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1995 MASTER PLAN

**PLUMSTED TOWNSHIP
OCEAN COUNTY, NEW JERSEY**

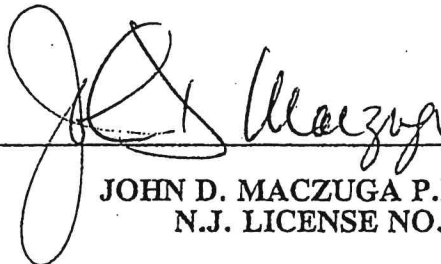
**ADOPTED BY RESOLUTION OF THE PLUMSTED TOWNSHIP PLANNING BOARD
ON FEBRUARY 6, 1995**

PREPARED FOR: PLUMSTED TOWNSHIP PLANNING BOARD

PLANNING BOARD MEMBERS:

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**THE ORIGINAL OF THIS DOCUMENT WAS SIGNED AND SEALED IN
ACCORDANCE WITH N.J.A.C. 13:41-1.3 (b) AND IS ON FILE WITH THE
PLUMSTED TOWNSHIP PLANNING BOARD.**

We would like to acknowledge and thank the following for their participation and assistance in the preparation of this Master Plan:

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Additional Acknowledgments

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LIST OF ADDENDA

1. 1982 PLUMSTED TOWNSHIP MASTER PLAN REVISION FOR THE PINELANDS AREA (ON FILE WITH THE TOWNSHIP)	
2. 1994 PLUMSTED TOWNSHIP NATURAL RESOURCE INVENTORY (ON FILE WITH THE TOWNSHIP)	

I. INTRODUCTION:

The Municipal Land Use Law provides that as a prerequisite for a municipal governing body to enact a zoning ordinance, the Planning Board of the municipality shall have duly adopted a master plan and that all provisions of the zoning ordinance(s) "...shall be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements".

The purpose of a master plan, as set forth in the Municipal Land Use Law (c. 40:55D-28), is to "...guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare." The scope and required content of a master plan are further defined in this section of the Municipal Land Use Law.

In general terms, a master plan is a report or statement of land use and development proposals to guide municipal officials in decision making. A master plan contains maps, diagrams and text which include, as a minimum, the following elements: 1) a statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based; 2) a land use plan element which relates to the statement of goals and objectives, other master plan elements and natural conditions; the existing and proposed location, extent and intensity of development of land in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes; and a statement of the standards of population density and development intensity recommended for the Township.

The Municipal Land Use Law also provides that a master plan may contain the following optional elements: a housing plan; a circulation plan; a utility services plan; a community facilities plan; a recreational plan; a conservation plan; an economic plan; a historic preservation plan; a recycling plan; and various appendices or separate reports establishing the technical foundation for the master plan or any of its constituent elements.

The Municipal Land Use Law also requires that a master plan contain a statement of the proposed master plans relationship to: 1) the master plans of contiguous municipalities; 2) the Master Plan of the County; 3) the State Development and Redevelopment Plan; and 4) the Solid Waste Management Plan of the County.

The Township of Plumsted originally adopted a master plan in May of 1974. The Master Plan was revised on June 7, 1982 in accordance with the "1979 New Jersey Pinelands Protection Act" (N.J.S.A. 13:18A-1 et seq.) and the "New Jersey Pinelands Comprehensive Management Plan" dated November 21, 1980. The Pinelands portion of Plumsted Township, located south of County Route 528 (Lakewood Road) and east of County Route 539 (Pinehurst Road), will not be altered in any way by the land use or development proposals set forth in this revised master plan.

The Township of Plumsted contains a portion of the Fort Dix military reservation, which equals 45% of the total land area of the Township. This area is designated as a "military and federal installation area" in the Pinelands Comprehensive Management Plan, and will not be affected by the land use or development proposals set forth in this revised master plan.

A re-examination of the original 1974 Master Plan was prepared and adopted on June 29, 1987. The 1987 Re-examination Report did not recommend any significant revisions to the master plan for the Township at that time. However, recommendations from the 1987 Re-examination Report have been considered in subsequent revisions to Plumsted Township's Zoning and Land Subdivision Ordinances.

The Township of Plumsted remains rural in character and includes considerable areas of farmland and environmentally sensitive lands, such as wetlands. As will be discussed in the background studies of this master plan, the Township has recently seen an increase in residential development and thus an increase in population. The Township of Plumsted has determined that a fully revised master plan is required at this time to further guide land use in the Township, protect environmentally sensitive areas and preserve farmland.

This master plan is a comprehensive update of all previous planning efforts of the Planning Board. This master plan supersedes all previous master plans of Plumsted Township excluding the 1982 Master Plan Revision for the Pinelands portion of the Township.

II. BACKGROUND STUDIES:

Several background studies were prepared to assist in the development of this Master Plan. The studies analyze current trends in population, housing, development and existing land use. Information regarding the State Farmland Preservation Program and the State Development and Redevelopment Plan, are also included as part of the background studies.

In addition to the background studies, funding and technical assistance were provided through a "State Plan Implementation Project" grant from the Association of New Jersey Environmental Commissions (ANJEC). The Grant award enabled the Township to implement the "Vision 2000" proposal outlined in the grant application. The main objective of "Vision 2000" was to involve the public in the planning process and obtain community consensus on the major issues affecting the future development of the Township. "Vision 2000" was also intended to establish "centers" within the Township consistent with the State Development and Redevelopment Plan.

A 30 member Master Plan Committee was created to assist in the "public visioning" process. The Master Plan Committee was comprised of a diverse group of residents, including representatives of various Township commissions and organizations. The committee was comprised of members from several organizations including: the Environmental Commission, the Historical Society, the Board of Education, the Business Merchants Association, the Planning Board, the Zoning Board, Fire and First Aid Squads, the Recreation Department and representatives from the Fort Dix and McGuire Military installations.

The Committee's purpose was to provide a "vision" of the future of their community and develop a set of goals and objectives to form the basis of this "vision". Several "public visioning" meetings were held with technical assistance from ANJEC and the Office of State Planning. In addition, a "community of place survey" regarding various issues concerning the Township was completed by the Master Plan Committee and residents of the Township, the results of which serve as the basis of many of the "goals and objectives" of this Master Plan.

In addition to the demographic and land use information contained in the background studies, a "Natural Resource Inventory" was prepared by the Plumsted Township Environmental Commission in January of 1994. The study included detailed information on history, topography, soils, wetlands and open space. Information from the "Natural Resources Inventory" was heavily relied upon in the development of this Master Plan, particularly the Land Use Plan Element. The "Natural Resource Inventory" is adopted, by reference, as an addendum to this Master Plan.

A. Existing Land Use

Plumsted Township, located in the western portion of Ocean County in central New Jersey, consists of 26,048 acres or 40.7 square miles.

The Fort Dix Military Reservation, located in the southern half of the Township, encompasses 11,693 acres, or 45% of the entire land area of the Township. Nonmilitary lands, located in the northern half of the Township, encompass 14,355 acres, or 55% of the entire land area of the Township.

The Township is characterized primarily by open space and farmland which lend to its rural atmosphere. As detailed below, almost 70% of the Township is undeveloped land consisting of either farmland, vacant land or public open space.

According to the 1994 tax records for Plumsted Township, 10,018 acres or 69.8% of the Township outside of the military reservation is undeveloped. This figure includes farmland, vacant land and public open space. Vacant lands, excluding farmland and public open space, total 2,413 acres or 16.8% of the Township outside of the military reservation. Public open space including State, County and Township land, totals 651 acres or 4.5% of the Township outside of the military reservation.

Agriculture is the predominant land use in Plumsted Township. A total of 6,954 acres or 48.4% of the Township outside of the military reservation are utilized for agricultural purposes such as vegetable farms, nurseries, tree farms, horse farms, "pick-it yourself farms", etc. This figure includes all "farm regular" and "farm qualified" (farmland assessed) properties. At least 5,562 acres, or 80% of the 6,954 total acres of farmland, are eligible for the State Farmland Preservation Program (i.e. "qualified farms" with combined acreage of 25 acres or more located within a County agricultural development area).

The second largest land use category in the Township is residential. Approximately 4,038 acres or 28.2% of the lands outside of the military reservation are utilized for residential purposes. Single family homes encompass approximately 3,974 acres, mobile homes encompass 57 acres and multi-family homes encompass 6 acres.

Commercial and industrial land uses encompass 166 acres or 1.2% of the lands outside of the military reservation.

In addition to the public open space noted above, approximately 100 acres, or .7% of the lands outside of the military reservation, are publicly owned developed properties, including community facilities such as the municipal building and schools.

"Quasi-public" land uses, such as churches and lodges, encompass 33 acres or .2% of the lands outside of the military reservation.

The most significant land use changes since the 1974 Master Plan have been an increase in residential land use and a decrease in vacant or undeveloped lands. All other categories of land use have remained substantially the same as in 1974. Table 1 below summarizes existing land use in the Township in 1994.

**TABLE 1
PLUMSTED TOWNSHIP
1994 EXISTING LAND USE**

<u>LAND USE CATEGORY</u>		<u>ACRES</u>	<u>SUBCATEGORY ACRES</u>
A.	MILITARY RESERVATION	11,693	
B.	VACANT	2,413	
C.	FARMLAND ("REGULAR" & "QUALIFIED")	6,954	
D.	EXISTING PUBLIC LANDS	784	
	TOWNSHIP PARKS & STATE LANDS		651
	DEVELOPED PUBLIC PROPERTY		100
	"QUASI-PUBLIC"		33
E.	RESIDENTIAL	4,038	
	SINGLE FAMILY		3,974
	MULTI-FAMILY		6
	MOBILE HOME		57
F.	COMMERCIAL/INDUSTRIAL	<u>166</u>	
TOTAL:		26,048 ACRES	

B. Population

The 1974 Master Plan cited the 1970 census population for Plumsted Township as 4,113 persons. The population of the Township increased by 561 persons or 13.64% from 1970 to 1980. The period 1980 to 1990 showed a higher rate of growth with an increase of 28.48% or 1,331 persons. The total population of Plumsted Township in 1990 was 6,005 persons.

Based upon residential building permit approvals, birth and death rates and the average 1990 "persons per household" figure, the estimated population of Plumsted Township, as of January 1, 1994, is estimated to be 6,726 persons, an increase of 12% since 1990.

The County as a whole, from 1980 to 1990 had a population increase of 25.18% which corresponds to Plumsted Township's population increase of 28.48% for the same time period. Plumsted Township until 1980 had experienced a slower rate of growth than Ocean County as a whole. However, since 1980 the rate of growth within the Township has accelerated significantly matching that of Ocean County, New Jersey's fastest growing County. Table 2 summarizes the population growth of Plumsted Township and Ocean County.

The 1974 Master Plan projected a high rate of growth for the Township. However, a lack of sewer and water service and the cancellation of construction plans for a major interstate roadway through the northern section of the Township resulted in lower than projected growth.

TABLE 2
HISTORICAL POPULATION TRENDS FOR
PLUMSTED TOWNSHIP AND OCEAN COUNTY

YEAR:	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1994</u>
PLUMSTED TOTAL POPULATION:	3,281	4,113	4,674	6,005	*6,726
OCEAN COUNTY TOTAL POPULATION:	108,240	208,470	346,038	433,203	*448,109

<u>PLUMSTED TOWNSHIP</u>			<u>OCEAN COUNTY</u>	
TIME PERIOD	POPULATION INCREASE	%INCREASE	POPULATION INCREASE	% CHANGE
1960-1970	832	+25.40%	100,230	+92.60%
1970-1980	561	+13.64%	137,568	+65.99%
1980-1990	1331	+28.48%	87,165	+25.19%
1990-1994	<u>* 721</u>	*+12.00%	*14,906	+*3.44%
1970-1990	1892	+46.00%	+244,733	+107.80%
1960-1990	2724	+83.00%	+324,963	+300.20%

SOURCE: U.S. CENSUS

*ESTIMATED

C. Housing and Development

From 1980 to 1990 the total number of dwelling units in Plumsted Township increased by 32.8% or 543 dwelling units. In 1980 there were 1,657 dwelling units compared to 2,200 dwelling units in 1990. Of the 2,200 dwelling units recorded in the 1990 census, 1,723 units or 78.3% were single family residences, 240 units or 10.9% were "multi-family" residences and 237 units or 10.8% were mobile homes. Residential occupancy and vacancy rates in the Township have changed very little in the past 10 years. In 1980, the total occupancy rate of the Township was 97.5% and the total vacancy rate of the Township was 2.5%. In 1990, the total occupancy rate of the Township was 95% and the total vacancy rate of the Township was 5%. In 1990 there were 111 vacant dwelling units in the Township, of which, 9 units were for seasonal use, 41 units were for sale, 26 units were for rent, 10 units were rented or sold and 25 units were "miscellaneous" vacant units.

An examination of residential building permits issued annually from 1980 to 1993 indicates that 1986 was the overall peak in development activity State and County wide. A total of 8,469 building permits were issued in Ocean County in 1986, and at the State level, a total of 57,074 permits were issued for the same year. Growth rates in the State and County have decreased significantly since 1986. In 1990, 1,804 permits were issued in the County (a 78.7% decrease from 1986) and at the State level 18,008 permits were issued (a 68.4% decrease from 1986).

As reflected in the accompanying Table 3, there were 82 residential building permits issued in Plumsted Township in 1987, which corresponds closely to the peak in development County and State wide. Although 108 permits were issued in the Township in 1990, only 25 permits were issued in 1991, 35 permits were issued in 1992 and 31 permits were issued in 1993. This indicates a decrease in development activity in the Township which corresponds to the overall decrease in development activity State and County wide.

As of June, 1994 there were 457 "approved" but unbuilt lots within subdivisions with valid preliminary and/or final major subdivision approvals. The 457 lots are contained in 21 subdivisions with a total acreage of 768. Of these totals, 190 lots and 353 acres are of "farm qualified" property, indicative of the continued loss of the Township's farmland.

TABLE 3
PLUMSTED TOWNSHIP
RESIDENTIAL BUILDING PERMITS AUTHORIZED 1980-1993

<u>YEAR</u>	<u># PERMITS</u>
1980	8
1981	12
1982	20
1983	25
1984	47
1985	69
1986	69
1987	82
1988	45
1989	52
1990	108
1991	25
1992	35
1993	<u>30</u>
TOTAL:	627

D. New Egypt "Census Designated Place" (CDP)

In addition to the demographic information cited above for Plumsted Township as a whole, the 1990 census of population and housing identifies the town of New Egypt as a "Census Designated Place" (CDP). A CDP is defined as an area identifiable by name with a densely settled population but is not legally incorporated and does not have legal boundaries. The boundaries of the New Egypt CDP, for purposes of the census, are delineated on the accompanying map, Figure 1, New Egypt CDP.

The New Egypt CDP encompasses 3 square miles (1,920 acres) or 7.4% of the total land area of Plumsted Township and 13.4% of the lands outside of the military reservation. The population of the New Egypt CDP is 2,327 persons or 38.8% of the total population of the Township. Therefore, approximately 40% of Plumsted Township's total population is located on only 7.4% of the total land area of the Township.

The population density of the New Egypt CDP is five times that of the rest of the Township, or 775 persons per square mile in New Egypt versus 150 persons per square mile for the Township as a whole. The household size of the New Egypt CDP is similar to the rest of the Township with 2.76 persons per household in New Egypt, compared to 2.87 persons per household for the Township as a whole.

As with total population, percentage-wise, 40% (895) of the total number of housing units (2,200) in the Township are located within the New Egypt CDP. Likewise, 40% of the total occupied housing units, 45% of the total vacant units, and 41% of the total year round units are within the New Egypt CDP. Only 22% of the total number of seasonal units are within the New Egypt CDP.

NEW EGYPT

"CENSUS DESIGNATED PLACE"

BOUNDARIES

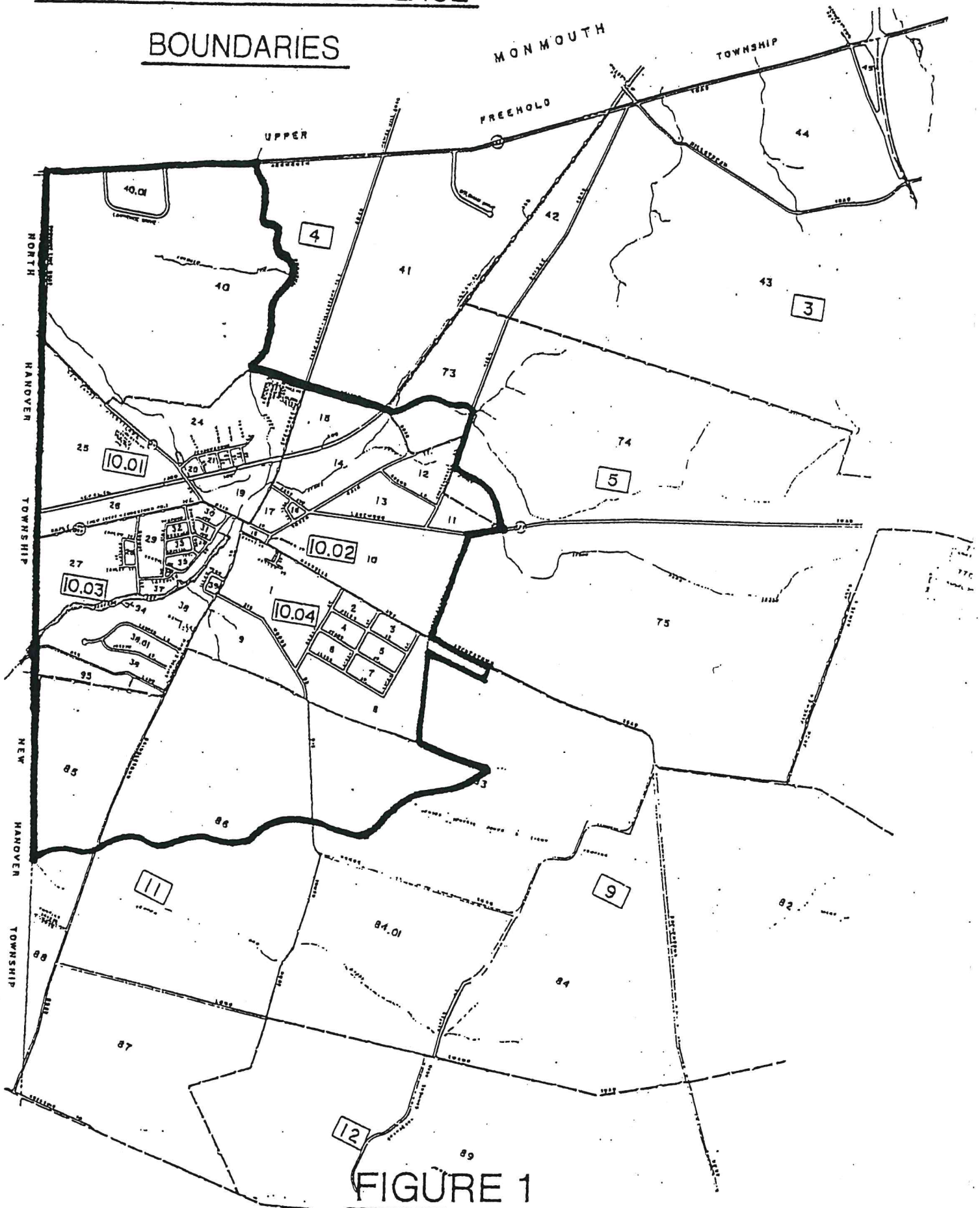


FIGURE 1

Of the 1,723 total number of single family housing units in the Township, 691 or 40 % are within the New Egypt CDP. However, of the Township's 240 total multi-family housing units, 175 (73 %) are located within the New Egypt CDP, and 29 (12%) of the 237 total number of mobile homes are within the New Egypt CDP.



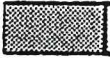
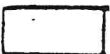
With respect to the age of the housing stock, of the 895 total number of dwelling units in the New Egypt CDP, 40% were built before 1950, 40% were built between 1950 and 1980 and 20% were built from 1980 to 1990. The 1990 median monthly mortgage in the New Egypt CDP is \$858.00 and the median monthly rent is \$558.00.

E. Farmland Preservation Program

Nearly 50% (6,954 acres) of the land area of the Township of Plumsted, outside of the Fort Dix Military Reservation, is utilized for agricultural purposes. At least 5,562 acres of this total are eligible for the State "Farmland Preservation Program". Plumsted Township has the highest percent of "prime agricultural" soils in Ocean County. Plumsted Township also has the highest number of applicants and approvals for the Farmland Preservation Program in Ocean County.

FLUMISTED TOWNSHIP FARMLAND PRESERVATION PROGRAM

APPLICATION STATUS AS OF JULY 1994:

	3 DEED RESTRICTED=	679 AC
	2 1994 FINAL APPROVALS=	222 AC
	4 1995 PRELIMINARY APPROVALS=	690 AC
	7 ACTIVE APPLICANTS=	344 AC

TOTAL 1,935 ACRES

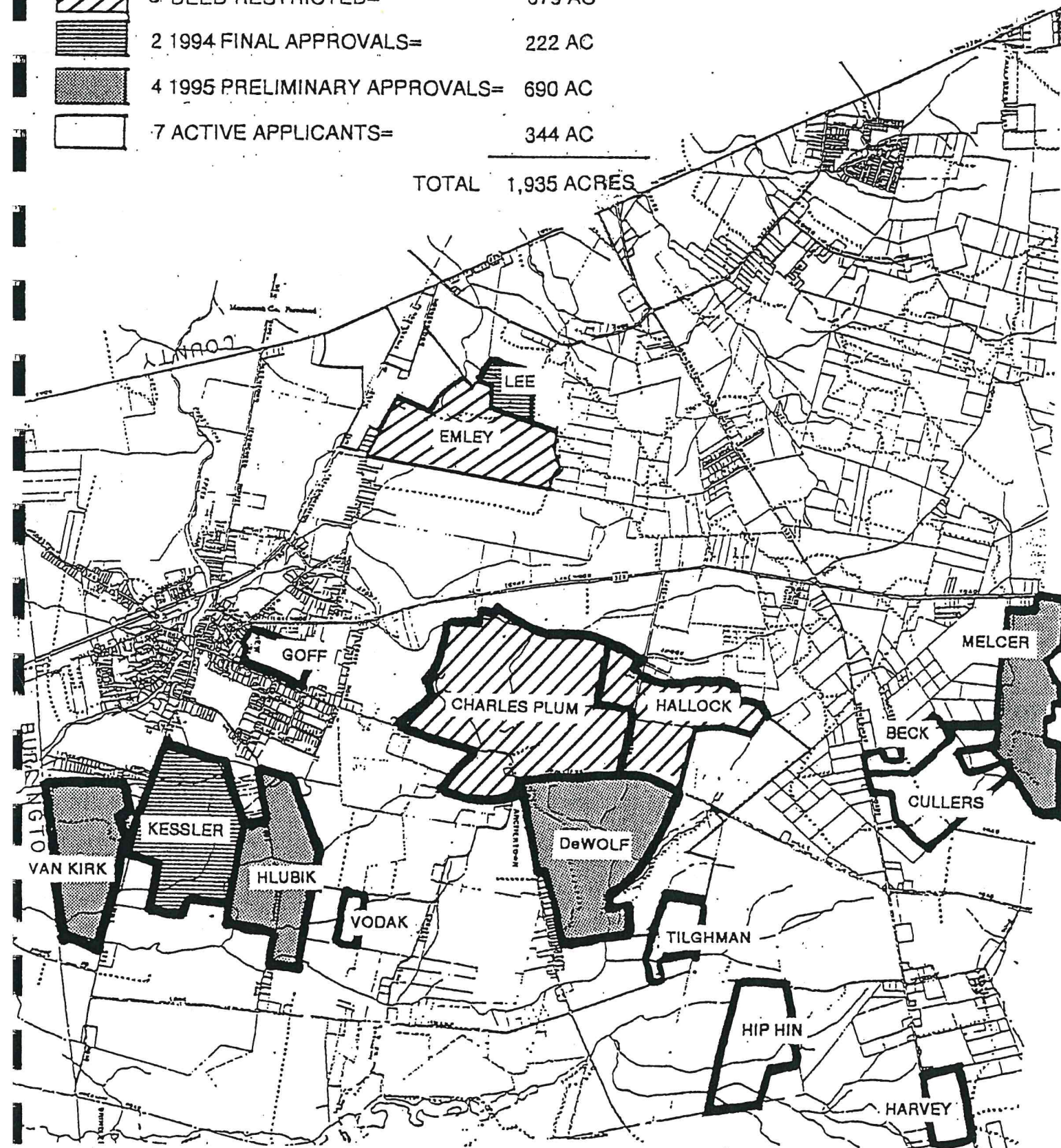


FIGURE 2

The "Agriculture Retention and Development Act," P.L. 1983,C.32 (C.4:1C-11 et seq.), and the "Farmland Preservation Bond Act of 1981," P.L. 1981, C.276, enacted what is generally known as the "Farmland Preservation Program". New Jersey voters supported the program by approving bonds in 1981, 1989 and 1992, thus creating several "funding rounds" for the program. The program is funded through State "cost share" grants in which the State pays from 60 to 80 percent of the "development right" value of the property and the County and/or the municipality provide the "local match".

The Farmland Preservation Program allows for the purchase of "development rights". The property owner, in exchange, must then deed restrict the farm to agricultural purposes. Thus, the property owner retains ownership of the farm and continues to pay taxes on the farm yet is compensated for the "development right" value of the property.

The program is voluntary and the Ocean County Agriculture Development Board (OCADB) reviews applications to determine approvals for each funding round. Generally an applicant must own 25 acres or more of active farmland and be located within an Agriculture Development Area (ADA) certified by the OCADB to qualify for the program.

Each applicant is given a "quality score" to determine the preliminary ranking of the farm. The "quality score" is determined by soil type, contiguity to other farms, size of the property and the commitment of the individual municipality to the program.

If an applicant is given preliminary approval, two independent appraisals are conducted to determine the "fair market" value and the "development right" value of the property. The amounts must be certified by the State Agriculture Development Committee (SADC). When final approvals are determined, the property owners asking price, or what they are willing to accept for the development right value, is factored in.

The first farm accepted into the Farmland Preservation Program in Ocean County was Hallock's U-Pick farm in Plumsted Township. In this first funding round the State provided 80% of the "cost-share grant" and the County provided 20% of the "cost-share grant" for purchase of the development rights to this farm.

In the second funding round, the State revised some of the procedures of the program. Two farms in Plumsted Township received final approval. At the time of this master plan, the Charles Plum Corporation farm had been "deed restricted" and the Emley farm was awaiting final closing.

Plumsted Township began funding involvement in the second round of approvals. The State paid 60% of the cost-share grant for the second funding round. The "local match", therefore, was 40% of the cost-share grant. Plumsted Township paid 10% of the "local match" and Ocean County paid the balance.

In the third funding round Plumsted Township had five preliminary approvals including the Eng, Hurley, Search, Kessler and Lee farms. Three of these farms dropped out of the third funding round due to perceived low development right values. The low development right values reflect poor development potential of the properties due to environmental constraints (wetlands and "land locked" lots), a poor economy and generally low real estate values. Property owners that drop out of the program may not enter it again for two years from the date of the original application. Many applicants are moving in and out of funding rounds because they are waiting for land values to increase.

The final approvals for the Kessler and Lee farms were determined in June of 1994 and were awaiting final closing at the time of this Master Plan. The SADC recently revised its procedures to include a formula for determining the State's percentage of the cost-share grant. It is a formula based on the certified development right value of the property. The lower the development right value, the more the State contributes to the cost-share grant. The State percentage of the cost share grant will be approximately 73%, the "local match" at 27% and the Township at 10% of the "local match".

In July of 1994, the Ocean County Agriculture Development Board determined four preliminary approvals in Plumsted Township for the 1995 funding round. These farms include the DeWolf, Hlubik, Melcer and Van Kirk farms. Plumsted Township currently has seven additional "active applications", three "suspended applications", and two "expired applications" in key locations.

The accompanying map Figure 2, Farmland Preservation Program, depicts the status of the Farmland Preservation Program approvals and applicants in Plumsted Township at the time of this Master Plan.

In addition to the State Farmland Preservation Program "Purchase of Development Rights" (PDR) program, there is a pilot "Transfer of Development Rights" (TDR) program being implemented in Burlington County (located directly west of Plumsted Township). This program allows a property owner in a "sending zone" to transfer the development potential of their property to a "receiving zone". "Sending Zones" are generally environmentally sensitive areas or areas which require preservation such as farmland, natural habitats, open space and historical areas. "Receiving Zones" must have adequate infrastructure available to accommodate the development from the "sending zone". At present this program only applies to municipalities in Burlington County. Based upon the success of the program in Burlington County, the State may enact "Transfer of Development Rights" enabling legislation on a Statewide basis. At such time as the program becomes available Statewide, the Township of Plumsted may consider participation in the program.

F. State Development and Redevelopment Plan (SDRP)

The State Development and Redevelopment Plan (SDRP) was developed to "establish statewide planning objectives regarding land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination." The State Plan "is intended to serve as a guide for how public policy decisions should be made at all levels of government to achieve the goals of the State Planning Act."

The SDRP discusses many policies and strategies relating to the various types of communities found in New Jersey, from urban cities to rural towns and hamlets. The SDRP discusses 17 statewide "policies" of which the "agriculture" policy is most relevant to Plumsted Township. Of the five "planning areas" delineated in the State Plan, the entire Township of Plumsted is located within "Rural Planning Area 4".

Prior to the adoption of the State Plan in 1992, the Office of State Planning requested that counties and municipalities review the preliminary State Plan and recommend any necessary changes. This process was called "cross acceptance" and the Township of Plumsted was very actively involved. The seven member Plumsted "cross acceptance" committee identified six "centers" in the Township according to the criteria found in the State Plan.

Identified centers within Plumsted Township in the adopted 1992 State Development and Redevelopment Plan (SDRP) are as follows:

1. "Existing Town" - New Egypt
2. "Existing Village" - Corner of Ocean County Route 539 and Ocean County Route 537
3. "Planned Village" - North of Ocean County Route 528 and east of Ocean County Route 539 (Area of new development along Hopkins Road)
4. "Existing Hamlet" - Corner of East Millstream and Ocean County Route 537
5. "Existing Hamlet" - Corner of Archertown and Long Swamp Roads
6. "Planned Hamlet" - Marshall's Corner (Ocean County Route 528 and Ocean County Route 539)

G. Existing Utilities

The Township of Plumsted has very limited existing public infrastructure. The majority of the housing units in Plumsted Township have private individual ground disposal systems for sewage disposal and private wells for drinking water. In 1990, according to the Ocean County Planning Board, 93.4% of housing units in Plumsted Township did not have public sewer and 71.3% of housing units did not have public water.

1. Sewer

The majority of housing units within Plumsted Township use septic systems or cesspools for sewage disposal. Ocean County utilities authority is the designated sludge/septage management agency for the Township.

The 1989 Wastewater Management Plan for Plumsted Township lists two existing NJPDES (New Jersey Pollution Discharge Elimination System) permitted facilities within the Township. One is for the existing New Egypt Elementary School and the other is for Plumsted Township's closed sanitary landfill with groundwater monitoring requirements. Jensen's Mobile Home Park was listed as a proposed on-site groundwater disposal area but has since been completed. The most recent NJPDES permit approval for groundwater discharge wastewater treatment in Plumsted Township is for the New Egypt Middle School, currently under construction on Evergreen Road.

2. Water

The only existing central water system in Plumsted Township is owned by the Mount Holly Water Company, which services 454 customers (approximately 1,589 people) within the Town of New Egypt. Portions of the current water supply system for New Egypt date to at least 120 years ago. The two supply wells for the system are located on Lakeview Drive. The old pumps were recently replaced and the original pump house was donated to the New Egypt Historical Society.

Centralized water service is not provided in any area of Plumsted Township other than the Mount Holly Water Company facilities in New Egypt. Mount Holly Water Company's franchise area includes all of Plumsted Township outside of the Military Reservation. All other potable water in the Township is supplied by private wells.

H. Existing Community Facilities

The existing community facilities and services in Plumsted Township have changed very little since the time of the original 1974 Master Plan. However, the need for additional and upgraded facilities is being realized as the population of the Township grows.

1. Municipal Services

The current municipal building on Main Street is still utilized as the municipal court house. The building also houses the tax office, the construction office and the welfare office. Regular Township Committee meetings and the Township Planning and Zoning Board meetings are also held in the building. In addition to the old municipal building, there is a municipal annex located on Cedar Street which serves as administrative offices.

2. Police

The current police station, located on Cedar Street, was acquired from the Ocean County Road Department. Renovations to the building began in 1993 and were completed in 1994. The current police force includes four full time Township officers and one "class two" special law enforcement officer. The New Jersey State Police also assist with traffic control in the Township.

3. Fire and First Aid

The New Egypt Volunteer Fire Company is located on Main Street. Currently there are 40 volunteer fireman which service the community.

The Plumsted Township Volunteer First Aid Squad is located on Brynmore Road next to the sports field complex. The first aid building was constructed in 1979. Currently there are 42 first aid squad members which service the community.

4. Public Works

Plumsted Township does not have a municipal public works department. Currently the Township has an agreement with the Ocean County Road Department for necessary Township maintenance. Open space and storm water basins within residential developments are the responsibility of individual homeowner associations.

5. Education

The existing New Egypt Elementary School located on North Main Street, currently serves students from kindergarten through eighth grade and is designed to accommodate 650 students. The 1993-94 school year had a total enrollment for grades K-8 of 815 students. The projected enrollment for the school year 1994-95 is 850 students. Students in grades 9-12 currently attend Allentown High School.

6. Library

The Township currently has a small branch of the Ocean County Library System located on Evergreen Road near Main Street in the downtown area of New Egypt. In 1993, the library had a circulation of 50,786 items. The Ocean County library system is computerized so that materials not located at the Plumsted branch may be ordered from other branches. The Plumsted branch receives daily deliveries of materials including books, periodicals, cassettes and compact discs. The library offers many programs including a children's book reading program.

7. Parks and Recreation

Plumsted Township offers many outdoor recreational opportunities for both passive and active recreational purposes.

The eastern boundary of the Township is adjacent to the State owned Collier's Mills Fish and Wildlife Preserve. A portion of the north eastern section of the Township and a portion of the Pinelands Area of the Township include properties which are part of the preserve. The preserve offers hunting, fishing, camping and hiking opportunities.

The Oakford Lake Municipal Park is located in downtown New Egypt on Oakford Lake. Presently, the park offers playground equipment, benches, lighting and a gazebo. Oakford Lake also provides opportunities for freshwater fishing.

The Township currently offers recreational sports fields in two locations. The current New Egypt Elementary School on North Main Street provides recreation fields for students. The Township also offers recreational sports fields off of Brindletown Road. The sports complex was developed with State Green Acres funding assistance. The complex currently includes six baseball fields, four tennis courts, four horseshoe pits, three volley ball fields, one basketball court, a football/soccer field, fitness stations and a picnic area. The recreation building is also located at this site.

Brindle Lake Park, although physically located within the Fort Dix Military Reservation, can be utilized by Township residents per an agreement between the Township and Fort Dix. Large groups must call in advance for reservations to utilize the various facilities at the park. The park has full recreational facilities including: a lodge, camp sites, recreational vehicle hook-ups, outdoor cooking facilities, picnic tables, fishing and hunting (with military permits).

III. MASTER PLAN

A. GOALS AND OBJECTIVES:

Pursuant to the Municipal Land Use Law, the purpose and intent of a master plan is "to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare".

Community Statement

Plumsted Township and its center, New Egypt, is a community that is rich in its historical development as an agricultural community. The community's beauty lies in its expansive farmlands, forested uplands and quaint town center. One of the corner stones of this master plan is to manage growth in a way that will preserve open spaces and farmland, yet provide reasonable opportunities for development within the context of maintaining this rural character.

The following comprises a specific statement of the goals, objectives, principles, assumptions, policies and standards upon which the various "plans" constituting this master plan are based, to achieve the overall intent and purpose of a Master Plan per the Municipal Land Use Law.

Assumptions:

- ** Plumsted Township has experienced increased growth in recent years and is expected to continue to grow, consistent with present growth patterns, unless measures are taken to control and shape growth.

** The citizens of Plumsted value the rural character of the Township and wish to maintain that character.

** The citizens of Plumsted Township recognize the role and importance of agriculture in the Township and desire to maintain an environment that allows it to continue as a viable industry.

** It is the citizens desire to plan and organize anticipated growth so that the rural character and the quality of life of Plumsted Township is maintained, while allowing opportunities for development and economic growth.

Residential Land Use:

Goal:

** Encourage residential development that protects and maintains the rural characteristics of the community.

Objective:

** Encourage clustering and other planning and zoning techniques that minimize environmental disturbance and protect open space and agricultural lands.

** To encourage compact, mixed use development within designated centers, where suitable wastewater disposal can be provided.

- ** To discourage scattered haphazard development of small residential lots outside of planned centers.
- ** To encourage rehabilitation of housing units within the Town of New Egypt, as well as in rural areas of the Township.
- ** To encourage a reasonable balance among a variety of housing types and costs to meet the needs of all Township residents.
- ** Facilitate meeting Plumsted Township's affordable housing obligation, as determined by the Council on Affordable Housing (COAH), including new construction and rehabilitation of existing housing units, where and when wastewater facilities become available to accommodate increased densities.

Commercial and Industrial Land Use:

Goals:

- ** To encourage the development of new businesses, as well as the improvement and preservation of existing businesses in designated centers.
- ** To promote agriculture and agriculture related businesses as a part of the economic future of the Township.

Objectives:

- ** To encourage and promote small businesses, such as shops and restaurants, in the downtown area of New Egypt as part of an overall revitalization/redevelopment strategy for the area.
- ** To pursue public improvements in the downtown New Egypt area to promote revitalization and private investment in the area.
- ** To encourage the formation of a local Economic Development Authority (EDA) to provide revolving loan monies for small businesses.
- ** To encourage the improvement and expansion of neighborhood commercial areas within designated centers.
- ** To encourage new light industrial development, such as research and technology, and the expansion of the existing light industrial areas of the Township.

Agricultural Land Use:

Goal:

- ** To encourage the preservation of farmland and promote and preserve the agriculture industry of the Township.

Objectives:

- ** To coordinate planning efforts to protect and maintain agricultural viability while accommodating the development and economic growth of the Township.
- ** To encourage the preservation of large contiguous areas of prime agricultural lands within the Township.
- ** To continue the Township's commitment to the Farmland Preservation Program and encourage participation in the program.
- ** To encourage the use of creative land use tools that promote the preservation of significant areas of active farmland.
- ** To ensure reasonable equity for farmland owners in the development of land use regulations.
- ** To encourage participation in a "Transfer of Development Rights/Credits" (TDR/TDC) program if and when a statewide program is implemented.

Rural Character and Historic Preservation:

Goal:

- ** To encourage Township planning efforts on techniques that conserve and preserve areas to maintain the rural and historic characteristics of the Township.

Objectives:

- ** To develop land use regulations and techniques which encourage the conservation and preservation of farmland, greenways, open space, historic areas, scenic vistas, wildlife corridors, stream corridors and other environmentally sensitive areas in order to maintain the Township's rural character.
- ** To encourage and provide adequate buffers between conflicting land uses and various development concentrations.
- ** To develop land use regulations that offer incentives to concentrate development in clusters or designated centers in order to preserve the rural character of the Township.
- ** To encourage the preservation of historic areas in the Town of New Egypt and rural areas of the Township.
- ** To encourage the use of design standards for new development and rehabilitation of existing buildings within the Town of New Egypt that are compatible with the architectural character of the Town.

Environment and Natural Resources:

Goals:

- ** To promote the preservation of natural resources and environmentally sensitive areas of the Township.

- ** To give due consideration to environmental and public health impacts of air, water and noise pollution.

Objectives:

- ** To discourage development of active, productive prime agricultural lands.
- ** To prevent development of freshwater wetlands in accordance with the New Jersey "Freshwater Wetlands Protection Act," P.L.1987, c.156 (C.13:9B-1 et.seq.).
- ** To prevent development in flood hazard areas in accordance with the "Flood Hazard Area Control Act, "P.L.1962, c.19 (C.58:16A-50 et.seq.)
- ** To limit development on soils with a high seasonal water table, slow percolation rates, poor septic suitability and those classified as "prime agricultural" soils.
- ** To limit development in areas considered as "regional critical areas" for aquifers in accordance with the "Water Supply Management Act,"N.J.S.A. 52:1A-1 et seq.
- ** To promote preservation of forested areas and other areas of significant natural vegetation.
- ** To develop land use regulations to limit the clearing of trees and the destruction of other natural vegetation.

- ** To give due consideration in developing land use regulations to the McGuire Air Force Base "noise impact areas" and "accident potential zones" and to give due consideration to the Fort Dix training area artillery shell "impact areas".
- ** To encourage an on-going dialogue with McGuire Air Force Base and Fort Dix Military Reservation with reference to land use planning issues.
- ** To discourage development on steep slopes.

Community Facilities, Services and Utilities:

Goal:

- ** To maintain and upgrade community facilities, services and utilities for Township residents.

Objectives:

- ** To plan for the provision of adequate community facilities and services which will accommodate developing areas, as well as improve conditions within existing developed areas.
- ** To provide for additional fire/first aid facilities, as needed, in developing areas of the Township.
- ** To promote the development of a new municipal/library complex within close proximity to the Town of New Egypt.
- ** To upgrade the existing recycling facilities.

- ** To provide sewer service, for reasons of public health, to the Town of New Egypt.
- ** To continue the use of the "septic capacity based" subdivision minimum lot size determination for new residential development.

Recreation and Open Space:

Goal:

- ** To upgrade existing recreation facilities and provide new recreation facilities, both passive and active, for the benefit of Township residents.

Objectives:

- ** To encourage public acquisition of land for open space preservation through the use of local, State and federal grants and funding sources.
- ** To encourage bike paths, walking/hiking trails, picnic areas and fishing areas in the design of future parks and the upgrading of existing ones.
- ** To improve Oakford Lake and prevent future eutrophication.
- ** To encourage the development of bike paths and the development of Oakford Lake Park with funding assistance from the N.J. Green Acres Program.
- ** To provide a senior citizen pavilion at the Brindletown Road recreation facility.

- ** To encourage the development of neighborhood parks within areas of new residential development.
- ** To encourage open space preservation within areas of new residential development.
- ** To encourage recreational development, including golf courses.

Circulation:

Goal:

- ** To provide safe and efficient circulation in all areas of the Township and to preserve the rural character of the Township's existing roadway system.

Objectives:

- ** To encourage traffic safety improvements and provide additional parking within the Town of New Egypt to improve vehicular and pedestrian traffic flows.
- ** To promote intersection improvements at various identified "problem" intersections throughout the Township, as needed, in coordination with the County and the State.
- ** To encourage the integration of commercial uses to control the number and locations of access points to the Township's primary roadways, as well as controlling the number of residential driveways abutting primary roadways.

- ** To encourage bicycle and pedestrian pathways as an alternative means of transportation to conserve energy and reduce vehicular traffic and emissions.
- ** To improve the circulation in the northeast area of the Township, specifically the areas of new development along Hopkins Road.
- ** To increase lot frontages along major roadways to reduce the number of driveways abutting heavily trafficked roads.

B. Land Use and Plan

The purpose of a Land Use Plan is to serve as a guide for future zoning and land use decisions within the Township. The Land Use Plan effectuates the goals and objectives of the preceding section. The major features of the Land Use Plan are summarized below.

The Land Use Plan for the Pinelands portion of the Township, as adopted in the 1982 Master Plan revision, is not modified or otherwise affected by this Land Use Plan.

In order to preserve and promote agriculture in Plumsted Township, farming and agricultural activities are intended to be a permitted use in all land use designations except the downtown commercial area of New Egypt.

1. Low Density Residential, Minimum Lot Size: 40,000 square feet (R-40)

The Low Density Residential (R-40) designation is intended for areas of existing one acre detached single family residential development, proposed one acre single family residential developments (approved under current "Rural Residential" zoning) and those adjacent areas which may accommodate this type of residential development.

The intent of this land use designation is to provide concentrations of residential development that are consistent with established patterns of development within the Township. The recommended minimum lot size for the Low Density Residential, R-40, designation is 40,000 square feet with a maximum overall density of one dwelling unit per acre. Based upon the individual ground disposal system formula local conditions may require larger minimum lot sizes.

The recommended permitted uses for the Low Density Residential, R-40, designation are detached single family dwellings; public schools, parks and playgrounds; municipal buildings; and farming and agricultural uses. In order to promote the preservation of open space and environmentally sensitive areas, clustering of residences with a minimum lot size of 10,000 square feet may be permitted, provided that the lots are serviced by public water and sewerage treatment facilities approved by applicable authorities. Recommended accessory uses and buildings include: garages; sheds; professional offices in residences; home occupations; customary farm buildings and roadside farm stands.

This designation is proposed for several areas surrounding the Town of New Egypt and several areas in the northeastern portion of the Township. Specifically, the areas within New Egypt which do not encompass the downtown commercial area and are not within the "medium density" residential area are designated as Low Density Residential, R-40. In addition, several vacant and/or farm properties were incorporated into this land use designation to accommodate the future growth of New Egypt. This is consistent with the goals of the "town" center designation for the New Egypt area.

A significant portion of the northeastern area of the Township is also designated Low Density Residential, R-40. Specifically, the areas of existing residential development near Ocean County Route 537, along East and West Millstream Road and along Loveman Lane are proposed for Low Density Residential, R-40. This land use designation excludes the existing and proposed commercial and light industrial areas, the existing mobile home park (Jensen's) and the existing "medium density" residential area located off of East Millstream Road.

In addition to the above referenced Low Density Residential R-40 area, the Hopkins Road area near Ocean County Route 528 is proposed for Low Density Residential, R-40. This designation takes into consideration areas of existing single family residential development, proposed single family residential developments (approved under current rural residential zoning) and allows for additional residential development of adjacent vacant properties. This land use designation also includes the Marshall's Corner area of established one acre single family residential development.

2. Medium Density Residential, Minimum Lot Size: 10,000 Square Feet (R-10)

The Medium Density Residential, R-10, land use designation consists primarily of two existing areas of medium density residential development. This land use designation is intended for detached single family dwellings with a minimum lot size of 10,000 square feet. No new Medium Density Residential, R-10, areas are proposed.

The recommended permitted uses for this land use designation are the same as in the Low Density Residential, R-40, areas except that clustering is not intended to be permitted. Accessory uses and buildings are the same as those allowed in the Low Density Residential, R-40, areas except for farm buildings and road side stands.

The existing Medium Density Residential area in the northeastern section of the Township, off of East Millstream Road, is to remain unchanged. The existing Medium Density Residential area in the southern portion of New Egypt has been reduced so as to include only those areas of existing medium density residential development.

Additional areas of medium density development can not be accommodated in Plumsted Township until such time as centralized wastewater treatment becomes available.

3. High Density Residential

The "High Density Residential" land use designation is reserved exclusively for the existing area of Jensen's Mobile Home Park near the corner of Ocean County Route 537 and Ocean County Route 539. Jensen's Mobile Home Park recently received N.J.D.E.P. approval for groundwater discharge for its wastewater treatment facility, thus it is able to accommodate this type of high density residential development. No other areas are proposed for this land use designation.

Additional areas of high density residential development can not be accommodated in Plumsted Township until such time as centralized wastewater treatment becomes available.

4. Rural Agricultural, Minimum Lot Sizes: 2 acre, 3 acre & 5 acre (RA-2, RA-3 & RA-5)

The Rural Agricultural designation is proposed for a sizable portion of the Township due to the environmental limitations which affect significant areas of the Township. Environmental limitations in these areas include: freshwater wetlands, septic suitability, critical aquifer areas, McGuire noise and accident potential zones, Fort Dix training areas, steep slopes, mature forests, wildlife habitats and prime agricultural soils.

The intent of this designation is to preserve large contiguous areas of farmland and environmentally sensitive areas while also accommodating new residential development that is consistent with the rural character of the Township. This designation allows base densities of one dwelling unit per 2 acres, 3 acres and 5 acres, respectively. Based upon the individual ground disposal system formula, minimum lot sizes in excess of the base density for the various proposed rural agricultural areas may be required.

In recognition of varying site conditions and to allow maximum development flexibility while promoting the preservation of farmland, open space and the rural character of the Township, the Rural Agricultural designation (RA-2, RA-3 and RA-5) is intended to allow (in addition to conventional development at minimum lot sizes of 2 acres, 3 acres and 5 acres, respectively) the utilization of several optional alternative residential development techniques detailed below. The following development alternatives may not all be offered in each Rural Agricultural designated area. Development Alternatives may be limited to a combination of two or three techniques best suited to the particular area.

a. Farmettes

Residential "farmettes", with a minimum lot size of six acres (one acre residential and five acres farmland assessed) are recommended to be permitted in all areas designated "Rural Agricultural." In an effort to preserve the character of the rural agricultural areas, it is recommended that residential farmettes be granted certain improvement waivers such as curbing, sidewalks, reduced roadway widths, reduced drainage requirements, etc.. A reduction in lot widths and frontages to permit the development of flag lots is also recommended for "farmette" development in Rural Agricultural areas. Deed restrictions on future subdivision of the properties and adequate access provisions for emergency vehicles should also be required.

b. Conventional Clustering

Conventional clustering with a minimum tract size of 20 acres is recommended to be permitted in areas designated "Rural Agricultural". To allow clustering, the minimum recommended open space area is 50% of the total tract. In order to promote aesthetically pleasing open spaces and prevent their deterioration, open space areas must be maintained by a homeowners association (or similar organization) and must contain mature forested areas or be developed for recreational purposes. Other standards for open space should be contained in the land development regulations.

The recommended minimum lot sizes for conventional clustering in the 2 acre, 3 acre and 5 acre "Rural Agricultural" areas are 40,000 square feet, 65,000 square feet and 85,000 square feet, respectively.

c. Farmland Preservation Bonus Density

Another alternative development technique recommended for areas designated "Rural Agricultural" is similar to conventional clustering except a "bonus" (additional lots) is given based upon the preservation of active contiguous farmland and/or mature forested areas. For purposes of this master plan, this development technique will be referred to as the "farmland preservation bonus density technique". This development technique is intended to give property owners an added incentive to preserve farmland, woodlands and the rural character of the Township.

The farmland preservation bonus density technique is intended to be a Plumsted Township program and is not intended to replace the participation of farmland owners in the N.J. Farmland Preservation Program, nor is it intended to be used in combination with the Farmland Preservation Program.

The farmland preservation bonus density technique will allow property owners to increase development yield over and above conventional development in the "Rural Agricultural" areas of the Township in return for preserving significant areas of farmland and/or woodland in perpetuity. Clustering of housing units will also reduce the total infrastructure requirements of the development, thus further reduce the cost of developing the property.

The recommended minimum tract size to qualify for the farmland preservation bonus density technique is 50 acres. The minimum recommended lot size is 1 acre (or lot size determined by individual ground disposal system formula, which ever is greater).

The recommended minimum preservation area is 25 acres. The area to be preserved must be active, contiguous farmland or mature forested areas which are not within freshwater wetlands or freshwater wetland buffer areas. To the extent practicable, areas to be preserved should be contiguous with other existing and proposed farmland preservation areas. The specific area to be preserved would be subject to a conservation easement, for forested areas, or deed restricted in perpetuity for farming of active farmland, both of which will run with the land and be binding upon subsequent owners of the property.

The total number of "bonus" building lots, or the "bonus density", will be based upon a "bonus factor" assigned for each rural agricultural category. The total number of farmland/woodland acres, over 25 acres, to be preserved will be multiplied by a "bonus factor" to determine the total number of "bonus units".

The "bonus factors" for each rural agricultural designation are as follows:

Rural Agricultural, two acres (RA-2)	= 1.0
Rural Agricultural, three acres (RA-3)	= 1.0
Rural Agricultural, five acres (RA-5)	= 0.5

The total number of lots will be determined by adding the "bonus units" to the number of "base units". The "base units" are determined based upon a "yield map" which determines the maximum number of building lots allowed under conventional development (i.e. 2, 3 and 5 acre minimum lot sizes).

d. Lot Averaging

In addition to the above development techniques, "lot averaging" is a recommended optional alternative development technique to conventional development within the areas designated "Rural Agricultural". Lot averaging allows varying lot sizes within a development, with prescribed minimum and maximums, provided the average lot size within the development is equal to the permitted base density, or one dwelling unit per 2 acres, 3 acres or 5 acres, respectively.

e. **Rural Agricultural Designated Areas RA-2, RA-3, RA-5**

As shown on the Land Use Plan, areas designated "Rural Agricultural", minimum lot size two acres, RA-2, encompass a substantial area of the Township. There are three areas of the Township which are proposed for this designation including sizable areas in the central portion of the Township north of West Colliers Mills and Archertown Roads between Ocean County Route 539 and High Bridge Road. West Millstream Road is the northerly limit of the RA-2 area. This area includes much of the prime agricultural lands of Plumsted Township.

Other RA-2 designated areas include portions of the northeastern section of the Township. This RA-2 area includes much of the "Stone Hills" of Plumsted Township which was cited in the Natural Resource Inventory as an environmentally sensitive area. This area has many steep slopes, mature forests and freshwater wetlands. This "Rural Agricultural" area also creates an extensive buffer between the Low Density Residential areas directly to the north and to the south.

An additional RA-2 area is proposed in the northwestern portion of the Township, along Provinceline Road from Ocean County Route 537 to just south of New Egypt-Jacobstown Road. This RA-2 area encompasses the existing large residential lots within the area and represents a transitional density proceeding outward from the town of New Egypt.

The "Rural Agricultural", minimum lot size three acres, RA-3, designation is proposed for a significant area in the southern portion of the Township. As shown on the Land Use Plan, this area is located south of New Egypt and south of West Colliers Mills and Archertown Roads. The southern limit of this area is Long Swamp Road. This designation encompasses significant areas of prime agricultural land, freshwater wetlands, soils with poor septic suitability, critical aquifer areas, the McGuire noise and accident potential zones and proximity to the Fort Dix training areas. The RA-3 designated areas allow for new residential development consistent with the rural/agricultural character of the area.

The "Rural Agricultural", minimum lot size five acres, RA-5, designation is proposed for the area of the Township south of Long Swamp Road to the Fort Dix Military Reservation boundary. This very low density designation is intended to protect significant areas of freshwater wetlands associated with this area and to preserve its rural/agricultural character. Most of this area also has very severe limitations for septic systems. This area is also directly adjacent to the Fort Dix training area.

5. Downtown Commercial

The "Downtown Commercial" designation is reserved for the existing central business district in the town of New Egypt. This designation encompasses the same area as the existing "Downtown Commercial Zone" with only minor deviation.

The intent of the "Downtown Commercial" designation is to maintain and upgrade the traditional "town center" of New Egypt. The central business district of New Egypt has historically served the surrounding community as a center of retail trade and governmental services. The recommended permitted uses in the "Downtown Commercial" area are retail trade, general and professional offices, auto sales and restaurants.

It is further recommended that, where feasible and practical, new construction in this area be built in a historically compatible style. Preservation and restoration of historical landmarks in this area are also encouraged. Streetscape, sidewalk and parking improvements are recommended as part of an overall revitalization/ rehabilitation strategy in order to improve and attract commercial businesses to this historic area.

6. Commercial

As shown on the Land Use Plan, the "Commercial" designation is proposed for several areas within the Township. The "Commercial" designation generally corresponds to areas of existing commercial development. It also allows for some additional commercial development to serve areas of new and existing residential development. The areas designated "Commercial" are intended to provide goods and services for the various concentrations of residential development in proximity to these commercial areas.

Several areas previously zoned for commercial development along Ocean County Route 537 and Ocean County Route 539 have been eliminated as commercial areas in the Land Use Plan due to existing nonconforming residential development within the areas. The proposed commercially designated areas along Ocean County Route 539 have been modified to reflect changed conditions since the 1974 Master Plan.

"Commercial" changes reflected in the Land Use Plan include:

1. The existing commercial area (C-2) at the junction of Ocean County Route 537 and Evergreen Road has been expanded to include additional areas for commercial development.
2. The existing commercial (C-2) area at the junction of Ocean County Route 537 and High Bridge and West Millstream Roads has been eliminated because of a high number of existing nonconforming residential properties within the zone and poor existing road alignments.
3. The existing commercial (C-2) area at the corner of Ocean County Route 537 and Ocean County Route 539 has been slightly reduced in area to eliminate an area of nonconforming mobile homes.
4. The existing commercial (C-3) area on Ocean County Route 537 near Hawkins Road has been reconfigured to eliminate existing nonconforming residences and include areas for additional future commercial development.

5. The two commercial (C-2) areas at the corner of Millstream Roads and Ocean County Route 539 have also been reconfigured to eliminate existing non-conforming residences and include areas for additional future commercial development.
6. The existing commercial (C-3) area at Marshall's Corner (Ocean County Route 539 and Ocean County Route 537) has been reduced in area. The entire zone, with the exception of "Marshall's Corner Deli" and the new shopping center, has been built out with single family residences. The proposed commercial area is to include only the existing commercial establishments.
7. The existing commercial (C-3) area at the corner of Ocean County Route 528 and Hawkins Road has been retained to reserve a commercial area consistent with an approved residential/commercial subdivision on this property, and
8. The existing commercial area on Ocean County Route 539 near Long Swamp and Woodruff Roads has been eliminated because of the considerable number of commercial areas in the northern portion of the Township and the lack of existing or proposed residential development in this area.

It is further recommended that required lot depths and building setbacks be increased in commercial zones to visually improve future commercial development along the County roadways. Other recommendations for future commercial development include minimization of access drives onto County roadways.

7. Industrial

Per the Land Use Plan, several "Light Industrial" areas have been designated along Ocean County Route 537. This designation encompasses the existing light industrial park. All of the proposed "Light Industrial" areas have access to Ocean County Route 537 which provides direct access to the Interstate Highway 195.

The proposed "Light Industrial" areas correspond to areas previously zoned for light industrial use although some areas have been reduced to eliminate existing nonconforming residential lots and areas have been added to offset for the loss in light industrial acreage.

Specifically, the "Light Industrial" area between Provinceline Road and Evergreen Road has been expanded southward toward the town of New Egypt and an area of existing nonconforming residential farmettes has been eliminated. This tract of land is to be accessed only from Ocean County Route 537 (i.e. no access should be permitted to the tract from New Egypt-Jacobstown Road).

The "Light Industrial" designation is also proposed for an area previously zoned for light industrial use in the northeastern portion of the Township on Ocean County Route 537 near Loveman Lane. An additional area of "Light Industrial" use has been added between Ocean County Route 537 and West Millstream Road.

8. Farmland Preservation

As discussed in the background studies, several farms in Plumsted Township have entered the State Farmland Preservation Program and are permanently deed restricted to agricultural use. These farms have been designated separately on the Land Use Plan. The following farms are designated Farmland Preservation (FP):

1. The Doug Hallock "U-Pick" farm located to the east of Fischer Road between Ocean County Route 528 and Archertown Road.
2. The Charles Plum Farm located to the west of Fischer Road between Ocean County Route 528 and Archertown Road.
3. The Emley Farm located off of High Bridge Road between West Millstream Road and Ocean County Route 528. (This farm was in the process of closing at the time of this report and, therefore, has been included in the Farmland Preservation area.)

In addition to the above referenced farms, several farms have received 1995 preliminary approval for the Farmland Preservation Program. If accepted into the program the intent of the Land Use Plan would be to include such properties in the Farmland Preservation designated area.

C. Housing Plan

The Council on Affordable Housing (COAH) has determined the 1987-1999 "calculated need" for low and moderate incoming housing for Plumsted Township to be seventy two units. Of the total calculated need of seventy two units, twenty six units have been determined to be the Township's "indigenous need" or the number of deficient housing units occupied by low and moderate income households within the Township.

The substantive rules of the Council on Affordable Housing, specifically N.J.A.C. 5-93-4.3(c), provides that the lack of adequate sewer and/or water capacity "....in and of itself, shall constitute a durational adjustment of the municipal housing obligation." As detailed in Section III. D., Utility Services Plan, only very limited existing development is presently served by privately owned centralized sewer systems and there are no publicly owned centralized sewer systems within the Township. Given the lack of such systems, there is presently no realistic or practical ability to develop at densities capable of supporting "inclusionary" development. Consequently, until such time as such facilities become available, at as yet undetermined locations, the Township must postpone its efforts to plan for the inclusionary component of its housing obligation, as provided in N.J.A.C. 5:93-4.3(c). At such time as sewer facilities become available, the Township should re-evaluate the Housing Plan for possible modification to accommodate an inclusionary component.

The Ocean County Community Development Block Grant (CDBG) Program provides funding to low and moderate income families and individuals in Ocean County for rehabilitation of deficient housing units. As of December 31, 1994, one unit in Plumsted Township had been rehabilitated since 1990 under the CDBG Program. In addition to continued participation in the CDBG Program, the Township could consider establishing a rehabilitation program to move closer to the goal of rehabilitating twenty-six units in the Township by 1999.

D. Utility Services Plan

1. Sanitary Sewers

The location and density of future development within Plumsted Township may depend on the location and availability of sewer service or alternative means of wastewater treatment and disposal. The majority of Plumsted Township lacks centralized wastewater treatment facilities and there are severe soil suitability limitations for wastewater disposal in many areas of the Township.

In an effort to prevent groundwater contamination from septic systems, the Township currently utilizes an individual ground disposal system formula to determine minimum residential building lot sizes. Starting with a minimum lot size of 40,000 square feet for utilization of an individual ground disposal system, the formula increases the minimum lot size depending on site specific criteria including depth to the seasonal high water table, percolation rates and permeability rates. All newly created residential building lots (except those in the R-10 Zone) are presently subject to the formula. It is the recommendation of this Master Plan that this requirement be continued.

The New Hanover-Plumsted Township Municipal Utilities Authority was formed in 1994 and is presently studying the feasibility of assuming ownership of the existing wastewater treatment facilities at the Fort Dix Military Reservation. This facility would potentially serve as the treatment facility for a possible collection and transmission system within Plumsted Township under the exclusive control and jurisdiction of the Plumsted Township Municipal Utilities Authority. The potential service area of the collection system within Plumsted Township is further limited by the Ordinance creating the New Hanover-Plumsted Township Municipal Utilities Authority (Ordinance 1994-27) to the following area: "all that are lying west of an imaginary line intersecting Applegate Lane and Inman Road and the area lying to the west of the imaginary line running due south between the souther terminus of Inman Road and the boundary line of the Fort Dix Military Reservation". This potential sewer service area reflects the approved 208 Wastewater Management Plan in the New Egypt area. It is the recommendation of this Master Plan that no additional areas of the Township be considered for sewer service.

2. Water

With the exception of those residents in the Mount Holly Water Company service area in New Egypt, residents of Plumsted Township are supplied with potable water from individual wells. Mount Holly Water Company's franchise area includes the entire Township except for the Fort Dix Military Reservation.

A significant portion of the southwestern portion of the Township is located in either the "regional critical area" or the "regional critical margin" for water supply in the Potomac-Raritan-Magothy aquifer. These areas of critical water supply concern were established through the "Water Supply Management Act", N.J.S.A. 52-:1A-1 et. seq. Future withdrawals from the Potomac-Raritan-Magothy aquifer may be subject to restrictions.

At the present time the Mount Holly Water Company does not have plans for any significant expansion of its public water supply system beyond the current limits of its distribution system.

E. Community Facilities and Recreation Plan

As the population of Plumsted Township continues to increase the need for additional and upgraded community facilities to provide for the needs of its residents is anticipated. The community facility needs of the Township during the six year planning period of this Master Plan are described below and their locations shown on the Community Facilities/Circulation Plan.

1. Education

The "New Egypt Middle School" is currently being constructed on Evergreen Road and is expected to be completed by September of 1995. The new school is designed to accommodate 500 students in Grades 6, 7 and 8. The New Egypt existing Elementary School will be utilized for Grades K-5 only. High school students are expected to continue to attend the Allentown High School. No additional school facilities are expected to be required during the planning period of this master plan.

2. Fire and First Aid

Plumsted Township recognizes the need to provide additional fire and first aid in areas of new residential development as the population grows beyond what the current fire and first aid squads can service. The volunteer fire company has made an agreement with the Ocean County Road Department to lease approximately one acre of the 6.71 acre property at the Ocean County Garage located on Ocean County Route 528 near Marshall's Corner. The proposed Fire Substation would be able to provide service for the northeastern area of the Township.

3. Municipal Services

The current Plumsted Township municipal building and annexes are inadequate for the current needs of the Township, as was noted in the 1974 Master Plan.

The Township has appropriated money for acquisition of property and construction of a new municipal building/complex. Preliminary plans are for acquisition of approximately 5 acres on Ocean County Route 528 near the existing Elks Club in close proximity to the downtown area of New Egypt. A new branch of the Ocean County Library system is proposed to be included as part of the municipal complex.

4. Recreation

The Township of Plumsted recognizes that as the Township grows there are increased demands on the Township's recreational facilities.

The Township currently requires developers to post a \$250.00 recreation contribution for each newly created residential lot, or each dwelling unit if there is more than one dwelling unit per lot. The recreation fund must be posted with the Plumsted Township Treasurer before signing of the final map for the subdivision. The recreation fund will continue to assist the Township in providing quality recreational facilities for its residents.

According to the "Recreation Park and Open Space Standards and Guidelines" prepared by the National Recreation and Parks Association (NRPA), the Township currently has an adequate number of active recreational sports fields to meet the needs of its current population. However, as the population increases the Township will have to consider additional facilities.

The facility standards established by the NRPA are as follows: one baseball field per 5,000 population; one softball field per 5,000 population; one soccer field per 10,000 population; one football field per 20,000 population; one tennis court per 2,000 population and one basketball court per 5,000 population. Plumsted Township currently has two or more of each of the above recreational facilities (except for one football field) for a population of 6,005 people which is more than adequate to serve the current population.

The master plan survey results cited a need for additional passive recreational facilities such as bicycle/pedestrian trails. The Township should consider such facilities in conjunction with road improvements and new residential developments.

The Township currently plans to improve the existing municipal park on Oakford Lake. The Township was recently awarded \$150,000 in funding assistance from the N.J. Green Acres Program for park upgrades and dam repair at Oakford Lake. The proposed improvements include new playground equipment, a boat launch, fishing pier and wood walkways.

In addition to the improvements to Oakford Lake Park, the New Egypt Middle School, currently under construction, will provide additional sports recreation fields including a soccer field, a field hockey field, a softball field and two baseball fields. The Township also has an application pending with the N.J. Green Acres Program for \$100,000 in funding assistance to provide lighting for the baseball fields and the football/soccer field at the existing municipal sports complex. The funding would also provide for the construction of a walking/bicycling path throughout the sports field complex.

5. Recycling

Plumsted Township adopted its recycling program in accordance with the Source Separation and Recycling Act enacted by the State in 1987. The Plumsted Township Recycling Program is also consistent with the Ocean County Solid Waste Management Plan.

Plumsted Township residents may drop off cardboard, non-recyclable bulk, solid waste, junk mail, magazines and newspaper at the Township recycling center located on Cedar Street. All of the Township's recyclables go to the Ocean County Recycling Center.

According to the 1993 recycling grant/tonnage report, the Township recycled: 88.43 tons of corrugated paper, 25.54 tons of mixed office paper, 162.02 tons of newspaper, 43.24 tons of other paper, 139.10 tons of glass containers, 24.72 tons of aluminum cans, 26.08 tons of steel cans, 43.24 tons of plastic containers, 132.28 tons of heavy iron, 177.77 tons of non-ferrous and other aluminum, .07 tons of batteries, 1.88 tons of used motor oil, 40 tons of stumps, 524.39 tons of concrete/asphalt, 25 tons of concrete, 166.01 tons of co-mingled plastic, 4.23 tons of consolidated waste and 3.57 tons of wood scraps.

The Township anticipates the need to provide additional facilities at the existing recycling drop off center.

F. Circulation Plan

Circulation within the Township is very much as it was in the 1974 Master Plan. A few local residential streets have been constructed in conjunction with new housing developments; however, there have not been any significant road improvements or new major roads constructed since 1974.

The following lists the Ocean County Planning Boards 1990 functional classification of roads within Plumsted Township:

Rural Major Collectors:

1. County Route 528, including the Route 528 spur;
2. County Route 539 (entire length); and
3. County Route 537 (entire length);

Rural Minor Collectors:

1. County Route 640 (from County Route 537 to County Route 528);
2. High Bridge Road (entire length);
3. North Main Street (entire length);
4. Evergreen Road (New Egypt-Allentown Road) (entire length);
5. Fort Avenue (entire length);
6. Front Street (entire length);
7. Magnolia Avenue (entire length);
8. Archertown Road From Magnolia Avenue To W. Colliers Mills Road; and
9. West Colliers Mills Road (entire length).

All other roads within the Township, not listed above, are considered local roads. These classifications are reflected in the Community Facilities/Circulation Plan.

The northeastern portion of the Township has experienced the most residential growth. Currently, there are only two roads which provide ingress/egress for this entire area, that is Hopkins Road and Ivins Drive. Future residential development in this area should provide for additional means of ingress/egress to this area.

The Circulation Plan depicts several proposed local roads in the northeastern portion of the Township. These roads are proposed as part of several preliminary and final residential subdivision approvals in this area.

In addition to the proposed local roads, the Circulation Plan shows the location of two minor collectors proposed for this area. These roadways are recommended to provide access to developed areas in this part of the Township as well as to accommodate future traffic flows.

An extension of Hemlock Drive in the existing Laurel Woods residential development, running west and connecting with Ocean County Route 539, is recommended as a minor collector to provide an alternative means of access to Ocean County Route 539.

Tower Road, between East Millstream Road and the proposed Oak Leaf Drive, is to be upgraded to the status of a minor collector as an alternate access to the development in the northeast portion of the Township.

The entire length of East Millstream Road from Ocean County Route 537 to Ocean County Route 539 is to be upgraded to the status of a minor collector, consistent with the upgrading of Tower Road to a minor collector.

The Land Use Plan depicts an area of "Light Industrial" land use between New Egypt-Jacobstown Road (Ocean County Route 528) and Evergreen Road, south of Ocean County Route 537. This "Light Industrial" area is only to be accessed from the rural major collector Ocean County Route 537. A local road is proposed to access the area as depicted on the Circulation Plan.

It is further recommended that several areas (as cited in the Master Plan Community Survey) should be considered for future traffic studies. Main Street in downtown New Egypt was cited as having the most traffic and parking problems. The intersections of Evergreen Road and Brindletown Road on Main Street were also considered as being a traffic problem. Other problem areas on Main Street cited in the survey were the IGA grocery store entrance; the junction of Ocean County Route 528 with Main Street; and the "y" intersection of Main Street at Maple Avenue and New Egypt-Jacobstown Road. A traffic and circulation study of the Main Street corridor should be considered as part of any downtown New Egypt revitalization.

Parking within downtown New Egypt was also considered a problem in the Master Plan Community Survey. Currently there is one small municipal parking lot and limited on street parking spaces in the downtown New Egypt area. If there is to be a revitalized downtown area with retail establishments, municipal services and professional offices the Township should consider acquisition of property to provide for additional parking within downtown New Egypt. A parking study of the downtown New Egypt area should be part of the traffic and circulation study.

The Township of Plumsted should work closely with the Ocean County to provide for improvements to its road system. The Township currently has 41.06 miles of County roads within its borders. The current five year County Road and Bridge Capital Improvements Program includes various drainage improvements, culvert repairs/construction, two traffic signals, a few bridge improvements, road overlays, and realignments. The program does not include any major road widening or new road construction.

The County Road and Bridge Capital Improvements program proposes signalization for the junctions of North Main Street and Ocean County Route 528 as well as the Hawkins Road (Ocean County Route 640) and Ocean County Route 528 intersection.

G. Relationship of the Master Plan to Other Plans

This master plan has been prepared with due consideration of all available Land Use Planning efforts of contiguous municipalities, Ocean County and the State of New Jersey.

1. Contiguous Municipalities

The Township of Plumsted is bordered by six municipalities in three counties. The southern boundary and portions of the eastern and western boundaries of Plumsted Township are within the Pinelands Region. Shared boundaries within the Pinelands Region include Jackson Township, Ocean County to the east; Manchester Township, Ocean County to the south; New Hanover Township, Burlington County to the west; and Pemberton Township, Burlington County to the west. Plumsted Township and the above referenced municipalities have adopted Land Use Plans that are consistent with the Pinelands Comprehensive Management Plan and are, therefore, consistent with one another.

A portion of the northwestern boundary of Plumsted Township is shared with North Hanover, Burlington County. Review of North Hanover Township's Master Plan indicates that the plan is consistent with that proposed by Plumsted Township. North Hanover Township's C-1 Commercial designation at the corner of Ocean County Route 537 and Provinceline Road is consistent with Plumsted's "Light Industrial" designation in the northwestern portion of the Township. Another area of C-1 Commercial, south of Cookstown Road, in North Hanover Township is consistent with the "Downtown Commercial" designation for the Town of New Egypt within Plumsted. The area between New Egypt-Jacobstown Road and Cookstown Road within North Hanover, is R-1 Residential which is a two acre detached single family residential designation. This is consistent with Plumsted's RA-2 "Rural Agricultural" designation for the adjoining area.

A portion of the western boundary of Plumsted is also shared with New Hanover Township. Review of the New Hanover Zoning Ordinances indicate that the designated zoning in New Hanover is consistent with that proposed by Plumsted Township.

The area of New Hanover Township between the Crosswick's Creek and Bunting Bridge Road is designated as "AR" or agricultural/residential. This zone has a minimum lot size of three acres which is consistent with Plumsted's RA-3 "Rural Agricultural" designation for this adjoining area.

The area south of Bunting Bridge Road is designated as R-100 and R-125/I. The R-100 zone is a 40,000 square foot minimum lot size residential area which is consistent with Plumsted Township's R-40, "Low Density Residential" 40,000 square feet, designation surrounding the Town of New Egypt just to the north of this area. The R-125/I designation in New Hanover allows for some light industrial uses with a minimum industrial lot size of 1 acre. Single family residences are also allowed in this zone with a minimum lot size of 25,000 square feet.

The entire northern boundary of the Township is shared with Upper Freehold Township, Monmouth County. Upper Freehold Township was in the process of updating its master plan at the time of this master plan. Review of the preliminary Upper Freehold Master Plan indicates that the plan is consistent with that proposed by Plumsted Township. Most of the area within Upper Freehold Township which borders Plumsted Township is proposed for "agricultural residential" use which is consistent with much of Plumsted Township's proposed designations for this area. Farmland preservation areas in both municipalities are also consistent.

The northeastern boundary of Plumsted is shared with Jackson Township. The R-1 Residential (1 acre) and R-3 Residential (3 acre) zones within Jackson Township are consistent with the R-40 "Low Density Residential" (40,000 s.f.) and RA-2 "Rural Agricultural" (2 acre) designations within Plumsted. The NC Neighborhood Commercial zone at "Archers Corner" (junction of Ocean County Routes 528 and 640) within Jackson Township is also consistent with the "commercial" designation of this corner within Plumsted Township.

2. Ocean County Comprehensive Master Plan

The Ocean County Planning Board adopted the Ocean County Comprehensive Master Plan on March 18, 1987. The Ocean County "General Development Plan" depicts most of Plumsted Township as "agricultural" with several stream corridors shown as "preservation". This is consistent with the "Low Density Rural Agricultural" land use designation for most of the Township as described in detail in the Land Use Plan Element of this Master Plan. Additionally, the rural density residential (1 unit/acre), the medium density residential (2-4 units/acre) and the business and commercial land use designations proposed in the Ocean County Comprehensive Master Plan are consistent with similar residential densities and business and commercial areas proposed for "designated centers" in the Plumsted Township Land Use Plan. The Plumsted Master Plan is consistent with the Ocean County Comprehensive Master Plan.

3. State Development and Redevelopment Plan

As indicated in the introductory section of this document, one of the goals of this Master Plan is to achieve consistency with the State Development and Redevelopment Plan. The "center designation process" is the next step in the State planning process to achieve consistency between municipal, County and State plans.

As discussed previously, the Association of New Jersey Environmental Commissions provided technical and funding assistance in the planning process to develop this Master Plan and the Township's "Designated Centers". The "public visioning" process involving the Master Plan Committee served as the basis for the "center designations".

The centers previously "identified" in the State plan have been fine tuned and delineated with "community development boundaries". The two centers delineated on the accompanying "Designated Centers" map include areas of existing development as well as additional areas to accommodate future growth. New Egypt is designated as an "Existing Town" and the Millstream Road/Ocean County Route 537 area is designated as an "Existing Village".

Townships that have "Centers" with approved "community development boundaries" receive priority in State permit approvals and funding assistance. Upon review of this Master Plan by the Office of State Planning, it may be determined that modifications to the Plan and/or the "community development boundaries" of "designated centers" may be necessary.

The historical center of Plumsted Township has traditionally been the Town of New Egypt. New Egypt is designated as an "Existing Town" and the community development boundaries reflect existing areas of development as well as additional areas to accommodate future growth.

The Town of New Egypt corresponds to the SDRP definition of a town in that it is a traditional center of commerce and government with a compact form of development and a central core of commercial businesses, offices and community and governmental services surrounded by residential neighborhoods which also provide services for residents in surrounding areas. The Land Use Plan depicts a mix of land uses for the Town of New Egypt including residential, downtown commercial, commercial, and light industrial.

The area between East and West Millstream Roads and Ocean County Route 537 is designated as an "Existing Village". This area corresponds to the SDRP definition of an existing village in that it is a primarily residential community that offers basic consumer goods and services for residents of the village and is not intended to be a center of employment and commerce for the surrounding area. The Land Use Plan depicts a mix of land uses for this area including residential, high density residential (mobile homes), commercial and light industrial.

The Township of Plumsted believes that the Master Plan and "Designated Centers" are consistent with the State Development and Redevelopment Plan. It is recommended that the Township of Plumsted petition the Office of State Planning (OSP) for official "center designation" and submit this Master Plan for consistency review.