PA2

# UPPER TOWNSHIP PROPOSED REVISIONS TO 2004 PRELIMINARY POLICY MAP



SEPTEMBER 2005  
Quad 173

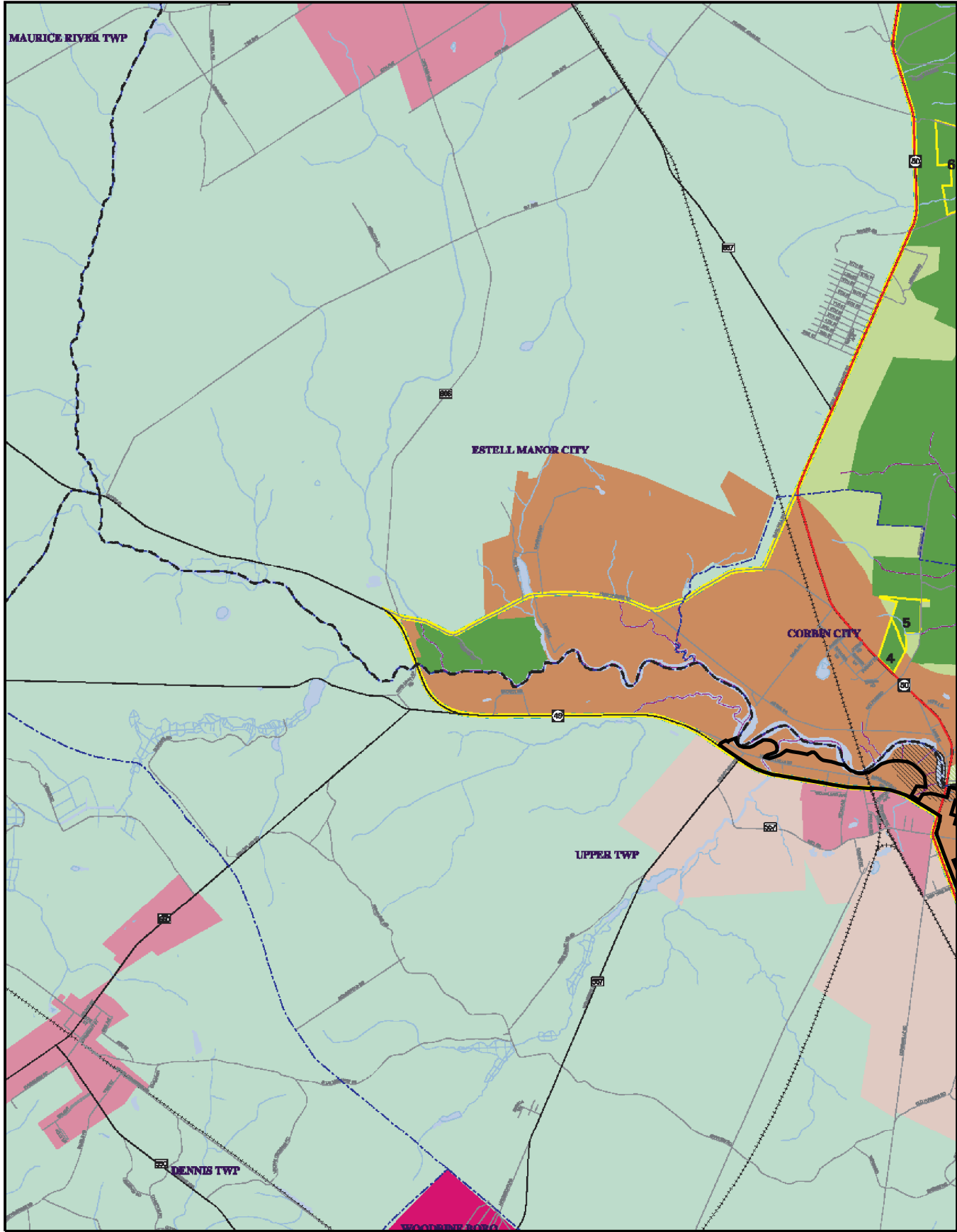


PROPOSED CENTER



RETAIN AS PA2

UPPER TOWNSHIP PROPOSED REVISIONS  
TO  
2004 PRELIMINARY POLICY MAP



SEPTEMBER 2005  
Quad 165

 PROPOSED CENTER

capemay/upper/8.5x11centerrevision.mxd



# PROPOSED UPPER TOWNSHIP CENTERS

UPPER TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY

MAURICE RIVER  
TWP

ESTELL MANOR CITY

CORBIN CITY

SOMERS  
POINT  
CITY

EGG  
HARBOR  
TWP

Great Egg  
Harbor Bay

Peck Bay

OCEAN  
CITY

Corson's  
Sound

SEA ISLE  
CITY

Ludlam Bay

DENNIS TWP

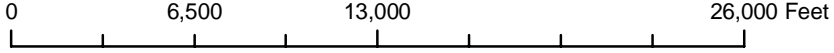
WOODBINE BORO

DENNIS TWP



## LEGEND

- MUNICIPAL BOUNDARY
- PROPOSED CENTERS
- PINELANDS VILLAGES
- CAFRA BOUNDARY
- PARCELS
- WATER BODIES
- STREAMS
- LOCAL ROADS
- NJDOT ROADS



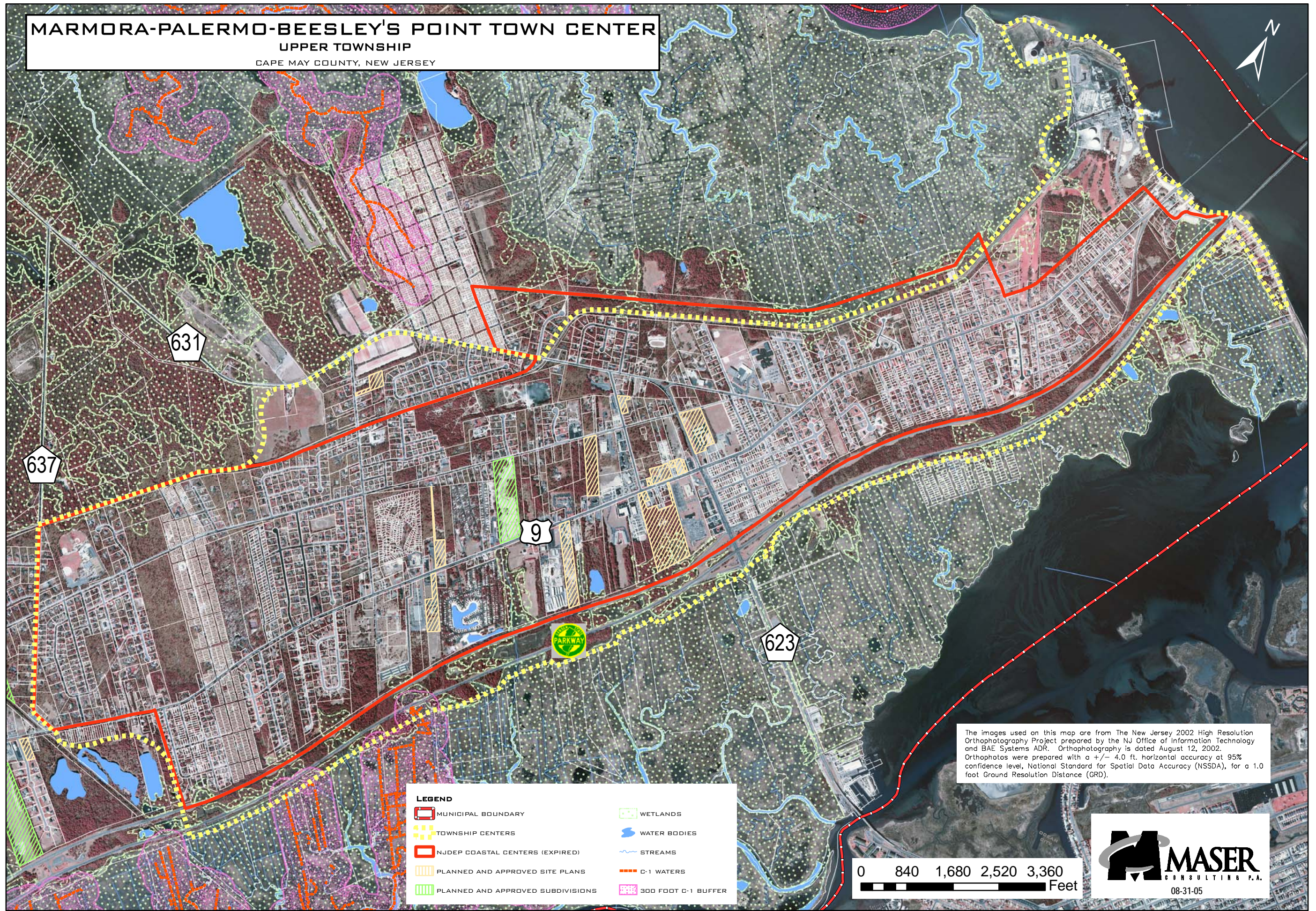
DIGITAL GIS SPATIAL DATA SOURCES:  
- CAPE MAY COUNTY GEOGRAPHIC INFORMATION SYSTEM  
- NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS,  
OFFICE OF SMART GROWTH  
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION, BUREAU OF GEOGRAPHIC INFORMATION  
SYSTEMS



# MARMORA-PALERMO-BEESLEY'S POINT TOWN CENTER

## UPPER TOWNSHIP

### CAPE MAY COUNTY, NEW JERSEY

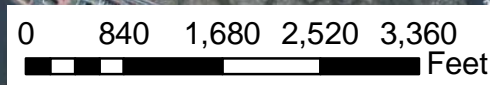


The images used on this map are from The New Jersey 2002 High Resolution Orthophotography Project prepared by the NJ Office of Information Technology and BAE Systems ADR. Orthophotography is dated August 12, 2002. Orthophotos were prepared with a +/- 4.0 ft. horizontal accuracy at 95% confidence level, National Standard for Spatial Data Accuracy (NSSDA), for a 1.0 foot Ground Resolution Distance (GRD).

**LEGEND**

- MUNICIPAL BOUNDARY
- TOWNSHIP CENTERS
- NJDEP COASTAL CENTERS (EXPIRED)
- PLANNED AND APPROVED SITE PLANS
- PLANNED AND APPROVED SUBDIVISIONS

- WETLANDS
- WATER BODIES
- STREAMS
- C-1 WATERS
- 300 FOOT C-1 BUFFER



**MASER**  
CONSULTING P.A.  
08-31-05



SEAVILLE CENTER  
UPPER TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY



628

50

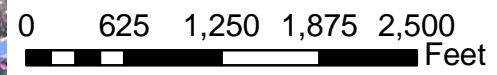
9



**LEGEND**

MUNICIPAL BOUNDARY	WETLANDS
TOWNSHIP CENTERS	C-1 WATERS
NJDEP COASTAL CENTERS (EXPIRED)	300 FOOT C-1 BUFFER
PLANNED AND APPROVED SITE PLANS	WATER BODIES
PLANNED AND APPROVED SUBDIVISIONS	STREAMS

The images used on this map are from The New Jersey 2002 High Resolution Orthophotography Project prepared by the NJ Office of Information Technology and BAE Systems ADR. Orthophotography is dated August 12, 2002. Orthophotos were prepared with a +/- 4.0 ft. horizontal accuracy at 95% confidence level, National Standard for Spatial Data Accuracy (NSSDA), for a 1.0 foot Ground Resolution Distance (GRD).



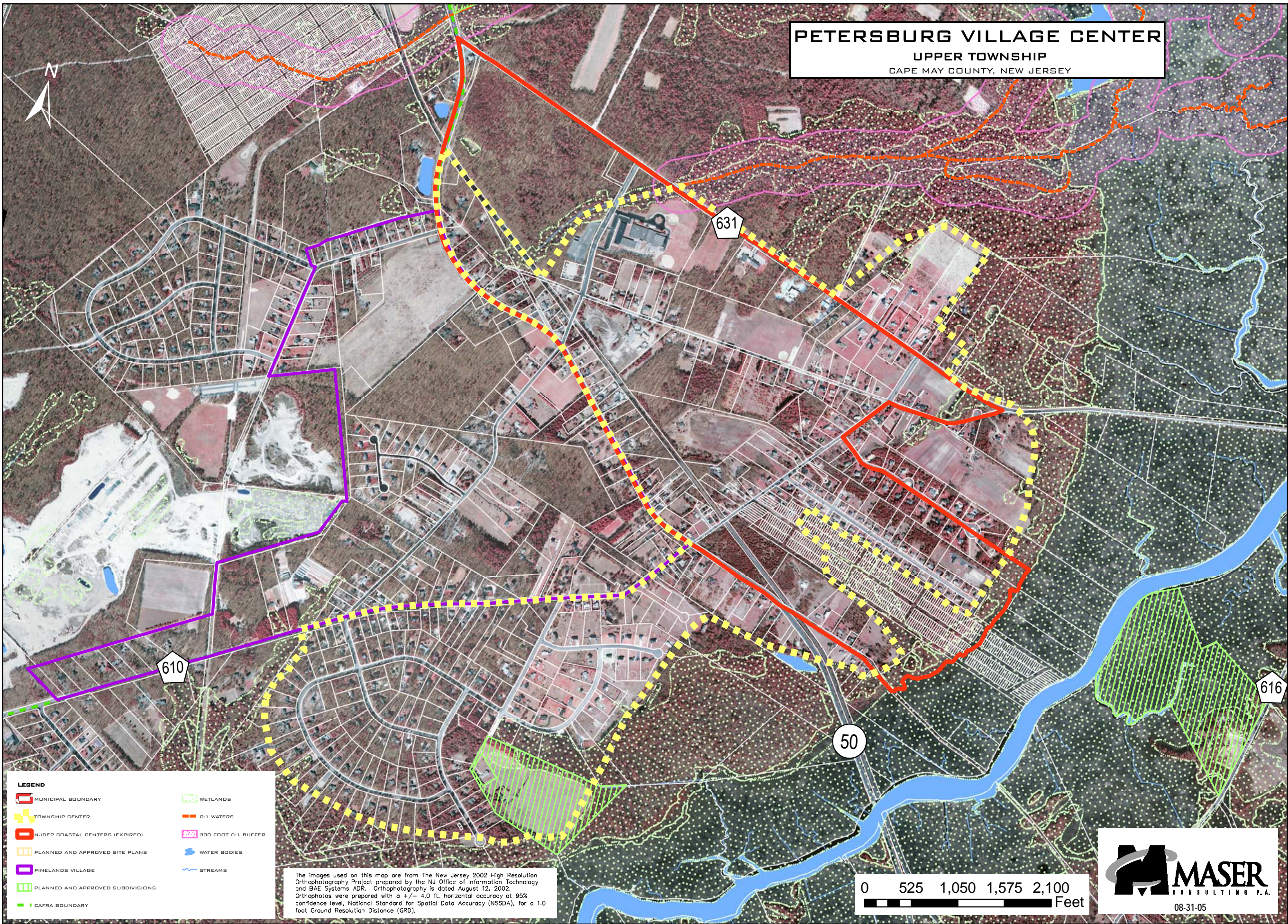
08-31-05



# PETERSBURG VILLAGE CENTER

## UPPER TOWNSHIP

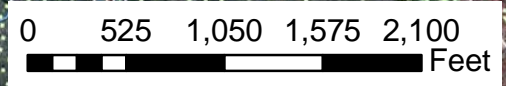
### CAPE MAY COUNTY, NEW JERSEY



**LEGEND**

MUNICIPAL BOUNDARY	WETLANDS
TOWNSHIP CENTER	D-1 WATERS
NJDEP COASTAL CENTERS (EXPIRED)	300 FOOT D-1 BUFFER
PLANNED AND APPROVED SITE PLANS	WATER BODIES
PINELANDS VILLAGE	STREAMS
PLANNED AND APPROVED SUBDIVISIONS	
CAFRA BOUNDARY	

The images used on this map are from The New Jersey 2002 High Resolution Orthophotography Project prepared by the NJ Office of Information Technology and BAE Systems ADR. Orthophotography is dated August 12, 2002. Orthophotos were prepared with a +/- 4.0 ft. horizontal accuracy at 95% confidence level, National Standard for Spatial Data Accuracy (NSSDA), for a 1.0 foot Ground Resolution Distance (GRD).



**MASER**  
CONSULTING P.A.  
08-31-05



# TUCKAHOE VILLAGE CENTER

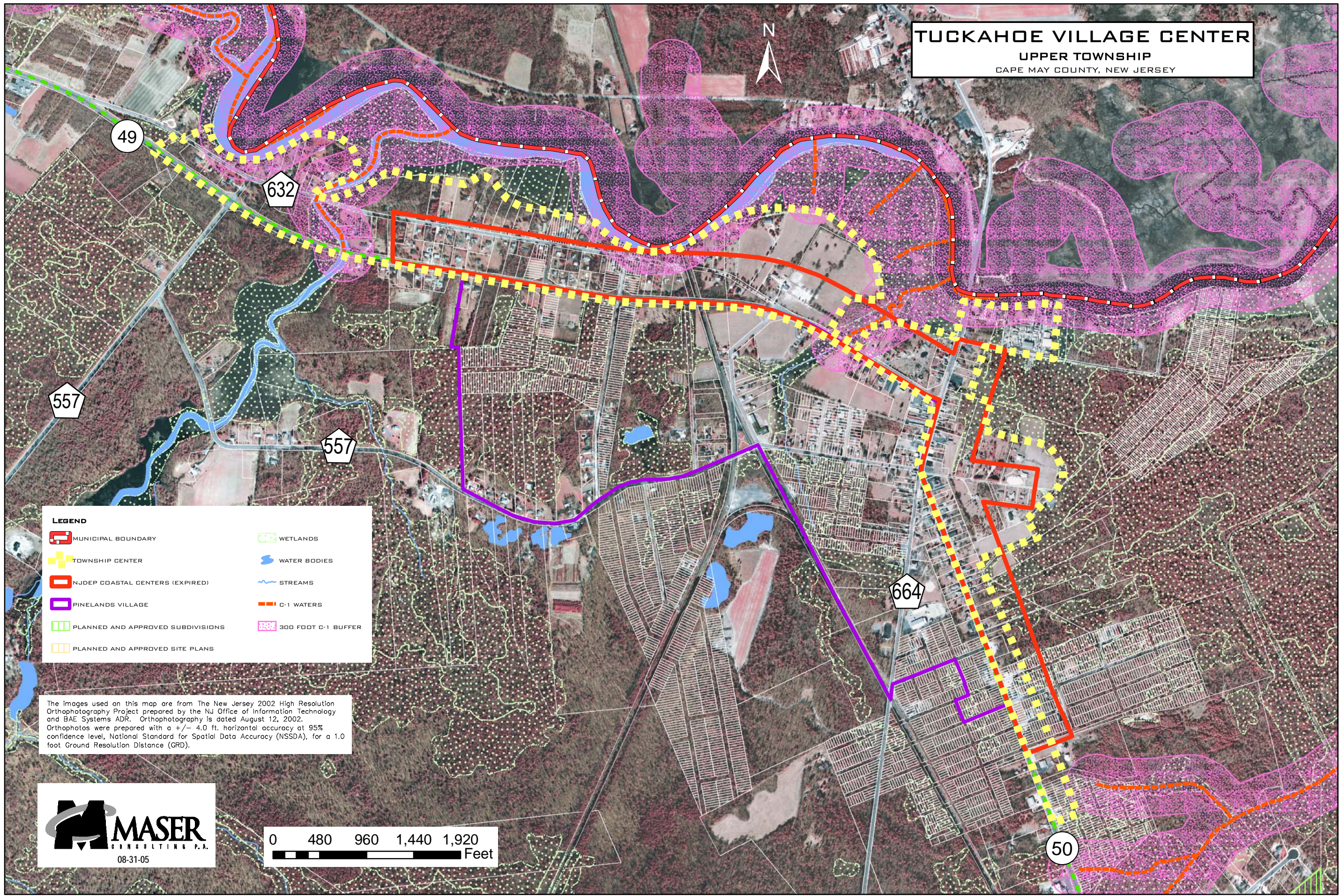
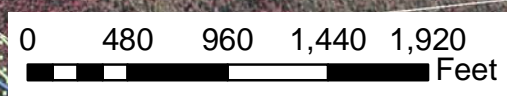
UPPER TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY



**LEGEND**

MUNICIPAL BOUNDARY	WETLANDS
TOWNSHIP CENTER	WATER BODIES
NJDEP COASTAL CENTERS (EXPIRED)	STREAMS
PINELANDS VILLAGE	C-1 WATERS
PLANNED AND APPROVED SUBDIVISIONS	300 FOOT C-1 BUFFER
PLANNED AND APPROVED SITE PLANS	

The images used on this map are from The New Jersey 2002 High Resolution Orthophotography Project prepared by the NJ Office of Information Technology and BAE Systems ADR. Orthophotography is dated August 12, 2002. Orthophotos were prepared with a +/- 4.0 ft. horizontal accuracy at 95% confidence level, National Standard for Spatial Data Accuracy (NSSDA), for a 1.0 foot Ground Resolution Distance (GRD).





## APPENDIX B EXISTING CONDITIONS INVENTORY

## APPENDIX C RESOLUTIONS / MINUTES

**UPPER TOWNSHIP PLANNING BOARD  
UPPER TOWNSHIP NEW JERSEY  
CAPE MAY COUNTY  
SPECIAL RESOLUTION SP 02-2005**

**WHEREAS**, the State Planning Act, pursuant to N.J.A.C. 5:85-7 et seq. authorizes municipalities to apply to the State of New Jersey, Department of Community Affairs, Office of Smart Growth for a determination whether their Zoning and Planning Ordinances and related planning mechanisms are in substantial compliance with the State Plan; and

**WHEREAS**, the Township Committee of the Township of Upper, in the County of Cape May adopted a resolution requesting that the Township Planning Board and an appropriate sub-committee undertake a preliminary investigation and prepare an initial Plan Endorsement Petition to be submitted to the Office of Smart Growth; and

**WHEREAS**, Maser Consulting, P.A. has been retained to undertake such investigation and prepare said initial Plan Endorsement Petition and assist the Planning Board in this portion of the process including presentation of it's preliminary petition to the full Planning Board and the public at a duly noticed public; and

**WHEREAS**, the Township Planning Board has reviewed the Maser report entitled: "Plan Endorsement Petition" dated September, 2005 ("Maser Petition") and supporting documentation: and

**WHEREAS**, the Township Planning Board conducted a public hearing to consider the proposed Maser Petition at its meeting on October 18, 2005 after providing due notice of the hearing on the proposed Maser Petition as required by law; and

**WHEREAS**, the Township Planning Board, after due consideration of the Maser Petition supporting documentation and the comments and objections from the public made part of the public record and after consulting appropriate municipal department officials and counsel, has determined that the Maser Petition is in substantial conformance with the requirements of the Office of Smart Growth;

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD  
FOR THE TOWNSHIP OF UPPER, IN THE COUNTY OF CAPE MAY, NEW  
JERSEY, as follows:**

1. Based on the evidence presented and considering the testimony and documentation, as well as comments from the public, it is hereby determined that that the Maser Petition is in substantial conformance with

"Certified as a true copy of a Resolution  
passed by the Planning Board of the Township  
of Upper at a regular meeting held on  
October 18, 2005  
*[Signature]*

the requirements of the Office of Smart Growth, that pursuing Plan Endorsement is in the best interests of the citizens of Upper Township and that the Maser Petition should be submitted to the Township Committee for the Township of Upper of review and public hearing prior to submission to the Office of Smart Growth to begin the process of Plan Endorsement.


2. That the Secretary of the Upper Township Planning Board is hereby authorized to submit the Maser Petition to the Township Committee for the Township of Upper with a letter informing them of our finding and directing them to take all appropriate action in accordance with the law and the requirements of the Office of Smart Growth in order to receive Initial Plan Endorsement.

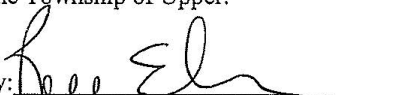
### ROLL CALL VOTE

THOSE IN FAVOR: Brown, Caldwell, McCrosson, Riordan, Schroder, Thompson, Scrocca

THOSE OPPOSED: None

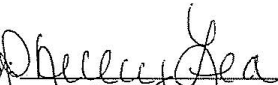
AND BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the applicant and to all who request a copy for a reasonable fee. In addition, a copy of this Resolution shall be filed in the Office of the Clerk of the Township of Upper.

By:   
Shelley Lea, Secretary

By:   
Renee Scrocca, Chairperson

Dated: October 18, 2005

The foregoing is a true copy of a Resolution adopted by the Planning Board at a meeting of

By:   
Shelley Lea, Secretary

UPPER TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
OCTOBER 18, 2005

The regular meeting of the Upper Township Planning Board was held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey at 7:30 p.m.

**CALL TO ORDER**

**SUNSHINE ANNOUNCEMENT**

**ROLL CALL**

Present: William Brown, Robert Caldwell, Andrew McCrosson, Gary Riordan, James Schroder, Bruce Thompson, Renee Scrocca.

Absent: Daniel Bready, James Kelly, Edward Kenney, Mayor Palombo.

**APPROVAL OF THE SEPTEMBER 15, 2005 MEETING MINUTES**

A motion to approve the minutes was made by Mr. Schroder, seconded by Mr. Thompson, and approved. Abstain: Brown, Caldwell, Scrocca.

**APPLICATIONS**

1. MOONLIGHTING INVESTMENTS, L.L.C. – BLOCK 599, LOT 62 – PB02-05

The above application was tabled until November 17, 2005. The applicant has agreed to waive the time in which the board has to act on the application.

2. SPECIALTY RETAILERS, INC. – BLOCK 560, LOT 1.01 – PB03-05

Application is for a site plan waiver and variances for lot area of sign and waiver of 200 ft. map at Cedar Square Shopping Center, Route 9, Seaville.

Michael J. Weisslitz, Esquire, was sworn in. The applicant is seeking approval to install a sign over the entrance to the store. The store is scheduled to open on October 20, 2005. There is currently a temporary sign on the building that is smaller than the ordinance allows. They are proposing a 161 sq. ft. sign. He believes the larger sign will fit better with the building and will be consistent with the other Peebles Stores in the country. The sign is internally lit.

Cindy Williams, District Manager, was sworn in. She testified that she has been employed by Peebles for 5 years. There are 168 stores in the country. Four of these stores are located in New Jersey. The proposed sign is common to the other Peebles stores and is a uniform trademark. She sees no substantial detriment to the public good.

She believes the advance on the economy will benefit the community. The larger sign will make the store more recognizable. The sign as proposed would have a positive impact on the traffic flow in the parking area and will make it easier for patrons to recognize the location of Peebles.

Mr. Dietrich stated that the ACME sign is over 200 sq. ft. The ordinance allows 75 sq. ft. The Jamesway store that was previously located in this area received a variance for 200 sq. ft. He feels the size of the proposed sign fits in with the façade and is not overbearing. The sign is in keeping with the general comparison of the size of the building.

The meeting was open to the public. Hearing no response the meeting returned to the board for finding of fact.

MR. McCROSSON – The applicant is Specialty Retailers, LP. They are under lease agreement with Cedar Square Shopping Center. The property is located at 2807 Route 9, Seaville and is also known as Block 560, Lot 1.01. The applicant is requesting a variance for the area of an attached sign. They are represented by Michael Weisslitz, Esquire, and Christie Williams, District Manager for Peebles Dept. Store. The proposed sign is 161 sq. ft. and exceeds the current zoning ordinance. The request meets the standards for an extraordinary since the adjacent businesses have signs that are a similar size. The entire 161 sq. ft. will not be lit. The variance if granted would not be detrimental to the zone plan or would it have an adverse effect on the zoning plan. He feels the sign would enhance the traffic flow and provide a safer traffic flow in the parking area.

MR. BROWN – There was no public comment.

MR. CALDWELL – The proposed sign is only 80% of the size of the ACME sign. The sign needs to be big enough for people to see. He sees no detriment to the zoning laws or the public.

MR. RIORDAN – The width of the proposed store is significant and the smaller size sign is not as prominent as it would be on a smaller building. Larger stores in the center have received similar variances for oversized storefront signs.

MR. SCHRODER – He feels this is an attractive sign. He sees no detriment to the community only positives.

MRS. SCROCCA – She sees no detriment. She feels the benefits in regards to safety outweigh any detriment. As a tenant Peebles has standing to make this application.

Solicitor Marcolongo stated that he has marked a copy of the Owners Consent Form as Exhibit A-1.

A motion was made by Mr. McCrosson and seconded by Mr. Schroder, to grant the application as proposed with the standard conditions. In favor: Brown, Caldwell, McCrosson, Riordan, Schroder, Thompson, Scrocca.

**RESOLUTIONS**

1. HOWARD AND FRANCINE POKRASS – BLOCK 557, LOT 3 – PB01-05

A motion to adopt the above resolution was made by Mr. Schroder, seconded by Mr. Riordan, and approved. Abstain: Brown, Caldwell, Scrocca.

2. STEPHEN AN DONNA MARTINELLI – BLOCK 348, LOT 99.01 – SD08-05

A motion to adopt the above resolution was made by Mr. Schroder, seconded by Mr. McCrosson, and approved. Abstain: Brown, Caldwell, Scrocca.

**EXECUTIVE SESSION**

A motion to go into closed session to discuss pending litigation was made by Mr. McCrosson, seconded by Mr. Brown, and approved.

**BILLS**

A motion to approve the bills for payment was made by Mr. Schroder, seconded by Mr. McCrosson, and approved.

**REDEVELOPMENT PLAN AND PLAN ENDORSEMENT PETITION**

Marcia R. Shiffman, AICP, PP, CLA, with Maser Consulting, P.A., was sworn in. She was present to review the information that has been submitted to the New Jersey Office of Smart Growth as part of the Route 9 corridor smart growth study for Dennis, Middle and Upper Township. The plan includes the delineation of Centers. The process is funded by the Office of Smart Growth and is part of a regional grant. This plan will be reviewed and adopted by the State Planning Commission.

She stated that there are over 900 developable acres that could yield over 700 residential lots. There are over 240 acres of commercial property that could yield over 2.8 million square feet. Beesleys Point has been determined to be an area in need of redevelopment. She reviewed each of the centers in the township. The Marmora-Palermo-Beesleys Point Town Center contains 3,500 residents and close to 1,400 housing units and about 1,000 jobs are contained in the center. There are approximately 350 developable residential acres that could yield about 280 housing units under the current zoning. There are about 50 acres of commercial uplands, 600,000 sq. ft. not including areas of redevelopment. The Seaville Town Center contains 3,300 residents and about 1,000 jobs. There is a greater amount of vacant land in this center. There are over 200 developable residential acres that could yield 178 lots under the current zoning. There exists a total of 1.8 million square feet of commercial property. Seaville is actually a commercial center

especially the area at the Route 50 intersection. The Petersburg Village Center is a much smaller area and has less than 1,000 residents as of the 2000 census. There are limited jobs, approximately 300. There are about 200 developable residential acres and limited commercial development. The Tuckahoe Village Center shows a limited net square mile

area. The gross area is much larger, however there are a large amount of wetlands. There are approximately 1,000 residents. Tuckahoe is located in the Pinelands. There are limited commercial uplands.

Ms. Shiffman stated the next step is to get the petition approved and implement revised zoning design standards to support development in the centers.

Strathmere is not included as a Center since there are issues in regards to waste water management. She feels the revitalization of Tuckahoe is an important element that should be looked at for future development. A strategy needs to be developed for marketing, streetscape, façade improvements and sidewalks. Other township improvements include transportation and interchange improvements at Exit 20 of the Garden State Parkway. A number of regional transportation improvements are included working with the County, State, NJ Transit and other Municipalities. Improvements to are also proposed on Roosevelt Boulevard.

A housing element Fair Share Plan is required upon initial plan endorsement. They are currently obtaining input from the Historic Preservation Society to ensure that historic sites are protected. Open space and conservation is included. A draft of the environmental assessment regulations is included as suggested by the NJDEP. A checklist has been created that will affect subdivision and site plan applications.

The report discusses planning consistency and reviews the townships plans in coordination with the state planning goals and the goals of each of the planning areas. Planning areas include Area 2 the Route 9 corridor, Area 4 rural and environmental sensitive, Area 5a barrier-island, Area 5 environmental constraints. There is no planning area 3.

The meeting was open to the public.

David Levari, 10 South Shore Road, Marmora, was sworn in. He asked if the wetland buffers were included in the amount of developable property. Ms. Shiffman stated the analysis was not done on a lot by lot basis it is more generalized. Any land that fell within wetlands, C1 waters, or 300 ft. buffers from C1 waters was excluded. Mr. Dietrich stated the mapped wetlands are not delineated and there is no consistent way in CAFRA jurisdiction since there are different classifications.

Mr. Levari asked if this would help to speed up the process of constructing the Route 49 overpass and Route 50 bridge. Mr. Dietrich stated the Route 49 bridge is scheduled for



construction in the fall/winter of 2006. The Route 50 bridge is scheduled for construction from July 2007 to June 2008.

Mr. Dietrich stated that C1 waters is a designation for special waterways that have received state and/or federal designation as being specially protected. The Tuckahoe River being part of the Great Egg Harbor River has been designated as a C1 waterway. Most of the streams and waterways in Upper Township are C1 waters.

Ms. Shiffman stated that after the planning board adopts the plan it would be forwarded to Township Committee for adoption then sent to the Office of Smart Growth. The minutes and resolution from this meeting, the minutes and resolution from the township committee must accompany this document.

Mr. Dietrich commented that a 9 member sub-committee has been meeting for over a year. They had several meetings to discuss the existing inventories report and the proposed report. He has attended many technical meetings with Ms. Shiffman to review the material and he has also gone to Trenton a couple times to review the Centers areas. A lot of work has been done at the sub-committee level in preparing this report.

Ms. Shiffman suggested the township forward the report to the state as soon as possible since it will take them a couple months to deem the report complete. Part of this process is tied in with the Gibson Bill, water supply study.

A motion was made by Mr. McCrosson and seconded by Mr. Brown, that the board recommend that the petition be forwarded to Township Committee for review and submission to the State. In favor: Brown, Caldwell, McCrosson, Riordan, Schroder, Thompson, Scrocca.

#### **ADJOURNMENT**

A motion to adjourn the meeting was made by Mr. McCrosson, seconded by Mr. Caldwell, and approved. The meeting was adjourned at approximately 9:20 p.m.

Submitted by,

Shelley Lea

**TOWNSHIP OF UPPER  
CAPE MAY COUNTY  
RESOLUTION**

**RESOLUTION NO. 215-2005**

**RE: ACCEPTING OF THE PLAN ENDORSEMENT PETITION AND  
SUBMISSION TO THE STATE PLANNING COMMISSION**

**WHEREAS**, the State Planning Act, pursuant to N.J.S.A. 5:85-7 et seq. authorizes municipalities to apply to the State of New Jersey, State Planning Commission; and

**WHEREAS**, the Township Committee of the Township of Upper, in the County of Cape May received a grant from the State of New Jersey, Department of Community Affairs, Office of Smart Growth to prepare a Plan Endorsement Petition for initial Plan Endorsement and establishment of town centers in accordance with the New Jersey State Development and Redevelopment Plan; and

**WHEREAS**, Maser Consulting, P.A. was retained to undertake such a report and assisted the Township Planning Board and Petition Sub-committee; and

**WHEREAS**, the Township worked with the Township of Dennis and Township of Middie as part of an intermunicipal planning effort; and

**WHEREAS**, the Township Planning Board reviewed the Maser report entitled: "Plan Endorsement Petition, Upper Township, Cape May County" dated September, 2005 (the "Plan Endorsement Petition" or "Petition") and supporting documentation and any and all other materials and information deemed necessary or desirable in connection with the investigation of the proposed redevelopment area; and

**WHEREAS**, the Township Planning Board conducted a public hearing to consider the Plan Endorsement Petition at a meeting on October 18, 2005 after providing due notice of the date of the hearing in accordance with N.J.A.C. 5:85-1.7(d); and

**WHEREAS**, the Township Planning Board, after due consideration of the Plan Endorsement Petition and supporting documentation and the comments and objections from the public made part of the public record and after consulting appropriate municipal departments officials and counsel, adopted a resolution in support of the Petition; and

**WHEREAS**, the Township Committee after review of the Plan Endorsement Petition and the Township Planning Board Resolution, as well as other evidence and testimony presented to it in connection therewith and comments from the public, desires to accept and endorse the Petition and submit the Petition to the State Planning Commission for approval; and

"Certified as a true copy of a  
Resolution passed by the  
Township Committee of the  
Township of Upper at a regular  
meeting held on 11-28-2005."  
*Charles Hestline, Municipal Clerk*

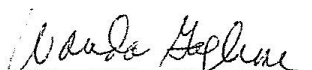
**WHEREAS**, the Township Committee desires to establish the Marmora-Palermo-Beesley's Point Town Center, Seaville Town Center, Petersburg Village Center and Tuckahoe Village Center as delineated in the Plan Endorsement Petition; and

**WHEREAS**, the Township Committee will adopt an Environmental Assessment Ordinance within Chapter 20 of the Revised General Ordinance of the Township of Upper within 45 days of the receipt of the consistency report prepared by the Executive Director of the Office of Smart Growth; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Upper, in the County of Cape May and State of New Jersey, as follows:

1. The allegations of the preamble are incorporated herein by this reference.
2. The Township Committee hereby authorizes the submission of the Plan Endorsement Petition to the State Planning Commission and hereby formally requests plan endorsement in accordance with same.
3. The Mayor of the Township of Upper is hereby authorized to submit the Petition to the State Planning Commission and execute the Planning and Implementation Agreement and any and all other documents as may be necessary to further the purposes of this Resolution.

  
RICHARD PALOMBO, Mayor

  
WANDA GAGLIONE, Township Clerk

Resolution No. 215 -2005

Offered by: McCrosson

Seconded by: Camp

Adopted: November 28, 2005

Roll Call Vote:

<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
Camp	<u>X</u>	___	___	___
Corson	___	___	___	<u>X</u>
McCrosson	<u>X</u>	___	___	___
Newman	<u>X</u>	___	___	___
Palombo	<u>X</u>	___	___	___



# THE TOWNSHIP OF UPPER


2100 TUCKAHOE ROAD  
P.O. BOX 205  
TUCKAHOE, NEW JERSEY 08250

PAUL E. DIETRICH, SR., P.E.  
Township Engineer  
Computer Director

Phone: 609-628-2011 EXT. 244  
Fax: 609-628-3092  
E-mail: [engineer@uppertownship.com](mailto:engineer@uppertownship.com)

## Memorandum

To: File

From: Paul E. Dietrich, Sr. P.E. 

Cc: Marcia Shiffman, Maser Consulting

Date: December 5, 2005

RE: Meeting Minutes

During the regular Township Committee Meeting on November 28, 2005 Marcia Shiffman made a presentation regarding the Plan Endorsement Petition which was recommended by the Township Planning Board. Mrs. Shiffman introduced herself to Township Committee and the public and provided her credentials.

During Mrs. Shiffman's presentation she gave background information on the Plan Endorsement process and the steps the Township had taken to this point. The major elements of the petition were discussed including meetings held by the Regional Group, Petition Committee and Planning Board, plan endorsement requirements, the Township Existing Condition Report, Proposed Centers, Planning & Implementation Agenda and the Township's consistency with the State Plan Goals.

Each Center of the four centers, Beesley's Point-Marmora-Palermo Town Center, Seaville Town Center, Petersburg Village Center and Tuckahoe Village Center, were discussed and how they meet the State guidelines. The Planning & Implementation Agenda was discussed to and outlined what next steps the Township needs to undertake to continue the planning process under Plan Endorsement.

Meeting was opened to the public for comment. There were no public comments at the meeting.

Township Resolution No. 215-2005 was offered and adopted to accept the Plan Endorsement Petition prepared by Maser Consulting, dated September 2005 and submit it to the State Planning Commission.

adjudication shall apply only to the section, paragraph, subdivision, subsection, clause or provision declared invalid and the remainder of this Ordinance shall remain in full force and effect and shall be enforceable.

**SECTION 4: EFFECTIVE DATE:** This Ordinance shall take effect immediately upon final adoption and publication as required by law.

**SECTION 5: CODIFICATION:** This Ordinance shall be codified in the Upper Township Code at the sections referred to above.

ATTEST:

WANDA GAGLIONE, Township Clerk  
RICHARD PALOMBO, Mayor

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED FOR FIRST READING AT A MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER HELD ON THE 26TH OF SEPTEMBER, 2005 AND WILL BE TAKEN UP FOR CONSIDERATION AS TO FINAL ADOPTION AT A PUBLIC HEARING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER TO BE HELD ON THE 24TH DAY OF OCTOBER, 2005 AT 4:00 P.M. AT THE TOWNSHIP HALL, TUCKAHOE, NEW JERSEY.

BY ORDER OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UPPER.

WANDA GAGLIONE, TOWNSHIP CLERK  
TOWNSHIP OF UPPER

October 5, 2005 \$161.50

#### Public Notice

TAKE NOTICE that on the 18th day of October, 2005, at 7:30 p.m., a hearing will be held at the Upper Township Municipal Building, 2100 Tuckahoe Road, Petersburg, New Jersey, where the Upper Township Planning Board will be holding a public hearing to review the Plan Endorsement Petition.

The purpose of the meeting is to take public comment and discuss proposed town centers within Upper Township and develop a Planning and Implementation Agenda to outline future planning tasks to be taken by the Township of Upper and various State & County Agencies.

The Plan Endorsement Petition is on file with the Upper Township Planning Board. Secretary and the Municipal Clerk and will be available for inspection during normal working hours at least ten (10) days prior to the meeting date.

The public can comment orally at the meeting or submit written comments by October 18, 2005.

October 5, 2005 \$12.58

UPPER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA  
OCTOBER 13, 2005  
SUNSHINE ANNOUNCEMENT  
SALUTE TO THE FLAG  
ROLL CALL  
SWEARING IN OF BOARD PROFESSIONALS  
APPROVAL OF MINUTES  
APPLICATIONS

1. HARLEN AND MARY SOUDER - BLOCK 838, LOT 8 - BA07-05

Application is for a side yard setback variance and a waiver from providing structures within 200 ft. for a handicap ramp at 26 E. Vincent Road, Strathmere.

2. PAM HITCHNER - BLOCK 549, LOT 56 - BA15-05

Application is for a side yard setback variance to construct an addition to an existing single-family dwelling at 1354 Stagecoach Road, Seaville.

DISCUSSION/CORRESPONDENCE  
RESOLUTIONS  
BILLS  
ADJOURNMENT

SEALED BIDS will be received from bidders classified under N.J.S.A. 27:7-35.1 et seq., in the NJDOT MULTIPURPOSE ROOM, New Jersey Department of Transportation, 1035 Parkway Avenue, until 10:00 A.M. on 11/17/2005 and opened and read for:  
Route 52 Causeway Replacement, Contract-A, Somers Point and Ocean City, Atlantic and Cape May Counties Federal Project No: BRF-7(107) & BRF-7 (108)

DP No: 05143

This project involves work in excess of \$100,000,000 and a prospective bidder shall be required to specifically prequalify to bid upon the work in question. A completed "Contractor's Financial and Equipment Statement Experience Questionnaire and Past Performance Record" (Form DC-74A), based on financial information available as of June 30, 2005 and a CPA Compiled Financial Statements must accompany a prospective bidder's request for the specific prequalification and must be filed with the Bureau of Construction Services fifteen (15) days before the date set for receiving bids. Prospective bidders must have classification "Precast Segmental Bridge Construction".

Qualified organizations may enter into a Joint Venture, but must apply for specific prequalification at least fifteen (15) days before the date set for the receipt of bids. A Joint Venture Statement must be filed with the Bureau of Construction Services at least five (5) days prior to the date set for the receipt of bids on the project. Bidders are required to comply with the requirement of P.L. 1975, C. 127 N.J.A.C. 17:27.

Pursuant to N.J.S.A. 52:32-44, For Federal aided projects, bidders must register with the New Jersey Department of Treasury, Division of Revenue, prior to the time of contract execution. Appropriate proof registration should be provided to NJDOT as soon as possible after receipt of the Notice of Award.

Pursuant to the "Public Works Contractor Registration Act, 34:11-56.48 et seq (P.L. 2003, c.91), bidders must register with the New Jersey Department of Labor, Division of Wage and Hour Compliance.

The Department, in accordance with Title VI Civil Rights Act of 1964, 78 Stat, 252 U.S.C., 49 C.F.R., Parts 21 and 23 issued pursuant to such Act, and Section 504 of the Rehabilitation Act of 1973 will afford minority business enterprises full opportunity to submit bids in response to this invitation and will not discriminate against any bidder on the grounds of race, color, sex, national origin, or handicap in the contract award.

Drawings and specifications for the proposed work are available at Bid Express website [www.bidx.com](http://www.bidx.com). You must subscribe to use this service. To subscribe follow the instructions on the web site. The fee is \$35.00 per month for unlimited access to view and download the documents and additional \$100.00 per month for unlimited access to download the plans, directly payable to Bid Express.

Drawings, special provisions, and bid documents may be inspected (BUT NOT OBTAINED) by contacting organizations at our various Design Field Offices at the following locations:

200 Sterli Court  
Mt. Arlington, NJ  
973-770-5141

Route 79 and Daniels Way  
Freehold, NJ  
732-308-4025

1 Executive Campus Rt. 70 West  
Cherry Hill, NJ  
856-486-6624  
New Jersey Department of Transportation  
Division of Procurement  
Bureau of Construction Services  
1035 Parkway Avenue  
PO Box 605  
Trenton, NJ 08625



**WELCOME**

**2 For 1**  
Tuesdays & Thursdays  
**2 Dinners**  
for **\$25<sup>00</sup>**

**Don't Forget**  
**PRIME RIB**  
**Wednesdays**

**THE BUCK Tavern**

Gift Certificates Rt. 50 Corbin City  
10 min from Ocean City  
**628 - 3117**

**Hours:**  
Daily noon till close  
7 Days a Week



# Public Notice

TAKE NOTICE that on the 18th day of October, 2005, at 7:30 p.m., a hearing will be held at the Upper Township Municipal Building, 2100 Tuckahoe Road, Petersburg, New Jersey, where the Upper Township Planning Board will be holding a public hearing to review the Plan Endorsement Petition.

The purpose of the meeting is to take public comment and discuss proposed town centers within Upper Township and develop a Planning and Implementation Agenda to outline future planning tasks to be taken by the Township of Upper and various State & County Agencies.

The Plan Endorsement Petition is on file with the Upper Township Planning Board Secretary and the Municipal Clerk and will be available for inspection during normal working hours at least ten (10) days prior to the meeting date.

The public can comment orally at the meeting or submit written comments by October 18, 2005.

## Communi

### Buffet lunch set

People age 55 and up are invited to a buffet meal on Tuesday, Oct. 11 at 11:45 a.m. at Trinity Hall, 20 N. Shore Road, in Marmora. Attendees are asked to bring a covered dish and a \$1 donation. Music will be provided.

### Election Day lunch

The annual Election Day soup and sandwich luncheon given by the Ocean City Chapter 83 Order of Easter Star is slated for 11:30 a.m. to 2:30 p.m. Tuesday, Nov. 8 at the Masonic Lodge, 10th Street and Wesley Avenue, in Ocean City. Eat in or take out. The cost is \$7 and includes soup, sandwich, dessert and beverage. Soup by

## Church Ne

### Dinner at St. John Lutheran

The 47th annual oyster, ham or chicken dinner will be held at St. John Lutheran Church, 10th Street and Central Avenue, in Ocean City, on Monday and Tuesday, Oct. 17 and Oct. 18, from 4-7 p.m. Takeouts will be available. The cost is \$10 for adults and \$5 for children under 12. Tickets may be purchased in advance at the church office, weekdays between 10 a.m. and 2:30 p.m., or from members of the congregation. Proceeds benefit, in part, Elca Domestic Disaster Response for Hurricane Katrina, CASA of Cape May and Atlantic counties, and

## Calendar

Fall Yard Sale 8 a.m. to 2 p.m. Saturday, Oct. 8 at Peace

## Kirk's

SALE THURSDAY & FRIDAY OCTOBER 15TH & 16TH

CATAMARAN MEDIA  
WILDWOOD LEADER  
GAZETTES OF CAPE MAY COUNTY  
CURRENTS OF ATLANTIC COUNTY  
2087 SOUTH SHORE ROAD, 2ND FLOOR  
SEAVILLE, NJ 08230-1148

# Proof of Publication

State of New Jersey.  
COUNTIES of Atlantic & CAPE MAY } S S

Jan Weber

of full age, being duly sworn according to law, on his/her oath says  
that he/she is the Legal Clerk

## GAZETTES / LEADER / CURRENTS PUBLICATIONS

 Catamaran Media

of Atlantic & Cape May Counties

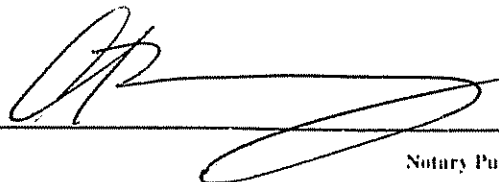
a weekly newspaper published at North Wildwood, in the County of  
Cape May, and that the advertisement of which the annexed is a true  
copy was published in said newspaper on the 12 day of  
October A.D. 2005 and con-  
tinued to be published therein for at least 1 weeks successively.  
the last publication thereof being on the 12 day of  
October A.D. 2005 and that the particular  
dates of said publication were

Line # \_\_\_\_\_

Printer's Fee, \$ 19.04

Jan Weber

Sworn and subscribed before me this 26 day of  
OCTOBER A.D. 2005 in Seaville, New  
Jersey



Notary Public of NJ

### UPPER TOWNSHIP PLANNING BOARD MEETING AGENDA OCTOBER 18, 2005

The regular meeting of the Upper Town-  
ship Planning Board will be held at the  
Township Hall, 2100 Tuckahoe Road,  
Petersburg, New Jersey at 7:30 p.m.

- A. OPEN PUBLIC MEETING NOTICE
- B. FLAG SALUTE
- C. ROLL CALL
- D. APPROVAL OF MINUTES
- E. SWEARING IN OF BOARD PROFS-  
SIONALS
- F. APPLICATIONS

#### 1. MOONLIGHTING INVESTMENTS, LLC-BLOCK 599, LOT 62-PB02-05:

Application is for site plan waiver for  
renovations to an existing office/commer-  
cial building and variances for drive aisle  
width at Parkway Plaza, 110 Roosevelt  
Boulevard in Marmora.

#### 2. SPECIALTY RETAILERS, INC.- BLOCK 580, LOT 1.01-PB03-05:

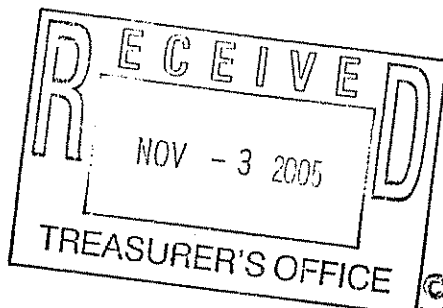
Application is for site plan waiver and  
variances for area of sign and waiver of  
200 ft. map at Cedar Square Shopping  
Center, Route 9, Seaville.

#### 3. REDEVELOPMENT PLAN AND PLAN ENDORSEMENT PETITION FOR UPPER TOWNSHIP

- G. DISCUSSION/CORRESPONDENCE
- H. RESOLUTIONS
- I. BILLS
- J. ADJOURNMENT

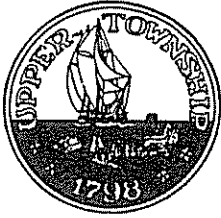
UPPER TOWNSHIP PLANNING  
BOARD  
Shelley Lea, Board Secretary

October 12, 2005 \$19.04



CHRISTOPHER BEAUSANG  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 8/16/2008

UPPER



# THE TOWNSHIP OF UPPER

2100 TUCKAHOE ROAD  
P.O. BOX 205  
TUCKAHOE, NEW JERSEY 08250

PAUL E. DIETRICH, SR., P.E.  
Township Engineer  
Computer Director

Phone: 609-628-2011 EXT. 244  
Fax: 609-628-3092  
E-mail: [engineer@uppertownship.com](mailto:engineer@uppertownship.com)

October 4, 2005

Re: Public Hearing  
Plan Endorsement Petition  
Upper Township, Cape May County

To: County of Cape May Board of Chosen Freeholders, 465-6189  
County of Cape May Planning Board, 465-1418  
City of Ocean City, Mayor, Clerk & Planning Board, 399-6366  
City of Sea Isle City, Mayor, Clerk & Planning Board, 263-6139  
Township of Dennis, Mayor, Clerk & Planning Board, 861-9719  
Borough of Woodbine, Mayor, Clerk & Planning Board, 861-2529  
Township of Middle, Mayor, Clerk & Planning Board, 465-4459  
County of Atlantic, Board of Chosen Freeholders, 645-5922  
County of Atlantic, Planning Board, 645-5836  
City of Corbin City, Mayor, Clerk & Planning Board, 628-3017  
City of Somers Point, Mayor, Clerk & Planning Board, 926-3016  
City of Estell Manor, Mayor, Clerk & Planning Board, 476-4588  
Township of Egg Harbor, Mayor, Clerk & Planning Board, 926-4002  
County of Cumberland, Board of Chosen Freeholders, 856-451-8243  
County of Cumberland, Planning Board, 856-453-9138  
Township of Maurice River, Mayor, Clerk & Planning Board, 856-785-1974  
Township of Upper Board of Education, 628-2002  
State Planning Commission, 984-2002  
Maura McManimon, Executive Director of the Office of Smart Growth

TAKE NOTICE that on the 18<sup>th</sup> day of October, 2005, at 7:30 p.m., a hearing will be held at the Upper Township Municipal Building, 2100 Tuckahoe Road, Petersburg, New Jersey, where the Upper Township Planning Board will be holding a public hearing to review the Township's Plan Endorsement Petition to the Office of Smart Growth.

The purpose of the meeting is to take public comment and discuss the proposed town centers within Upper Township and develop a Planning and Implementation Agenda to outline future planning tasks to be taken by the Township of Upper and various State & County Agencies.



The Plan Endorsement Petition is on file with the Upper Township Planning Board Secretary and the Municipal Clerk and will be available for inspection during normal working hours at least ten (10) days prior to the meeting date.

You can comment orally at the meeting or submit written comments by October 18, 2005.

Should you have any questions or comments regarding this project, please do not hesitate to contact me at 628-2011 ext. 244.

Respectively submitted,

A handwritten signature in black ink, appearing to read "Paul E. Dietrich, Sr.", with a stylized flourish at the end.

Paul E. Dietrich, Sr. PE  
Upper Township Engineer

# The Press

OF ATLANTIC CITY

## CERTIFICATION Proof of Publication

### Public Notice

**TAKE NOTICE** that on the 28th day of November, 2005, at 4:00 p.m. a hearing will be held at the Upper Township Municipal Building, 2100 Tuckahoe Road, Petersburg, New Jersey, where the Upper Township Committee will be holding a public hearing to review the recommendation from the Upper Township Planning Board to Plan Endorsement Petition and submit said petition to the State Planning Commission.

The purpose of the meeting is to take public comment and discuss proposed town centers within Upper Township and develop a Planning and Implementation Agenda to outline future planning tasks to be taken by the Township of Upper and various State & County Agencies.

The Plan Endorsement Petition is on file with the Upper Township Municipal Clerk and will be available for inspection during normal working hours of at least ten (10) days prior to the meeting date.

The public can comment orally at the meeting or submit written comments by November 28, 2005.

Printer Fee: \$23.52 #AY1897  
Pub Date: November 15, 2005

Lauren Masco of lawful age, acting in her capacity as an employee of South Jersey Publishing Company, Inc. d/b/a The Press of Atlantic City, a daily newspaper printed and published c/o 1000 West Washington Avenue, Pleasantville, New Jersey 08232, and distributed in the following counties: Atlantic, Camden, Cape May, Cumberland, Gloucester, and Ocean and mailed to various parts of the State of New Jersey, the United States, and foreign countries, does hereby certify that the Notice accompanying this Certification was published in The Press of Atlantic City on :

11/15/2005.

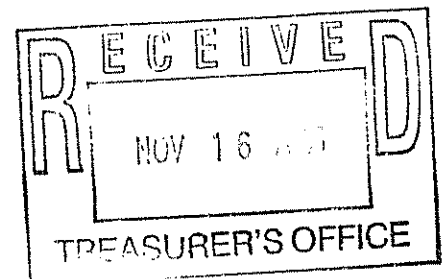
All interested parties may rely upon the representations contained herein limited solely to the authenticity of the Notice accompanying this Certification to be an accurate reproduction of the same and the date upon which it was published.

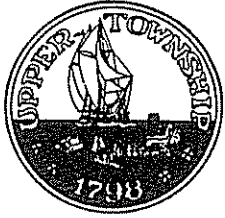
I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: 11/15/2005



Lauren Masco





# THE TOWNSHIP OF UPPER

2100 TUCKAHOE ROAD  
P.O. BOX 205  
TUCKAHOE, NEW JERSEY 08250

PAUL E. DIETRICH, SR., P.E.  
Township Engineer  
Computer Director

Phone: 609-628-2011 EXT. 244  
Fax: 609-628-3092  
E-mail: [engineer@uppertownship.com](mailto:engineer@uppertownship.com)

November 1, 2005

Re: Public Hearing  
Plan Endorsement Petition  
Upper Township, Cape May County

To: County of Cape May Board of Chosen Freeholders, 465-6189  
County of Cape May Planning Board, 465-1418  
City of Ocean City, Mayor, Clerk & Planning Board, 399-6366  
City of Sea Isle City, Mayor, Clerk & Planning Board, 263-6139  
Township of Dennis, Mayor, Clerk & Planning Board, 861-9719  
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Township of Upper Board of Education, 628-2002  
State Planning Commission, 984-2002 984-6696 + 984-3292  
Maura McManimon, Executive Director of the Office of Smart Growth

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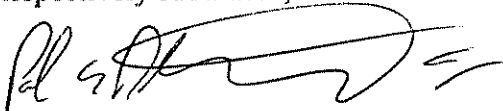
future planning tasks to be taken by the Township of Upper and various State & County Agencies

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You can comment orally at the meeting or submit written comments by November 28, 2005.

Should you have any questions or comments regarding this project, please do not hesitate to contact me at 628-2011 ext. 244.

Respectively submitted,

A handwritten signature in black ink, appearing to read 'Paul E. Dietrich, Sr.', with a stylized flourish at the end.

Paul E. Dietrich, Sr PE  
Upper Township Engineer

## APPENDIX D DRAFT ENVIRONMENTAL ASSESSMENT ORDINANCE

# DRAFT

## ENVIRONMENTAL ASSESSMENT ORDINANCE

for  
Upper Township  
Cape May County, New Jersey

### Purpose

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

### Requirements

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

### Submission Format

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

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

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

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

#### **Environmental Assessment Waiver**

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

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

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

#### **Environmental Assessment Checklist**

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

## ENVIRONMENTAL ASSESSMENT CHECKLIST

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

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

### PROJECT DESCRIPTION

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

### EXISTING CONDITION

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



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

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

Cultural, historical and archaeological resources. Identify, describe and map any identified cultural, historical or archaeological resources. The Township Historical Society and the Office of New Jersey Heritage shall be contacted for the most recent resource records.				
---	--	--	--	--

<b>Land Use</b> Describe existing land uses and zoning on and within five hundred (500) feet of the site.
--

<b>CONSTRUCTION IMPACTS</b> <i>Provide an assessment of both the adverse and positive impacts during and after construction for the following concerns:</i>	Impacts Anticipated			<b>Description of conditions and/or source documentation</b> <i>(Attach additional pages if required).</i>  <b>A = Adverse Impact   B = Beneficial Impact</b>
	NONE	MINOR	MAJOR	
Soil erosion and sedimentation resulting from surface runoff.				
Flooding and flood plain disruption.				
Degradation of surface water quality.				
Ground water pollution.				
Reduction of ground water capabilities.				
Sewage disposal.				
Solid waste disposal.				
Vegetation destruction and disruption of vegetative communities.				
Disruption of wildlife habitats particularly protected species.				

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

**UNAVOIDABLE IMPACTS.**

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

**OTHER REQUIRED APPROVALS.**

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

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

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

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

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

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