



Comprehensive Master Plan

Egg Harbor City, Atlantic County, NJ

**December 2009
Adopted May 18, 2010**

Prepared By:

A handwritten signature in black ink, appearing to read "Timothy D. Michel", is written over a horizontal line.

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The original of this report was signed and sealed in accordance with law.

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Introduction

Comprehensive Master Plan

A definition of "Master Plan" is provided in the Municipal Land Use Law: "Master Plan" means a composite of one or more written or graphic proposals for the development of the municipality as set forth in and adopted pursuant to section 19 of P.L. 1975, c.291 (N.J.S.A. 40:55D-28).

The current Master Plan was prepared in 1984 and the last Reexamination Report is dated 2002. The Municipal Land Use Law requires municipalities to reexamine the master plan every 6 years and the report was due in 2008 (N.J.S.A. 40:5D-89). Failure to reexamine the Master Plan constitutes a rebuttable presumption that the municipal development regulations are no longer reasonable (N.J.S.A. 40:55D-89.1).

Over the past 5 years, the City has been have been targeting development opportunity throughout the City to accommodate the new population and the need for community services. The many development proposals have increased housing opportunity and commercial/industrial development in the Downtown Redevelopment Area, Gateway Residential, Planned Adult Housing, Egg Harbor North, Industrial Park Expansion all of which will increase population and demand for private and public services that must be planned for. Recognizing the current Master Plan is over 20 years old further reinforces the need to produce a new Master Plan.

The new planning products will be a combination of reports, maps, diagrams, and text following the guidelines found in the Municipal Land Use Law. The process began with the mandatory reexamination by report entitled 2009 Reexamination of the Egg Harbor City Master Plan and Developmental Ordinance, dated April 22, 2009. This was acted upon and adopted by the Planning Board at the May 19, 2009 Planning Board meeting. The report made certain recommendations, one of which results in a new Comprehensive Master Plan.

Written and illustrated plans are necessary to plan for development and redevelopment. To this end the City has taken the necessary steps to accommodate future populations by installing new infrastructure in targeted areas and accommodating the construction of a new middle school and a new high school which are scheduled to open in the fall of 2010. The City is also planning a new and significant recreational facility to accommodate the existing and future populations.

Reasonable Growth Projection for Egg Harbor City in a 5 Year Horizon

Projections show Egg Harbor City can reasonably expect 662 housing units to be initiated within a 5 year horizon.

Growth projections are usually based upon historic trends. These trends do not apply to Egg Harbor City due to actions that have been taken by the City to promote growth,

accept redevelopment and support smart growth principals. The Comprehensive Master Plan accepts the challenges that accompany the vision for attracting new construction.

Egg Harbor City has virtually the same population for the past 50 years (4,416 in 1960 and 4,545 in 2,000). There has been no stimulus to attract new residential or commercial development and business in the downtown area suffered. In the past 5 years the City has removed obstacles and created opportunities to attract development based upon the inherent qualities that are present in the City. The City has embraced the redevelopment process and has created 4 redevelopment plans and may be considering more. The transit station will be the foundation for the Downtown Redevelopment Area, Egg Harbor City's Transit Oriented Development which could eventually bring 1,800 units along the rail corridor. A new public high school and a new middle school were supported by voter referendum and will be occupied in 2010. Public water and sanitary sewer lines are being replaced and/or extended to accommodate the existing development and new development proposals. The existing 1,770 housing units in the city could increase by 3,322 additional dwelling units and the population could increase by an additional 6,733 persons. This is the result of the City interest in accommodating development that is synchronized with smart growth principals that are embodied in the New Jersey State Development and Redevelopment Plan. As future master plan reexamination reports are prepared, careful analysis of the growth trends must be assessed to plan for balanced growth with reasonable services.

The Egg Harbor City growth projections are reasonable, accurate and reliable. The process has involved examination of individual property characteristics, careful measurements, assessment of environmental limitations, preparation of planning models, and coordination of proposals with one of the most challenging regulatory agencies, the New Jersey Pinclands Commission. All of the proposals have received their endorsement in the form of certification of the required ordinances that are necessary to implement the projected developments. This has been done for each residential unit that has been projected. This analysis exceeds any traditional growth projection methodology and can be relied upon with confidence.

Egg Harbor City Housing Proposals
Capable of Initiating Construction within 5 years
Current to: December 15, 2009

LANDING CREEK ESTATES

Developer Sponsor: Quality Modular Homes (Michael Kelly) and R. Campbell, Jr., Esq.
Block: 213 Lot(s) 13.01 Acres 37.7, 7.34 UPLANDS

Units: 20 single family detached

Designer: Modular homes

Note: This is approved and the first unit is under construction.

GATEWAY RESIDENTIAL REHABILITATION AREA

Development Sponsor: South Jersey Economic Development District

Block: 1.07 Lots 1.01, 1.02, 7 & 28.03 Acres: 5.49
Units: 84 units, 3 story townhouses
Designer: Alberto & Associates
Note: Affordable component is intended to be satisfied in the downtown.

RENAISSANCE PLAZA

Development Sponsor: South Jersey Economic Development District
Block: TBD Lot(s) TBD Acres: TBD
Units: 16 affordable senior units minimum
Designer: TBD
Note: This is intended to be affordable units to satisfy the ACME site requirement.

RITTENBERG SCHOOL REHABILITATION AREA

Development Sponsor: Proposed Rehabilitation Area
Block: 314 Lot: 1 Acres: 2.07
Units: 83 units, 4 story multifamily seniors with
Nonresidential: 2,725 SF medical offices ground floor
Unit sizes: 690-750 GSF one bedroom only
Designer: TBD

EGG HARBOR CITY NORTH REHABILITATION AREA

Development Sponsor: Proposed Rehabilitation Area
Block: 13.07-22.07, 13.01, 14, 15, 20-23, 81-83, 88-90, 116, 117, 122, 124, 183-184, 186-191, 218.01, 219-222, 224-226 (various lots)
Acres: 117.16 gross
Units: 150 single family detached lots

TOWER SITE

Development Sponsor: City owned land to be auctioned after landfill has been removed.

City Owned Parcels

<u>Block</u>	<u>Lots</u>
8.07	5-10, 12-30
9	1-30
10	1-30
11	16-30
12	1-30
13	1-8, 22-30
9.07	2-7, 9-30
10.07	1-30
12.07	1-4, 25A-30
90.01	1-10, 19-30
91	1-30
92	1-21, 23A-30
93	1-21, 23B-30
94	1-30

Privately Owned Parcels

Block Lots
11 1-15

Acres: City owned parcel is approximately 96.7 acres
City owned parcel is approximately 96.7 acres.
Upland buildable area is approximately 33.5 acres.
Reclaimable landfill is approximately 8.0 acres.
Units: Development yield with landfill removed is approximately 120 DU.
Development yield leaving landfill in place is 85 DU.
Privately owned land could add 2 acres buildable which could provide 8 DU

DOWNTOWN REDEVELOPMENT AREA

Development Sponsor: New Village Green, LLC

Block: 1 Lots 1, 5.01, 5.02, 11, 13.02, 15, 17 & 19 Acres: 6.34

Units: 188 units, 3 story townhouses (Phase 1 of a 1,872 DU project)

Designer: VLBJR

Note: Affordable component is intended to be satisfied in the downtown.

Summary

Landing Creek Estates	20
Gateway Residential Rehabilitation Area	84
Renaissance Plaza	17
Rittenberg School Rehabilitation Area	83
Egg Harbor North Rehabilitation Area	150
Tower Site	120
Downtown Redevelopment Area	<u>188</u>
Total	662

Detail projections for buildout of the City including housing, commercial and industrial development are contained in the Land Use Plan. Also included are population figures including total population and school-age children can be considered as a benchmark for measuring future development potential and impacts.

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Section 1, Goals and Objectives

- Required Topics
- Review
 - Goals
 - Objectives
- Recommendations

Required Topics

The New Jersey Municipal Land Use Law requires that a municipal master plan contain 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. (NJSA 40:55D-28b(1)) The goals and objectives presented here have been found in prior master plans and adapted to new visions for continued development and redevelopment in Egg Harbor City. Contribution to the goals and objectives have also been generated by Planning Board and Zoning Board members, the Mayor and Council and the 2005 Citizens Redevelopment Advisory Committee who provided input with regard to downtown plans and City wide development. The goals are a broad framework for conservation and development while the objectives provide a means to achieve the goals.

The 2002 Master Plan Reexamination Report contained goals and objectives as stated to address community wide needs as well as the specific needs of specified neighborhoods. Many of the goals and objectives remain valid and are repeated here for continuity. They have been updated and expanded to reflect the current development trends envisioned for the City.

Review

Goals

A consistent goal that resonates in Egg Harbor City is to maintain the walkable characteristics of the City street system. The grid pattern tree lined streets, curbs and sidewalks and utility services accessed from the Terraces, all of which were envisioned in the original Town Plan. New development is encouraged to reinforce patronage of the Downtown Business District and its merchants. Egg Harbor City's character is shaped by notable features which include: walking distance to most goods and services; traditional lot design and layout in a variety of sizes; traditional home designs; accessible transportation; natural streams and open space features; and the Lake. Egg Harbor City is also comprised of extensive Preservation Area that is restricted from development by the New Jersey Pinelands Commission. Maintaining these features is essential to ensure the character of Egg Harbor City for future residents and visitors.

Objectives

Land Use

The Land Use Plan will describe 12 planning areas in Egg Harbor City and the stated objectives for each are described here. There are understandably overlaps in the described planning areas.

1. New Jersey Transit Corridor

This planning area extends from Atlantic Avenue to the White Horse Pike (U.S. Route 30) and includes the rail corridor and the south end of Lincoln Park as it passes through Egg Harbor City.

- a. Transit Village criteria will be retained in the development of the area.
- b. Concentrated design efforts to improve the visual impact along the rail line.
- c. Development of a transportation center at the transit stop to include a bus depot.
- d. Suggested improvements of a parking lot, lighting and landscaping on the south end of Lincoln Park to support increased ridership of the rail line.
- e. Future development of a parking garage above the surface parking lot along with amenities for the transit patrons.
- f. Maximize housing opportunities in proximity to the transportation center.
- g. Provide services associated with commuter needs.

2. White Horse Pike Corridor (Includes Gateway Residential and old Egg Harbor Boat Company)

This planning area includes the White Horse Pike Corridor and immediately adjacent areas as it passes through Egg Harbor City.

- a. Evaluation of existing uses along the corridor and encourage highway commercial uses that do not compete with the downtown businesses.
- b. Improve appearance of businesses along the corridor.
- c. Develop design criteria for automobile scaled signage and streetscape elements along corridor.
- d. Introduce traffic calming devices to attenuate congestion.
- e. Encourage development of vacant and/or underutilized parcels.

3. Downtown Business District

This includes the planning area bounded by the White Horse Pike, Fifth Terrace, Duerer Street, and Cincinnati Avenue with the heart of the district being Philadelphia Avenue.

- a. Evaluate existing buildings for the creation of a façade improvement program.
- b. Impose Design Standards on new construction.
- c. Develop design criteria for appropriate pedestrian scaled signage and streetscape elements.
- d. Consider development of Special Improvement District.
- e. Propose Lincoln Park be maintained as the central green space and become the centralized Veteran and War Memorial Park for the City.
- f. Consider Main Street program involvement via the New Jersey Main Street Program.
- g. Identify historical aspects of downtown architecture to determine if possible programs such as tax incentives could be implemented.
- h. Maintain mixed-use commercial on ground floor with offices and residential on upper levels of downtown buildings.
- i. Reinforce the viability of commercial businesses within the downtown.
- j. Maintain the walking atmosphere with pedestrian connections to residential neighborhoods.

4. Egg Harbor West (Includes Landing Creek)

This includes the planning area bounded by the White Horse Pike, Hamburg Avenue, Duerer Street and Philadelphia Avenue.

- a. Further residential development shall be consistent with the existing character of the neighborhood.
- b. Focused redevelopment of underutilized portions.
- c. Concentrated effort to increase homeownership.
- d. Concentrated effort to reduce and/or eliminate existing multi-unit buildings and encourage conversion into single family homes.

5. Egg Harbor East

This includes the planning area bounded by Philadelphia Avenue, Duerer Street, Bremen Avenue, and the White Horse Pike.

- a. Further residential development shall be consistent with the existing character of the neighborhood.
- b. Focused redevelopment of underutilized portions.
- c. Concentrated effort to increase homeownership.
- d. Concentrated effort to reduce and/or eliminate existing multi-unit buildings and encourage conversion into single-family homes.

6. Industrial Park

This includes the planning area bounded by Havana Avenue, Moss Mill Road, Bremen Avenue and Duerer Street.

- a. Establish a strong nonresidential ratable base.
- b. Encourage a mix of commercial and light industrial uses.
- c. Establish intensity of development to maximize the use of the limited land resource.
- d. Development of a focused marketing plan to give maximum regional and statewide exposure.
- e. Propose pre-approving certain lots for development to allow for expedited development.
- f. Encourage the development of areas to be specific for pedestrian oriented design.
- g. Initiate an appropriate signage and landscaping program.
- h. Provide for expansion of the industrial park as the site is built out.

7. Tower Site

This includes the planning area bounded by Hamburg Avenue, Moss Mill Road, Philadelphia Avenue and Duerer Street.

- a. Provide housing opportunity for an aging population, 55 and over.
- b. Encourage amenities consistent with the resident needs.
- c. The required wetlands and required wetlands buffers in the area make comprehensive development using the traditional grid street pattern unlikely. New development will be permitted to utilize curvilinear streets to maximize development potential.

8. Regional High School Site

This includes the planning area bounded by New York Avenue, Kant Street, London Avenue and Herschel Street.

- a. Capitalize upon the new \$70 million dollar investment in Egg Harbor City.
- b. Coordinate with the school officials to participate in construction of athletic fields along Philadelphia Avenue.

9. Egg Harbor North (Gold Coast)

This includes the planning area bounded by Hamburg Avenue, Indian Cabin Road, Philadelphia Avenue and Moss Mill Road.

- a. The area is zoned for residential development
- b. Proposed development must maintain the traditional grid street pattern.

10. Renault Winery

This generally contains the planning area southwest of the intersection of Leipzig and Bremen Avenues.

- a. Expansion of the hotel and provision of additional amenities is encouraged.
- b. The additional buildable land behind the hotel is appropriate for hotel, timeshares, villas and/or housing.

11. Lake Park

This generally contains the area surrounding Lake Park at the intersection of Philadelphia Avenue and Indian Cabin Road.

- a. Investigation of further recreational amenities developed including potential Ecotourism elements.
- b. Encourage completion of a conference center by Renault Winery and focus on providing additional amenities to appeal to the market of the conference center.
- c. Inventory historical development of the park and encourage the incorporation of historical elements into future designs.
- d. Encourage extension of sewer service to the existing campground facilities and promote additional campground development north of the lake.
- f. Encourage development of clustered housing and/or density transfer program (DTP).
- g. Encourage commercial opportunities with the Pinelands Commission.

12. Indian Cabin Road North Preservation Area

This generally contains the area north of Indian Cabin Road to the Mullica River.

- a. Encourage cluster development to preserve large areas of contiguous open space.
- b. Protect area due to environmental sensitivity of the area.
- c. Provide for specific areas for recreational amenities.
- d. Consideration of designating area for Ecotourism activities.

Additional components of the overall Land Use

13. Community Design

- a. Develop design standards to ensure good visual quality and design for all land use Planning Areas.
- b. Ensure that new development is visually and functionally compatible with the physical character of the City.
- c. Improve the visual and physical appearance of nonresidential areas while protecting residential neighborhoods from encroachment by incompatible uses.
- d. Ensure that all development is designed to respect the architectural heritage of the City.
- e. Establish design standards, which preserve the streetscapes of the downtown areas as well as the residential areas.

14. Circulation

- a. Ensure adequate parking facilities for both residential and commercial uses.
- b. Provide a network of pedestrian and bicycle paths, which link residential neighborhoods with community facilities and commercial areas.
- c. Identification of various issues as they relate to State, County and Municipal vehicular routes.
- d. Possible creation of municipal parking lots to address downtown parking issues.
- e. Focus on Main Street and make it safer for pedestrians.
- f. Slow and manage traffic near schools.
- g. Prioritize road and bridge maintenance needs.
- h. Provide mobility for residents of all ages.
- i. Identify and post truck routes.

15. Conservation

- a. Provide a continuous network of open spaces along streams, scenic areas and critical environmental areas.
- b. Minimize the impacts of development on environmentally sensitive areas including wetlands, stream corridors and aquifer recharge areas.
- c. Limit or prohibit development in critical environmental areas such as flood plains and wooded areas.
- d. Encourage lot averaging or cluster development techniques, which preserve natural amenities, farms, woodlands, scenic views and open space.
- e. Require replacement plantings in areas of disturbance that reflect the natural vegetation in these areas.
- f. Preserve and protect open space areas having specific views and/or important historical, cultural or agricultural significance.

16. Parks, Open Space and Recreation

- a. Provide a full range of recreational facilities to meet the needs of the current and future City residents.
- b. Acquire additional land through dedication, purchase or other means to provide parks for new neighborhoods.
- c. Create linkages between existing parks and open space areas that create greenway connections along major stream corridors.
- d. Develop a pathway system that connects major residential areas to parks, open space and the Downtown Business District.
- e. Development of a community recreation center for the City's senior citizens and youth.

17. Historic Preservation

- a. Protect the integrity of the City's historic structures and the cultural setting in which they exist.
- b. Protect the integrity of the City's historic structures and the cultural setting in which they exist.

- c. Encourage development patterns throughout the City, which complement the existing character.

18. Community Facilities

- a. Review City facilities for compliance with the requirements of the Americans with Disabilities Act (ADA) and make recommendations for improvements where necessary.
- b. Plan community facilities to accommodate anticipated future population growth.
- c. Maintain appropriate emergency services for city residents.
- d. Identify and reserve locations for future educational purposes.
- e. Provide facilities for community groups and cultural activities.
- f. Encourage lot averaging or cluster development, where appropriate, to minimize public service costs.
- g. Require new development to pay its fair share of any off-tract improvements for community facilities to the extent permitted by law.

19. Economic Development

- a. Promote nonresidential development that is consistent with the natural capacity of the land and the availability of water and infrastructure to ensure the economic well-being of the City.
- b. Direct retail and service commercial development to appropriate locations within the Downtown Business District and the White Horse Pike Corridor.
- c. Enhance the Downtown Corridor with themed development concepts related to the German history of the City.
- d. Plan areas of the City where Ecotourism amenities (fishing, hunting, bird-watching, boating and camping) could be provided.
- e. Develop marketing and economic plans for the Industrial Park.
- f. Support the further expansion of Renault Winery interests in the City and investigate providing open space recreation amenities to enhance the expansion at Lake Park.
- g. Maintain sufficient land capacity for future development within the identified Planning Districts.

20. Utility Services

- a. Protect the quality of the City's groundwater resources.
- b. Reduce artificially induced flood damage to public health, life and property.
- c. Minimize increased storm water runoff from any new land development where such runoff will increase flood damage.
- d. Maintain the adequacy of existing and proposed culverts, bridges and other structures.
- e. Promote groundwater recharge where favorable geological conditions exist.
- f. Decrease non-point source pollution with catch basin filters to the greatest extent possible.
- g. Maintain the integrity of stream channels for their natural functions, including drainage and ecological purposes.
- h. Reduce soil loss and stream channel erosion resulting from impacts of development.

- i. Reduce erosion from any development or construction project.
- j. Reduce levels of runoff pollution due to land development, which otherwise would degrade the quality of water and may render it both unfit for human consumption and detrimental to biological life.
- k. Preserve and protect water supply facilities and water resources by means of controlling flood discharges, stream erosion and runoff pollution.

21. Stormwater Management

- a. Reduce flood damage, including damage to life and property.
- b. Minimize, to the extent practical, any increase in stormwater runoff from any new development.
- c. Reduce soil erosion from any development or construction project.
- d. Assure the adequacy of existing and proposed culverts, bridges and other in-stream structures.
- e. Maintain groundwater recharge.
- f. Prevent, to the greatest extent feasible, an increase in nonpoint pollution.
- g. Maintain the integrity of stream channels for their biological functions, as well as for drainage.
- h. Minimize pollutants in stormwater runoff from new and existing development to: restore, enhance and maintain the chemical, physical and biological integrity of the waters of the state; protect public health; safeguard fish and aquatic life and scenic and ecological values; and enhance the domestic, municipal, recreational, industrial and other uses of water.
- i. Protect public safety through the proper design and operation of stormwater basins.

Recommendations

The goals and objectives stated here should be utilized in developing other elements of the Master Plan. The goals and objectives should also be used to evaluate land development proposals in all areas of the city.

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Section 2, Land Use Plan

Required Topics

Review

Map Area Adjustments

General Description

Natural Conditions

Topography

Soils

Water Supply

Drainage

Floodplain Areas

Marshes

Woodlands

Land Use, Zoning and Recommendations

Required Topics

The Municipal Land Use Law requires that a municipal master plan contain a land use plan and a housing plan, and defines content of the land use plan to include:

(a) taking into account and stating its relationship to 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; taking into account the other master plan elements; and taking into account natural conditions, including topography, soils, water supply, drainage, flood plain areas, marshes and woodland;

(b) showing existing and proposed location, extent and density of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes; stating the relationship thereof to the existing and any proposed zone plan and any proposed zone plan and zoning ordinance;

(c) showing the existing and proposed location of any airports and boundaries of any airport safety zones delineated pursuant to the 'Air Safety and Zoning Act of 1983; and

(d) including a statement of the standards of population density and development intensity recommended for the municipality. (N.J.S.A. 40:55D-28b)

Map Area Adjustments

There are two islands located within the Mullica River that are known and designated as Hog Islands on various mapping sources. United States Geological Survey (USGS), upon which many map sources are drawn, shows the islands located in Egg Harbor City. Many of the City's mapping resources, including the prior Master Plan and the Reexamination Report also include the Hog Islands in Egg Harbor City. A review of Pinelands Land Capability Map, Atlantic County Soils Map and Atlantic County Planning Maps also show the Hog Islands in Egg Harbor City. The current Tax Maps and Zoning Map of Egg Harbor City show the Hog Islands outside the boundary of the City and they do not assign parcel numbers on the Hog Islands.

There was a title search of the Hog Islands that concluded the Hog Islands are in fact situated in Washington Township, Burlington County and on December 10, 1964, Common Council of Egg Harbor City passed a Resolution acknowledging that the land is not in Egg Harbor City. The same resolution says that the owner of the land had been paying taxes to Washington Township in Burlington County for more than 30 years. A review of Washington Township, Burlington County tax maps shows block and lot numbers for three owners of the separate parcels. A telephone call to the Tax Assessor confirmed that the parcels are taxed in Washington Township, Burlington County. Atlantic County Geographic Information Systems (GIS) staff confirmed that they will be changing their maps to remove the Hog Islands from the Egg Harbor City and Atlantic County boundaries pursuant to adjustments that have been directed by the state. The Atlantic County GIS staff is also working to resolve additional adjustments between Galloway Township and Egg Harbor City in the northeast area of the City.

This Comprehensive Master Plan will exclude the Hog Islands and the associated ±173 acres from mapping and analysis. The reader should note this change, particularly when comparing any land area figures reported from other sources.

General Description

Egg Harbor City is approximately 11.3 square miles and is bordered by Mullica Township to the north-west and Galloway Township on the south-west and south-east. The Mullica River forms the north-east border and separates Egg Harbor City from Washington Township in Burlington County.

Egg Harbor City lies within the 1.1 million acre Pinelands National Reserve and the City is divided into three of the eight Pinelands Management Areas. Over one-third of the City, or 3.9 square miles, is located in the Pinelands Preservation Area, which is the most restrictive area in the Pinelands National Reserve. Virtually no development can take place in the Preservation Area. Another 4.1 square miles is located in the Forest Area

which is the second most restrictive area in the Pinelands National Reserve. Finally, 3.3 square miles is located in the Town Area and is available for development except to the extent that the land area must be found to be free of wetlands, wetlands buffers, threatened and endangered species and/or historic and cultural resources.

Management Area	Acres	Square Miles	Percent
Preservation Area	2519.08	3.9	34.7
Forest Area	2625.71	4.1	36.1
Town Area	2118.92	3.3	29.2
Totals	7263.71	11.3	100.0

Note: Deviations occur due to rounding.

Source: Acreage figures derived from a plan entitled Egg Harbor City Land Use Types 2007-2009. The plan is attached to this Land Use Plan.

There are a variety of mapping sources that help crystallize an understanding of the natural environmental conditions that are present in Egg Harbor City. Each map is included at the end of the Land Use Element.

- Exhibit 1 U.S.G.S. Topographic Map
- Exhibit 2 Soils Map
- Exhibit 3 Groundwater Recharge
- Exhibit 4 FEMA Floodzones
- Exhibit 5 Freshwater Wetlands
- Exhibit 6 Vegetation Map
- Exhibit 7 Development Constraints Map
- Exhibit 8 Aerial Photograph
- Exhibit 9 Egg Harbor City Land Use Types 2007-2009

Mapping Source: Exhibits 1-8, Remington Vernick & Walberg Engineers
Exhibit 9, Atlantic County Planning

Natural Conditions

The land use plan must take into account natural conditions, including but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes and woodlands pursuant to the Municipal Land Use Law, NJSA 40:55D-28b.(2)(a)(1).

Topography

Egg Harbor City is relatively flat with topography ranging from less than 10 feet along the Mullica River to several points exceeding 60 feet within the town area in near the

ccemetery. The attached USGS Topographic Map shows 10' contours throughout the City as well as benchmarks at selected locations.

Soils

The soils analysis for Egg Harbor City is based upon the Soil Survey of Atlantic County, New Jersey, April 1978. Soil characteristics are generally upland, lowland and several types in between. Upland soils are well drained, sandy composition and occupy high positions in the landscape. Upland soils also have a relatively deep seasonal high water table.

Lowland soils are poorly drained and are usually associated with low positions in the landscape with very shallow depth to seasonal high water table such as stream corridors and tidal depressions. Egg Harbor City wetlands are characterized by cedar and hardwood swamps, pitch pine lowlands, bogs, inland marshes, lakes, ponds, rivers and streams. Several soil types are located in between the upland and lowland types and occupy intermediate positions in the landscape.

There are twenty-three (23) soil categories that are shown on the attached Soil Map by Remington Vernick & Walberg Engineers. The map indicates symbols that are listed here (as shown on the Soil Map), along with the soil name, approximate depth to seasonal high water table and description of the soil characteristics.

Symbol	Soil Series Name	Depth to Seasonal High Water Table (Feet)	Description
Ac	Atsion sand	0-1	Nearly level, poorly drained, sandy soils that have prominent organically stained subsoil. These soils are on broad flats, in depressional areas, and in narrow drainageways. They occupy low positions on the landscape.
ArB	Aura sandy loam (2%-5% slopes)	>5	Nearly level or gently sloping, well drained, loamy soils that have firm gravely sandy clay loam in the lower part of the subsoil. These soils are on the highest hilltops and divides in the landscape. They are underlain by thick, cross-bedded sand or gravel deposits.
Bp	Berryland sand	0	Nearly level, very poorly drained, sandy soils that have and organically stained subsoil. These soils are in wide depressional areas and on broad lowlands flats. They occupy low positions on the landscape.
DoA	Downer loamy sand (0%-5%	5	Well-drained, nearly level to gently sloping, sandy or loamy soils. These soils occupy high

	slopes)		positions on the landscape.
EvB	Evesboro sand (0%-5% slopes)	>5	Nearly level or gently sloping, excessively drained, loose, sandy soils. These soils occupy high positions on the landscape.
FL	Fill Land	2-4	Areas in the upland part of the county that have been filled in with several feet or more of material, mainly quartz sand and gravel.
HaA	Hammonton loamy sand (0%-3% slopes)	1½-4	Nearly level, moderately well drained and somewhat poorly drained soils. Most of these soils are moderately well drained. They are in depressional areas and on broad flats and occupy intermediate positions on the landscape.
HcA	Hammonton loamy sand (0%-2% slopes)	1½-4	Nearly level, moderately well drained and somewhat poorly drained soils. Most of these soils are moderately well drained. They are in depressional areas and on broad flats and occupy intermediate positions on the landscape.
KmA	Klej loamy sand (0%-3% slopes)	1½-4	Deep, nearly level, moderately well drained and somewhat poorly drained, sandy soils. Unlike most soils in the county, Klej soils have approximately the same amount of clay in the subsoil as in the surface layer.
KnA	Klej loamy sand (0%-3%)	1½-4	Deep, nearly level, moderately well drained and somewhat poorly drained, sandy soils. Unlike most soils in the county, Klej soils have approximately the same amount of clay in the subsoil as in the surface layer.
LaA	Lakehurst sand (0%-3% slopes)	1½-4	Nearly level, moderately well drained and somewhat poorly drained sandy soils that have a bleached subsurface layer. Lakehurst soils occupy intermediate positions and depressional areas in the landscape.
LeB	Lakewood sand (0%-5% slopes)	>5	Nearly level to sloping, excessively drained, sandy soils that have a bleached subsurface layer. They formed in highly quartzose sandy sediment and occupy high positions of the landscape.
ML	Made Land		
MtA	Matawan sandy loam (0%-5% slopes)	1 ½-3	Moderately well drained, loamy soils. They gently occupy intermediate positions on the landscape. Some areas are slightly depressional.
MU	Muck	0	Nearly level, very poorly drained soil consists of finely decomposed organic matter ranging

			in thickness from 16 inches to 4 feet or more. The underlying material in most places is sand or gravelly sand. Muck occupies areas adjacent to streams. It is generally on broad flats under a dense forest of Atlantic white cedar.
PlT			
Po	Pocomoke sandy loam	0	Nearly level, very poorly drained, loamy soils in broad, swampy depressions and narrow drainageways. They occupy very low positions on the landscape. Some narrow areas are adjacent to small streams.
SaB	Sassafras sandy loam (0%-2% slopes)	>5	Nearly level and gently sloping, well-drained, loamy soils. They occupy high positions on the landscape.
TD	Tidal marsh, deep	0	Mineral surface layer over highly organic material. Complex sequences of mineral and muck strata underlain by sand. Almost continually saturated and bearing capacities are low.
TM	Tidal marsh, moderately deep	0	Mineral surface layer over highly organic material. Complex sequences of mineral and muck strata underlain by sand. Almost continually saturated and bearing capacities are low.
TS	Tidal marsh, shallow	0	Mineral surface layer over highly organic material. Complex sequences of mineral and muck strata underlain by sand. Almost continually saturated and bearing capacities are low.
Water			
WcA	Woodstown sandy loam (0%-2% slopes)	1 ½-4	Nearly level, moderately well drained, loamy soils. They occupy intermediate positions on the landscape. The vegetative cover is dominantly hardwood forest.

Source: Soil Survey of Atlantic County, New Jersey, April 1978.

Water Supply

Drinking water supplies in Egg Harbor City are obtained from either the Cohansey or Kirkwood aquifers. The depth of the aquifers range from surface levels to 700 feet.

Egg Harbor City Water Department operates three wells that are located in the Kirkwood aquifer. These wells are capable of providing up to 2 million gallons of water per day. The water is pumped into the City's water treatment system and treated with chlorine,

fluoride and lime prior to distribution to homes and businesses. The water is tested on a regular basis to insure the water supply meets all State standards and that an average pH of 7.5 is maintained.

A few homes that are not connected to the public water supply are using private individual wells. These wells are most like extracting water from the Cohansey aquifer. Residents who use private wells should have their water tested regularly in accordance with State parameters. Private wells often have high iron content which can be remedied with filtration equipment.

Drainage

A Municipal Stormwater Management Plan was prepared By Remington Vernick & Walberg Engineers and is dated December 2004 and revised to January 2007. The discussion that follows represents excerpts from that plan. The plan addresses groundwater recharge, stormwater quantity and stormwater quality impacts by incorporating stormwater design and performance standards for new major development that disturb one or more acres of land. The standards minimize the adverse impact of stormwater runoff on water quality/quantity and the loss of groundwater recharge that provides base flow in receiving water bodies.

The plan also describes long-term operation and maintenance measures for existing and future stormwater facilities. The plan provides a buildout analysis and pollutant loading calculations base upon existing zoning and developed lands. The plan addresses the review and update of existing ordinances, the City Master Plan and other planning documents to allow for project designs that include low impact development techniques. The plan finally provides a mitigation strategy to be used when evaluating a variance or exception from the design and performance standards.

New Jersey Best Management Practices Manual dated February 2004 provides a Sample Municipal Stormwater Management Plan and the following description of the hydrologic cycle and how development affects the cycle is taken form the manual.

Land development can dramatically alter the hydrologic cycle of a site and, ultimately, an entire watershed. Prior to development, native vegetation can either directly intercept precipitation or draw that portion that has infiltrated into the ground and return it to the atmosphere through evapotranspiration. Development can remove this beneficial vegetation and replace it with lawn or impervious cover, reducing the site's evapotranspiration and infiltration rates. Clearing and grading a site can remove depressions that store rainfall. Construction activities may also compact the soil and diminish its infiltration ability, resulting increased volumes and rates of stormwater runoff from the site.

Impervious areas that are connected to each other through gutters, channels, and storm sewers can transport runoff more quickly than natural areas. This shortening of the transport or travel time quickens the rainfall-runoff response of the drainage area, causing flow in downstream waterways to peak faster and higher than natural conditions. These increases can create new and aggravate existing downstream flooding and erosion problems and increase the quantity of sediment in the channel.

Filtration of runoff and removal of pollutants by surface and channel vegetation is eliminated by storm sewers that discharge runoff directly into a stream. Increases in impervious areas can also decrease opportunities for infiltration which, in turn, reduces stream base flow and groundwater recharge. Reduced base flows and increased peak flows produce greater fluctuations between normal and storm flow rates, which can increase channel erosion. Reduced base flows can also negatively impact the hydrology of adjacent wetlands and health of biological communities that depend on base flows. Finally, erosion and sedimentation can destroy habitat from which some species cannot adapt.

In addition to runoff peaks, volumes and loss of groundwater recharge, land development often results in the accumulation of pollutants on the land surface that runoff can mobilize and transport to streams. New impervious surfaces and cleared areas created by development can accumulate a variety of pollutants from the atmosphere, fertilizers, animal wastes and leakage and wear from vehicles. Pollutants can include metals, suspended solids, hydrocarbons, pathogens and nutrients.

In addition to increased pollutant loading, land development can adversely affect water quality and stream biota in more subtle ways. For example, stormwater falling on impervious surface or stored in detention and retention basins can become heated and raise the temperature of the downstream waterway, adversely affecting cold water fish species like trout. Development can remove trees along stream banks that normally provide shading, stabilization and leaf litter that falls into streams and becomes food for the aquatic community.

Egg Harbor City's Highway Department maintains the storm sewer system including stormwater pipes, catch basins, swales and drain basins. The City will continue to maintain and repair storm water facilities as needed. Atlantic County retains jurisdiction of the county roads within the City.

New Jersey Department of Transportation maintains drainage facilities along Route 30. A major drainage project is planned for the roadway in the near future.

Floodplain Areas

The attached Floodprone Areas map by Remington Vernick & Walberg Engineers illustrates floodprone and non floodprone areas of the City. Floodprone areas are further divided into USGS documented floodprone areas, undocumented floodprone areas and

water. The edge of the City along the Mullica River is the low point of the City's topography and all land adjacent to the river is floodprone.

There are seven surface water bodies in the City, all of which flow to the Mullica River. The associated stream corridors are also floodprone areas.

- Union Creek is a sub-tributary of Landing Creek within the southern portion of the City.
- Elliot's Creek is a sub-tributary of Landing Creek east of Duerer Street.
- Indian Cabin Creek is approximately 1 mile east of Duerer Street and flows into Egg Harbor City Lake and ultimately Landing Creek.
- Landing Creek traverses almost the entire City from southwest to southeast before flowing into the Mullica River.
- Rubin's Creek flows into the eastern portion of Landing Creek.
- Pine Creek flows through the northern portion of the City into the Mullica River.
- Teal Creek is in the eastern portion of the City and flows to the Mullica River.

Egg Harbor City has been mapped by the Federal Emergency Management Administration (FEMA) as shown on the Flood Insurance Rate Maps which are available at the Construction Office.

Marshes

Coastal and inland wetlands are important ecosystems that provide for the maintenance of surface and groundwater quality. They are also frequently critical habitats for many threatened and endangered plant and animal species. Wetlands are inundated or saturated by water at a magnitude, duration and frequency sufficient to support the growth of hydrophytes (plants adapted to growth and reproduction under periodically saturated root zone condition during at least a portion of the year). Coastal wetlands are banks, low lying marshes, swamps, meadows, flats and other lowlands subject to tidal inundation. Inland wetlands include, but are not limited to: Atlantic white cedar swamps which are dominated by Atlantic white cedars; hardwood swamps which are dominated by red maple, black gum and/or sweetbay; pitch pine lowlands which are dominated by pitch pine; bogs which are dominated by hydrophytic, shrubby vegetation; inland marshes which are dominated by hydrophytic grasses and sedges; lakes and ponds; and rivers and streams.

Development of land within Egg Harbor City is dramatically influenced by the restrictive policies of the New Jersey Pinelands Commission. The City is comprised of 4221.72 acres of freshwater wetlands, 743.69 acres of tidal wetlands and another 943.60 acres of required 300' wetlands buffers. The total restricted land of 5900.01 acres amounts to 81% of the total land area in the City.

Management Area	Acres	Freshwater Wetlands	Tidal Wetlands	300' Buffer	Total Protected	Percent Protected
Preservation Area	2519.08	1175.76	734.69	171.60	2082.05	82.6
Forest Area	2625.71	1779.01	0	459.55	2238.56	85.3
Town Area	2118.92	1266.95	0	312.45	1579.40	74.5
Total	7263.71	4221.72	734.69	943.60	5900.01	82.1

Source: Atlantic County, 2009

The attached Wetlands Map by Remington Vernick & Walberg Engineers shows 13 categories of wetlands that have been identified by the New Jersey Department of Environmental Protection including:

- Agricultural Wetlands
- Atlantic White Cedar Wetlands
- Coniferous Scrub/Shrub Wetlands
- Coniferous Wooded Wetlands
- Deciduous Scrub/Shrub Wetlands
- Deciduous Wooded Wetlands
- Disturbed Wetlands
- Herbaceous Wetlands
- Managed Wetlands
- Mixed Forest Wetlands (Coniferous)
- Mixed Forest Wetlands (Deciduous)
- Mixed Scrub/Shrub Wetlands (Coniferous)
- Mixed Scrub/Shrub Wetlands (Deciduous)

Woodlands

As described above, 81% of Egg Harbor City is wetlands and wetlands buffers that are restricted from development. Review of the attached aerial photograph titled Existing Conditions reveals the extensive woodlands that will remain in Egg Harbor City because of the protected status.

Land Use, Zoning and Recommendations

The Municipal Land Use Law requires the Land Use Plan to address existing and proposed location, extent and density of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes; stating the relationship thereof to the existing and

any proposed zone plan and any proposed zone plan and zoning ordinance (NJSA 40:55D-28b). This section of the Land Use Element will address the requirements.

Several purposes of zoning are found in the Municipal Land Use Law and must be considered in the Land Use Element (NJSA 40:55D-2).

- To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment.
- To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
- To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
- To promote conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.
- To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site.
- To encourage senior citizen community housing construction.
- To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

LAND USE DESIGNATIONS AND REDEVELOPMENT

The existing Zoning Map divides Egg Harbor City into 16 districts including: one (1) preservation area; 7 residential zones; 5 non-residential zones; 1 redevelopment area; and 2 rehabilitation areas. There are also 3 overlay zones in the City. The districts are listed here ranging from generally from the most restrictive to least restrictive, the redevelopment areas and the overlay districts are.

Map Symbol	District Name
PA	Preservation Area
R-20F	Forest Residential
R-3.2C	Single Family Residential
R-22	Single Family Residential
R-11	Single Family Residential
R-9	Single Family Residential
R-6	Single Family Residential
G-R	Gateway Residential
R-C	Retail Commercial
H-C	Highway Commercial
CRR	Commercial Resort Recreation

IBP	Industrial Business Park
IND	Industrial
EHNRA	Egg Harbor North Rehabilitation Area
GRRA	Gateway Residential Rehabilitation Area
DRA	Downtown Redevelopment Area
	Antenna Overlay
	Professional Overlay
	Senior Citizens Overlay

Egg Harbor City adopted the Redevelopment Plan for the Downtown Redevelopment Area on September 11, 2003. The redevelopment area consists of 217 lots on 24 blocks including 65.1 acres in tax parcels, 45.6 acres in rights-of-way for a combined total of 110.7 acres.

On May 28, 2009 City Council adopted a recommendation of the Planning Board and declared the City in need of rehabilitation. This action was taken recognizing that a distinct difference exists between the area in need of rehabilitation and an area in need of redevelopment. A rehabilitation designation prohibits use of eminent domain.

The evaluation leading to the declaration demonstrated that designation of an area in need of rehabilitation will permit the City to use all the powers of redevelopment except for eminent domain. An area may be designated in need of rehabilitation if the governing body determines one of the following conditions exist:

- (1) A significant portion of structures in the area are deteriorated or substandard; there is a continuing pattern of vacancy, abandonment, or underutilization of property in the area; and a "persistent arrearage" of property-tax payments; or
- (2) More than half the housing stock in the delineated area is at least 50 years old, or a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

A New Jersey Department of Community Affairs publication entitled The Redevelopment Handbook says that a rehabilitation-area designation may cover a specifically defined area within a municipality or, if conditions warrant, the entire municipality (N.J.S.A. 40A:12-14a). Council choose to designate the entire City in need of rehabilitation based upon the fact that 71% the housing stock is over 50 years old.

The 2000 Census indicates Egg Harbor City had 1,770 housing units of which 1,259 or 71% were constructed before 1960 and are, therefore, more than 50 years old. Another fact reinforces the issue of age of the housing stock which is that more than 50% of the housing stock is over 69 years old.

The City has adopted two redevelopment plans for rehabilitation areas including the Redevelopment Plan for the Gateway Residential Rehabilitation Area and the Redevelopment Plan for the Egg Harbor North Rehabilitation Area. Other areas of the

City may be considered for Rehabilitation Plans. The redevelopment process can be instrumental in assisting site clean up, providing infrastructure installation and in securing financing for site development.

PRESERVATION AREA

The Preservation Area is the most restrictive zone in Egg Harbor City. The Pinelands Comprehensive Management Plan states the goals and objectives of the Preservation Area. "The Preservation Area District is the heart of the Pinelands environment and represents the most critical ecological region in the Pinelands. It is an area of significant environmental and economic values that are especially vulnerable to degradation. The large, contiguous, wilderness area of forest, transected by a network of pristine wetlands, streams, rivers, supports diverse plant and animal communities and is home to many of the Pinelands' threatened and endangered species. The area must be protected from development and land use that would adversely affect its long-term ecological integrity." (NJAC 7:59-5.13(a))

The Preservation Area district lists permitted and conditional uses and they include:

A. Preservation Area - Permitted Uses

1. Berry agriculture and horticulture of native plants
2. Low intensity recreation
3. Beekeeping
4. Fish and wildlife management
5. Public service infrastructure

B. Preservation Area - Conditional Uses

1. Forestry
2. Single family detached residences

The minimum lot size required to establish any of the permitted uses in the Preservation Area district is 50 acres. An exception is made for new single family detached residences which may be developed on a 3.2 acre lot, however, establishment must be consistent with the cultural housing provisions found in NJAC 7:50-5.32. Cultural housing allows development of a house on a 3.2 acre lot for a principal residence of the property owner or a member of the immediate family who has not developed a dwelling under the cultural housing provision within the past 5 years; the land must have been owned since February 7, 1979; the occupant must have lived in the Pinelands for the previous 5 years and the persons family must have resided for a total 20 different years.

Examination of tax records reveals that most land in the Preservation Area is publicly owned which removes concern that development pressure could compromise the integrity of the area. There is one occupied home in the Preservation Area located along the Mullica River on the Mullica Township boundary line. One additional vacant home exists on the south side of the Lower Bank Bridge. Two homes are located along Clarks

Landing Road and recent title reporting indicates at least one is located in adjoining Galloway Township and not in Egg Harbor City as shown on Tax Maps. The border between Egg Harbor City and Galloway Township will change in the future. The locally known area of Clarks Landing is located in the extreme northeastern area of the City and is used for fishing and small boat launching along the Mullica River.

Proposed Modifications to the Preservation Area

The ±173 acre Hog Islands area now eliminated from mapping in Egg Harbor City for reasons previously stated. There are no other changes contemplated in the Preservation Area.

The Schedule of District Regulations must be changed in the Comments column to indicate 2, not 222 as shown.

Section 170-95B(5)(b)[3] shall be changed to read Front yard setback: 200 feet, which conflicts with the Schedule.

FOREST AREA

The Forest Area is the second most restrictive zone in Egg Harbor City. The Pinelands Comprehensive Management Plan states the goals and objectives of the Forest Area. "Forest Areas are similar to the Preservation Area in terms of their ecological value and, along with the Preservation Area, serve to provide a suitable ecological reserve for the maintenance of the Pinelands environment. These undisturbed, forested portions of the Protection Area support characteristic Pinelands habitat for the many threatened and endangered species. These largely undeveloped areas are an essential element of the pinelands environment, contain high quality water resources and wetlands, and are very sensitive to random and uncontrolled development. Although the overall type and level of development must be strictly limited, some parts of the Forest Areas are more suitable for development than others provided that such development is subject to strict environmental performance standards." (NJAC 7:50-5.13(b))

The Forest Area district lists permitted and conditional uses and they include:

A. Forest Area - Permitted Uses

1. Single family detached residences
2. Schools
3. Places of worship
4. Passive recreation areas including hunting clubs and lodges

B. Forest Area -- Conditional Uses

1. Forestry

The minimum lot size required to establish any of the permitted or conditional uses in the Forest Area is 20 acres. It is important to recognize that the Forest Area in Egg Harbor City contains extensive acreage that is designated and mapped as primary and secondary conservation area and is intended to be deed restricted for the Renault Winery and Tuscany Hotel developments. This is described in the description of the Commercial Resort Recreation district.

The Forest Area zoning capacity in Egg Harbor City was 69 units when the City's master plan and land use ordinances were originally certified by the Commission in 1987, according to information provided by Pinelands Commission staff.

Proposed Modification to the Forest Area

There are scattered homes located in the Forest Area and currently no development pressure. Pinelands allows clustering of homes in the Forest Areas and the City may consider zoning to allow clustering of homes on smaller lots while preserving larger open spaces and maintaining the density in the Forest Area. One concept for consideration would be to develop a thematic cluster of homes on 1 acre lots along Naegeli Street and New York Avenue. The lots would have access to newly constructed lakes that could be stocked with fish for residential recreation and/or commercial harvest. If that concept does not work out the theme could be vineyards or orchards. Pinelands has two programs that can be considered to accomplish this objective. One is a density transfer program where lots are clustered in one area and additional acreage is deed restricted in another area to provide the required land area for the development. The second is a traditional cluster of residential development where all land must be contiguous. In either case it would be the intention to work with the Pinelands Commission staff to develop the regulations necessary to accomplish this objective. Pinelands has announced financial assistance will be available to implement the cluster housing regulations.

The north side of Lake Park is in the Forest Area and can accommodate campground development. Zoning should be amended to allow campground development as a permitted use. Other recreational uses should be encouraged.

A Pinelands Municipal Fiscal Health Study proposal may give Egg Harbor City the opportunity to create a commercial enterprise in the area of the Bungalow Inn near the Lake, clearly fitting in the Forest Area designation. The concept could be a unique ecotourism resort hotel conference center. Another concept could be an educational center related to the unique environment of the area. Other commercial venues may be possible. This pinelands Commission proposal has not been formally adopted and implementation must await the final rule adoption.

PINELANDS TOWN

The remaining land in the City is located in the Pinelands Town of Egg Harbor City which has stated goals and objectives in the Pinelands Comprehensive Management Plan. "Pinelands... Towns are existing spatially discrete settlements in the Pinelands. These traditional communities are appropriate for infill residential, commercial and industrial development that is compatible with their existing character." (NJAC 7:50-5.13(f)) Pinelands Towns will become part of the Regional Growth Areas.

The zoning districts making up the Pinelands Town are:

Map Symbol	District Name
R-3.2C	Single Family Residential
R-22	Single Family Residential
R-11	Single Family Residential
R-9	Single Family Residential
R-6	Single Family Residential
G-R	Gateway Residential
R-C	Retail Commercial
H-C	Highway Commercial
CRR	Commercial Resort Recreation
IBP	Industrial Business Park
IND	Industrial
EHNRA	Egg Harbor North Rehabilitation Area
GRRA	Gateway Residential Rehabilitation Area
DRA	Downtown Redevelopment Area
GRRA	Gateway Residential Rehabilitation Area
EHNRA	Egg Harbor North Rehabilitation Area
	Professional Overlay
	Antenna Overlay
	Professional Overlay
	Senior Citizens Overlay

R-3.2C

The R-3.2C Single Family Residential district lists permitted and conditional uses and they include:

A. R-3.2C Single Family Residential District – Permitted Uses

1. Single family detached residences
2. Schools
3. Places of worship
4. Single family cluster developments

B. R-3.2C Single Family Residential District – Conditional Uses

1. Professional office for 1 professional

The minimum lot area for a single family dwelling is 3.2 acres with a standard septic system and one acre with an alternate pilot program treatment system. A 3.2 acre lot must have 200' width. There are large areas of undeveloped land in the R-3.2C zone and which makes it appropriate for cluster development options provided the development maintains the density and public sewer is available. Two cluster development options have been adopted: single family cluster option; and active adult community.

Single family cluster development may be developed provided the density may not exceed 2.0 dwelling units per acre, lots must have 75' width and lot area must be 9,100 square feet. This zoning allowed for the Landing Creek Estates project of 20 single family detached dwellings along Philadelphia Avenue. Similar development will take place around the new high school but following a more traditional grid pattern of lots.

An active adult community is intended for a population 55 and older. The City has proposed development of the "tower site" using this zoning tool. A development must have a tract size of 50 acres to create a critical mass necessary to provide for necessary amenities. Lots must be 50' wide for interior lots and 65 feet wide for corner lots. The minimum lot area requirement is 5,500 square feet for interior lots and 7,000 square feet for corner lots. The tower site may become a redevelopment area to utilize Brownfield's cleanup assistance and to compare various development proposals.

Proposed Modifications to the R-3.2C Area

The R-3.2C Area extends to the south side of Lake Park and includes the ±67 existing campsites that are owned and operated by the City. Zoning should be amended to allow a campground as a permitted use which will facilitate expansion of the campground in the future if desired.

The City recently adopted a Redevelopment Plan for the Egg Harbor North Rehabilitation Area. This plan includes many existing single family dwellings and privately owned vacant land. This area is described in greater detail later in this Land Use Plan.

Redevelopment should be considered for the property located at the southwest corner of Moss Mill Road and Hamburg Avenue commonly referred to as the "tower site". This could enable the use of Brownfield's funding to reclaim property that was a former landfill.

A major recreational facility is planned along the east side of Philadelphia Avenue just south of the Lake Park. The facility is described in detail in the Recreation Plan. If necessary, the boundary of the zone should be adjusted to accommodate the recreational development. Zoning must be amended to include parks and playgrounds as a permitted use in the zone.

The Schedule of District Regulations should be amended to indicate additional Principal Uses of: Active Adults (See Section 170-81.1); Parks and Playgrounds; and Government Buildings.

R-22

The R-22 Single Family Residential district lists permitted and conditional uses and they include:

A. R-22 Single Family Residential District -- Permitted Uses

1. Single family detached residences
2. Schools
3. Places of worship
4. Parks and playgrounds
5. Government buildings

B. R-22 Single Family Residential District -- Conditional Uses

1. Medical complexes, nursing home or convalescent center
2. Professional office for 1 professional

The minimum lot area for a single family dwelling is 22,500 square feet when connected to a public sewer system. A 22,500 square foot lot must have a lot width of 150'. If public sewer is not available, minimum lot size is 3.2 acres with a standard septic system and one acre with an alternate pilot program treatment system. An apartment complex is located in the district and was constructed in 1970's and is known as Philadelphia Village Apartments. The 4.12 acre site has 102 dwelling units which represents 24.76 dwelling units per acre. An Atlantic County juvenile detention center known as Harborfields is located along Duerer Street. The district allows a conditional use category of medical complexes, nursing homes or convalescent center, subject to specific bulk and design standards established for the use.

Proposed Modifications to the R-22 Area

There are no changes proposed in the R-22 district at this time.

R-11

The R-11 Single Family Residential district lists permitted and conditional uses and they include:

A. R-11 Single Family Residential District -- Permitted Uses

1. Single family detached residences
2. Schools
3. Places of worship
4. Parks and playgrounds

5. Government buildings

B. R-11 Single Family Residential District – Conditional Uses

1. Professional office for 1 professional

The minimum lot area for a single family dwelling is 11,250 square feet when connected to a public sewer system. A 11,250 square foot lot must have a lot width of 75'. If public sewer is not available, minimum lot size is 3.2 acres with a standard septic system and one acre with an alternate pilot program treatment system.

Proposed Modifications to the R-11 Area & Buffer Reduction Proposal

Development in the R-11 Area experiences great difficulty with regard to wetlands buffer requirements. On July 11, 2007, a request was submitted to the Pinelands Commission to reduce buffers south of Duerer Street which would allow for 50' buffers where there is existing development in the area and 75' where there is no development. Review and action on this proposal is crucial to support maximizing infill development in the R-11 Area.

R-9

The R-9 Single Family Residential district lists permitted and conditional uses and they include:

A. R-9 Single Family Residential District – Permitted Uses

1. Single family detached residences
2. Schools
3. Places of worship
4. Parks and playgrounds
5. Government buildings

B. R-9 Single Family Residential District – Conditional Uses

1. Professional office for 1 professional

The minimum lot area for a single family dwelling is 9,000 square feet when connected to a public sewer system. A 9,000 square foot lot must have a lot width of 60'. If public sewer is not available, minimum lot size is 3.2 acres with a standard septic system and one acre with an alternate pilot program treatment system.

Proposed Modifications to the R-9 Area

The St. Nicholas school is located in the R-9 zone. The school is now closed and the building is appropriate for adaptive reuse. Private education such as a pre-school may be proposed but will require variance relief or a zoning amendment. Congregate housing has been discussed which would require variance relief, a zoning amendment or a redevelopment plan to allow conversion from a school to multi-family housing.

R-6

The R-6 Single Family Residential district lists permitted and conditional uses and they include:

A. R-6 Single Family Residential District – Permitted Uses

1. Single family detached residences
2. Schools
3. Places of worship
4. Parks and playgrounds
5. Government buildings
6. Single family attached/duplex residences

B. R-6 Single Family Residential District – Conditional Uses

1. Professional office for 1 professional

The minimum lot area for a single family dwelling is 6,000 square feet when connected to a public sewer system. A 6,000 square foot lot must have a lot width of 40'. If public sewer is not available, minimum lot size is 3.2 acres with a standard septic system and one acre with an alternate pilot program treatment system. The R-6 district is the only residential zone to allow attached dwellings and/or duplex residences. The minimum lot area is 9,000 square foot total and 4,500 square foot for each unit. The minimum lot width is 60 feet total or 30 feet for each side.

Proposed Modifications to the R-6 Area

The R-6 zone allows two family homes which have a common wall shared on a common property line. This housing form should be studied and recommendations may be to eliminate the use or to require the structure be built before the subdivision is recorded to avoid having two housing units sharing a common wall but having incompatible design. This zone could also provide for wider lots than the minimum 40' width that currently exists.

GATEWAY RESIDENTIAL

The Gateway Residential district was created to embody new urbanism principles and take advantage of the proximity to the transit station and Main Street. The district is to be centered on a park and community amenities and green open space.

A. G-R Gateway Residential District – Permitted Uses

1. Attached dwelling
2. Condominium dwelling
3. Townhouse dwelling
4. Stacked townhouse

5. Eight-plex
6. Existing single family homes

The minimum tract size for a comprehensive development is 8 acres to allow a critical mass necessary to provide for necessary amenities. The maximum density permitted is 15 dwelling units per acre and the minimum required open space is 15%.

Proposed Modifications to the Gateway Residential Zone

A Redevelopment Plan for the Gateway Residential Rehabilitation Area was recently prepared for a portion of the Gateway Residential zone. It is believed that the designation will support efforts to gain funding to assist in construction financing. As this area is successfully developed, the Redevelopment Area may be expanded to include additional properties.

RETAIL COMMERCIAL

The Retail Commercial zone was traditionally located along Philadelphia Avenue and extended from U.S. Route 30 or the White Horses Pike to Buerger Street. The district was modified in 2003 with the adoption of the Downtown Redevelopment Plan which consumed most of the Retail Commercial zone along Philadelphia Avenue. When the Gateway Residential zone was created in 2006, most of the land was zoned Highway Commercial and the Retail Commercial zone was extended along Philadelphia Avenue from about Buerger Street to Duerer Street to compensate for the loss of commercial land.

A. R-C Retail Commercial – Permitted Uses

1. Retail stores and service establishments
2. Banks
3. General business and professional offices
4. Personal service establishments
5. Fully enclosed eating and drinking establishments
6. Minor repair operations for television, radio, watches, shoes or appliances
7. Retail shops or stores engaged in limited fabrication or processed goods
8. Motion picture and other theaters
9. Public buildings
10. Quasi public establishment
11. Single family dwellings

B. R-C Retail Commercial – Conditional Uses

1. Commercial or public parking lots. See Section 170-62.

The minimum lot size requirement in the Retail Commercial zone is 9,000 square feet and the minimum lot width is 60 feet. The Retail Commercial zone provides a maximum floor area ratio of 2.0.

Two apartment complexes are located in the district. Silver Apartments were built in 1965 and the 0.55 acre site has 20 dwelling units which represents 36.36 dwelling units per acre. Liverpool Estates were built in 1999 and the 0.82 acre site has 18 dwelling units which represents 24.09 dwelling units per acre.

Proposed Modifications to the Retail Commercial Zone

The definition of retail commercial and all the individual categories of uses should be broadened to indicate a larger group of commercial occupants using the model provided here.

RETAIL COMMERCIAL

- A. **BANKS** – Including fiduciary institutions like a credit union.
- B. **CULTURAL, RECREATIONAL AND ENTERTAINMENT USES** – Art gallery including artisans workshop, community and recreation centers, health club and exercise.
- C. **EDUCATION** – Dancing and music academy, day nursery and/or day care.
- D. **FINANCIAL USES** - Accounting, auditing, bookkeeping, commodity broker, credit, finance counseling, investment service, loan company, security broker
- E. **FOOD PRODUCT USES** – Bakeries and confectioneries (nonmanufacturing), convenience stores, specialty food stores and grocery stores.
- F. **FULLY ENCLOSED EATING AND DRINKING ESTABLISHMENTS** – Luncheonettes, coffee shops, bars, pubs, inns, taverns, dinner, delicatessens.
- G. **GENERAL BUSINESS** – Administrative, advertising, blueprinting, copying, data processing, detective and protective services, employment agency, research and design, temporary office.
- H. **MEDICAL AND RELATED USES** – Chiropractor's office, dental office, dental laboratory, medical appliances and supply,, medical laboratory, optical goods, optometrist office, psychiatrist's office.
- I. **MINOR REPAIR OPERATIONS** – Television, radio, appliances, shoes, computers, etc.
- J. **MOTION PICTURE THEATERS** -
- K. **PERSONAL SERVICE AND CUSTOM CRAFT USES** – Art shops and studios, barber shops, beauty parlors, hobby shops, keys and lock shops, photographic studios, specialty clothing boutiques, tailors and dressmaking stores, travel bureaus.

L. PLANTS, ANIMALS AND RELATED USES – Animal clinics or hospitals, retail florists' shops, garden supply shops, pet shops, and veterinarian offices.

M. PROFESSIONAL OFFICE - architect, business and management, engineering, general business, insurance, legal, publishing, planning, professional, real estate, surveying.

N. QUASI-PUBLIC ESTABLISHMENTS – Nonprofit, religious, or eleemosynary institutional and providing educational, cultural, recreational, religious, or similar types of programs.

O. RETAIL STORES AND SERVICE ESTABLISHMENTS - Art and school supply stores, bookstores, department stores, drugstores, electrical appliance stores, fabric and sewing accessory stores, furniture stores, gift, novelty and souvenir stores, home and decorating stores, jewelry stores, laundry, dry cleaning establishments with coin operated and self-service facilities, hardware stores, leather shops, luggage and suitcase stores, liquor stores, mail packaging service, musical instrument stores, newspaper and magazine stands, printing shops, record shops, secondhand item stores, shoe stores, specialty stores, sporting goods shops, stationery shops, toy stores, video rental/sales.

P. RETAIL SHOPS OR STORES ENGAGED IN LIMITED FABRICATION OF PROCESSED GOODS – See Section 170-68.

The Retail Commercial Zone should also allow for institutional uses and seniors housing. See H-C below for description.

Allow and encourage residential units on the second floor and above.

The ground floor level of buildings in the Retail Commercial zone should be devoted to the permitted commercial uses and/or offices and residential uses should be encouraged above the ground floor level. Permitted exceptions would be lobbies and amenities for the upper level occupants.

The maximum height of principal buildings permitted in the zone is 2 ½ stories or 35 feet. The height should be increased to 4 or 5 stories with similar adjustments made to the other bulk requirements. The setback requirement of 20' in the front yard, 10' in the side and 50' in the rear could be reduced to allow larger building masses.

The Schedule of District Regulations should be amended to direct a reader to the Ordinance section where any changes made will be found. The schedule must also be amended to reflect the required principal building height, where now is now shown.

The Rittenberg School will close when the new middle school is completed in 2010. It is located in the Retail Commercial zone (Block 314) and the site would make an ideal location for seniors housing with medical offices on the ground floor level. Zoning

should be revised to accommodate the use or a Redevelopment Plan should be created to accommodate the use.

HIGHWAY COMMERCIAL

The Highway Commercial zone traditionally ran along the White Horse Pike between Bremen Avenue and Hamburg Avenue and extending to Atlantic Avenue. An isolated exception occurred between Second and Fifth Terrace where an established residential neighborhood existed and was zoned R-6 Single Family Residential. The Highway Commercial designation was substantially reduced in 2003 with the adoption of the Downtown Redevelopment Area which redesignated 10 of the 17 blocks. The district was further reduced in 2006 when the Gateway Residential zone was created between New York and Hamburg Avenues. The remaining six blocks of land extending from Bremen Avenue to Boston Avenue are compromised by wetlands and associated wetlands buffers.

A bowling alley exists at New Orleans Avenue and the White Horse Pike providing an excellent commercial recreation opportunity for residents.

There is an isolated area of Highway Commercial located at the intersection of Philadelphia Avenue and Duerer Street that accommodates a heating contractor on the west side and a motor vehicles repair and sales lot on the east side.

Describe some of the occupants

A. H-C Highway Commercial - Permitted Uses

1. All Permitted Uses and accessory uses in the R-C district subject to the R-C Bulk and lot area controls.
2. Automotive sales and service establishments. See Section 170-55.
3. Design shopping centers. See Section 170-57.

B. H-C Highway Commercial - Conditional Uses

1. Automotive service stations. See 170-56.
2. Fast food restaurants. See 170-58.

The minimum lot size requirement in the Highway Commercial zone is 15,000 square feet and the minimum lot width is 100 feet. The zone also provides for a maximum floor area ratio of 0.75.

Proposed Modifications to the Highway Commercial Zone

There is an 8.26 acre parcel bounded by the White Horse Pike, Bremen Avenue, Atlantic Avenue and Baltimore Avenue which was originally constructed as a boat building facility and is now use by a variety of occupants. The site is a critical anchor for establishing a premier identity for the city and should be redeveloped with much greater intensity. This is one of the largest contiguous parcels in the City and any of the

permitted uses would be appropriate, but due to its size it could provide an opportunity to for development the city may not otherwise attract like a supermarket, institutional congregate housing such as assisted living, or a large scale destination indoor recreation venue like Dave & Busters. It may be appropriate to utilize a Redevelopment Plan as a stimulus to attract interest in maximizing the development potential of the site.

The Highway Commercial description and all the individual categories of uses should be broadened to indicate a larger group of options using the model provided here.

HIGHWAY COMMERCIAL

All of the uses permitted in the Retail Commercial zone. Additional uses will include:

ASSISTED LIVING FACILITY – Residences for the frail elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They provide other services such as recreational activities, financial services, and transportation. The assisted living may be combined with other types of housing, such as congregate apartment housing for the elderly and residential health care facilities.

INSTITUTIONAL USES – Nonprofit, religious, or public use, such as a church, library, public or private school, hospital, or government owned and operated building, structure, or land used for public purpose.

RECREATIONAL AND ENTERTAINMENT USES – Community and recreation centers, bowling alley health club and exercise, tennis, golf learning center, family indoor recreation.

The maximum height of principal buildings permitted in the zone is 2 ½ stories or 35 feet. The height should be increased to 4 or 5 stories with similar adjustments made to the other bulk requirements. The floor area ratio limit of 0.75 should be increased to reflect the desired building mass.

COMMERCIAL RESORT RECREATION

The Commercial Resort Recreation zone was created to accommodate the expansion of tourist facilities around the Renault Winery in 1996. The Renault Winery and vineyards were located in Galloway Township and required sewerage to accommodate the traditional winery, restaurant and banquet facilities. Zoning was created in a cooperative manner including Egg Harbor City, Galloway Township and the Pinelands Commission allowing for the sewer extension from Egg Harbor City and the development of additional banquet facilities and construction of the Vineyards golf course. In Egg Harbor City, the zone isolates more intensive activity around the Tuscany Hotel and requires deed restricted open space (shown as primary and secondary conservation areas on the zoning map) to compensate for more intensive development.

A. CRR Commercial Resort Recreation – Permitted Uses

1. All uses permitted in the FA-20 zone.

B. CRR Commercial Resort Recreation – Conditional Uses

1. Hotels and motels.
2. Meeting/conference centers.
3. Restaurants/catering facilities.
4. Active recreation facilities, including but not limited to golf courses, equestrian centers, health and fitness clubs and other similar facilities as approved by the Planning Board.
5. Retail sales.
6. Planned development consisting of two or more permitted uses.

The following conditions apply to the permitted conditional uses.

1. The minimum tract size for a planned development is 20 acres.
2. A 100 foot buffer must separate out parcels.
3. Buildings shall maintain compatibility with the historic winery.
4. All sanitary sewers shall be connected to public sanitary sewers.
5. Golf courses shall reduce consumptive water and reduce pollution.
6. Managed green space that is part of a golf course shall be 300 feet or more away from wetlands.
7. Open space requirements must be satisfied.
8. The area, yard and regulations must be satisfied.
9. All other requirements of the Code must be met.

The minimum lot size requirement in the Commercial Resort Recreation zone is 2 acres for a single use development and 20 acres for a planned development. The Commercial Resort Recreation zone provides a maximum floor area ratio of 0.05. The maximum building height is 45 feet.

Proposed Modifications to the Commercial Resort Recreation Zone

Eliminate the reference to the zone as an “overlay” in Section 170-80. There is no apparent underlying zone since the Tuscany Hotel has already been developed on the only buildable parcel.

The Tuscany Hotel has been planned for expansion since the original plans were developed. Additional buildable land behind the hotel could accommodate a variety of uses including hotel amenities, villas or townhomes.

The Commercial Resort Recreation description and all the individual categories of uses should be broadened to indicate a larger group of options using the model provided here.

COMMERCIAL RESORT RECREATION – CONDITIONAL USES

All of the uses permitted in the Commercial Resort Recreation zone. Additional uses will include:

RESIDENTIAL HOUSING – Limited to townhome configuration and owner occupied units only.

VACATION VILLAS – Residential units that are sold as condominiums, timeshare vacation properties or are rented for longer vacation periods by on site management. Units are much larger than a typical hotel unit. Units will have 1, 2 or 3 separate bedrooms, separate living and dining areas, fully equipped kitchens, balcony, washer/dryer, multiple baths and capable of comfortably occupying 4 or more people. Units may have a lock out design which is capable of being divided to create two separate but complete sections. If an owner buys a lockout unit, he can divide the unit and either stay in one half of the unit and rent the other half or rent both halves to different parties.

The maximum height limit should be increased to up to 8 stories and the floor area ratio should be substantially increased to 4.0 dwelling units per acre.

INDUSTRIAL BUSINESS PARK

The Industrial Business Park was established in 1993 to accommodate development of light industrial, warehousing and administrative offices in the planned industrial business park. The Industrial Business Park was expanded in 2006 to allow for additional development north of Moss Mill Road.

A. IBP Industrial Business Park – Permitted Uses

1. Administrative offices.
2. Fully enclosed warehouses.
3. Light manufacturing facilities.
4. Fully enclosed wholesale business establishments.
5. Research and design facilities.
6. Retail outlet warehouses.
7. Freight terminals.
8. Recreational facilities.
9. Government facilities.
10. Infrastructure.
11. Any use in Block 67.07 that is adjacent to a residential parcel shall be limited to administrative office or a research and design facility.

The minimum lot size requirement in the Industrial Business Park zone is 65,000 square feet and the minimum lot width is 175 feet. The maximum building height is 45 feet except that height may increase by one foot for each one foot of additional setback up to a maximum of 60 feet. Maximum building coverage is 35%.

The Code of the City of Egg Harbor City contains Chapter 80 which regulates adult businesses in Chapter 80. The regulations were established in 1981 and designated Block 703 as the location for "Commercial X District" which eventually became part of the Industrial Park in 1993. The area of Block 703 is permitted to have adult businesses subject to compliance with conditional use standards found in the Code.

Proposed Modifications to the Industrial Business Park Zone

Applications for development in the Industrial Business Park have had very few variances which mean the district standards are reasonable.

It may be appropriate to add a category of permitted use to include repair of machinery and vehicles.

One additional standard should be considered and that would be a minimum floor area per acre. As a practical matter most buildable land in the zone is City owned and the City should try to maximize the revenue generated by nonresidential properties which is accomplished by land improvements. The standard should be added to the area and bulk requirements and be listed as:

Minimum floor area per acre: 5,000 square feet per acre.

INDUSTRIAL

The Industrial zone accommodates properties used by boat building industry including Egg Harbor Yachts and Ocean Yachts. This also includes the public works yard and the former sewer plant. The zone allows a variety of uses.

A. IND Industrial-- Permitted Uses

1. Administrative offices.
2. Fully enclosed warehouses.
3. Light manufacturing facilities.
4. Fully enclosed wholesale business establishments.
5. Research and design facilities.
6. Retail outlet warehouses.

B. IND Industrial- Conditional Uses

1. Public or Commercial parking lots. See 170-62.

The minimum lot size requirement in the Industrial zone is 65,000 square feet and the minimum lot width is 200 feet. The maximum building height is 35 feet. Maximum building coverage is 35%.

Proposed Modifications to the Industrial Zone

There are no changes planned at this time. It may be appropriate to consider a Redevelopment Plan to accommodate large scale redevelopment of larger sites.

DOWNTOWN REDEVELOPMENT AREA

The Downtown Redevelopment Plan was adopted in 2003. The Downtown Redevelopment Area is located along the southern border of Egg Harbor City between Boston Avenue, Atlantic Avenue, New York Avenue and the northern parcels fronting the White Horse Pike and extends north along Philadelphia Avenue to Buerger Street generally between Fifth and Sixth Terrace in an inverted "T" configuration.

The Downtown Redevelopment Area includes 217 lots on 24 blocks and consists of 65.1 acres in the form of tax parcels and 45.6 acres in the form of rights-of-way for a combined total of 110.7 acres.

The Downtown Redevelopment Area is intended to become a Transit Village. A Transit Village is intended bring more housing, businesses and people into communities with transit facilities. Increasing housing options within a one quarter to one half mile walking distance to a transit facility will improve ridership and make the area more attractive for residents to live, work and play. Reduced dependency on automobiles supports Smart Growth and concentrating growth where infrastructure and public transit exists is consistent with state planning. The redevelopment and revitalization of the Downtown Redevelopment Area will help reduce traffic congestion and improve air quality by increasing transit riders.

The Downtown Redevelopment Plan originally divided the area into 18 redevelopment parcels, each with a list of permitted uses and development standards. When the plan was modified in 2008, the redevelopment parcels south of the White Horse Pike were modified to accommodate the redevelopers plan. The area north of the White Horse Pike remained as it was originally drawn.

Harbor Village Apartments were built in 1971 and the 2.2 acre site has 70 dwelling units which represents 31.82 dwelling units per acre.

Notable businesses have survived after decades of continued use: Sem Plumbing; ACE Hardware; Bank of America; Wachovia Bank; Wimberg Accounting; Brooks Dentist Farinas Barbershop; Optometrist; newspaper store; Ed & Ricks Market; all of which have second floor residential living often occupied by the business owner. These are representative of the types of businesses that should be encouraged and embraced in the downtown. Revitalization of the downtown will require substantial investment which may begin with the City undertaking selective acquisition of targeted properties that are unlikely to be acquired by private capital due to required environmental remediation or title deficiencies. Careful planning of demolition and new design that will provide an example of future development trends will lead to a new and revitalized downtown.

The current Downtown Redevelopment Area will remain in effect until September 11, 2003.

Proposed Modifications to the Downtown Redevelopment Area

There are no changes to consider at this time.

GATEWAY RESIDENTIAL REHABILITATION AREA

The Gateway Residential Rehabilitation Area was created to accommodate development of about 80 townhomes on up to 8 acres in the Gateway Residential zone. The development will be consistent and compatible with the Gateway Residential zone in land use types and density. The project is expected to be undertaken by the public entity and will use a variety of resources to make the development successful.

EGG HARBOR NORTH REHABILITATION AREA

The Egg Harbor North Rehabilitation Area was created to accommodate a new housing development around the new Cedar Creek High School. The City owns considerable acreage around the high school which can be sold for a new single family housing development of 150 or more new homes. The ± 30 homes that are already constructed in the area on larger lots can remain on the larger lots or they may be subdivided to create more single family lots. The development will be consistent and compatible with the Egg Harbor North R-3.2C zone in land use types and density.

PROFESSIONAL OVERLAY

The Developmental Ordinance allows for Professional Offices in the 400 Block of Philadelphia Avenue. The area was previously zoned for residential use; the east side being R-6 and the west side being R-9. The Retail Commercial zone was amended in 2006 to extend the district to just south of the H-C zone at Ducrest Street.

Proposed Modifications to the Professional Overlay

The Professional Overlay (Section 170-23) should be deleted since its objective was absorbed in the extension of the Retail Commercial zone. If it is not eliminated, the zone should be identified on the Zoning Map.

ANTENNA OVERLAY

The antenna overlay was created to accommodate the now existing 500' tall radio tower located in Block 11.07 (previously G-11). The overlay should be identified on the Zoning Map.

Proposed Modifications to the Antenna Overlay

The Block number references in Section 170-78 should be changed to reflect the current tax map numbering. If the existing tower does not involve all the identified Blocks, the number should be reduced to the minimum necessary to prevent the appearance that proliferation of towers may occur.

SENIOR CITIZENS OVERLAY

The Senior Citizen Housing Overlay was created in 1996 to provide housing for residents 55 and older in close proximity to retail and public transportation. The district covered a 12 block area identified by Block numbers listed in Section 107-81 of the Developmental Ordinance. The Downtown Redevelopment Area now covers approximately 8 of the Blocks. The overlay should be identified on the Zoning Map.

Proposed Modifications to the Senior Citizens Housing Overlay

Consideration should be given to reducing the overlay district size to prevent potential disruption of existing residential neighborhoods. The density and development regulations should be reviewed to make sure the regulations fit contemporary development trends.

ZONING STANDARDS

In addition to the recommended changes to the Schedule of District Regulations mentioned above, the Scheduled should also be amended to allow a professional office for one professional in accordance with Section 170-66 and as an accessory use, not as a conditional use as now indicated in residential districts.

Stormwater facilities in the town area south of Duerer Street should be underground to the maximum extent possible.

Parking ratios for a broader range of land uses should be developed with a goal of limiting the amount of required parking spaces and promoting shared parking. In areas where walking, biking and transit are possible, stringent parking requirements can hinder the goal of creating vibrant centers that have a critical mass of people to support local arts, shopping, and other services. Flexible parking requirements decrease the amount of land dedicated to parking lots, storm water runoff, land clearing, heat island effects, while promoting transportation alternatives to individual automobile use. Evaluate areas to install safe and secure bicycle parking. Evaluate parking revenues, where fee for parking may be implemented or needs to be implemented.

Comprehensive sign standards should be developed.

Consideration has been given as directed in the Municipal Land Use Law as to whether mobile home parks are a practicable means to provide affordable housing (N.J.S.A.

40:55D-105). Egg Harbor City has determined that mobile home parks are not a practical means to provide affordable housing. The City is planning much higher density in the future which is consistent with smart growth principals of concentrating development where infrastructure and transportation exist. This strategy will not accommodate mobile home parks. Other affordable housing will be proposed.

The Developmental Ordinance allows public utility substations and public service infrastructure in any zone provided conditions are met (see Section 170-67). This would include community solar and/or wind generation.

SITE PLAN AND SUBDIVISION STANDARDS

Site plan and subdivision standards should be reviewed for consistency with the obligatory and discretionary requirements under the Municipal Land Use Law. Consideration should be given to adopting provisions that would allow for submission of a general development plan which may benefit Egg Harbor North Rehabilitation Area.

The Master Plan should specifically identify any roads that will have a width greater than 50 feet.

Principles of green design and renewable energy generation should be incorporated into site plan and subdivision requirements. Green design strategies not only improve the environmental performance of buildings but lessen the impact of those buildings on the environment. Developer's should address green design strategies including energy efficiency, water conservation, indoor environmental quality, use of recycled renewable materials, construction waste reduction, reduced auto use, tree preservation, native planting, and avoidance of environmentally sensitive features.

Continue to pursue reduced wetlands buffers in the downtown area of the City.

Provide for a recapture agreement.

Distinguish between minor and major site plans using land area and building areas as appropriate.

BUILDOUT PROJECTIONS

12/15/09

Residential Projections

Item	Site Description	Location	Dwelling Units
1	Downtown Redevelopment Area	Philadelphia Avenue & Route 30	1,872*
2	Housing Above Store Fronts	Philadelphia Avenue	200
3	Gateway Residential	Atlantic Avenue, Hamburg Avenue, Arago Street, & New York Avenue	200
4	Rittenberg Housing	Philadelphia Avenue & Claudius Street	100
5	Landing Creek Estates	Duerer Street, Philadelphia Avenue, Fichte Street & Washington Avenue	20
6	Tower Site	Moss Mill Road & Hamburg Avenue	150
7	Egg Harbor North	Moss Mill Road, Hamburg Avenue, Egg Harbor City Lake & Philadelphia Avenue	210
8	Egg Harbor City Lake Park	Egg Harbor City	50
9	Infill Development	Various Locations Throughout the City	50
10	St. Nicholas Housing	Chicago Avenue, Campe Street, 9th Terrace & Claudius Street	20
11	Renault Housing	Bremen Avenue	120
12	Assisted Living	Various Locations	40
13	Crusaders Housing	Duerer Street and Chicago Avenue	40
14	Stockton Dorms	Downtown	250
Total			3,322

*Includes existing units and area.

Non-Residential Projections

Item	Site Description	Location	Square Feet
A	Downtown Redevelopment Area Commercial	Philadelphia Avenue & Route 30	500,000
B	Completion of Industrial Park	Existing Industrial Park	100,000
C	Expanded Industrial Park	Moss Mill Road	160,000
Total			760,000

BUILDOUT PROJECTIONS AND ESTIMATED POPULATION
Egg Harbor City, Atlantic County, NJ
 12/15/09

Residential Projections

Item	Site Description	Location	Dwelling Units	Total Persons/DU	Estimated Population
1	Downtown Redevelopment Area	Philadelphia Avenue & Route 30	1340, 2-3 Bdrm. Condo*	2.030	2,720
2	Downtown Redevelopment Area	Philadelphia Avenue & Route 30	532, 2-3 Bdrm. Townhouse	2.232	1,187
3	Housing Above Store Fronts	Philadelphia Avenue	200, 2-3 Bdrm. Condo	2.030	406
4	Gateway Residential	Atlantic Avenue, Hamburg Avenue, Arago Street, & New York Avenue	200, 2-3 Bdrm. Townhouse	2.232	446
5	Rittenberg Housing	Philadelphia Avenue & Claudius Street	100, Age-restricted Multi-Family	1.2	120
6	Landing Creek Estates	Duerer Street, Philadelphia Avenue, Fichte Street & Washington Avenue	20, 2-3 Bdrm. Detached	2.822	56
7	Tower Site	Moss Mill Road & Hamburg Avenue	150, Age-restricted detached	1.57	235
8	Egg Harbor North	Moss Mill Road, Hamburg Avenue, Egg Harbor City Lake & Philadelphia Avenue	210, 4-5 Bdrm. Detached	3.728	783
9	Egg Harbor City Lake Park	Egg Harbor City	50, 4-5 Bdrm. Detached	3.728	186
10	Infill	Various	50, 2-3	2.822	141

	Development	Locations Throughout the City	Bdrm Detached		
11	St. Nicholas Housing	Chicago Avenue, Campe Street, (9th Terrace & Claudius Street	20, Age-restricted Multi-Family	1.2	24
12	Renault Housing	Bremen Avenue	120, 2-3 Bdrm. Townhouse	2.232	268
13	Assisted Living	Various Locations	40, Age-restricted Multi-Family	1.2	48
14	Crusaders Housing	Duerer Street and Chicago Avenue	40, 2-3 Bdrm. Detached	2.822	113
15	Stockton Dorms	Downtown	250	1.0 (assigned)	250
Total			3,322		6,733

Non-Residential Projections

Item	Site Description	Location	Square Feet	Employees Per 1,000 SF	Total Employees
A	Downtown Redevelopment Area Commercial	Philadelphia Avenue & Route 30	500,000	3.5	1,750
B	Completion of Industrial Park	Existing Industrial Park	100,000	1.5	150
C	Expanded Industrial Park	Moss Mill Road	160,000	1.5	240
Total			760,000		2,140

*Includes existing units and area.

Source: New Jersey Demographic Multipliers: The Profile of the Occupants of Residential and Non-Residential Development, Rutgers, August 2006

BUILDOUT PROJECTIONS AND ESTIMATED SCHOOL-AGE CHILDREN
Egg Harbor City, Atlantic County, NJ
12/15/09

Residential Projections

Item	Site Description	Location	Dwelling Units	Total SAC/DU (Public SAC)	Estimated Population (Public SAC)
1	Downtown Redevelopment Area	Philadelphia Avenue & Route 30	1340, 2-3 Bdrm. Condo*	0.251 (0.225)	336 (301)
2	Downtown Redevelopment Area	Philadelphia Avenue & Route 30	532, 2-3 Bdrm. Townhouse	0.317 (0.282)	169 (150)
3	Housing Above Store Fronts	Philadelphia Avenue	200, 2-3 Bdrm. Condo	0.251 (0.225)	50 (45)
4	Gateway Residential	Atlantic Avenue, Hamburg Avenue, Arago Street, & New York Avenue	200, 2-3 Bdrm. Townhouse	0.317 (0.282)	63 (56)
5	Rittenberg Housing	Philadelphia Avenue & Claudius Street	100, Age-restricted Multi-Family	0	0
6	Landing Creek Estates	Duerer Street, Philadelphia Avenue, Fichte Street & Washington Avenue	20, 2-3 Bdrm. Detached	0.537 (0.459)	11 (9)
7	Tower Site	Moss Mill Road & Hamburg Avenue	150, Age-restricted detached	0	0
8	Egg Harbor North	Moss Mill Road, Hamburg Avenue, Egg Harbor City Lake & Philadelphia Avenue	210, 4-5 Bdrm. Detached	1.049 (0.836)	220 (176)
9	Egg Harbor City Lake Park	Egg Harbor City	50, 4-5 Bdrm.	1.049 (0.836)	52 (42)

			Detached		
10	Infill Development	Various Locations Throughout the City	50, 2-3 Bdrm Detached	0.537 (0.459)	27 (23)
11	St. Nicholas Housing	Chicago Avenue, Campe Street, (9th Terrace & Claudius Street	20, Age-restricted Multi-Family	0	0
12	Renault Housing	Bremen Avenue	120, 2-3 Bdrm. Townhouse	0.317 (0.282)	38 (34)
13	Assisted Living	Various Locations	40, Age-restricted Multi-Family	0	0
14	Crusaders Housing	Duerer Street and Chicago Avenue	40, 2-3 Bdrm. Detached	0.537 (0.459)	21 (18)
15	Stockton Graduate Dorms	Downtown	250	0 (assigned)	0
Total			3,322		987 (854)

Non-Residential Projections

Item	Site Description	Location	Square Feet	Employees Per 1,000 SF	Total Employees
A	Downtown Redevelopment Area Commercial	Philadelphia Avenue & Route 30	500,000	3.5	1,750
B	Completion of Industrial Park	Existing Industrial Park	100,000	1.5	150
C	Expanded Industrial Park	Moss Mill Road	160,000	1.5	240
Total			760,000		2,140

*Includes existing units and area.

Source: New Jersey Demographic Multipliers: The Profile of the Occupants of Residential and Non-Residential Development, Rutgers, August 2006

Note that the source text suggests that Transit Oriented Development (TOD) may have substantially lower public school children based upon a survey of 10 TOD's in New Jersey. A review of each development reveals they are all rental properties and the actual multiplier ranges from 0.0 to 0.45 public school children per unit. One

development has figures for school age children that are substantially higher than the projected multipliers. Egg Harbor City's Downtown Redevelopment Area is a TOD that is planned to have all homeowner occupied units and may have lower school-age children initially.

Exhibits

Exhibit 1	U.S.G.S. Topographic Map
Exhibit 2	Soils Map
Exhibit 3	Groundwater Recharge
Exhibit 4	FEMA Floodzones
Exhibit 5	Freshwater Wetlands
Exhibit 6	Vegetation Map
Exhibit 7	Development Constraints Map
Exhibit 8	Aerial Photograph
Exhibit 9	Egg Harbor City Land Use Types 2007-2009

Note: Exhibit 9, Egg Harbor City Land Use Types 2007-2009 is available on line at the Atlantic County website.

File: EHC MP Land Use 051810

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Comprehensive Master Plan
Egg Harbor City
December 2009
Adopted March 16, 2010
Governing Body Resolution April 8, 2010

Section 3, Housing Element

The Egg Harbor City Housing Element, Fair Share Plan and Spending Plan is a 28 page document dated December 2009. The plan was adopted by the Planning Board on March 16, 2010 and the Governing Body approved a Resolution dated April 8, 2010. The plan is available at the Planning Board office.

File: BHC MP Housing 051810

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Comprehensive Master Plan
Egg Harbor City
December 2009

Section 4, Circulation Plan

Required Topics

The Municipal Land Use Law describes a circulation plan element as:

Showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, conditions and availability of existing and proposed transportation facilities, including air, water, road and rail. (N.J.S.A. 40:55D-28b(4))

The Circulation Element is being completed by Remington, Vernick and Walberg and will be reviewed at a later date.

File: BHC MP Circulation 051810

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**Comprehensive Master Plan
Egg Harbor City
December 2009**

Section 5, Utility Service Plan

Required Topics

The Municipal Land Use Law describes a utility service plan element as:

Analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan required pursuant to the provisions of P.L. 1981, c.32 (c.40:55D-93 et seq.) (N.J.S.A. 40:55D-28b(5))

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Comprehensive Master Plan
Egg Harbor City
December 2009
Adopted February 16, 2010

Section 6, Community Facilities Plan

Required Topics

Review

Inventory of Existing Community Facilities

Public Community Facilities

Semi-Public community Facilities

Private Community Facilities

Recommendations

Required Topics

The Municipal Land Use Law describes a community facilities plan element as:

Showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouse, police stations and other related facilities, including their relation to the surrounding areas. N.J.S.A. 40:55D-28b(6)

Inventory of Existing Community Facilities

The inventory of existing community facilities includes some regional services that are provided outside the municipal boundaries but are essential for the community. This data was derived in part from the Egg Harbor City Community Resource Directory which was created by the Egg Harbor City Municipal Alliance.

Public Community Facilities

This category includes parks, jogging and bicycle trails, recreation buildings, youth centers, senior citizen centers, swimming areas, ball fields, scenic areas, libraries, schools, public housing, municipal building, police headquarters, fire stations, DPW yards and garages, post office, federal, state and county facilities.

Municipal Building

Egg Harbor City Hall
500 London Avenue

Police Department

Egg Harbor City Police Department
500 London Avenue

Public Works

Maintenance Garage
1001 Chicago Avenue

Water Works
601 Liverpool Avenue

Seniors Citizens Center

Egg Harbor City Seniors Citizens Center
341 Cincinnati Avenue

Fire Department

Egg Harbor City Fire Department
631 Philadelphia Avenue

Volunteer Ambulance Squad

Egg Harbor City Volunteer Ambulance Squad
700 Philadelphia Avenue

Public Schools

Egg Harbor City Public Schools Administration
527 Philadelphia Avenue

Charles L. Spragg School
600 Buffalo Avenue

Fanny D. Rittenberg Middle School
528 Philadelphia Avenue

New Middle School (under construction, opening 2010)

Greater Egg Harbor Regional High School District
1824 Dennis Forman Drive
Mays Landing, NJ 08330

Absegami High School
201 S. Wrangleboro Road
Galloway, NJ 08205

Cedar Creek High School (under construction, opening 2010)

Atlantic County Institute of Technology
5080 Atlantic Avenue
Mays Landing NJ 08330

Atlantic County Special Services School District
4805 Nawakwa Boulevard
Mays Landing, NJ 08330

Library

Atlantic County Library
134 Philadelphia Avenue

Postal Service

US Postal Service
238 Philadelphia Avenue

Semi-Public Community Facilities

These are usually not for profit and tax exempt.

These include, churches, cemeteries, parochial schools, day care centers, hospitals, clubs and service organizations such as Chamber of Commerce, Better Business Bureau, the Grange, VFW, Elks, Rotary, Masonic Halls, Knights of Columbus, Boy Scouts/Girl Scouts, summer camps, and YMCA.

Churches

Abundant Life Center
32 New York Avenue

Christ's Wesleyan Church
800 Philadelphia Avenue

Church of God
New York Avenue

Church of the Living God
1040 Philadelphia Avenue

Emmanuel Congregation Church
413 White Horse Pike

First Baptist Church
234 London Avenue

Moravian Church
235 Boston Avenue

New Harvest Christian Fellowship
208 Chicago Avenue

St. John's United Church of Christ
307 London Avenue

St. Luke AME Church
240 Norfolk Avenue

St. Nicholas Roman Catholic Church
525 St. Louis Avenue

Shiloh Baptist Church
640 Philadelphia Avenue

Tabernacle Pentecostal Church
603 S. Philadelphia Avenue

True Praise Ministry
1220 Philadelphia Avenue

Zion Lutheran Church
312 Philadelphia Avenue

Service Organizations

Greater Egg Harbor City Chamber of Commerce
400 Liverpool Avenue

American Legion Rudolph Elmer Post #158
159 Antwerp Avenue

Boy Scouts of America
Abundant Life Church
White Horse Pike at New York Avenue

Egg Harbor City Historical Society
Roundhouse Museum
533 London Avenue

Egg Harbor City Kiwanis Club
159 Antwerp Avenue

Egg Harbor City Rotary Club
P.O. Box 442

Eyren Hafen Land Preserve, Inc.
331 W. Herschel Avenue

First Degree of Pocahontas Kickapoo Council #51
Improved Order of Red Men Kickapoo Tribe #237
Red Men Hall
38 London Avenue

Hiram T. Dewey Masonic Lodge #226
220 Philadelphia Avenue

Knights of Columbus Council #3500
234 St. Louis Avenue

Private Community Facilities

Private community facilities are usually conducted for profit and not tax exempt. These include golf courses, day and summer camps, lakes, sports facilities.

Renault Winery Vineyard Golf Course (located in Galloway)

Euro Sports
1524 Grant Avenue

Bowling Facility
New Orleans Avenue and White Horse Pike

File: EHC MP Community Facilities Plan 021610

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Comprehensive Master Plan
Egg Harbor City
December 2009
Adopted February 16, 2010

Section 7, Recreation Plan

Required Topics
Review

- Existing Recreation
- Proposed Recreation
- Number of Users Expected to be Served
- Need for Recreation Facilities
- Private Recreation

Recommendation

Required Topics

The Municipal Land Use Law describes a recreation plan element as:

A recreation plan element showing a comprehensive system of areas and public sites for recreation. (N.J.S.A. 40:55D-28b(7))

A recreation plan should begin with an inventory of all recreational opportunities within the municipality, both public and private. The needs can be assessed by comparing projected municipal growth compared to national standards for recreation. Most importantly the recreation plan must consider local interest and participation. Finally, the assessment can recommend facilities and activities that will be needed in the future, both public and private. The plan will help create a Recreation and Open Space Inventory (ROSI) which is a prerequisite to grant funding with the New Jersey Department of Environmental Protection, Green Acres Program (and/or other sources).

Review

Existing Recreation

Egg Harbor City has several areas of existing recreational activities that are distributed throughout the community. Prior Master Plan documents did not inventory the facilities but will now be addressed in the current plan.

Public Recreation Facilities

Block	Lot	Name	Owner	Acres	Activities
320	1, 1.01 & 3	Lincoln Park	City	4.55 AC	Passive Park War Memorial Gazebo Benches
427 442	1, 7 & 8 1, 3, 12, 15, 16 & 18.02	Key Rec Field	City	8.95 AC	Baseball Softball Football Tennis
108	1, 9, & 23	Kem Field	City	3.16 AC	Baseball Play Ground
108	16	Rotary Park	City	0.55	Tot Lot Picnic
954	1	Lake Park	City	400 AC	Lake -swimming Camping-67 sites Mini Golf
199	Part of Lot 1	Peace Pilgrim	City	± 1.0 AC	Passive Park Picnic

Source: 2009 Comprehensive Master Plan, Egg Harbor City

The recreational facilities at the public elementary schools are currently modest and will be replaced with new facilities that are currently in the planning stages. Local recreation and public school facilities are sometimes shared but not included in the recreational inventory because they are not accessible to the public when school is in session or when school activities are taking place.

Proposed Recreation

The Pinelands Comprehensive Management Plan provides guidelines for recreational facilities in N.J.A.C. 7:50-6.144. A municipality may consider Pinelands guidelines or develop other standards based upon local need. This plan will provide a comprehensive evaluation of local recreational need.

It is helpful to look at national standards for recreation facilities but it is important to note that the guidelines are minimum standards, not maximum. The National Recreation and Park Association have published guidelines that can be referenced by a community to

determine if recreational goals are being met. They should not be used as a substitute for determining the local interest and need for any particular facilities.

Recreation Facility Planning Guidelines

ACTIVITY/FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND SPACE REQUIREMENTS	NUMBER OF UNITS PER POPULATION	SERVICE RADIUS
Badminton	1620 SF	Singles - 17' x 44' Doubles - 20' x 44'	1 per 5000	¼ - ½ mile
Basketball	2400 - 3036 SF	46' - 50' x 84'	1 per 5000	¼ - ½ mile
Handball	800 SF for 4 wall	20' x 40' - Minimum	1 per 20,000	15 - 30 minute travel time
Ice Hockey	22,000 SF	Rink 85' x 200'	Indoor - 1 per 100,000	½ - 1 hour travel time
Tennis	7,200 SF single court	36' x 78'	1 court per 2000	¼ - ½ mile
Volleyball	Minimum 4,000 SF	30' x 60' minimum 6' clearance	1 per 5000	¼ - ½ mile
Baseball	3.0 - 3.85 Ac minimum	Baselines - 90' Pitching distance - 60 1/2'	1 per 5000	¼ - ½ mile
Little League	1.2 Ac minimum	Baseline -- 60' Pitching distance - 46'		
Field Hockey	Minimum 1.5 Ac	180' x 300'	1 per 20,000	15 - 30 minute travel time
Football	Minimum 1.5 Ac	160' x 360'	1 per 20,000	15 - 30 minute travel time
Soccer	1.7 - 2.1 Ac	195' to 225' x 330' x 360'	1 per 10,000	1 - 2 miles
Golf-driving Range	13.5 Ac for minimum 25 tees	900' x 690'	1 per 50,000	30 travel time
¼ Mile Running Track	4.3 Ac	Overall width - 276' Length - 600.02'	1 per 20,000	15 - 30 minutes travel time
Softball	1.5 - 2.0 Ac	Baselines - 60' Pitching distance 46' minimum 40' women	1 per 5,000	¼ - ½ mile
Multiple Recreational Court	9,840 SF	120' x 80'	1 per 10,000	1-2 miles
Trails	N/C	10' width 40 - 90 hikers / day	1 system per region	
Archery Range	Minimum 0.65 Ac	300' Length 10' wide between targets	1 per 50,000	30 minutes travel time
Combination Skeet and Trap Field (8) stations	Minimum 30 Ac		1 per 50,000	30 minutes travel time
Golf Par 3 (18 hole)	50-60 Ac	600 - 2700 yards	1 per 25,000	½ - 1 hour travel time

9 hole 18 hole	50 Ac 110 Ac	2250 yards 6500 yards	1 per 25,000 1 per 50,000	
Swimming Pools	½ - 2 Ac	Teaching 25 yards x 45' Competitive 25 m x 16 m	1 per 20,000	15 - 30 minutes travel time
Beach Access		Beach should have 50 SF land and 50 SF water per user		

Source: Lancaster, R.A. (Ed.) (1990) Recreation, Park, and Open Space Standards and Guidelines. Ashburn, VA: National Recreation and Park Association.

Egg Harbor City has been working on a recreation needs assessment for several years. The conclusion that has been reached is that traditional recreation need assessment will not work in Egg Harbor City because the public recreation programs are shared with surrounding municipalities. The City developed their own assessment and the result is an identification of needs, a proposed program of development and a site to accommodate a new comprehensive facility to accommodate present residents, future residents and the shared facilities with surrounding communities.

Number of Users Expected to be Served

Egg Harbor City population has not changed significantly for decades. At 4,545 residents, a reviewer will not get a perspective of City recreational need. The recreation leagues in Egg Harbor City serve many surrounding municipalities who do not have the means or capacity to provide recreational competition. For example, football serves Egg Harbor City, Mullica Township, Washington Township (Burlington county), South Egg Harbor (Galloway Township). The boundaries of the leagues are set by County rules and in some cases; they cut through small Pinelands villages such as Lower Bank (Washington Township, Burlington Township). Baseball serves Egg Harbor City and Washington Township. Football and baseball currently serve over 300 participants each.

Locally, Egg Harbor City population could increase by 6,733 people (3,322 dwelling units) in the next two decades. This number is supported by the current land use plan (but not the County and transportation planning agency projections). The comprehensive plan will support Smart Growth initiatives that embody Traditional Neighborhood Development (TND). Components of the plan have been discussed with Pinelands staff and the City will continue to work toward that goal. The overall objectives have been shared and the City believes it will be supported by representatives of the Office of Smart Growth and of NJDOT Transit Village. Comprehensive planning requires careful anticipation of all future development needs including recreation. The recreation component at this time is of great consequence to the overall success of allowing Egg Harbor City to attain the full development potential that has been overlooked for many years.

Need for Recreational Facilities

Recreational representatives report that the current needs for recreation are not being served today. The local recreation participation far exceeds traditional general standards for providing recreational facilities. The City must not be misguided by traditional national standards, but rather leave the assessment of need to the true experts, and that is the local recreation leaders. Small towns rely upon recreation as a means to develop socialization and community spirit. This fact is well documented in planning studies. The following assessment has been made to demonstrate that more recreation is needed.

Recreational Needs Assessment

Sport	Current Facilities	Current Need	Future need
Tee Ball	2	4	8
Little League	3	4	4 (may be deficient)
Softball	2	3	4
Babe Ruth	1	3	3 (may be deficient)
Football/Field House	2	3	
Practice Field	None	2	2
Track and Field	None	1	1
Soccer	None	2	4
Tennis	4	3	3
Street Hockey	None	1	1
Basket Ball	None	4	4
Concessions	1	1	1
Gymnasium	None	1	1

Source: 2009 Comprehensive Master Plan

Egg Harbor City has been working on a recreation needs assessment for several years. The conclusion that has been reached is that traditional recreation need assessment will not work in Egg Harbor City because the public recreation programs are shared with surrounding municipalities. The City developed their own assessment and the result is an identification of needs, and a proposed program of development and a site to accommodate a new comprehensive facility to accommodate present residents, future residents and the shared facilities with surrounding communities. The City has identified a 90 acres site for the future recreational facility just south of Lake Park, on the east side of Philadelphia Avenue. The City will need Pinelands support to change the Forest Area designation of the subject recreation development to Town, if required.

While the City plans extensive recreational facilities for present and future residents, it will be important for new housing developments to accommodate recreational needs of their residents. New development regulations should contain standards for provision of recreational facilities based upon the number of dwelling units and type of housing proposed. A developer may meet the recreational needs in a new development or may provide for some of the need off site.

Private Recreation

Vineyards Golf Course at Renault Winery A 7,000 yard championship golf course is located in Galloway Township, across from the Renault Resort on North Bremen Avenue (including the Tuscany Hotel in Egg Harbor City). The course provides challenges for players who will experience unique views of vineyards and orchards against a backdrop of Pinelands forests.

Euro Sports 1524 Grant Avenue Offers soccer on latest state of the art synthetic turf field enclosed in an indoor air structure. A 225' x 120' field can be played or smaller cross field games can be offered. Soccer leagues, clinics, camps, tournaments and fields rentals are available. A self defense and fitness studio with men's and women's lockers rooms are provided.

Swing Kids 1 Norfolk Avenue This facility is currently closed but previously offered six large heated indoor tunnels for hitting and pitching; baseball & softball pitching machines; pitching machines for fastballs, curveballs & sliders; radar gun & bat speed machine in MPH; and training and development area for video analysis. Baseball hitting and pitching lessons; softball hitting lessons; and softball windmill pitching lessons.

Bowling Facility New Orleans and the White Horse Pike

Other forms of private recreation should be encouraged to supplement the public facilities planned.

Recommendations

The Egg Harbor City Developmental Ordinance requires residential subdivisions to maintain 15% of the land area for recreation in Section 170-30C.(17). In addition, the Design Standards contain requirements for common open space in Section 170-103.

The existing major subdivision requirements and the design standards require open space and recreation but do not specify the actual improvements. All new residential development should be required to provide for the recreational needs of residents, and may be guided by the recommendation contained below. The Planning Board should exercise discretion in allowing specific recreation improvements based upon the anticipated users of the facilities.

Dwelling Units	Land	Tot Lots	Tennis Courts	Basketball Courts	Play Fields	Multi-Purpose
1 to 4	N/A	N/A	N/A	N/A	N/A	N/A
5 to 24	*	1	N/A	N/A	N/A	N/A
25 to 49	*	1	N/A	1	N/A	N/A
50 to 99	*	1	1	1	N/A	N/A

100 to 199	*	2	2	1	N/A	N/A
200 to 249	*	2	2	1	1	1
250 to 349	*	2	3	1	1	1
350 to 449	*	2	4	2	1	1

***Note: 0.05 acres per dwelling unit plus 5% of the gross site area for undeveloped passive recreation.**

File: EHC MP Recreation 021610

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Comprehensive Master Plan

Egg Harbor City

December 2009

Adopted February 16, 2009

Section 8, Conservation Plan

Required Topics

Review

- Energy
- Open Space
- Water Supply, Surface Water
- Water Supply, Ground Water
- Forests
- Soil
- Marches and Wetlands
- Harbors, Rivers and Other Waters
- Fisheries
- Threatened and Endangered Wildlife
- Threatened and Endangered Plants

Recommendation

Required Topics

The Municipal Land Use Law describes a conservation plan element as:

A conservation plan element providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marches, wetlands, harbors, rivers and open waters, fisheries, endangered and threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources (N.J.S.A. 40:55D-28b(8)).

Review

Energy

Energy conservation is described in detail in this Comprehensive Master plan in the section entitled Green Buildings and Environmentally Sustainability Plan.

Open Space

There are extensive wetland corridors associated with streams that flow north through Egg Harbor City to the Mullica River. The Lake Park was constructed along stream corridors and provides a variety of open space functions including active swimming, hiking, miniature golf, water sport activity and passive activity including sun bathing, picnicking and bird watching. The historic setting of Clarks Landing on the south bank of the Mullica River near Galloway Township continues to provide a variety of impromptu activities associated with the Mullica River including swimming, fishing, and small boat (canoes, kayak and jet ski) launching.

Lincoln Park provides the downtown area with public open space. Key Rec and Kern field are two neighborhood related recreational areas providing active ball fields and organized sporting activities. The reader is referred to the recreation plan for further details regarding the facilities.

Any new residential subdivision in the City requires a reservation of 15% of the land area to be used for recreation pursuant to the Egg Harbor City Developmental Ordinance, Section 170-30C(17). Amendments recommended by the current Comprehensive Master Plan will require residential site plans to provide for recreational needs of residents. In addition, common open space needs must be addressed pursuant to Section 170-103.

Water Supply, Surface Water

The Municipal Stormwater Management Plan dated December 2004 and revised to January 2007 lists seven surface water bodies in the City, all of which flow to the Mullica River.

- Union Creek is a sub-tributary of Landing Creek within the southern portion of the City.
- Elliot's Creek is a sub-tributary of Landing Creek east of Duerer Street.
- Indian Cabin Creek is approximately 1 mile east of Duerer Street and flows into Egg Harbor City Lake and ultimately Landing Creek.
- Landing Creek traverses almost the entire City from southwest to northeast before flowing into the Mullica River.
- Rubin's Creek flows into the eastern portion of Landing Creek.
- Pine Creek flows through the northern portion of the City into the Mullica River.
- Teal Creek is in the eastern portion of the City and flows to the Mullica River.

NJDEP uses an Ambient Biomonitoring Network (AMNET) to evaluate the health of over 800 waterways in the state. Sites are mapped for benthic macroinvertebrates and then classified as nonimpaired or severely impaired. NJDEP Integrated Water Quality Monitoring and Assessment Report for 2004 shows the following impaired water bodies.

Station	Location	Impairment Description
AN0592	Landing Creek at Indian Cabin Road	Pineland Biologic Community
AN0594	Egg Harbor City Lake outlet into Indian Cabin Creek at Indian Cabin Road	Benthic Macroinvertebrates

Conservation of the surface water supply can be augmented by maintaining sanitary sewer systems and stormwater management techniques.

Water Supply, Ground Water

Drinking water supplies in Egg Harbor City are obtained from either the Cohansey or Kirkwood aquifers. The depth of the aquifers range from surface levels to 700 feet.

Egg Harbor City Water Department operates three wells that draw from the Kirkwood aquifer. These wells are capable of providing up to 2 million gallons of water per day. The water is pumped into the City's water treatment system and treated with chlorine, fluoride and lime prior to distribution to homes and businesses. The water is tested on a regular basis to insure the water supply meets all State standards and that an average pH of 7.5 is maintained.

A few homes that are not connected to the public water supply are using private individual wells. These wells are most likely extracting water from the Cohansey aquifer. Residents who use private wells should have their water tested regularly in accordance with State parameters. Private wells often have high iron content which can be remedied with filtration equipment.

Forests

Conservation of forested areas will be assured by the management programs that are maintained by the Pinelands Commission. Much of the forested areas are located in the Forest Area and Preservation areas of the City which amount to 70.8% of the city.

Forested Areas may be managed and harvested to promote health and productivity. If any commercial forestry activities are considered, they must be carried out in a manner that is consistent with standards established by the Pinelands Commission which is also provided for in the Egg Harbor City Developmental Ordinance, Section 170-60.

Soils

The soil analysis for Egg harbor City is based upon the Soil Survey of Atlantic County, April, 1978. There are 23 soil categories shown on a map by Remington Vernick & Walberg which is contained in the Land Use Plan. A description of the soil and depth to seasonal high ground water are also provided in the Land Use Plan.

Egg Harbor City has an adopted Municipal Stormwater Management Plan dated December 2004 and revised January 2007. One of the stated goals is to reduce soil erosion from any development or construction project. The plan provides controls to address impacts from existing development and it provides design and performance standards for new construction.

Marshes and Wetlands

Conservation of marshes and wetlands will be assured by the management programs that are maintained by the Pinelands Commission. The restrictions on freshwater and tidal wetlands prohibit development of at least 68% of the City. Adding a requirement of a 300' buffer would increase the amount of area restricted from any development to 81 %.

Harbors, Rivers and Other Waters

Egg Harbor City does not have a harbor. As the name of the City may suggest, the City fathers had planned a very significant harbor along the Mullica River which is described in the Historic Preservation Plan.

The 3 ½ miles of waterfront along the Mullica River is protected from development by the management programs of the Pinelands Commission. The Riverfront has two homes built along the waterfront: one on the east side of the Lower Bank Bridge which is a log cabin; and another on the west side of the City near the Mullica Township border which is occupied by the owner of Ocean Yachts. Launching of the Ocean Yacht vessels occurs near the manufacturing plant in Mullica Township and the vessels are delivered to dealers from a tributary that is located in Egg Harbor City and flows to the Mullica River. On the west side of the Lower Bank Bridge and running almost to the Mullica River is a sign that reads "Bear Creek Reserve". The area has a gated entrance on the west side of Lower Bank Road approximately one mile south of the bridge. It is known to be used for hunting as evidenced by the hunting blinds that are visible from the Mullica River. The area known as Clarks Landing along the Mullica River near Galloway Township continues to provide for swimming, fishing and small boat (canoes, kayak and jet ski) launching. Egg Harbor City Lake Park is located in the center of the city along Philadelphia Avenue. The lake receives water from tributaries that flow through the city and the water elevation is maintained by a dam. The many miles of creeks and streams that flow through the city are surrounded by dense vegetation and are virtually undetectable except for the few bridges that cross the water bodies. They serve as a reminder for the astute passerby of the natural beauty that exists in Egg Harbor City.

Fisheries

The Mullica River contains 50 species of fish according to T. Lloyd Associates in their study that was done for the Pinelands Commission including, herring, white perch, yellow perch, catfish and striped bass. Crabbing is another target species sought in the Mullica River. The Egg Harbor City Lake has freshwater species including chain pickerel and catfish.

Most fishing in the City is recreational. In the spring, a licensed commercial fisherman sets nets for the perch run. The nets must be removed by the end of April. Occasionally commercial crabbers set pots in the Mullica River when the saline levels are high.

Threatened and Endangered Wildlife

The 43 animal species listed below are classified as threatened or endangered by the New Jersey Division of Fish and Wildlife, Endangered and Nongame Species Program, and are known to occur within the Pinelands National Reserve (PNR). This list does not include threatened and endangered marine mammals or sea turtles that may occur in backbays or other estuarine waters within the PNR.

Status

E = endangered

T = threatened

FT = federally threatened

FE = federally endangered

Birds

<i>Accipiter cooperii</i> ,	Cooper's Hawk	T
<i>Accipiter gentilis</i>	Northern Goshawk	E
<i>Ammodramus henslowii</i>	Henslow's Sparrow	E
<i>Ammodramus savannarum</i>	Grasshopper Sparrow	T
<i>Asio flammeus</i>	Short-eared Owl	T (breeding population only)
<i>Asio otus</i>	Long-eared Owl	T
<i>Batramia longicauda</i>	Upland Sandpiper	E
<i>Buteo lineatus</i>	Red-shouldered Hawk	E (breeding), T (nonbreeding)
<i>Botaurus lentiginosus</i> ,	American Bittern	E
<i>Charadrius melodus</i>	Piping Plover	E, FT
<i>Circus cyaneus</i>	Northern Harrier	E (breeding population only)
<i>Cistothorus platensis</i>	Sedge Wren	E
<i>Dolichonyx oryzivorus</i>	Bobolink	T
<i>Falco peregrinus</i>	Peregrine Falcon	E,
<i>Haliaeetus leucocephalus</i>	Bald Eagle	E, FT
<i>Lanius ludovicianus</i>	Loggerhead Shrike	E
<i>Laterallus jamaicensis</i>	Black Rail	T
<i>Melanerpes erythrocephalus</i>	Red-headed Woodpecker	T
<i>Nycticorax nycticorax</i>	Black-crowned Night Heron	T

<i>Nyctanassa violaceus</i>	Yellow-crowned Night Heron	T
<i>Pandion haliaetus</i>	Osprey	T
<i>Passerculus sandwichensis</i>	Savannah Sparrow	T
<i>Podilymbus podiceps</i>	Pied-billed Grebe	E (breeding population only)

Birds (continued)

<i>Pooecetes gramineus</i>	Vesper Sparrow	E
<i>Rynchops niger</i>	Black Skimmer	E
<i>Sterna antillarum</i>	Least Tern	E
<i>Sterna dougallii</i>	Roseate Tern	E, FE
<i>Strix varia</i>	Barred Owl	T

Reptiles

<i>Clemmys insculpta</i>	Wood Turtle	T
<i>Clemmys muhlenbergii</i>	Bog Turtle	E, FT
<i>Crotalus horridus</i>	Timber Rattlesnake	E
<i>Elaphe guttata</i>	Corn Snake	E
<i>Pituophis m. melanoleucus</i>	Northern Pine Snake	T

Amphibians

<i>Ambystoma laterale</i>	Blue-spotted Salamander	E
<i>Ambystoma tigrinum</i>	Eastern Tiger Salamander	E
<i>Hyla andersonii</i>	Pine Barrens Treefrog	T
<i>Hyla chrysocelis</i>	Southern Grey Treefrog	E
<i>Pseudotriton montanus</i>	Eastern Mud Salamander	T

Mammals

<i>Lynx rufus</i>	Bobcat	E
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Invertebrates

<i>Atrytone arogos arogos</i>	Arogos Skipper (butterfly)	E
<i>Cincindela dorsalis dorsalis</i>	Northeastern Beach Tiger Beetle	E, FT
<i>Bolaria selene myrina</i>	Silver-bordered Fritillary (butterfly)	T
<i>Callophrys irus</i>	Frosted Elfin (butterfly)	T

Source: Pinelands Commission, Revised October 2009

Threatened and Endangered Plants

The first 54 plant species listed below are known to be found in the Pinelands Area and originally were afforded protection and listed in section 7:50-6.27 of the Pinelands Comprehensive Management Plan (CMP). The CMP essentially prohibits development activities anywhere that may cause an adverse impact on the survival of local populations of these species.

The CMP was amended in 2005 to protect all plant species listed by the New Jersey Department of Environmental Protection (NJDEP) as endangered plant species pursuant to N.J.A.C. 7:5C-5.1. Thirty eight of these plant species are known to be found in the Pinelands Area and are listed below as numbers (55-92).

<u>Common Name</u>	<u>Scientific Name</u>
1.) Sensitive-joint Vetch	<i>Aeschynomene virginica</i>
2.) Red Milkweed	<i>Asclepias rubra</i>
3.) Silvery Aster	<i>Symphotrichum concolor</i>
4.) Pickering's Morning glory	<i>Stylisma pickeringii</i> var. <i>pickeringii</i>
5.) Pine Barrens Reedgrass	<i>Calamovilfa brevipilis</i>
6.) Barratt's Sedge	<i>Carex barratti</i>
7.) Sickle-leaved Golden aster	<i>Pityopsis falcata</i>
8.) Spreading Pogonia	<i>Cleistes divaricata</i>
9.) Broom Crowberry	<i>Corema conradii</i>
10.) Rose-colored Tickseed	<i>Coreopsis rosea</i>
11.) Rushfoil	<i>Croton willdenowii</i>
12.) Stiff Tick Trefoil	<i>Desmodium strictum</i>
13.) Knotted spike rush	<i>Eleocharis equisetoides</i>
14.) Resinous Boneset	<i>Eupatorium resinosum</i>
15.) Pine Barrens Gentian	<i>Gentiana autumnalis</i>
16.) Yellow-fringed Orchid	<i>Platanthera ciliaris</i>
17.) Crested Yellow Orchid	<i>Platanthera cristata</i>
18.) Southern Yellow Orchid	<i>Platanthera integra</i>
19.) Swamp Pink	<i>Helonias bullata</i>
20.) New Jersey Rush	<i>Juncus caesariensis</i>
21.) Lily-leaved Twayblade	<i>Liparis liliifolia</i>
22.) Loesel's Twayblade	<i>Liparis loeselii</i>
23.) Southern Twayblade	<i>Listera australis</i>
24.) Boykin's Lobelia	<i>Lobelia boykinii</i>
25.) Canby's Lobelia	<i>Lobelia canbyi</i>
26.) Hairy Ludwigia	<i>Ludwigia hirtella</i>

27.) Linear-leaved Ludwigia	<i>Ludwigia linearis</i>
28.) Climbing Fern	<i>Lygodium palmatum</i>
29.) Torrey's Muhly	<i>Muhlenbergia torreyana</i>
30.) Yellow Asphodel	<i>Narthecium americanum</i>
31.) Floating Heart	<i>Nymphoides cordata</i>
32.) Narrow Panic-grass	<i>Panicum hemitomon</i>
33.) Hirst's Panic-grass	<i>Dichanthelium hirstii</i>
34.) American Mistletoe	<i>Phoradendron leucarpum</i>
35.) Maryland Milkwort	<i>Polygala mariana</i>
36.) Slender Rattlesnake Root	<i>Prenanthes autumnalis</i>
37.) Awned Meadow Beauty	<i>Rhexia aristosa</i>
36.) Capitate Beaked Rush	<i>Rhynchospora cephalantha</i>
39.) Slender Beaked Rush	<i>Rhynchospora inundata</i>
40.) Knieskern's Beaked Rush	<i>Rhynchospora knieskernii</i>
41.) Curly Grass Fern	<i>Schizaea pusilla</i>
42.) Chaffseed	<i>Schwalbea americana</i>
43.) Long's bulrush	<i>Scirpus longii</i>
44.) Slender Nut-rush	<i>Scleria minor</i>
45.) Reticulated Nut-rush	<i>Scleria reticularis</i>
46.) Sclerolepis	<i>Sclerolepis uniflora</i>
47.) Wand-like Goldenrod	<i>Solidago stricta</i>
48.) Little Ladies'-tresses	<i>Spiranthes tuberosa</i>
49.) False Asphodel	<i>Tofieldia racemosa</i>
50.) Humped Bladderwort	<i>Utricularia gibba</i>
51.) White-flowered Bladderwort	<i>Utricularia olivacea</i>
52.) Purple Bladderwort	<i>Utricularia purpurea</i>
53.) Reclined Bladderwort	<i>Utricularia resupinata</i>
54.) Yellow-eyed Grass	<i>Xyris caroliniana</i>
55.) Low Rough Aster	<i>Aster radula</i>
56.) Pickering's Reed-grass	<i>Calamagrostis pickeringii</i>
57.) Clustered Sedge	<i>Carex cumulata</i>
58.) Butterfly-pea	<i>Clitoria mariana</i>
59.) Wrinkled Joint-grass	<i>Coelorachis rugosa</i>
60.) Buttonbush Dodder	<i>Cuscuta cephalanthi</i>
61.) Lancaster Flat Sedge	<i>Cyperus lancastriensis</i>
62.) Coast Flat Sedge	<i>Cyperus polystachyos</i>
63.) Rough Flat Sedge	<i>Cyperus retrofractus</i>
64.) Schweinitz's Flat Sedge	<i>Cyperus schweinitzii</i>

65.) Low Spike Sedge	<i>Cyperus tenuifolius</i>
66.) Sessile-leaf Tick-trefoil	<i>Desmodium sessilifolium</i>
67.) Twisted Spike-rush	<i>Eleocharis tortilis</i>
68.) Rough Cotton-grass	<i>Eriophorum tenellum</i>
69.) Dog-Fennel Thoroughwort	<i>Eupatorium capillifolium</i>
70.) Small Everlasting	<i>Gnaphalium helleri</i>
71.) Canada Hawkweed	<i>Hieracium kalmii</i>
72.) Barton's St. Johns-wort	<i>Hypericum adpressum</i>
73.) Torrey's Rush	<i>Juncus torreyi</i>
74.) False Boneset	<i>Kuhnia eupatorioides</i>
75.) Sandplain Flax	<i>Linum intercursum</i>
76.) Virginia Bunchflower	<i>Melanthium virginicum</i>
77.) Long-awn Smoke-grass	<i>Muhlenbergia capillaris</i>
78.) Slender Water-Milfoil	<i>Myriophyllum tenellum</i>
79.) Small Yellow Pond-Lily	<i>Nuphar microphyllum</i>
80.) Virginia False-Gromwell	<i>Onosmodium virginianum</i>
81.) Bristling Panic-grass	<i>Panicum aciculare</i>
82.) Dwarf Plantain	<i>Plantago pusilla</i>
83.) Chickasaw Plum	<i>Prunus angustifolia</i>
84.) Thread-leaf Beaked Rush	<i>Rhynchospora filifolia</i>
85.) Small-Head Beaked Rush	<i>Rhynchospora microcephala</i>
86.) Southern Arrowhead	<i>Sagittaria australis</i>
87.) Slender Arrowhead	<i>Sagittaria teres</i>
88.) Lace-lip Ladies-tresses	<i>Spiranthes laciniata</i>
89.) Two-Flower Bladderwort	<i>Utricularia biflora</i>
90.) Pine Barren Bellwort	<i>Uvularia puberula var. nitida</i>
91.) Narrow-Leaf Vervain	<i>Verbena simplex</i>
92.) Fringed Yellow-Eyed Grass	<i>Xyris fimbriata</i>

Source: Pinelands Commission, Revised October 15, 2007

Recommendation

The Management Programs of the Pinelands Commission will remain in effect to protect sensitive environmental areas. The Egg Harbor City Developmental Ordinance contains adopted regulations and standards that are intended to protect the environment. The local ordinances should be amended as deemed necessary to continue to provide for the protection of the environment.

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Comprehensive Master Plan

Egg Harbor City

December 2009

Adopted February 16, 2010

Section 9, Economic Plan

Required Topics

Review

Demographic Characteristics of the City's Population

Population Trend

Household Size

Age Characteristics

Income Level and Poverty Status

Income Characteristics

Household Income

Employment Status of Residents

Job Growth

Worker Class

Employed Civilian Population by Occupation

Employed Civilian Population by Industry

Place of Work

Travel Time to Work

Commute Time

2008 Employed Population by Occupation

2008 Employed Population by Industry

Current Trends

Recommendations

Required Topics

The Municipal Land Use Law describes an economic plan as:

An economic plan element considering all aspects of economic development and sustained economic vitality, including

(a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool present in the municipality and nearby areas and

(b) an analysis of the stability and diversity of the economic development to be promoted. (N.J.S.A. 40:55D-28b (9))

Review

The Economic Plan identifies the municipal economic strengths and can use the information to provide a foundation for the future. The Economic Plan will be presented using many of the characteristics found in the Land Use Plan and Housing Plan. It will review: the demographic characteristics of the City's population including the population trend, household size, age characteristics, income level and poverty status, income characteristics, household income; employment status, job growth, worker class, workers by population and by industry.

The plan begins with taking the local benchmark measures from the U.S. Census of Housing and Population and using the data to determine what measures can be employed to provide for future economic prosperity.

DEMOGRAPHIC CHARACTERISTICS

Population Trend

The 2000 Census reported Egg Harbor City's population was 4,545 which is a reduction of 38 people from the reported population of 4,583 from the 1990 Census.

Year	Population	Population change	Percentage change
1990	4,583	---	
2000	4,545	-38	-0.8

The South Jersey Regional Transportation Planning Organization has projected that Egg Harbor City's population will increase by 22 and house holds will increase by 8 in the 10 year period extending from 2005-2015.

Year	Population	Households
2005	4,563	1,690
2015	4,584	1,698
2005-2015 Growth	+22	+8

Household Size and Type

The 2000 Census reported the average household size to be 2.70 persons. The average household size in Atlantic County was 2.52 and in New Jersey the average size was 2.68 persons. Single-family dwellings make up 65% of the City's housing stock. Twins (one-unit attached) make up 5% of the housing stock. The balance of the housing stock consists of two or more units, 30% of the total housing stock.

Age Characteristics

The 2000 Census reported the median age in Egg Harbor City was 34.9. Atlantic County median age was 38.0 and New Jersey median age was 36.7. The largest age group is 40 to 44 years. The population category of 65 and older is 633 people or approximately 13.9 percent of the population. The population by age cohort is shown below.

Egg Harbor City has a comparable population to Atlantic County and New Jersey. The age groups that demonstrate noticeable increases are the 5 to 19 years olds.

	Egg Harbor City	Egg Harbor City	Atlantic County	Atlantic county	New Jersey	New Jersey
Age	Total	Percent	Total	Percent	Total	Percent
Under 5 years	305	6.7	16,483	6.5	563,785	6.7
5 to 9 years	392	8.6	19,133	7.6	604,529	7.2
10 to 14 years	375	8.3	18,346	7.3	590,577	7.0
15 to 19 years	346	7.6	15,966	6.3	525,216	6.2
20 to 24 years	254	5.6	14,294	5.7	480,079	5.7
25 to 29 years	293	6.4	15,591	6.2	544,917	6.5
30 to 34 years	312	6.9	18,035	7.1	644,123	7.7
35 to 39 years	349	7.7	21,798	8.6	727,924	8.7
40 to 44 years	396	8.7	21,908	8.7	707,182	8.4
45 to 49 years	309	6.8	18,186	7.2	611,357	7.3
50 to 54 years	250	5.5	15,686	6.2	547,541	6.5
55 to 59 years	181	4.0	12,345	4.9	423,338	5.0
60 to 64 years	150	3.3	10,344	4.1	330,646	3.9
65 to 69 years	164	3.6	9,250	3.7	293,196	3.5
70 to 74 years	176	3.9	8,982	3.6	281,473	3.3
75 to 79 years	136	3.0	7,368	2.9	240,131	2.9
80 to 84 years	100	2.2	4,718	1.9	162,337	1.9
85 to 89 years	43	0.9	2,724	1.1	90,606	1.1
90 years and over	14	3.0	1,394	0.6	45,393	0.5
Total Population	4,545	100.0	252,552	100.0	8,411,350	100.00

Income Level and Poverty Status

The 2000 Census indicates the median household income in 1999 for Egg Harbor City was \$32,956. This is approximately 25 percent lower than the median income in Atlantic County which is \$43,933 and approximately 40 percent lower than the New Jersey which is \$55,146.

Per capita income in Egg Harbor City is lower than Atlantic County and the New Jersey. Egg Harbor City's per capita income in 1999 was \$15,151 which is approximately 28 percent below Atlantic County and approximately 44 percent below New Jersey. Egg Harbor City's poverty status is higher than figures for Atlantic County and New Jersey

Income Characteristics

	Egg Harbor City	Atlantic County	New Jersey
Median household income (1999)	\$32,956	\$43,933	\$55,146
Median family income (1999)	\$40,040	\$51,710	\$65,370
Per capita income (1999)	\$15,151	\$21,034	\$27,006
Families below poverty level %	11.7	7.6	6.3
Individuals below poverty level %	13.1	10.5	8.5

As indicated above, the 2000 Census indicates the median household income in 1999 for Egg Harbor City was \$32,956. This is approximately 25 percent lower than the median income in Atlantic County which is \$43,933 and approximately 40 percent lower than the New Jersey which is \$55,146.

Household Income

	Egg Harbor City Total	Egg Harbor City Percent	Atlantic County Total	Atlantic County Percent	New Jersey Total	New Jersey Percent
Less than \$10,000	167	10.1	8,064	8.5	213,939	7.0
\$10,000 to \$14,999	97	5.8	5,306	5.6	143,783	4.7
\$15,000 to \$19,999	141	8.5	5,523	5.8	142,069	4.6
\$20,000 to \$24,999	166	10.0	6,206	6.5	146,537	4.8
\$25,000 to \$29,999	167	10.1	6,346	6.7	152,012	5.0
\$30,000 to \$34,999	152	9.2	6,049	6.4	153,437	5.0
\$35,000 to \$39,999	67	4.0	5,353	5.6	150,757	4.9
\$40,000 to \$44,999	135	8.1	5,715	6.0	150,538	4.9
\$45,000 to \$49,999	93	5.6	5,088	5.4	136,078	4.4
\$50,000 to \$59,999	122	7.4	9,651	10.2	260,375	8.5
\$60,000 to \$74,999	169	10.2	10,787	11.4	347,869	11.3
\$75,000 to \$99,999	95	5.7	10,847	11.4	413,928	13.5
\$100,000 to \$124,999	64	3.9	5,006	5.3	252,890	8.2
\$125,000 to	23	1.4	2,059	2.2	138,233	4.5

\$149,999						
\$150,000 to \$199,999	0	0.0	1,335	1.4	130,492	4.3
\$200,000 or more	1	0.1	1,690	1.8	132,837	4.3
Households	1,659	100.0	95,025	100.0	3,065,774	
Median Income	\$32,956		\$43,933		\$55,146	

Employment Characteristics

Job Growth

South Jersey Transportation Planning Organization (SJTPO) reports 2,463 jobs in Egg Harbor City in 2005. In 2015 SJTPO estimates 2,751 jobs or 288 additional jobs representing an 11.7 percent increase over the 10 year period.

Worker Class

The 2000 Census reports on employed civilian population 16 years of age and older. Approximately 18.6 percent of the residents work in the public sector and 81.4 percent work in the private sector.

Class of Worker

	Number	Percent
Private for-profit wage and salary workers	1,425	72.7
Private not-for profit wage and salary workers	122	6.2
Local government workers	174	8.9
State government workers	127	6.5
Federal government workers	63	3.2
Self-employed workers	49	2.5
Unpaid family workers	0	0.0
Total employed residents	1,960	100.00
Total unemployed residents	1,248	36.4
Total residents in labor force	2,177	63.6

Workers by Industry

According to the 2000 Census, approximately 52.7 percent of the residents in Egg Harbor City are employed in service, sales and office occupations. The 2000 Census also shows Atlantic County having approximately 56.3 percent in the same category. Egg Harbor City has noticeably lower employment in management, professional and related occupations showing 15.2 percent compared to Atlantic County which has 25.6 percent.

services				
Other services (except public administration)	92	4.7	4,594	4.0
Public administration	98	5	6,370	5.5
Total	1,960	100.0	116,051	100.00

Place of Work

Most workers are employed in the state and county. Similar proportions of residents work outside the county and outside of the state.

Employment Area	Egg Harbor City Total	Egg Harbor City Percent	Atlantic County Total	Atlantic County Percent	New Jersey Total	New Jersey Percent
Worked in state of residence	1,845	97.9	109,464	97.2	3,396,785	87.6
Worked in county of residence	1,694	89.9	96,032	85.2	2,126,179	54.8
Worked outside county of residence	151	8.0	13,432	11.9	1,270,606	32.8
Worked outside state of residence	40	2.1	3,195	2.8	479,648	12.4
Total Employed	1,885		112,659		3,876,433	

Travel Time to Work

The mean commute time for Egg Harbor City residents is 26.4 minutes with 11.7 percent having a travel time of less than 10 minutes. By contrast, Atlantic County residents have a mean commute time of 23.7 minutes with 14.1 percent having a travel time of less than 10 minutes. New Jersey residents have a mean commute time of 30.0 minutes with 11.9 percent having a travel time of less than 10 minutes.

Commute Time

Travel	Egg	Egg	Atlantic	Atlantic	New	New
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Time	Harbor City Total	Harbor City Percent	County Total	County Percent	Jersey Total	Jersey Percent
Less than 10 minutes	219	11.7	15,614	14.1	446,839	11.9
10 to 14 minutes	118	6.3	17,227	15.6	482,988	12.8
13.5	356	19.0	19,824	17.9	510,571	13.5
20 to 24 minutes	337	18.0	20,336	18.4	497,467	13.2
25 to 29 minutes	117	6.3	7,398	6.7	210,226	5.6
30 to 34 minutes	405	21.6	13,052	11.8	492,539	13.1
35 to 44 minutes	109	5.8	4,597	4.2	265,719	7.0
45 to 59 minutes	93	5.0	5,096	4.6	352,609	9.4
60 to 89 minutes	75	4.0	4,101	3.7	335,777	8.9
90 or more minutes	43	2.3	3,224	2.9	175,142	4.6
Did not work at home	1,872	99.3	110,469	98.1	3,769,877	97.3
Worked at home	13	0.7	2,190	1.9	106,556	2.7
Total	1,885	100.0	112,659	100.00		100.0
Mean travel time	26.4		23.7		30.0	

2008 EMPLOYED POPULATION BY OCCUPATION

The following data was accessed from the Atlantic County GIS website and demonstrates employed population by occupation living within a 1, 3 and 5 mile radius of Philadelphia Avenue and Buerger Streets in Egg Harbor City. The location was selected as the geographical center of the commercial zone extending from Atlantic Avenue to Duerer Street along Philadelphia Avenue.

2008 Employed Population by Occupation

Occupation	1 Mile Radius	3 Mile Radius	5 Mile Radius
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Total	2,229	3,695	6,934
White Collar	44.7%	47.3%	49.1%
Management/business/Financial	(6.4%)	(8.6%)	(9.5%)
Professional	(11.5%)	(12.9%)	(15.3%)
Sales	(11.6%)	(11.4%)	(11.8%)
Administrative Support	(15.2%)	(14.3%)	(12.5%)
Services	26.6%	24.2%	24.5%
Blue Collar	28.8%	28.5%	26.4%
Farming/Forestry/Fishing	(0.0%)	(0.2%)	(0.4%)
Construction/Extraction/	(8.6%)	(10.9%)	(10.1%)
Installation/Maintenance/Repair	(5.1%)	(4.4%)	(4.5%)
Production	(8.5%)	(6.4%)	(4.8%)
Transportation/Material moving	(6.6%)	(6.7%)	(6.7%)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2008.

2008 EMPLOYED POPULATION BY INDUSTRY

The following data was accessed from the Atlantic County GIS website and demonstrates employed population by industry living within a 1, 3 and 5 mile radius of Philadelphia Avenue and Buerger Streets in Egg Harbor City. The location was selected as the geographical center of the commercial zone extending from Atlantic Avenue to Duerer Street along Philadelphia Avenue.

2008 Employed Population by Industry

Industry	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total	2,229	3,694	6,936
Agriculture/Mining	0.7%	0.9%	1.0%
Construction	5.0%	8.0%	8.7%
Manufacturing	8.9%	7.2%	5.9%
Wholesale Trade	1.7%	2.4%	2.5%
Retail Trade	14.0%	13.1%	13.1%
Transportation/Utilities	4.2%	4.8%	4.9%
Information	1.8%	1.6%	1.4%
Finance/Insurance/Real Estate	6.1%	5.7%	4.7%
Services	52.1%	50.2%	51.7%
Public Administration	5.4%	6.1%	6.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2008.

Current Trends

The national recession has affected the state, regional and local economies. The credit markets and housing slump have had a serious consequence to the nation. The decline in jobs in the region has been associated with lodging and casinos. The closing of the Sands, the decline in casino revenues and the uncertain future of the Revel development show a continuing decline in the industry. The region may benefit from expanding the tourist market options. Growth of health and technology industries will lead to greater economic sustainability.

Economic growth in the region is led by a new research facility planned at the William J. Hughes Technical Center which is called the Next Gen Aviation Research Park. This will be 408,000 square feet of floor space in 7 buildings, creating 2,000 technology jobs to support the next generation air traffic control system. NextGen is intended to convert the old radar based air traffic control system to a satellite based system. The Revel casino in Atlantic City has been plagued with financial uncertainty and could be the last major casino and entertainment development for some time, if they are fortunate enough to complete the enormous project. The project features towers of over 700 feet tall on a 19 + acre site in the South Inlet area of the City. The Atlantic City International Airport is planning expansion to accommodate international travel which should stimulate the regional economy and tourism.

Local economic revitalization is dependent upon production of new housing to support local business. Egg Harbor City has been working toward this objective by aggressively planning locations for new housing by zoning initiative or the creation of redevelopment plans. The City has planned and in some cases installed infrastructure in areas where housing will be constructed. A new library has opened in the downtown and a new middle school and a new high school will open in the fall of 2010. The City has a location reserved for an active recreation complex next to the existing Lake Park that will be an attractive compliment for the extensive new housing planned for the City. The City has the enviable charm and beauty that is unmatched in the region that will set it apart from the competition. The City is a compact settlement with walkable tree lined streets and in close proximity to transportation and will be home to a wide variety of housing choices in carefully proportioned developments that maintain all of the quality features.

The City has been benefitted from the support and assistance afforded by the South Jersey Economic Development District (SJEDD). The SJEDD is a federally funded regional agency established in 1979 to promote economic development in Atlantic, Cape May, Cumberland and Salem County's. The SJEDD has purchased properties in the downtown area and was responsible for the new library, a downtown parking lot and they are planning additional mixed use downtown redevelopments and new housing in the Gateway Residential area. These public initiatives will stimulate the local economy by demonstrating confidence in investing in the City. A local businessman has purchased several downtown buildings and is working toward renovation and reopening retail commercial establishment in buildings that have been vacant for several years. The City has been supportive of business owners' interest in improving properties and has been particularly strategic in supporting expedited review and permitting. The combined

efforts of public and private endeavors will revitalize downtown which will lead the way to a robust local economy when the national economy stabilizes.

Recommendation

The uncertain stabilization of the national economy makes projection of the future impossible. The City has taken measures to make sure that when the economy turns, the City will be ready to accommodate a wide variety of housing development and the downtown will be in a good position to accommodate the needs of the new residents.

File: EHC MP Economic Plan 021610

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Comprehensive Master Plan
Egg Harbor City
December 2009
Adopted February 16, 2010

Section 10, Historic Preservation Plan

Required Topics
Review
New Jersey and National Register of Historic Places
Recommendation

Required Topics

The Municipal Land Use Law describes a historic preservation plan element as:

An historic preservation plan element: (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts (N.J.S.A. 40:55D-28b(10)).

Review

Egg Harbor City is said to have been named by Dutch settlers who found large quantities of eggs and gave the name "Eyren Haven", or Egg Harbor in their native language.

Egg Harbor City was established in 1854, but settlements occurred many years before along the northern boundary of the City, near the Mullica River (which was previously known as the Little Egg Harbor River). Clarks Landing was settled by Puritans from Connecticut named Clark in the 1700's. The Mullica River had sufficient depth to support travel by ships and forests provided wood for sawmills to produce material for ship building, shingles and other building materials. Clarks Landing had between 200 to 300 residents living in 40 homes before 1720. The settlement also had a church and a store. The population had increased to over 400 by 1735 and declined thereafter.

A second settlement began around 1785 along Landing Creek, which flow northerly to the Mullica River. Gloucester Furnace produced bog iron which was used to make stoves, lamp posts and other iron products. It was located approximately one mile south of Clark's landing Road and included a furnace, sawmill, tenant houses, gristmill and tavern. A second settlement was located on the north side of Clark's Landing Road near the Mullica River.

Other settlers could have been scattered throughout the area. Evidence of such existence includes the grave of Sibbel Shaler, who died in 1785 and is buried near the lake. She was the wife of privateer who is credited for capturing many enemy ships.

Gloucester Furnace went out of business in 1855, unable to compete with iron produced in areas like Pennsylvania after the discovery of coal. Railroads were becoming the new transportation mode for people and industry and would be the reason for creation of the City as it is known today.

In 1854, the Camden and Atlantic Railroad was built that connected Philadelphia and Atlantic City. The first train was occupied in part by William and Henry Schmoele and Philip Mathis Wolsieffer, German-Americans who envisioned a pure German town to escape the anti-immigrant resentment of a Know-nothing movement targeting Irish and Germans. On November 24, 1854 they created a corporation called the "Gloucester Farm and Town Association", which consisted of 38,000 acres of land. The collapse of the iron industry and arrival of the rail road created an opportunity for an ambitious development plan. The plan that was drawn anticipated a City stretching 7 miles from the railroad to the Mullica River. The town area would be occupied by residents on town lots and farms would be on the outer areas. Developers provided a 20 acre farm and a lot in town to each shareholder. In 1857, the railroad company offered an incentive to build near the rail line, offering free use of the railroad for 6 months and reduced price for 3 years. The German heritage is ever present in the names given to streets and in the names of the many remaining residents. Streets running in West-East direction are arranged in alphabetical order and are named after great German scholars, poets, artists, statesmen,

writers, composers, painters, printers, educators chemists, and philosophers. Avenues running South to North are named for cities in this country and in other well known world seaports. The Gloucester Association granted land to four German churches within the first 15 years including: the Moravian Brethren, the Catholic St. Nicholas, the German Reformed Congregation and the Lutheran Zion Church. Egg Harbor City remained almost exclusively a German town for 50 years. Schools were taught in German and City Council meetings were conducted in German. Arrival of other immigrants, including Italians, lead to adoption of the national language in order to communicate.

The Mullica River frontage was to provide a significant harbor for seagoing vessels connecting the envisioned metropolis with Philadelphia and New York. The City's harbor would have been used for trading agricultural, industrial and commercial products. Gloucester Landing was used as a port for schooners carrying cargo; however the river was not deep enough for large seagoing vessels.

Early settlers were farmers, producing food for their families and any surplus could be sold. Soon, small industries like tailor shops, wine production, brewery, brick yard, lumber production were providing a lively hood for these industrious people. Wine production flourished in part due to favorable soil and climate conditions. In the 1870's prominent awards were won for locally produced wine. At that time there were reportedly 700 acres of vines in the City. By the 1890's the City had factories, parks, wide plazas and public spaces. The metropolis never materialized, but a small town had evolved with many of the charming features envisioned by the founding fathers.

The original City plan envisioned a grid street network with house lots oriented to receive sunlight. Each City block was 330 feet wide and 600 feet long and the blocks are bisected lengthwise by terraces (or alleys) that are 30 feet wide. Each block was divided into home lots 40 by 150 feet and garden lots measured 100 feet by 150 feet. The terraces were originally intended to provide access for services such as the carriage house: and now continue to provide a location for all modern utilities such as electric, telephone, cable television, natural gas, domestic water and sanitary sewer lines. Terraces continue to provide access to rear of lots allowing for off street parking on individual lots while the main street frontage has sidewalks that are uninterrupted by driveway curb cuts (in contrast to most residential communities). Philadelphia Avenue was wider to accommodate commercial needs and to provide for carnivals and fairs. Other streets were designed with wide boulevards. Several parks were laid out on the plan and remain in use today.

Architectural styles attributed to the homes, churches, commercial buildings and social halls found through out the City are Greek Revival, Gothic, Queen Anne, Bungalow and others.

New Jersey and National Register of Historic Places

The New Jersey Department of Environmental Protection, Historic Preservation Office has a listing of sites, buildings and districts that are maintained on the New Jersey and National Register of Historic Places. The following listing includes properties where formal action has been taken by the State Historic Preservation Office (SHPO) or designee.

Egg Harbor City Fire Station (ID#409)
351 Chicago Avenue
SHPO opinion: 9/20/1993
COE: 5/23/2006
(Previous SHPO Opinion 5/26/1988)

Egg Harbor City Historic District (ID # 410)
Philadelphia Avenue
SHPO Opinion: 1/2/1990

Egg Harbor City Commercial Bank (ID #4274)
134 Philadelphia Avenue
NR: 8/28/207 (NR Reference #: 07000875
SR: 6/25/2007
COE: 5/3/2004
(Formerly identified as Old Commercial Bank)

Lower Bank Road Bridge (SI&A #03G8045) (ID#411)
Lower Bank Road (County Route 542) over Mullica River
SHPO Opinion: 5/15/1990
(Demolished c. 1992)
Also located in: Washington Township, Burlington County

Mullica River / Chestnut Neck Archaeological Historic District (ID #385)
North and south sides of the Mullica River
SR: 10/1/1976
SHPO Opinion: 9/16/2002
Also located in: Mullica Township & Galloway Township, Atlantic County
Bass River Township & Washington Township, Burlington County
Little Egg Harbor Township, Ocean County

Neutral Water Health Resort Sanitarium (ID #412)
Corner of Claudius Street and London Avenue
NR: 3/20/1991 (NR Reference #91000267)
SR: 1/29/1991
SHPO Opinion: 1/17/1978
(Aka Dr. Smith's Sanitarium Site)

With regard to the Egg Harbor City Historic District (ID#410), Terry Karschner of the SHPO prepared a statement on 3/23/2006 stating the SHPO opinion letter of 1/2/1990 is

missing. The area considered at that time was a narrow strip along Philadelphia Avenue, extending roughly from the railroad to Claudius Street. He further states that he and Bob Craig made a visit on 2/15/1990, after the opinion letter was issued. He wrote "HPO expressed concern about the extent of the survey recommendation and also indicated that did not appear to be any conventional historic district evident." He quotes Bob Craig opinion "there is no eligible district along any part of Philadelphia Avenue. There is no sufficient clustering of properties that possess integrity. That was the opinion we both came to the day we made our site visit, and I haven't seen any evidence to warrant changing it."

Recommendation

Based upon the SHPO opinion regarding the Philadelphia Avenue Historic District, there does not appear to be sufficient basis to create a historic district along Philadelphia Avenue. If Philadelphia Avenue does not qualify, it is unlikely any other area of the City would qualify.

In the future, selective identification and nomination of individual historic properties could be considered, if warranted.

File: EIIC MP Historic Preservation Plan 021610

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Section 11, Recycling Plan

Required Topics
Review
Recommendation

Required Topics

The Municipal Land Use Law describes a recycling plan element as:

A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land (N.J.S.A. 40:55D-28b(12)).

Review

The New Jersey Statewide Source Separation and Recycling Act, N.J.S.A. 13:1E-99.11 et seq., calls for recycling of 50% of the municipal solid waste stream and 60% of the overall waste stream by the end of 1995.

Egg Harbor City has a Recycling Ordinance as part of the City Code and is codified as Chapter 230, Article II. The plan requires recycling of:

- aluminum cans;
- corrugated cardboard;
- glass containers;
- newspapers;
- white goods which include household appliances; and
- leaves may also be placed at the curb for periodic pick up.

Egg Harbor City Contracts with Atlantic County Utilities Authority (ACUA) for pick up of recyclable material. According to the ACUA website, bi-weekly curb side pick up of recyclables include:

1. Co-mingled bottles and cans including: aluminum, steel and tin cans; empty aerosol cans (with lid removed); empty paint cans (with lid removed) glass containers; and plastic containers with a number 1-7.
2. Mixed Paper including: paper bags; computer paper; junk mail and envelopes; magazines and catalogs; clean pizza boxes made of corrugated cardboard; newspaper; paperback books, hardback books with cover removed; telephone books; office paper; cereal food boxes; and paper egg cartons.
3. Cardboard: corrugated cardboard which must be flattened, stacked in bundles and tied with twine.

ACUA also provides for disposal of other waste that is not appropriate for landfill disposal including: scrap metal and white goods which are washers, dryers, stoves, microwaves, dishwashers, radiators and other large metal objects; refrigerant containing appliances which are refrigerators, freezers, air conditioners and dehumidifiers all of which contain refrigerants that must be removed to comply with the Federal Clean Air Act.

ACUA provides for the collection and recycling or disposal of an extensive list of materials which allows for the safe handling and disposal of waste materials. The ACUA website contains extensive description of the handling and disposal methods for all the following described products.

Commercial Items

Clean wood
Concrete

Construction and demolition debris
 Food waste (grease)
 Shrink wrap
 Vinyl scrap

Household Hazardous Waste

Auto/boat batteries
 Compact florescent light bulbs (CFL)
 Household hazardous waste collection program
 Household hazardous waste fact sheet
 Mercury-containing devices
 Motor oil drop-off sites
 Paint

Household Items

Bulky waste
 Carpet
 Metals
 Propane tanks and compressed gas cylinders
 Rigid plastics
 Tires
 White goods (appliances)

Special Waste

Animal and food processing waste
 Asbestos disposal
 CCA containing lumber
 Contaminated soil
 Dry industrial waste
 Empty commercial pesticide containers
 Incinerator ash
 Large containers
 Medical waste

Egg Harbor City Recycling Coordinator reports the annual tonnage of recyclable material to the State and County. The annual tonnage for the period 2003 to 2008 is shown below.

Annual Recycling Volumes by Ton, 2003 - 2008

Year	Residential (tons)	Commercial (tons)	Total (tons)
2003	3,373.63	2,222.44	5,596.07
2004	1,271.48	51,544.994	52,816.474
2005	4,013.3	1,614.79	5,628.09
2006	6,045.70	4,872.38	10,918.08
2007	4,477.96	4,596.84	9,074.80
2008	3,549.50	3,036.03	6,585.53

Note: Tonnage does not include scrap metal recycled by industry which is reported separately to the State.

Source: City of Egg Harbor Recycling Coordinator

Recommendation

The municipal recycling plan can be enhanced by adding other materials for recycling including:

- christmas tree;
- tire;
- household hazardous waste;
- waste oil;
- paint;
- residential carpeting;
- food waste from food markets and commercial establishments;
- adopt a construction and demolition waste recycling ordinance;
- require stores to provide containers for recyclable materials purchased; and
- require a developer to provide a plan to recycle materials generated;

Site plan and subdivision submission requirements must have an added requirement:

Any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land shall provide a plan for the collection, disposition and recycling of recyclable materials.

File: BHC MP Recycling 021610

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Section 12, Farmland Preservation Plan

Required Topics
Review
Recommendation

Required Topics

The Municipal Land Use Law describes a farmland preservation plan:

A farmland preservation plan element, which shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging moneys made available by P.L. 1999, c.152 (c.13:8C-1 et al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements (N.J.S.A. 40:55D-28b(13)).

Review

Egg Harbor City does not contain any agricultural production operations, despite its agrarian past. The developed nature of most of the town, the grid pattern layout of blocks that are small (less than the 5 acre size required for a qualified farm), and general lack of undeveloped parcels suggests that future farmland development is unlikely to occur.

The Forest Area of the City allows agricultural use. The Preservation Area allows bee keeping as a type of agricultural use but would not allow growing of many agricultural products such as corn that would require soil treatment to enable agricultural production.

The Town Area of the City currently does not address agricultural uses. The specific allowance of certain agricultural uses in the Forest Area and Preservation Area and omission of the use in the Town Area would mean that agricultural uses are not permitted in the Town Area. Limited agricultural activities may be desirable and could be addressed in the Egg Harbor City Developmental Ordinance.

Recommendation

Homeowners and residents should be encouraged to plant gardens and fruit trees on individual lots for the production of products for household use only. The raising of poultry and livestock including boarding and breeding should be discouraged in the Town Area. The desire to encourage gardening may be accomplished by adding a definition of Residential Agriculture in the definitions section of the Developmental Ordinance. The use would then be specially permitted as an accessory use in the Town Area residential zones including the R-3.2C Residential, R-22 Residential, R-11 Residential, R-9 Residential, R-6 Residential and Gateway Residential. The definition of Residential Agriculture would be:

RESIDENTIAL AGRICULTURE – The production, principally for home use or consumption, of plants and their products and for sale to others where such sales are incidental, including but not limited to, gardening and fruit production. Residential Agriculture does not permit poultry and livestock production and boarding or breeding of animals.

Community gardens and allotment gardens may also be created where undeveloped parcels are found in neighborhoods. This will require careful supervision to prevent to unauthorized access and should be allowed as a municipal development or one which is carefully evaluated by the City.

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Section 13, Development Transfer Plan

Required Topics
Review
Recommendations

Required Topics

The Municipal Land Use Law describes a development transfer plan element:

A development transfer plan element which sets forth the public purposes, the locations of sending and receiving zones and the technical details of a development transfer program based on the provisions of section 5 of P.L. 204, c.2 (C.40:55D-141) (N.J.S.A. 40:55D-28b(14)).

Review

The requirements to establish a development transfer plan element are very demanding including prerequisites: a master plan element; capital improvement plan; utility service plan; real estate market analysis; and approval of the State Planning Commission of its initial petition for plan endorsement of the master plan or as part of a county or regional plan (N.J.S.A. 40:55D-140). The development transfer plan element must also include: estimated population and economic growth for 10 years; identification and description of the sending and receiving areas; an analysis of how the population growth is to be accommodated; estimate of existing and proposed infrastructure of the receiving area; procedure and method to convey the development potential from the sending to receiving areas; and the planning objectives and design standards for the receiving zone (N.J.S.A. 40:55D-141). The MLUL also requires a periodic review of the program and submission of reports to the County and Office of Smart Growth.

A development transfer plan is also typically referred to as a transfer of development rights (TDR). In a TDR, development rights in a preservation area can be purchased for use in a targeted growth area. Land in a preservation area is deed restricted from future development in perpetuity. A land owner must agree to sever some rights to use of the property and is compensated for the value of the development rights. Land in the receiving area can then be developed at a higher density than would be permitted under traditional zoning by adding the purchased development rights from the sending area. This allows for protection of critical resources; accommodates growth in areas that can accommodate development; and reduces the dramatic changes in property value associated with zoning changes. TDR typically has been used in farmland areas to provide incentive to protect farmlands from development by selling development rights and allowing farmland activity to continue. This allows the land owner the ability to continue using land for farming while selling excess development that may have otherwise been enticing for a struggling farm.

Egg Harbor City has had a development transfer plan in effect since 1996 in the area of the Tuscany House hotel and Renault Winery which is located in Galloway Township. The Pinelands Comprehensive Management Plan allows higher development intensity in areas if other lands in the vicinity are permanently protected. The desire to expand the tourism based business at the Renault Winery precipitated the interest in creating the development transfer plan. This required the redesignation of certain Pinelands Forest Areas to Pinelands Town Management Area, and created the Commercial Recreation Overlay District and the associated Priority and Secondary Conservation Areas. The plan is a regional plan because it accommodates sending of development rights in Galloway or Egg Harbor City to development of receiving areas with the development rights that have been severed in Galloway or Egg Harbor City.

The Commercial Resort Recreation Overlay zone allows: hotels and motels; meeting/conference centers; restaurants/catering facilities; active recreation centers including golf courses; and retail sales. Any development requires consistency with

conditions; provision of open space complying with a formula; compliance with area and bulk requirements; parking and loading; lighting; landscaping; fences; signs and general standards. Open space must be provided consistent with the designated formulas:

- a) Twenty-four one hundredths of an acre of existing and proposed floor area devoted to a permitted use.
- b) One-and nine-tenths acre for each outdoor recreation area.

Recommendation

Pinelands now permits density transfer in Forested Areas. Pinelands also encourages clustering in Forested Areas. ~~The prime difference is clustering requires all land to be~~ contiguous whereas in the density transfer program, parcels may be separated. The Pinelands Commission will be sending a recommended ordinance to Egg Harbor City (and other municipalities with land in Forested Areas) to implement the Forest Area cluster provision at which time the City should examine the best method to achieve the objective of protecting large areas of undisturbed open space.

There are no other development transfer plans or transfer of development rights (TDR) contemplated at this time.

File: EHC MP Development Transfer Plan 021610

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Section 14, Educational Facilities Plan

Required Topics

Review

Elementary School District

High School District

Higher Education

Recommendation

Required Topics

The Municipal Land Use Law describes an education plan element as:

An education facilities plan element which incorporates the purposes and goals of the "long-range facilities plan" required to be submitted to the Commissioner of Education by a school district pursuant to section 4 of P.L.2000, c.72 (C.18A7G-4) (N.J.S.A. 40:55D-28b(15))

Review

The Business Administrators of the Egg Harbor City Public School District and the Greater Egg Harbor Regional High School District were contacted to access the long-range facilities plans. A long-range facility plan is essentially a paperless document that can be accessed as a final determination letter from the State of New Jersey Department of Education website. The plans are highly technical compilation reports that assess the physical structures and the ability of the facility to accommodate student needs.

Elementary School District

The Egg Harbor City Public School District serves 180 students at the Charles L. Spragg Elementary School from Kindergarten to fifth grade. This figure includes 39 children in the pre-school program. The Charles L. Spragg Elementary School has a capacity of 296 students. The Fanny D. Rittenberg Middle School serves 299 students from sixth to eighth grade. The Fanny D. Rittenberg Middle School has a capacity of 271 students. The Rittenberg School will be replaced by a new middle school that is currently under construction and will open in the fall of 2010. The capacity of the school was unavailable from the district. The district reports that 7 students attend charter schools and 38 students attend non-public schools.

School	2008-2009 Enrollment	2009-2010 Enrollment	School Capacity
Charles L. Spragg Elementary School, K-5	180	180	296
Fanny D. Rittenberg Middle School, 6-8	299	299	271
New Middle School	N/A	N/A	Unavailable

Pre-School students: 39 included in the Charles L. Spragg Elementary School figure.

Charter school students: 7

Non-public students: 38

High School District

High school students in grades 9 – 12 attend Absegami High School, in Galloway Township which is part of the Greater Egg Harbor Regional High School District. The district includes Egg Harbor City, Galloway Township, Hamilton Township and Mullica Township. The City of Port Republic and Washington Township, Burlington County also send their high school students to Absegami. The district has approximately 3,920

students of which 2205 attend Absegami High School and 1,751 attend Oak Crest High School in Mays Landing. The district reports that 225 Egg Harbor City residents attend Absegami High School and 2 attend Oakcrest High School. A new regional school is being constructed on a 60+ acre site in Egg Harbor City to relieve anticipated overcrowding in the existing schools. The new school has been named Cedar Creek High School and will open in the fall of 2010. Public School students may also choose Atlantic County Vocational School for technical training. There are 21 students attending Vo-Tech shared time and 5 attend full time. There are no high school students attending charter schools.

Private schools in the area include the Bethel Christian School and Pilgrim Academy in Galloway Township are Christian schools serving Kindergarten through twelfth grade. Catholic education is available at the St Nicholas School in Mays Landing and St. Joseph in Hammonton. The district does not have figures for students attending private schools.

School	2008-2009 Actual Enrollment	2008-2009 Egg Harbor City Enrollment	2009-2010 Projected Enrollment	2009-2010 Egg Harbor City Enrollment	School Capacity
Oakcrest High School	1751	1	1735	2	2014
Absegami High School	2205	239	2185	225	2421
Cedar Creek High School	0	0	0	0	1187

Vo-Tech Shared Time: 21
 Vo-Tech Full Time Academy: 5
 Charter Schools: 0
 Private Schools: Not Known

Higher Education

Area colleges include Atlantic Cape Community College in Mays Landing and the Richard Stockton College of New Jersey in Galloway Township.

Recommendations

It will be important to monitor the future residential development in the City to allow for schools to accommodate new student populations. This can be accomplished by

projecting the school age children expected by applying demographic multipliers to the housing types in new development. It is recommended that any new development of 10 or more residential dwelling units be required to submit demographic projections using the following criteria which should become part of the subdivision and site plan submission requirements. The demographic multipliers recommended were received from the Office of Smart Growth.

Demographic Projections

A developer shall prepare calculations of the future residents and school-age children using the following multipliers. Alternate calculations submitted by the developer may be used if the Planning Board finds the multipliers acceptable. Alternate calculations would be expected for specialized housing such as age restricted housing, assisted living or college dormitories.

A. Population

(1) Data for determining population. (Source: Listokin, New Jersey Demographic Multipliers, 2006)

Unit Type	Residents
Single Family Detached:	
2-3 Bedrooms	2.822
4-5 Bedrooms	3.728
Single Family Attached and Townhouses:	
2-3 Bedrooms	2.232
4-5 Bedrooms	3.255
5+ Units Apartment	
0-1 Bedroom	1.278
2-3 Bedrooms	2.030
2-4 Units	
0-1 Bedroom	2.078
2-3 Bedrooms	2.571

(2) Method of calculating population for development. Determine the total number of dwelling units by type and bedroom count; multiply each by the resident factor. Add the results of each calculation to determine the total projected population.

B. School-Age Children

(1) Data for determining school-age children. (Source: Listokin, New Jersey Demographic Multipliers, 2006)

Unit Type	Total School Age Children
Single Family Detached:	
2-3 Bedrooms	0.537
4-5 Bedrooms	1.049
Single Family Attached and Townhouses:	
2-3 Bedrooms	0.317
4-5 Bedrooms	0.689
5+ Units Apartment	
0-1 Bedroom	0.052
2-3 Bedrooms	0.251
2-4 Units	
0-1 Bedroom	0.523
2-3 Bedrooms	0.581

(2) Method of calculating school-age children for development. Determine the total number of dwelling units by type and bedroom count; multiply each by the school-age children factor. Add the results of each calculation to determine the total projected school-age children population by level.

File: EHC MP Education 021610

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Section 15, Green Buildings and Environmental Sustainability Plan

Required Topics

Review and Recommendations

A. Low Impact Site design

Low Impact Site Design

Sustainable Landscape

B. Water

Indoor Water Conservation

C. Environmentally Friendly Building Materials

Recycled Content Materials

Green Building Materials

D. Building Reuse and Adaptive Reuse

Building Reuse and Adaptive Reuse

E. Energy Sustainability & Greenhouse Gas Reduction

Green Design

Passive Solar design

Energy Efficient Building Design

Infrastructure Energy Efficiency

Purchasing Low Energy and Energy Efficiency Products

Renewable Energy

Active Solar Energy Technologies

Urban and Community Forestry

Heat Island Effect

Source Reduction, Recycling, Composting and Greenhouse Gas Reduction

Outdoor Lighting

Required Topics

The Municipal Land Use Law describes a green building and environmental sustainability plan:

A green building and environmental sustainability plan element, which shall provide for, encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat stormwater on-site; and optimize climatic conditions through site

orientation and design (N.J.S.A. 40:55D-28b(16)). It is interesting to note that the MLUL uses the terms green buildings and environmental sustainability without defining what they are. Appropriate definitions were researched and definitions are offered for guidance.

The United States Environmental Protection Agency (USEPA) defines green building as “the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building’s life-cycle from siting to design, construction, operation, maintenance, renovation and deconstruction. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort. Green building is also known as sustainable or high performance building.”

The UN-sponsored World Commission on Environment and Development produced the most widely used definition of sustainable development in 1987: “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

The New Jersey Department of Environmental Protection, Office of Planning and Sustainable Communities (OPSC) offers a guide for creating sustainable communities. This plan is based upon a guideline that is offered by the OPSC for sustainable project design and technology. Readers may access the website at:

www.state.nj.us/dep/opsc/stdguide.html

Review and Recommendations

A. Low Impact Site Design

Low Impact Site Design

Stormwater runoff is a result of clearing land that was previously vegetated. This can result in increased pollution, runoff and loss of groundwater recharge which can result in flooding and erosion. New Jersey’s stormwater management rules provide nine methods to minimize impacts ranging from preserving vegetation and reducing impervious area to selecting low-maintenance landscaping instead of lawn areas (N.J.A.C. 7:8-5.3).

1. Reduce impervious areas by 20%.
2. Use grass swales or vegetated swales to convey stormwater runoff for 25% of the stormwater system. The stormwater system is the network of pipes, swales, and Best Management Practices (BMP) used to manage runoff resulting from precipitation in a development.
3. Provide a 25% permanently preserved vegetated open space with low maintenance vegetation that is not mandated by regulation (i.e., freshwater wetlands, floodway, Category 1 buffers).

4. Disconnect 20% of post-development impervious areas. Disconnection is the practice allowing a portion of runoff to be absorbed back into the ground, typically by allowing runoff to pass over a vegetated area.
5. Limit disturbance to 75% or less (excluding environmentally regulated areas of the project site).
6. Retrofit existing stormwater facilities to provide improved water quality and groundwater recharge beyond permit requirements.
7. Amend 20% of the lawn to low maintenance native non-invasive vegetation.
8. Provide vegetated rooftops or parking decks
9. Limit impervious cover to 20% less than allowed under municipal ordinance.

Sustainable Landscape

Sustainable landscaping will virtually take care of itself having characteristics that exhibit low impact, low maintenance, low resource use and frequently low-cost. The benefits of sustainable landscaping are: reduced pollution (fertilizers and pesticides); requires less maintenance saving money; improved ecological function and is beneficial to wildlife; conserves water; reduces flooding; lower heating and cooling - trees provide shade and wind breaks that can reduce building energy needs by up to 30% for home heating according to the USDOE and up to 50% for home cooling; and noise reduction buffers.

Sustainable Landscaping Principles

- Use naturalistic design
- When planning a landscape, avoid products that require frequent replacement or regular maintenance (to reduce future waste)
- Choosing indigenous plants over exotic varieties can help reduce the need for irrigation, as well as environmentally harmful pesticides and fertilizers; they also hold soil and water. Invasive non-native plants can harm the local ecology
- Use the right plant in the right place.
- Perform a soil/climate analysis to determine appropriate landscape types
- Plant for the long term by selecting healthy and long-lived plant varieties
- Strive for diversity and biomass by establishing and protecting areas of biological richness through use of endemic species/native plants.
- Use landscaping to conserve energy and prevent air pollution
- Use deciduous trees to provide shade in the summer and permit warming sunlight in the winter
- Coniferous trees planted to block prevailing NW winter winds can reduce heating costs.
- Use plants to capture airborne pollutants.
- Encourage storm water retention, design slopes and surfaces to reduce runoff, replenish groundwater, and use plants to capture water-borne pollutants.
- Design plantings and irrigation for efficient water use
- Plant low-water ground covers or drought-tolerant grass and use absorbent soil mixtures to promote storm water infiltration and reduce additional costs related to managing storm water.
- Design so that site work lessens soil compaction and precludes unnecessary soil compaction while construction is on-going.

• Reduce energy use by designing sites that do not require energy intensive maintenance to remain healthy and attractive, and by minimizing shipping distances for materials and supplies.

• Maximize ecological value by enhancing ecological functions and services.

Sustainable Landscaping Maintenance

• Integrated Pest Management

• Monitor and assess

• Cultural controls first

• Least toxic chemicals

• Follow label directions carefully

• Spot treat rather than broadcast

• Careful application of nutrients

• Test soil to determine appropriate fertilizer

• Use organics and slow-release

• Apply sparingly and at correct time, according to directions

• Little to none needed for natives

• Water conservation

• Use mulch, native and drought-tolerant plants;

• Water plants and grass with rainwater from an on-site cistern to limit the use of potable water; consider using storm water, greywater, and/or condensate water for irrigation

• Choose a micro-irrigation* system, instead of traditional sprinklers, to deliver water to your grounds more efficiently. During watering, micro-irrigation delivers 85 to 90 percent of the moisture supply to plants, compared with just 40 to 50 percent delivery for typical broadcast sprinklers.

• Water early in the day

• Energy conservation, where feasible:

• Use hand tools rather than power tools

• Electric tools rather than gas tools

• 4-cycle engines rather than 2-cycle

• Keep power tools well-tuned

• Consider indirect impacts

• Composting / mulching

• Focus on the "4 Rs" when acquiring materials and supplies — reduce, reuse, recycle, re-buy (i.e., re-think conventional products and look for those that are environmentally preferable).

- Micro-irrigation (also known as drip, trickle or dribble irrigation) is a method of irrigation in which water is applied directly to the rootzone of the plant in small but frequent quantities in such a way as to maintain the most active part of the soil at a quasi-optimum moisture.

B. Water

Indoor Water Conservation

Guidelines for indoor water conservation by the NJDEP were underdevelopment at the time of writing. Readers are advised to check for updates at the NJDEP website. The following guidelines were derived from the Green building website.

Considerations Indoor water conservation products that meet and exceed code requirements are readily available locally and by mail order. Some studies have indicated that there is not a direct relationship between the price of a water conserving fixture and its ability to provide good service. Therefore, do not use price as a benchmark for quality or performance.

It is important to choose quality products that have standardized replaceable components for best long-term performance. New products are being introduced continuously and it is advisable to review independent research such as Consumer Reports for updates on the performance of the new products.

Indoor water use can be impacted significantly through water appliance selection. Different models of laundry washing machines and dishwashers vary greatly in the quantity of water needed. The Green Builder Program recommends horizontal-axis washing machines and water conserving dishwashers.

Devices that divert and capture water that is normally lost waiting for hot water can be useful if long pipe runs from water heaters are present. However, it is best to minimize such long pipe runs through careful planning in the plumbing layout. This saves materials and cost as well as water.

Personal water use habits ultimately influence the effectiveness of water conserving fixtures and appliances.

Guidelines Guidelines for indoor water conservation by the NJDEP were underdevelopment at the time of writing. Readers are advised to check for updates at the NJDEP website. The following guidelines were derived from Greenbuilding website.

The use of the highly conserving fixtures does not entail out-of-the-ordinary installation considerations unless air-assisted toilets or composting toilets are used.

Infrared sensor operated faucets are available. They are very costly.

Placement of the water heater as close as possible to the point(s) of use for hot water will conserve water that is lost while waiting for hot water to come from the tap. Approximately 8,000 gallons in the average household is lost in this manner.

Some devices are available to divert the water while waiting for hot water. The diverted water is then used for toilet flushing or outdoors. Point of use water heaters reduce water losses from waiting for hot water as do recirculating pumps that keep hot water always available at the tap. A hot water demand system that supplies instant hot water through the action of an electronically controlled pump in a recirculating loop also conserves the

water lost while waiting for hot water. Good planning by strategic placement of the water heater is the most cost and energy-effective approach.

Toilets are becoming available with a lower flush option for fluids and a standard flush for solids. Check performance reviews done by consumer testing groups for the most reliable products of this nature. Retrofit devices of this type are also becoming available.

Select high quality products with replaceable parts. Check consumer test reports for the best products. Premature or non-detected product failure can quickly counter effective water conservation.

C. Environmentally Friendly Building Materials

Recycled Content Materials

Using or purchasing recycled products reinforces the recycling process and eliminates products that otherwise would be disposed at a landfill or sent to an incinerator. The city may purchase many recycled products such as paper, office products, fleet maintenance, construction products, landscape products (eco-soil) and janitorial supplies. Construction projects can recycle demolition products and rebuild using such things as ceiling panels made with recycled newspapers, carpet made with recycled plastic soda bottles, insulation made with recycled glass and concrete blocks made with recycled concrete aggregate. The U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) offers credit for such practice and can result in LEED certification for such projects.

- Obtain a commitment from the mayor or town council to buy recycled products
- Create a "Buy Recycled" team
- Learn about recycled products
- Evaluate current purchases for opportunities to buy recycled products
- Work with vendors
- Review purchasing specifications
- Review policies and procedures
- Set goals
- Evaluate progress
- Test products
- Promote your organization's buy recycled program (internally and externally)
- Monitor your buy recycled program

Green Building Materials

The USEPA defines green building as the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle. Using green materials conserves resources associated with construction. One method is to reuse existing structures. Another is to value engineer to

reduce the amount of material needed for construction. Crushed concrete can be used for drainage, back fill or as a base for road bed construction. Ground wood and sheet rock scrap can be used for mulch or compost. Plastic can be recycled and made into lumber that does not require pesticide treatments.

Overall Material and Product Selection Criteria Include

Resource Efficient Products

- Salvaged Products
- Products with post-consumer content
- Products with pre-consumer or post-industrial content
- Products made with waste agricultural material
- Products that reduce material use
- Products with exceptional durability or low maintenance requirements
- Certified wood products
- Rapidly renewable products

Non Toxic or Low Emissive Products

- Natural or minimally processed
- Non ozone-depleting products
- Non hazardous products
- Products that reduce or eliminate pesticide treatments
- Products that reduce storm water pollution
- Products that reduce impacts from construction or demo activities
- Products that reduce pollution or waste from operations

Energy and Water Efficiency Products

- Building components that reduce heating and cooling loads
- Equipment that conserves energy and manages loads
- Renewable energy equipment
- Fixtures and equipment that conserve water

Products for a Safe and Healthy Built Environment

- Products that do not release significant pollutants into the building
- Products that block the introduction, development, or spread of indoor contaminants
- Products that remove indoor pollutants
- Products that warn occupants of health hazards in the building
- Products that improve light quality
- Products that help noise control
- Products that enhance community well-being

D. Building Reuse and Adaptive Reuse

Building Reuse and Adaptive Reuse

Adaptive reuse is the development of a new use for an older building or for a building originally designed for a special or specific purpose. A factory or school may become housing or a church may become a restaurant. The process saves energy required to make new products and natural resources that are needed to produce construction materials.

Buildings should be evaluated for structural integrity and functional suitability. Historic and cultural significance should be considered. Adaptive reuse should replace outdated components with energy efficient materials.

E. Energy Sustainability & Greenhouse Gas (GHG) Reduction

Green Design

Green design involves the blending of a properties natural resources, use of recycled materials or products produced in a sustainable way, and use of energy efficient or renewable energy alternatives. Green design may be enhanced by integrating the following:

Adopt Whole Building Design The U.S. Green Building Council developed the Leadership in Energy and Environmental Design (LEED) rating system in 1993. The objective is to encourage green design and to award buildings that achieve sustainable status with certification. Buildings that have LEED certification are energy efficient, exhibit healthy environments, have reduced environmental impacts and cost less to operate.

Incorporate Energy Efficiency Energy Star Homes meet guidelines set by the USEPA. Energy Star products use 10 to 50 percent less energy than standard products, saving owners money and often providing greater comfort. Other labeling systems include the Cool Roof Rating Council and the National Fenestration Rating Council.

Choose Good Wood The Forest Stewardship Council (FSC) provides voluntary international standards for responsible forestry management and FSC logo is stamped or printed on wood and paper products. The Rainforest Alliance SmartWood program awards Rediscovered Wood certification to forest products operations that use recycled, or salvaged wood.

Integrate Environmentally Preferable Products The Scientific Certification Systems (SCS) uses a "green cross" logo to certify recycled/recovered products such as cleaning products, paint, carpet, particleboard, and flooring. Cradle to Cradle is another certification system that assesses a products impact throughout its life cycle.

Promote Better Indoor Air Quality Green Seal certifies products that conform to environmental performance standards such as the level of volatile organic compounds (VOCs) in paints. Greenguard tests and certifies products such as paint, insulation and flooring that have minimal or no harmful chemicals.

Passive Solar Design for New Development

Passive solar design uses the sun's energy for heating, cooling and day light of interior spaces. Passive systems do not require mechanical parts and do not require extraordinary maintenance. Passive solar dwellings can save 57 percent on energy cost and can add 10 percent in construction cost. The best application of passive solar design is achieved in new building design since it can consider building orientation, window placement and ventilation.

Consider Passive Solar Principals Energy demands for heating, cooling, lighting and ventilation can be reduced by following key principals:

- (a) structure should be well insulated;
- (b) provide for responsive, efficient heating systems;
- (c) orient buildings to face south;
- (d) avoid overshadowing by other buildings; and
- (e) include materials that have high heat capacity (storage of heat)

Evaluate Building Site Carefully Design professionals should consider wind patterns, terrain, vegetation, and solar exposure.

Plan Layout of Building/Home Accordingly Streets laid out in an east-west direction can make better use of solar systems than houses on north-south streets.

Incorporate Passive Solar Techniques Energy demands can be reduced with passive techniques:

- (a) low emission double glazed windows;
- (b) low cost opaque insulation material and high insulating building elements;
- (c) transparent insulation material;
- (d) design for natural light and ventilation;
- (e) high efficiency ventilation heat recovery
- (f) high efficiency lighting systems and electrical appliances with automatic control

Optimize Building Energy Demand through Simulation It is estimated that 13% of heat demand of buildings is covered by passive solar energy use. This can increase to 30% by use of simulation models.

Energy Efficient Building Design

Buildings can be constructed with efficient heating and cooling while maintaining healthy and comfortable environment for inhabitants. Features that provide energy efficiency include: a high R-value, tightly sealed thermal envelope, and controlled ventilation which result in lower heating and cooling costs. Energy efficiency does not always require higher construction costs. Features that do cost more realize savings over

time and may allow for downsized equipment, reduced mechanical space needs and may qualify for utility rebates.

Infrastructure Energy Efficiency

Municipal infrastructure can be a major source of savings in energy costs. Municipal buildings, water production and transportation all provide an opportunity for energy efficiency which reduces cost allowing more revenue to be used to provide services. There are some activities that can be utilized to promote energy efficiency.

Audit and Retrofit Local Government Facilities—Examples of retrofit projects are weatherization and heating-ventilating and air conditioning (HVAC) improvements such as boilers, chillers, and high efficiency units, building controls, landscaping changes, thermal cool storage retrofits and outdoor lighting upgrades. An energy audit should be prepared to make sure the improvements are justified.

Streetlight Retrofits Streetlights can be replaced with higher efficiency alternatives which translate to energy cost savings. Conventional mercury vapor streetlights can consume twice as much energy as high pressure sodium (HPS), low pressure sodium (LPS) and metal halide lamps. Light emitting diode (LED) technology lighting can offer significant savings, where LEDs use 82-93% less energy for traffic signals. See further discussion in Outdoor Lighting below.

Consider Cogeneration in New Public Infrastructure Projects Cogeneration is the production of electricity in plants that can capture what would otherwise be waste heat lost in generating the electricity.

Encourage Energy Efficient Transportation Encourage bicycle use and walking as an alternative to automobile use. Alternative fuels can be considered for municipal vehicles and school buses.

Enhance Energy Efficiency in Telecommunications Renewable energy should be considered for powering telecommunication facilities.

Purchasing Low Energy and Energy Efficient Products

Energy management may include purchasing low energy and energy efficient products that do not sacrifice quality or performance. Energy Star qualified products may be specified to target products that use less energy, reduce energy cost while maintaining quality and performance, the product life is longer and reduced maintenance is needed, there is reduced air pollution because less fossil fuel is used in operation/manufacture.

Consider Energy Star qualified products including commercial appliances, commercial heating and cooling, commercial lighting, construction products, electronics, office products, residential appliances, residential heating and cooling and residential lighting.

Renewable Energy Alternatives

Energy obtained from natural resources that are renewable include: sun; wind; geothermal or the earth's internal heat; biomass or living organisms or their by-products; and hydro, wave and tidal movement of water. Renewable energy technologies include: solar; photovoltaic; wind energy; geothermal; methane gas from landfills or a biomass; and electricity produced at a hydropower facility. Renewable energy options may include:

Adopt a Community Energy Approach Community energy is developed by substantial community involvement and ownership and can involve a collaborative effort with other entities.

Wind Energy Locally owned utility scale wind turbines or a cluster of small turbines can be effective for a municipality. Larger projects are better managed by private utility companies.

Solar Energy Solar energy can be acquired using photovoltaics to heat water and to heat building spaces (passive). Solar benefits are cumulative and can be collected from a variety of sources to collectively result in substantial savings of money and resources. Community solar energy can be: (a) a cluster of installations; solar cooperative as part of a green power program; solar on public or non-profit facilities that serve the community.

Geothermal Energy Geothermal heat is found in the earth and in New Jersey it can be used for direct heat and heat pump use. The USDOE reports New Jersey has low to moderate temperature resources (up to 300 degrees) that can provide direct use and ground source heat pumps. Direct use means using the groundwater's heat directly without a heat pump which includes heat and cooling for buildings, district heating, greenhouse warming and industrial product heating and drying. Ground source heat pumps use the earth or groundwater as a heat source in the winter and a heat sink in the summer.

Develop Relationships with Utilities for Renewable Resources When a community produces excess energy, they may sell the excess to the regional utility company.

Purchase Off-Site Renewable Energy A green power pricing program allows customers to voluntarily elect to support investment into renewable energy, costing more than traditional sources such as coal, natural gas, hydropower and nuclear fuels.

Active Solar Energy Technologies – Existing and New Development

Active and passive solar energy systems can be applied to living spaces to reduce reliance upon energy derived from sources that are made from fossil fuel. Passive solar energy is provides for heating, cooling and lighting and require no mechanical systems or

maintenance. Active solar systems require transfer of heat through a medium and therefore have mechanical systems for operation. Active solar can provide electricity and/or heat for providing hot water and heating. Collectors are usually placed on a roof to collect heat from the sun which is transferred to a media and moved to the point of usage. Some of the solar energy systems available for use in buildings are:

Low Temperature Solar Applications Solar energy can be used to produce solar domestic hot water and solar space heating. The solar domestic hot water system requires collector(s) usually installed on the roof, a storage tank which is located in a building and a circulation system to transfer the heat from the collector panel to the storage tank. Solar space-heating can be water systems or air heating systems. Water systems can be combined to produce hot water and space heating.

Photovoltaic (PV) Solar Energy Photovoltaic systems convert sunlight into electricity. Solar homes provide intermittent energy and battery storage when the sun is not shining. Grid connected systems may have panel mounted to the roof or placed on the ground. Excess electricity is connected to the grid allowing the owner to be compensated for power produced.

Solar systems require unshaded south facing panels tilted at the angle of latitude.

Urban and Community Forestry

Trees provide shade, block winds and provide evaporative cooling which can help reduce energy consumption. A tree can remove 26 pounds of carbon dioxide annually and it releases 13 pound of oxygen. In an urban environment, a tree can provide 15 times the benefit when the carbon storage is combined with the energy saving benefits. Trees remove pollutants such as nitrogen oxide, sulfur dioxide, carbon monoxide, ozone and small particulate matter which contribute to improved air quality. Other benefits include improved stormwater; improved water quality; reduced noise; aesthetics; wildlife habitat; absorbed ultraviolet radiation; and improved psychological well being.

The developmental ordinance can require that trees be saved or new trees planted for all new development, contributing to improved environmental quality and human health.

Heat Island Effect Reduction

Urban heat island effect refers to a condition where urban areas tend to be several degrees warmer than undeveloped areas. This results from: pavement and roof surfaces that absorb heat in contrast to vegetated areas; buildings, machinery and vehicles; and less vegetation which would otherwise contribute to evapotranspiration and shading. Urban heat island effect increases electric demand for air conditioning and cooling at peak periods which can trigger the need for new power generation capability. Controlling the heat island effect can reduce the need to produce additional energy.

New construction should be encouraged to use materials and design techniques that reduce the heat island effect by: installing green and cool roofs; planting trees and vegetation; installing window covering; using cool paving materials; and reduce energy demand. Examples of these techniques are:

Redesign Rooftops as Cool and/or Green Roofs Conventional roof surfaces can reach temperatures of 190 degrees whereas a cool roof can peak at 120 degrees. Cool roofs are heat reflectors. Two types of cool roofs are: commercial low slope which is a smooth white surface with an Energy Star rating of 65% solar reflectance; and steep slope which are various colors and have a 25% solar reflectance.

Green roofs are planted roof surfaces that replace otherwise heat absorbing roof surfaces with plants, shrubs and trees. Roof surfaces are prepared with a waterproofing layer and covered with soil and vegetation.

Energy Conserving Tree Planting and Landscaping Trees can be used to shade east and west walls contributing to reduced cooling demands and deciduous trees are preferred to balance energy demand throughout the year, by shading in the summer and allowing the sun to pass through and warm a building.

Construct Roads with Cool Pavement Pavement surfaces may be applied with higher solar reflectance or porous pavements can have a cooling effect from evaporation.

The Impact of Source Reduction, Recycling and Composting on Greenhouse Gas Reduction

Source reduction or waste prevention, recycling and composting serve to lessen greenhouse gases including carbon dioxide, methane and nitrous oxide. By reducing waste production, release of greenhouse gases is minimized by conserving the energy that would be needed to retrieve, process and manufacture products. Recycling paper saves the trees that remove carbon dioxide. Recycling, and also reduces the amount of material that winds up in landfills, decomposes and creating methane. Composting reduces demand for fertilizers and pesticides which require energy and produce greenhouse gas when created. It is recommended that programs be implemented that will lead to enhanced source reduction, recycling and composting.

Outdoor Lighting

The following lamps are the most energy efficient of the popular types used for outdoor lighting: Low Pressure Sodium (LPS), High Pressure Sodium (HPS) and Metal Halide (MH).

A. LPS with its deep yellow illumination, although the most energy efficient, does not provide any color rendition alone. All colors appear as varying shades of yellow/grey unless mixed with other "white" lamp sources.

B. HPS illumination provides some color rendering and is commonly used for street lighting, parking lots and security lighting

C. MH with its white illumination offers the best color rendition. As a result, it is widely used by automotive dealers, for sports lighting and other uses when color discernment is critical. Recent studies seem to suggest that MH light improves peripheral (off-axis) vision and reaction time, when compared with HPS light. This however, appeared to only apply under very low levels of light. For some parking lot lighting conditions, such as the "Enhanced Security" illuminance level that the IES recommends, there was no appreciable difference.

Other factors should be considered regarding the choice of lamps. The use of MH over HPS, at similar lumen levels, can increase energy costs by almost 30 percent. Also, MH will increase maintenance costs, since lamp life is usually less than HPS.

File: EHC MP Green Buildings and Environmental Sustainability Plan 021610

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Comprehensive Master Plan
Egg Harbor City
December 2009
Adopted February 16, 2010

Section 16, Relationship to Other Regulatory Plans

Required Topics

Review and Recommendation

- Pinelands Comprehensive Management Plan
- Mullica Township
- Galloway Township
- Washington Township, Burlington County
- Atlantic County Master Plan
- Atlantic County Solid Waste Management Plan
- NJDEP Regulation
- State Plan

Required Topics

The Municipal Land Use Law requires:

The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State development and Redevelopment Plan adopted pursuant to the "State Planning Act" sections 1 through 12 of P.L. 1985, c.398 and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act," P.L. 1970, c.39 of the county in which the municipality is located (N.J.S.A. 40:55D-28d).

Review and Recommendations

Pinelands Comprehensive Management Plan

Egg Harbor City borders three (3) municipalities in two counties. The City is located within three of the eight (8) management areas which regulate the distribution of land use and intensities. The most restrictive of the management areas is the Preservation Area and approximately 34.7% of the City is located in this area. Another restrictive area is the Forest Area and 36.1% of the City is in this area. The remaining 29.2% of the City is located in the Town Area and is capable of being serviced by sanitary sewers.

A Preservation Area under the Pinelands Comprehensive Management Plan is generally restricted to (1) residential dwelling units that satisfy the cultural housing provisions of the Act; (2) berry agriculture and horticulture of native plants; (3) forestry; (4) beekeeping; (5) fish and wildlife management; (6) low intensity recreation. Cultural housing provisions of the act allow development of a house on a 3.2 acre lot for a principal residence of the property owner or member of the immediate family who has not developed a dwelling under the cultural housing provision within the past 5 years; the land must have been owned since February 7, 1979; the occupant must have lived in the Pinelands for the previous 5 years and the persons family must have resided for a total of 20 different years. A one acre lot may be developed with a dwelling if the municipality approves and if the owner acquired and redeems a 0.25 Pinelands Development Credits. A municipality may also permit agriculture employee housing, expansion of intensive recreational uses subject to restrictions, campgrounds, infrastructure necessary to serve the needs of the Preservation Area, continuation of resource extraction operations, local communications facilities and waste management.

A Forest Area is restricted to (1) residential dwelling units that satisfy the cultural housing provisions of the Act; (2) residential dwelling units at a density of one dwelling unit for each 15.8 acres of privately owned, undeveloped land which is not wetlands (3) agriculture; (4) forestry; (5) low intensity recreational uses; and (6) some discretionary uses a municipality may chose to permit.

A Town Area is permitted (1) development consistent with available infrastructure; and (2) character and magnitude of the use is compatible with existing uses in the town.

A close examination of the land management ordinances of the three (3) bordering municipality's reveals that Egg Harbor City's neighbors are similarly comparatively designated Preservation Area, Forest Area and Town Area along Egg Harbor City's boarder. A description of the compatibility of the management plans of bordering towns is provided.

Mullica Township

Mullica Township lies to the west. Land in Egg Harbor City that is designated Preservation Area borders Preservation Area in Mullica Township, with the exception of Weekstown Village located along Atlantic County Route 563. Weekstown Village allows a wide variety of uses including single family detached dwellings on one (1) acre lots, agriculture, forestry, campgrounds, educational uses, place of worship, recreation, and a variety of commercial uses. The area is developed with minimum infill or redevelopment opportunity. The Forest Area of Egg Harbor is bordered by Forest Area in Mullica Township. The Forest Area allows agriculture, forestry, fish and wildlife management, low intensity recreational uses, campgrounds, single family housing (on 20 acre lots) and some institutional uses. The Mullica Township zone along the Egg Harbor City's town border is designated Rural Development Area. The Rural Development Area allows single family dwellings, limited commercial uses, and limited industrial uses.

Mullica Township's land management ordinance is compatible with Egg Harbor City's plan.

Galloway Township

Galloway Township is located along the eastern and southern boarder of Egg Harbor City. Land between Clarks Landing Road (C.R. 563) and the Mullica River is designated Preservation Area. Land designated Forest Area in Galloway Township borders Forest Area land in Egg Harbor City generally extending from Liebig Street to Clarks Landing Road. The remaining area of the Galloway boarder is designated Town Area and zoned in categories that range from Resort Development Area (to accommodate Renault Winery and Vineyards Golf), Town Residential and Highway Commercial.

Galloway Township's land management ordinance is compatible with Egg Harbor City's plan.

Washington Township, Burlington County

Washington Township is entirely within the Pinelands Preservation Area. The area located directly across the Lower Bank Bridge is a Pinelands designated Village of Lower Bank. The Village of Lower Bank generally allows residential housing on lots greater than 3.2 acres and permits limited commercial and industrial uses.

Washington Township's land management ordinance is compatible with Egg Harbor City's plan.

Atlantic County Master Plan

Atlantic County Master Plan dated October 2000 does not account for the growth producing plans that have been adopted in Egg Harbor City over the past few years. Atlantic County is currently working on a master plan which would be expected to

acknowledge the City's land use plan and in particular the Downtown Redevelopment Area, Gateway Residential, Adult Housing, Egg Harbor North and the expanded Industrial Park and the new Rehabilitation Areas.

Atlantic County Solid Waste Management Plan

Atlantic County is required to formulate and adopt a Solid Waste Management Plan, pursuant to the Solid Waste Management Act. The Plan addresses issues surrounding the generation, collection, transportation and disposal and recycling of solid waste for Atlantic County. Implementation of solid waste recycling programs is carried out by the Atlantic County Utilities Authority (ACUA).

The Atlantic County Solid Waste Advisory Council (SWAC) was created within the department to assist the County in the development and implementation of the Solid Waste Management Plan. The SWAC meets regularly to discuss any and all matters related to solid waste management. As an advisory board, SWAC makes recommendations to the Board of Chosen Freeholders concerning proposed amendments to the Solid Waste Management Plan.

NJDEP Regulation

Land use within Egg Harbor City is subject to jurisdiction of several statutes administered by the New Jersey Department of Environmental Protection. The statutes include the Coastal Area Facility Review Act (CAFRA), the Waterfront Development Act the Wetlands Act of 1970 and the Freshwater Wetlands Protection Act.

State Plan

The State Planning Act of 1985 called for a plan to address issues such as traffic gridlock, the rapid disappearance of farmland, and rising housing costs. The legislation emphasized that the state could no longer afford to subsidize haphazard development by building roads, sewer systems and other infrastructure without careful planning. The plan aims to protect the health of citizens by safeguarding and improving the quality of the environment. Its proposals are designed to lead to better management of tax dollars. The State Plan is a long-range investment planning strategy for State agencies, counties and municipalities to follow as they develop their own plans and regulations. Pinelands Management Areas are considered consistent with the State Plan.

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www.state.nj.us/osp/	New Jersey Office of State Planning

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THE PLANNING BOARD OF THE CITY OF EGG HARBOR CITY

RESOLUTION NO.7 OF 2010

ADOPTION OF SECTIONS 6 THROUGH 15 OF THE EGG HARBOR CITY
MASTER PLAN 2010

WHEREAS, the Egg Harbor City Planning Board has conducted a public hearing on Sections 6 through 15 of the Egg Harbor City Master Plan for 2010 on February 16, 2010; and

WHEREAS, the aforementioned hearing complied not only with the New Jersey Open Public Meetings Act, but also with N.J.S.A. 40:55D-13; and

WHEREAS, the Planning Board, after listening to the testimony of the public at large, as well as the presentation by the City Planner, Timothy D. Michel, has determined that the adoption of Sections 6 through 15 of the Egg Harbor City Master Plan, as proposed and subsequently revised, is in conformity with N.J.S.A. 40:55D-1, et seq., and is in the best interests of the City of Egg Harbor City and the residents thereof; and

WHEREAS, attached hereto and made a part hereof are the documents for Sections 6 through 15 of the Egg Harbor City Master Plan, as proposed by Timothy D. Michel, City Planner for Egg Harbor City; and

WHEREAS, the Sections 6 through 15 of the Egg Harbor City Master Plan are hereby amended and approved as follows:

6. Community Facilities Plan
7. Recreation Plan
8. Conservation Plan
9. Economic Plan
10. Historic Preservation Plan
11. Recycling Plan
12. Farmland Preservation
13. Development Transfer Plan
14. Educational Facilities Plan
15. Green Building and Environmental Sustainability Plan

AND WHEREAS, a Resolution to adopt the aforementioned Sections 6 through 15 of the Egg Harbor City Master Plan was Introduced by John Camillo and Moved by Tom Henshaw;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Egg Harbor City that Sections 6 through 15 of the Master Plan for the City of Egg Harbor City 2010, as contained in the written report by Timothy D. Michel, City Planner, is made a part hereof and is hereby adopted as being in conformance with all the appropriate statutes, as well as being in the best interests of the City of Egg Harbor City and the residents thereof.

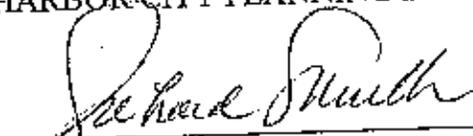
THE VOTE WAS: Seven (7) in Favor; None (0) Opposed;

Those in Favor: Henshaw, Peterson, M. Mueller, McKenna, Camillo,
 G. Mueller, Colby

Those Opposed: None

EGG HARBOR CITY PLANNING BOARD

BY:


GERHARD MUELLER, CHAIRMAN

DATED: FEBRUARY 16, 2010

THE PLANNING BOARD OF THE CITY OF EGG HARBOR CITY

RESOLUTION NO. 13 OF 2010

ADOPTION OF THE EGG HARBOR CITY
COMPREHENSIVE MASTER PLAN FOR 2010

WHEREAS, the Egg Harbor City Planning Board has conducted a public hearing on the Egg Harbor City Comprehensive Master Plan for 2010 on May 18, 2010; and

WHEREAS, the aforementioned hearing complied not only with the New Jersey Open Public Meetings Act, but also with N.J.S.A. 40:55D-13; and

WHEREAS, the Board, after listening to the presentation of Timothy D. Michel, a licensed Professional Planner for the Egg Harbor City Planning Board, has determined that the adoption of the Comprehensive Master Plan, as proposed and subsequently revised, is in conformity with N.J.S.A. 40:55D-1, et seq., as well as being deemed in the best interests of the City of Egg Harbor City and the residents thereof; and

WHEREAS, the presentation made by Timothy D. Michel, was based upon the document entitled "Comprehensive Master Plan, Egg Harbor City, Atlantic County, New Jersey," dated December, 2009; and

WHEREAS, attached hereto and made a part hereof is:
Exhibit A: The proposed "Comprehensive Master Plan" as originally prepared by Timothy D. Michel; and

WHEREAS, the Board specifically approves Section 1, Goals and Objectives and Section 2, Land Use Plan, as contained in the aforementioned Comprehensive Master Plan dated December, 2009; and

WHEREAS, the hearing in this matter was open to the public; and

WHEREAS, a Resolution to adopt the aforementioned Comprehensive Master Plan for 2010 prepared by Timothy D. Michel, dated December, 2009, was Introduced by Mr. Peterson and Moved by M. Mueller;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Egg Harbor City on this 18th day of May, 2010, that the Comprehensive Master Plan for 2010, as contained in Exhibit A and attached hereto and made a part hereof, is hereby adopted as being in conformance with all the appropriate statutes, as well as being

City of Egg Harbor City and the residents thereof.

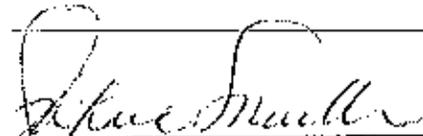
The Vote Was: Six (6) in Favor; None (0) Opposed

Those in Favor: Kuehner, Peterson, Colby, McKenna, M. Mueller, G. Mueller

Those Opposed: None

EGG HARBOR CITY PLANNING BOARD

BY:


GERHARD MUELLER, CHAIRMAN

DATED: MAY 18, 2010

THE PLANNING BOARD OF THE CITY OF EGG HARBOR CITY

RESOLUTION NO. 14 OF 2010

RECOMMENDATION TO AMEND DEVELOPMENTAL ORDINANCE

WHEREAS, it has been determined by the Planning Board of the City of Egg Harbor City, in the County of Atlantic and State of New Jersey, that Chapter 170 of the City Code should be amended by the governing body; and

WHEREAS, the Planning Board of the City of Egg Harbor recommends that the City Council of the City of Egg Harbor implement and enact changes to Chapter 170 of the City Code of the City of Egg Harbor; and

WHEREAS, the Planning Board adopted a Comprehensive Master Plan on May 18, 2010 and there are changes contained in the document to implement the recommendations; and

WHEREAS, a presentation was made to the Planning Board of Egg Harbor City on May 18, 2010 by Timothy D. Michel, a licensed Professional Planner for the Egg Harbor City Planning Board, setting forth in detail all of the proposed changes to Chapter 170 of the City Code of the City of Egg Harbor; and

WHEREAS, the meeting of the Planning Board of Egg Harbor City on May 18, 2010 was open to the public, but here was no public participation; and

WHEREAS, all of the aforementioned changes shall be presented in writing by Timothy D. Michel, Egg Harbor City Planner to the City Council of the City of Egg Harbor; and

WHEREAS, a Resolution to approve the aforementioned changes of Chapter 170 of the City Code of the City of Egg Harbor City was Introduced by Mr. Peterson and Moved by Mr. Colby.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the City of Egg Harbor that it is hereby recommended on this 18TH day of May, 2010 that all the changes proposed by Timothy D. Michel to the Planning Board of the City of Egg Harbor for Chapter 170 of the City Code of the City of Egg Harbor, be amended and adopted.

THE PLANNING BOARD OF THE CITY OF EGG HARBOR CITY

RESOLUTION NO. 15 OF 2010

ADOPTION OF REVISIONS TO THE LAND USE ELEMENT
OF THE EGG HARBOR CITY MASTER PLAN 2010

WHEREAS, the Egg Harbor City Planning Board has conducted a public hearing on page 32, Land Use Element, of the Egg Harbor City Master Plan for 2010 on October 19, 2010; and

WHEREAS, the aforementioned hearing complied not only with the New Jersey Open Public Meetings Act, but also with N.J.S.A. 40:55D-13; and

WHEREAS, the Planning Board, after listening to the testimony of the public at large, as well as the presentation by the City Planner, Timothy D. Michel, has determined that the changes of page 32, Land Use Element, of the Egg Harbor City Master Plan, as proposed and subsequently revised, is in conformity with N.J.S.A. 40:55D-1, et seq., and is in the best interests of the City of Egg Harbor City and the residents thereof; and

WHEREAS, attached hereto and made a part hereof is the revised page 32, Land Use Element, of the Egg Harbor City Master Plan, as proposed by Timothy D. Michel, City Planner for Egg Harbor City; and

AND WHEREAS, a Resolution to adopt the aforementioned revised page 32, Land Use Element, of the Egg Harbor City Master Plan was Introduced by Mr. Henshaw and Moved by Mr. Camillo;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Egg Harbor City that page 32, Land Use Element, of the Master Plan for the City of Egg Harbor City 2010, as contained in the written report by Timothy D. Michel, City Planner, is made a part hereof and is hereby adopted as being in conformance with all the appropriate statutes, as well as being in the best interests of the City of Egg Harbor City and the residents thereof.

THE VOTE WAS: Six (6) in Favor; None (0) Opposed;

Those in Favor: Henshaw, Peterson, M. Mueller, McKenna, Camillo,
Colby

Those Opposed: None

EGG HARBOR CITY PLANNING BOARD

BY: 
RICHARD COLBY, VICE CHAIRMAN

DATED: OCTOBER 19, 2010

**RESOLUTION OF FINDINGS AND CONCLUSIONS
EGG HARBOR CITY PLANNING BOARD**

RESOLUTION #16 OF 2010

RESOLUTION OF RECOMMENDATION TO CITY COUNCIL OF
CITY OF EGG HARBOR CITY

WHEREAS, the Planning Board of the City of Egg Harbor hereby recommends to the City Council of Egg Harbor City that Chapter 170 of the City Code should be amended; and

WHEREAS, the Planning Board of the City of Egg Harbor recommends to the City Council that those changes as set forth in the presentation of October 19, 2010 and prepared by Timothy Michel, a licensed Professional Planner for the City of Egg Harbor, should be incorporated in their entirety; and

WHEREAS, the Planning Board of the City of Egg Harbor reviewed the proposed changes to the Chapter 170 of the City Code on October 19, 2010 during the presentation made by Timothy Michel, Planner for the City of Egg Harbor; and

WHEREAS, the Planning Board of the City of Egg Harbor recommends that Section 170-81.3. Note 32, be amended as follows:

1. Section 170-81.3. Note 32: Active Recreation Areas/Campgrounds

Campgrounds shall be permitted in the R-3.2C and R-20F zone subject to the following limitations:

- A. Campgrounds in the R-3.2C district shall be permitted at City Lake Park based upon existing density.
- B. Campgrounds in the R-20F district shall not exceed one campsite per gross acre, provided that the campsites may be clustered at a density not to exceed 10 campsites per acre pursuant to the Pinelands Comprehensive Management Plan, N.J.A.C. 7:50-5.23(b)4.

AND WHEREAS, the Planning Board of the City of Egg Harbor recommends that Section 170 Attachment 10, be amended as follows:

2. Schedule of District Regulations, 170 Attachment 10

R-20F Forest Residential, Permitted uses: Delete
Passive, recreation areas, including hunting camps and lodges

AND WHEREAS, the Planning Board of the City of Egg Harbor recommends that Section 170 Attachment 10, be amended as follows:

3. Schedule of District Regulations, 170 Attachment 10

R-20F Forest Residential, Permitted Uses: Add
Low intensity recreational facilities (see Note 24)
Campgrounds (see Note 32)

WHEREAS, a resolution to approve the subject recommendation was introduced by Mr. Henshaw and Moved by Mr. McKenna;

NOW THEREFORE BE IT RESOLVED that on this 19th day of October, 2010, the Planning Board of the City of Egg Harbor deems it to be in the best interests of the City of Egg Harbor and the citizens thereof, for the aforementioned Sections of 170 of the City Code of the City of Egg Harbor, be approved as set forth above.

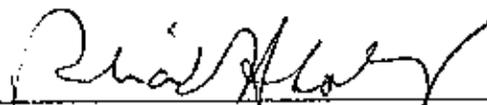
The Vote Was: Six (6) in Favor; None (0) Opposed

Those in Favor: Henshaw, Peterson, M. Mueller, Camilla, McKenna, Colby

Those Opposed: None

EGG HARBOR CITY PLANNING BOARD

BY:


RICHARD COLBY, VICE CHAIRMAN

DATED: OCTOBER 19, 2010

40:55D-105). Egg Harbor City has determined that mobile home parks are not a practical means to provide affordable housing. The City is planning much higher density in the future which is consistent with smart growth principals of concentrating development where infrastructure and transportation exist. This strategy will not accommodate mobile home parks. Other affordable housing will be proposed.

The Developmental Ordinance allows public utility substations and public service infrastructure in any zone provided conditions are met (see Section 170-67).

SITE PLAN AND SUBDIVISION STANDARDS

Site plan and subdivision standards should be reviewed for consistency with the obligatory and discretionary requirements under the Municipal Land Use Law. Consideration should be given to adopting provisions that would allow for submission of a general development plan which may benefit Egg Harbor North Rehabilitation Area.

The Master Plan should specifically identify any roads that will have a width greater than 50 feet.

Principles of green design and renewable energy generation should be incorporated into site plan and subdivision requirements. Green design strategies not only improve the environmental performance of buildings but lessen the impact of those buildings on the environment. Developer's should address green design strategies including energy efficiency, water conservation, indoor environmental quality, use of recycled renewable materials, construction waste reduction, reduced auto use, tree preservation, native planting, and avoidance of environmentally sensitive features.

Continue to pursue reduced wetlands buffers in the downtown area of the City.

Provide for a recapture agreement.

Distinguish between minor and major site plans using land area and building areas as appropriate.

Developmental Ordinance Amendment
Current To: June 24, 2010

ORDINANCE NO. 14-2010
CITY OF EGG HARBOR CITY

WHERE IT HAS BEEN DETERMINED BY THE CITY COUNCIL OF THE CITY OF EGG HARBOR CITY, in the County of Atlantic and State of New Jersey, (a majority of all members thereof affirmatively concurring), that Chapter 170 of the City Code should be amended;

WHEREAS, the City Council of the City of Egg Harbor desires to implement and enact changes to Chapter 170 of the City Code of the City of Egg Harbor with respect to recommendation made by the Planning Board;

WHEREAS, the Planning Board adopted a Comprehensive Master Plan on May 18, 2010 and there are changes contained in the document to implement the recommendations;

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Egg Harbor City as follows:

1. Section 170-17 Definitions: Add

HIGHWAY COMMERCIAL - All of the uses permitted in the Retail Commercial zone. Additional uses will include:

A. ASSISTED LIVING FACILITY – Residences for the frail elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They provide other services such as recreational activities, financial services, and transportation. The assisted living may be combined with other types of housing, such as congregate apartment housing for the elderly and residential health care facilities.

B. INSTITUTIONAL USES – Nonprofit, religious, or public use, such as a church, library, public or private school, hospital, or government owned and operated building, structure, or land used for public purpose.

C. RECREATIONAL AND ENTERTAINMENT USES – Community and recreation centers, bowling alley, health club and exercise, tennis, golf learning center, family indoor recreation.

2. Section 170-17 Definitions: Add

RESIDENTIAL AGRICULTURE – The production, principally for home use or consumption, of plants and their products and for sale to others where such sales are incidental, including but not limited to, gardening and fruit production. Residential Agriculture does not permit poultry and livestock and boarding or breeding of animals.

3. Section 170-17 Definitions: Add

RETAIL COMMERCIAL

A. BANKS – Including fiduciary institutions like a credit union.

B. CULTURAL, RECREATIONAL AND ENTERTAINMENT USES – Art gallery including artisans workshop, community and recreation centers, health club and exercise.

C. EDUCATION – Dancing and music academy, day nursery and/or day care.

D. FINANCIAL USES - Accounting, auditing, bookkeeping, commodity broker, credit, finance counseling, investment service, loan company, security broker

E. FOOD PRODUCT USES – Bakeries and confectioneries (nonmanufacturing), convenience stores, specialty food stores and grocery stores.

F. FULLY ENCLOSED EATING AND DRINKING ESTABLISHMENTS – Luncheonettes, coffee shops, bars, pubs, inns, taverns, dinner, delicatessens.

G. GENERAL BUSINESS – Administrative, advertising, blueprinting, copying, data processing, detective and protective services, employment agency, research and design, temporary office.

H. MEDICAL AND RELATED USES – Chiropractor's office, dental office, dental laboratory, medical appliances and supply, medical laboratory, optical goods, optometrist office, psychiatrist's office.

I. MINOR REPAIR OPERATIONS – Television, radio, appliances, shoes, computers, etc.

J. MOTION PICTURE THEATERS -

K. PERSONAL SERVICE AND CUSTOM CRAFT USES – Art shops and studios, barber shops, beauty parlors, hobby shops, keys and lock shops, photographic studios, specialty clothing boutiques, tailors and dressmaking stores, travel bureaus.

L. PLANTS, ANIMALS AND RELATED USES – Animal clinics or hospitals, retail florists' shops, garden supply shops, pet shops, and veterinarian offices.

M. PROFESSIONAL OFFICE - architect, business and management, engineering, general business, insurance, legal, publishing, planning, professional, real estate, surveying.

N. QUASI-PUBLIC ESTABLISHMENTS -- Nonprofit, religious, or eleemosynary institutional and providing educational, cultural, recreational, religious, or similar types of programs.

O. RETAIL STORES AND SERVICE ESTABLISHMENTS - Art and school supply stores, bookstores, department stores, drugstores, electrical appliance stores, fabric and sewing accessory stores, furniture stores, gift, novelty and souvenir stores, home and decorating stores, jewelry stores, laundry, dry cleaning establishments with coin-operated and self-service facilities, hardware stores, leather shops, luggage and suitcase stores, liquor stores, mail packaging service, musical instrument stores, newspaper and magazine stands, printing shops, record shops, secondhand item stores, shoe stores, specialty stores, sporting goods shops, stationery shops, toy stores, video rental/sales.

P. RETAIL SHOPS OR STORES ENGAGED IN LIMITED FABRICATION OF PROCESSED GOODS - See Section 170-68.

4. Section 170-30 Sketch plat, preliminary plat and final plat for major subdivisions.

C. (17) Add

All new residential development shall be required to comply with the requirements for common open space contained in Section 170-103.

All new residential development should be required to provide for the recreational needs of residents, and may be guided by the recommendation contained below. The Planning Board may exercise discretion in allowing specific recreation improvements based upon the anticipated users of the facilities.

Dwelling Units	Land	Tot Lots	Tennis Courts	Basketball Courts	Play Fields	Multi-Purpose
1 to 4	N/A	N/A	N/A	N/A	N/A	N/A
5 to 24	*	1	N/A	N/A	N/A	N/A
25 to 49	*	1	N/A	1	N/A	N/A
50 to 99	*	1	1	1	N/A	N/A
100 to 199	*	2	2	1	N/A	N/A
200 to 249	*	2	2	1	1	1
250 to 349	*	2	3	1	1	1
350 to 449	*	2	4	2	1	1

*Note: 0.05 acres per dwelling unit plus 5% of the gross site area for undeveloped passive recreation.

5. Section 170-30 Sketch plat, preliminary plat and final plat for major subdivisions.

C. (21) New

Any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land shall provide a written plan and illustrative plan for the collection, disposition and recycling of recyclable materials.

6. Section 170-30 Sketch plat, preliminary plat and final plat for major subdivisions.

C. (22) New

A developer of 10 or more units of residential housing shall prepare calculations of the future residents and school age children using the following multipliers. Alternate calculations submitted by the developer may be used if the Planning Board finds the multipliers acceptable. Alternate calculations would be expected for specialized housing such as age restricted housing, assisted living or college dormitories.

(a) Population

(1) Data for determining population. (Source: Listokin, New Jersey Demographic Multipliers, 2006)

Unit Type	Residents
Single Family Detached:	
2-3 Bedrooms	2.822
4-5 Bedrooms	3.728
Single Family Attached and Townhouses:	
2-3 Bedrooms	2.232
4-5 Bedrooms	3.255
5+ Units Apartment	
0-1 Bedroom	1.278
2-3 Bedrooms	2.030
2-4 Units	
0-1 Bedroom	2.078
2-3 Bedrooms	2.571

(2) Method of calculating population for development. Determine the total number of dwelling units by type and bedroom count; multiply each by the resident factor. Add the results of each calculation to determine the total projected population.

(b) School-Age Children

(1) Data for determining school-age children. (Source: Listokin, New Jersey Demographic Multipliers, 2006)

Unit Type	Total School Age Children
Single Family Detached:	
2-3 Bedrooms	0.537
4-5 Bedrooms	1.049
Single Family Attached and Townhouses:	
2-3 Bedrooms	0.317
4-5 Bedrooms	0.689
5+ Units Apartment	
0-1 Bedroom	0.052
2-3 Bedrooms	0.251
2-4 Units	
0-1 Bedroom	0.523
2-3 Bedrooms	0.581

(2) Method of calculating school-age children for development. Determine the total number of dwelling units by type and bedroom count; multiply each by the school-age children factor. Add the results of each calculation to determine the total projected school-age children population by level.

7. Section 170-31. Site plan details and submission requirements.

A. Preliminary submission requirements. Add

(1)(y) In all residential developments, land area shall be reserved for recreation consistent with the requirements found in Section 170-30C.(17). New residential developments shall also provide for recreational needs of residents as provided for in Section 170-30C.(17).

8. Section 170-31. Site plan details and submission requirements.

A. Preliminary submission requirements. Add

(1)(z) Any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land shall

provide a written plan and illustrative plan for the collection, disposition and recycling of recyclable materials.

9. Section 170-31. Site plan details and submission requirements.

A. Preliminary submission requirements. Add

(1) (aa) A developer of 10 or more units of residential housing shall prepare calculations of the future residents and school age children using the multipliers contained in Section 170-30C. (22).

10. Section 170-79. Industrial Business Park

B. Principal and accessory uses. Principal and accessory uses shall be as follows:

Add

(1) Repair of machinery and vehicles. The Planning Board shall approve all areas intended for outdoor storage of machinery and vehicles.

C. Area and bulk requirements.

Add

(7) Minimum floor area per acre: 5,000 square feet.

**11. Section 170-75. Note 23: Professional Overlay District: Change
Section 170-75. Reserved**

12. Section 170-78. Antenna Overlay District (A0). Change

D. Tower location. Antenna towers shall only be constructed in the following areas, as identified on the Egg Harbor City Tax Map: Block 11.07.

**13. Section 170-81. Note 29: Senior Citizens Housing Overlay District. Change
Section 170-81. Reserved.**

14. Section 170-81.2. Note 31: Gateway Residential District.

C. Accessory uses. The accessory uses for the Gateway Residential (GR) District are as follows:

Add

(5) Residential agriculture.

Add (new):

15. Section 170-81.3. Note 32: Active Recreation Areas

Active Recreation Areas shall be permitted in the FA-20 zone subject to the following limitations:

A. All uses included in the definition Recreation Areas, Active.

B. Campgrounds in the R-3.2C district shall be permitted based upon existing density at the City Lake Park.

C. Campgrounds in the FA-20 district shall not to exceed one campsite per gross acre, provided that the campsites may be clustered at a density not to exceed 10 campsites per

acre pursuant to the Pinelands Comprehensive Management Plan, N.J.A.C. 7:50-5.23(b)4.

D. Uses at City Lake Park shall comply with Egg Harbor City Code, Section 198.

16. Section 170-95. Undersize lots of record.

B(5)(b)[5] Front yard setback: change 100 feet to 200 feet.

17. Schedule of District Regulations, 170 Attachment 10

R-22 Residential, Accessory Uses: Add

Professional office for 1 professional (See Section 170-66)

Residential Agriculture (As defined in Section 170-17)

R-11 Residential, Conditional Uses Allowed by Zoning Ordinance: Delete

Professional office for 1 professional (See Section 170-66)

R-9 Residential, Conditional Uses Allowed by Zoning Ordinance: Delete

Professional office for 1 professional (See Section 170-66)

R-6 Residential, Accessory Uses: Add

Any accessory use permitted in the R-22 Zone

R-6 Residential, Conditional Uses Allowed by Zoning Ordinance: Delete

Professional office for 1 professional (See Section 170-66)

R-3.2C Residential Cluster: Add

Active Adults (See Section 170-81-1)

R-3.2C, Residential Cluster, Accessory Uses: Add

Residential Agriculture (As defined in Section 170-17)

R-3.2C Residential Cluster, Conditional Uses Allowed by Zoning Ordinance: Delete

Professional office for 1 professional (See Section 170-66)

R-6 Residential, Permitted Uses: Eliminate

Single-family attached/duplex residences

R-6 Residential, Minimum Lot Dimensions, Minimum Yard Dimensions, Maximum Height of Buildings, Maximum Height of Accessory Buildings, Maximum Lot Coverage by Buildings and Off-Street Parking and Loading: Eliminate

All standards that pertain to: Single-family attached/duplex residences

R-3.2C Residential Cluster, Permitted Uses: Add

Active adult community (See Section 170-81.1)

Cemetery

Public school
Parks and playgrounds
Government buildings
Active Recreation Areas including campgrounds (See Section 170-81.3)

R-20F Forest Residential, Permitted Uses: Add
Parks and playgrounds
Active Recreation Areas including campgrounds (See Section 170-81.3)

18. Schedule of District Regulations, 170 Attachment 11

PA Preservation Area, Comments: Change 222. Section 170-95B to 2. Section 170-95B.

R-C Retail Commercial, Permitted Uses: Add
Seniors housing on the second floor and above
Additional uses permitted in the zone are included in the definitions Section 170-17 under Retail Commercial

R-C Retail Commercial, Minimum Yard Dimensions, Principal Buildings: Change
Front (feet) change from 20 to 0
Side (feet) change 10 (each side) See Comment 4) to 0 or 5 feet if a setback is provided unless building code requires a greater setback in which case the greater dimension shall prevail

R-C Retail Commercial, Maximum Height of Buildings: Add
4 stories, 60 feet

H-C Highway Commercial, Permitted Uses: Add
Additional uses permitted in the zone are included in the definitions Section 170-17 under Highway Commercial

H-C Highway Commercial, Floor Area Ratio: Change
0.75 to 2.0

H-C Highway Commercial, Maximum Height of Buildings: Change
2 ½ stories to 4 stories
35 feet to 60 feet

If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

BE IT FURTHER PROVIDED this Ordinance shall take effect immediately upon final passage and publication according to law.

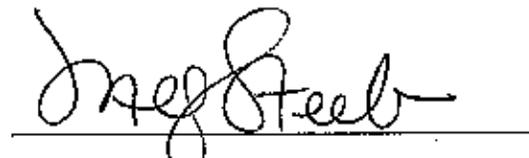
CITY OF EGG HARBOR CITY, A

Municipal Corporation of the

State of New Jersey



HON JOSEPH A. KUEHNER, Jr., Mayor



Meg Steeb, City Clerk

FIRST READING June 10, 2010

PUBLICATION June 16, 2010

SECOND READING June 24, 2010

File: EHC Developmental Ordinance Amendment 052610

**Developmental Ordinance Amendment
Current To: October 5, 2010**

**ORDINANCE NO.18-2010
CITY OF EGG HARBOR CITY**

WHERE IT HAS BEEN DETERMINED BY THE CITY COUNCIL OF THE CITY OF EGG HARBOR CITY, in the County of Atlantic and State of New Jersey, (a majority of all members thereof affirmatively concurring), that Chapter 170 of the City Code should be amended;

WHEREAS, the City Council of the City of Egg Harbor desires to implement and enact changes to Chapter 170 of the City Code of the City of Egg Harbor with respect to recommendation made by the Planning Board;

WHEREAS, the Planning Board adopted a Comprehensive Master Plan on May 18, 2010 and there are changes contained in the document to implement the recommendations;

WHEREAS, City Council adopted implementing Ordinance 14-2010 which amends the Developmental Ordinance and the Pinelands Commission has asked for minor changes prior to Certification and changes are contained herein to accommodate the request;

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Egg Harbor City as follows:

Add (new):

1. Section 170-81.3. Note 32: Active Recreation Areas/Campgrounds

Campgrounds shall be permitted in the R-3.2C and R-20F zone subject to the following limitations:

A. Campgrounds in the R-3.2C district shall be permitted at City Lake Park based upon existing density.

B. Campgrounds in the R-20F district shall not to exceed one campsite per gross acre, provided that the campsites may be clustered at a density not to exceed 10 campsites per acre pursuant to the Pinelands Comprehensive Management Plan, N.J.A.C. 7:50-5.23(b)4.

2. Schedule of District Regulations, 170 Attachment 10

R-20F Forest Residential, Permitted Uses: Delete

Passive, recreation areas, including hunting camps and lodges

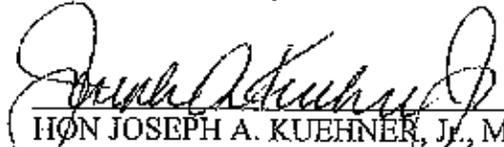
3. Schedule of District Regulations, 170 Attachment 10

R-20F Forest Residential, Permitted Uses: Add
Low intensity recreational facilities (see Note 24)
Campgrounds (see Note 32)

If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

BE IT FURTHER PROVIDED this Ordinance shall take effect immediately upon final passage and publication according to law.

CITY OF EGG HARBOR CITY, A
Municipal Corporation of the
State of New Jersey


HON JOSEPH A. KUEHNER, Jr., Mayor


Meg Steel, City Clerk

FIRST READING October 14, 2010

PUBLICATION October 20, 2010

SECOND READING October 28, 2010

expands the accessory uses permitted in various zoning districts to include "residential agriculture". "Professional offices for 1 professional" are changed from a conditional use to an accessory use in a number of residential zones. Permitted uses in the R-3.2C District are expanded to include active adult communities, cemeteries, public schools, parks and playgrounds, government buildings and active recreation areas, including campgrounds. In addition, the permitted uses and bulk standards (setbacks, floor area ratio and height) applicable to the City's HC (Highway Commercial) and RC (Retail Commercial) Districts are modified. All of these amendments affect zoning districts which are located in that portion of the City designated as a Pinelands Town.

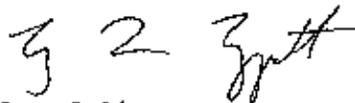
Ordinance 14-2010 also revises permitted uses in the City's R-20F District, a zone which is located in the Pinelands Forest Area. Specifically, Ordinance 14-2010 adds parks and playgrounds and active recreation areas, including campgrounds, as permitted uses in the R-20F District. Upon recognizing that active recreational facilities are not permitted by the CMP in Pinelands Forest Areas, Ordinance 18-2010 was adopted to clarify that only low intensity recreational facilities and campgrounds (at a density consistent with the CMP) are permitted in the R-20F District.

Egg Harbor City is located entirely within the Pinelands Area and thus the amendments recommended in the 2010 Master Plan and implemented by Ordinances 14-2010 and 18-2010 do relate to certain CMP standards. However, the Executive Director has determined that amendments raise no substantial issues with respect to the CMP. Therefore, the City's 2010 Master Plan and Ordinances 14-2010 and 18-2010 require no further Commission review and may take effect as otherwise provided by law.

We note that a number of recommendations made in the 2010 Master Plan have not yet been implemented through adoption of ordinance amendments. Of most interest to the Commission are the recommended changes to the Commercial Resort Recreation Zone and potential Pinelands management area changes necessary to accommodate a future recreational facility on the east side of Philadelphia Avenue. These recommendations could potentially raise significant issues with respect to conformance with the Pinelands CMP. When and if the City decides to proceed with consideration of these matters, please let us know and we'll be happy to work with you and other City representatives.

If you have any questions or concerns, please contact Ms. Susan Grogan of our staff.

Sincerely,



Larry L. Liggett
Director, Land Use & Technology Programs

SRG/CEG

c: Mayor Joseph A. Kuehner, Jr.
Thomas Henshaw, City Administrator
Meg Steeb, City Clerk



State of New Jersey
THE PINELANDS COMMISSION

PO Box 359
New Lisbon, NJ 08064
(609) 894-7100

JOHN C. STOKES
Executive Director

CHRIS CHRISTIE
Governor
KIM GUADAGNO
Lt. Governor

December 13, 2010

Timothy D. Michel
City Planner
City of Egg Harbor
2168 River Road
Egg Harbor City, NJ 08215

Dear Mr. Michel:

Thank you for providing the Pinelands Commission with certified copies of Planning Board Resolutions 13-2010 and 15-2010, as well as Ordinances 14-2010 and 18-2010. Under the regulations which we administer (N.J.A.C. 7:50-3.45), the Executive Director is required to determine whether these documents relate to any of the standards of the Pinelands Comprehensive Management Plan (CMP). If so, Commission review of the resolutions and ordinances must be completed before they may take effect.

Resolution 13-2010, as adopted by the Planning Board on May 18, 2010, approves the Comprehensive Master Plan for 2010 of Egg Harbor City. Among other things, this Master Plan contains growth projections, a statement of goals and objectives, a detailed land use plan, a recreation plan and a series of recommended land use ordinance amendments. Among these recommended amendments are: the addition of campgrounds as a permitted use in two zoning districts; incorporation of definitions for and expansion of permitted nonresidential uses in several commercial zones; consideration of a redevelopment area designation for a portion of the R-3.2C Zone; broadening of permitted uses in the Commercial Resort Recreation Zone; addition of a minimum floor area requirement in the Industrial Business Park Zone; and reexamination of various overlay zones, parking ratios and sign standards. Also included in the 2010 Master Plan is a brief discussion of the City's plans for a "major" recreational facility on the east side of Philadelphia Avenue, in what is now a Pinelands Forest Area.

Resolution 15-2010 amends the City's 2010 Comprehensive Master Plan by deleting language which had equated community solar and wind generation facilities with public service infrastructure and public utility substations.

Ordinance 14-2010 amends Chapter 170 of the City's Code by implementing a number of the recommendations contained in the 2010 Comprehensive Master Plan. Specifically, Ordinance 14-2010 adds a wide variety of definitions and revises submission requirements for various types of development applications to include recycling plans and calculations of future residents and school age children. Ordinance 14-2010 also eliminates the City's Professional Overlay and Senior Citizen Housing Overlay Districts, restricts the size of the Antenna Overlay District to one particular block, revises permitted uses and floor area requirements in the Industrial Business Park District and



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BE IT FURTHER RESOLVED that all of the aforementioned changes as reviewed by the Planning Board of the City of Egg Harbor shall be presented in writing to the City Council of the City of Egg Harbor for their approval.

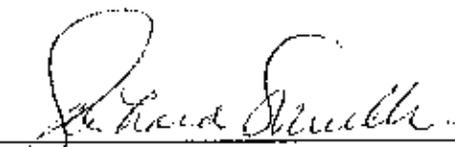
BE IT FURTHER RESOLVED that the aforementioned changes of Chapter 170 of the City Code of the City of Egg Harbor have been deemed to be in the best interests of the residents of the City of Egg Harbor, as well as in the best interests of the City of Egg Harbor itself.

The Vote Was: Six (6) in Favor; None (0) Opposed

Those in Favor: Kuehner, Peterson, Colby, McKenna, M. Mueller, G. Mueller

Those Opposed: None

EGG HARBOR CITY PLANNING BOARD

BY: 
GERHARD MUELLER, CHAIRMAN

DATED: MAY 18, 2010