

1987 PLUMSTED TOWNSHIP

RE-EXAMINATION REPORT

PREPARED FOR: PLUMSTED PLANNING BOARD
31 Main Street, New Egypt, New Jersey 08533

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ADOPTED BY THE PLUMSTED PLANNING BOARD ON JUNE 29, 1987

To develop a system of streets and highways which will provide safe and convenient movement of traffic within the community and within the region.

To provide public facilities and services throughout the community which are necessary for the general health and well-being of the residents and which are planned with regard to existing population concentrations and anticipated growth.

To encourage a balanced land use program which will serve the community's needs and will offer financial stability.

To preserve unique open space areas for parks and recreation and to encourage a more compatible relationship between development and topography, soils and drainage conditions.

To adopt and enforce codes and ordinances which provide the tools for implementing the Master Plan.

III. PROGRESS TOWARDS ACHIEVEMENT OF GOALS & OBJECTIVES AND RESOLUTION OF IDENTIFIED PROBLEMS

Though significant progress has been made, since the 1974 Master Plan and subsequent re-examinations, toward achievement of many of the goals and objectives set forth above, they remain worthy goals to guide future decisions affecting land use within the Township.

IV. RECENT TRENDS & DEVELOPMENTS

The Planning Board has identified the following major trends and developments that have occurred in the Township since the 1974 Master Plan and the last re-examination report:

- A. Significant residential growth and development has occurred within the Township, particularly since 1984. Such development has been scattered throughout the Township along existing roads, and more recently, in the northeastern quadrant of the Township.

- B. Development has occurred, in many instances, along roadways with improper and unsafe alignments, drainage improvements, and/or inadequate condition to accommodate increased traffic volumes.
- C. A significant amount of owner farmed land has been lost to corporations and land speculators.
- D. Discovery of a significant number of illegal toxic waste dumping sites has caused serious concerns for the protection of ground water resources within the Township.
- E. Commercial or industrial development to bolster Township's tax base has not matched residential development.
- F. The abandonment by the State of New Jersey of plans to construct the proposed freeway across the northern portion of the Township has seriously affected commercial and industrial development and significantly altered some of the underlying assumptions of both the Land Use and Circulation Plan elements of the 1974 Master Plan.
- G. The lack of development of a comprehensive public sanitary sewer collection and treatment system within the Township as anticipated in the 1974 Master Plan, and dim prospects for development of same in foreseeable future, represents a significant change from the 1974 Master Plan and calls into question the advisability of permitting increased densities.
- H. Enactment and implementation of the Pinelands Comprehensive Management Plan will significantly affect development in the southeast quadrant of the Township.
- I. The "Mount Laurel" New Jersey Supreme Court decisions and the enactment of Affordable Housing Act mandate the need to provide opportunities for the development of housing for all segments of the populations, particularly low and moderate income individuals and families.

V. ADDITIONAL GOALS & OBJECTIVES

In response to the recent trends and developments, set forth above, the following additional goals and objectives, supplementing those set forth in the 1974 Master Plan, have been identified by the Planning Board:

- A. Adopt and/or amend development regulations to encourage planned and orderly development to occur in those areas within the Township most suitable for development and consistent with existing land uses.
- B. Adopt and/or amend development regulations to provide opportunity for a variety of housing types and affordable by a wide range of income levels.
- C. Adopt and/or amend development regulations to discourage scattered and sprawled development and development in areas with significant environmental constraints.
- D. Adopt and/or amend development regulations to promote the preservation of prime farmland, open space (particularly forested areas), and other significant natural resources, particularly the preservation of water quality.
- E. Adopt and/or amend development regulations to promote safe and free flowing traffic on existing roadways and to promote the location, design, and construction of new and upgraded transportation routes to efficiently and safely serve present and future transportation needs.

VI. RECOMMENDED SPECIFIC CHANGES TO THE MASTER PLAN AND/OR DEVELOPMENT REGULATIONS

As a result of the recent trends and developments identified by the Planning Board and the taking into consideration the original and supplemental goals and objectives of the Master Plan set forth herein, the following specific changes to the Master Plan and/or Development Regulations are recommended for future study and possible implementation:

A. Create one or more large lot zones including the following areas:

1. Province Line Road
2. Long Swamp Road
3. Colliers Mill Road
4. Woods Road
5. Archertown Road
6. Portions of the northeast quadrant of the Township.

B. Preservation of prime farmland through various means including:

1. Transfer of development rights
2. Strict buffer requirements for development adjacent to active farms.
3. Upgrading of minimum lot sizes in farm areas to preserve rural character and open space.

C. Amend Development Ordinances with respect to preservation of natural resources

1. Provide stricter regulations with to development on or near wetlands; require wetlands buffer; standards for storm water discharge related to water quality etc.; implement a municipal wetlands permit.
2. Provide stricter regulations and standards concerning clearing and grading of lots such as requiring tree removal permits; provide improvement waivers in return for preservation of significant forest vegetation etc.
3. Provide restrictions on development of steep slopes.
4. Require submission of environmental impact statement.
5. Create Environmental Commission.

D. Adopt development regulations governing off-tract improvements including but not limited to roads and drainage improvements.

E. Adopt development regulations discouraging the development of certain existing road frontages.

1. Lower number of lots permitted as "minor" subdivision.
2. Restrict period when additional "minor" subdivision may be sought.
3. Require additional lot width for proposed lots fronting on certain existing road frontages.
4. Require turnaround driveways.
5. Require additional frontyard setbacks and lot depth.

F. Provide "Planned Adult Community" as conditional use in certain zones with strict criteria governing same including;

1. Minimum acreage requirement.
2. Central sanitary sewer and water facilities.
3. Minimum open space requirements.
4. Off-tract improvements, as required.
5. Density of development.