

**UPPER DEERFIELD TOWNSHIP PLANNING BOARD**

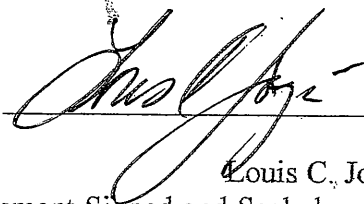
**MASTER PLAN REEXAMINATION REPORT**

**July 21, 2003**

**Amended and Adopted September 8, 2003**

Prepared By:

Louis C. Joyce, PP  
NJ License No. 02813

A handwritten signature in black ink, appearing to read "Louis C. Joyce", is written over a horizontal line.

Louis C. Joyce, PP  
Original Document Signed and Sealed per NJ law

**PLANNING BOARD  
UPPER DEERFIELD TOWNSHIP  
CUMBERLAND COUNTY, NEW JERSEY  
RESOLUTION NO. 19-2003**

**BE IT RESOLVED**, by the Planning Board of the Township of Upper Deerfield, County of Cumberland as follows:

**WHEREAS**, the Planning Board has conducted re-examination of the Township Master Plan in 2003; and

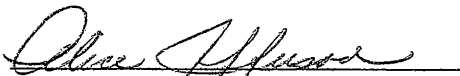
**WHEREAS**, public hearings were advertised and conducted by the Planning Board at which public testimony was received; and

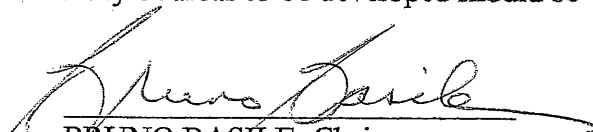
**WHEREAS**, the Master Plan Re-Examination Report was circulated to the surrounding municipalities and the County Planning Board; and

**WHEREAS**, the Board has determined that the Master Plan Re-Examination dated July 21, 2003 as revised September 8, 2003 is appropriate for the Township.

**NOW, THEREFORE, BE IT RESOLVED:**

That the aforesaid Master Plan Re-Examination is hereby adopted and that Ordinance Amendments to reflect the content of the Re-Examination including the increase of lot sizes in certain zones within the Township to protect the ground water of the municipality and to assure adequate space for the construction and re-construction of on-site sewage disposal systems as well as to provide for open space and to affect the density of areas to be developed should be adopted.

  
Alice Jefferson, Secretary

  
BRUNO BASILE, Chairman

**CERTIFICATION**

I hereby certify the foregoing Resolution was duly adopted by the members of the Upper Deerfield Township Planning Board, County of Cumberland and State of New Jersey, at a regular meeting held on **Monday, September 8, 2003**, held at the Municipal Building on Route 77, Seabrook, New Jersey at 7:30 P.M.

  
ALICE JEFFERSON, Secretary

TOWNSHIP OF UPPER DEERFIELD, CUMBERLAND COUNTY

TOWNSHIP COMMITTEE

C. Kenneth Hill, Chairman and Mayor

Ralph A. Cocove, Sr., Vice Chairman      George E. Joyce, Jr.

Douglas M. Rainear      James P. Crilley

William F. Sray, Township Clerk

PLANNING BOARD

Bruno A. Basile, Chairman

Albert N. Johnson, Vice Chairman      Jodi Hirata

C. Kenneth Hill, Mayor      Douglas M. Rainear, Committeeman

Frank Loew      Edward Fleetwood, Housing and  
Zoning Officer

Ernest Holt      Edward Overdevest

Herman Evans, Alternate      Eugene Stoms, Alternate

Alice Jefferson, Secretary

James J. Seeley, Solicitor

Robert C. DuBois, Engineer

Louis C. Joyce, IV, Township Planner

**2003 REEXAMINATION OF THE MASTER PLAN  
OF THE TOWNSHIP OF UPPER DEERFIELD**

According to the requirements of the Municipal Land Use Law N.J.S.A. 40:55D-89 at least every six years the Planning Board of Upper Deerfield Township must reexamine its Master Plan and development regulations. Accordingly the Board is to prepare a report that stipulates:

N.J.S.A. 40:55D-89 a. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.

N.J.S.A. 40:55D-89 b. The extent to which such problems and objectives have been reduced or have increased subsequent to such dates.

N.J.S.A. 40:55D-89 c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling materials, and changes in State, county and municipal policies and objectives.

N.J.S.A. 40:55D-89 d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

N.J.S.A. 40:55D-89 e. Recommendations for incorporation of redevelopment plans into the Land Use Plan Element and Development Regulations.

When discussing goals and objectives, it is good for a clear understanding of what these terms mean in the planning context. A goal is an end toward which a design moves, it is an aim or purpose. An objective is an end of action, a point to be hit or reached. The land use planning process can be seen as establishing overall goals, deciding the objectives sought and, finally, designing means by which the objectives may be reached.

The means by which planning objectives are reached is statutory, i.e., zoning, subdivision and site plan review regulations, often compiled as "development regulations." The statement of the land use objectives is quantified in the Master Plan Land Use Element and shown explicitly in the zoning map form. The land use goals are expressed in a written format that records the philosophy of the municipality regarding the development of its land. It is the critique and analysis of fundamental beliefs of Upper Deerfield as they are understood and formulated.

In 1988, Upper Deerfield Township was, according to its Master Plan, "on the brink" of major development activity. The lands of the former Seabrook Farms enterprise were very

actively marketed for residential and commercial projects by their owners. In that period, at one time, the Planning Board had a total of 1,600 proposed new dwelling units. Considering that Upper Deerfield only had approximately 2,400 residential units, this was major development. The community of approximately 6,900 persons was projected to double its' population by the year 2000. Faced with this kind of growth pressure, the Planning Board decided that a new master plan was in order.

In January of 1988, the Board adopted a new Master Plan. This plan reaffirmed three major planning goals that the Board had first articulated in the 1979 Master Plan. These three goals guided all other elements of the Master Plan and set the tone for planning in the community. The 1988 Master Plan found all three of these goals "...still worthy of being sought..." The Plan also noted that the community had come closer to attaining these goals in the previous ten year period.

The growth that was anticipated in 1988 has not yet occurred. The population of Upper Deerfield Township reported in the 2000 census was 7,556 persons, and the number of housing units was 2,881. An interesting note on the 2000 census data is that while the number of housing units increased by 500, the total population only increased by 623 persons.

The Planning Board completed a reexamination report in 2002. The 2002 Reexamination report recommendations are reproduced here to indicate the problems that were determined by the planning board to exist at the time of the last reexamination. The Goals are taken from the Master Plan. The recommendations indicate the Planning Board's suggestion for responses to the problems.

**N.J.S.A. 40:55D-89a. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.**

**GOAL #1** The preservation of the Township's character and the physical features, both natural and manmade, from which it [the community's character] emanates and is derived.

**Recommended 2002 Reexamination Actions:**

*1. The Planning Board should specifically review regulations aimed at preserving and protecting farming and farmland to see that they remain valid and fair to all.*

*2. The Planning Board must continually monitor the activity in the community to find out its impact on farming and take the necessary action to*

*balance the needs of the Township and its residents against the threat of creating problems for the agricultural community.*

**GOAL #2** Enhancement of the quality of life for all the community's residents through the improvement of the Township's ability to deal with development.

Recommended 2002 Reexamination Actions:

*Besides reaffirming this goal and objective, there are no recommendations offered for this overall planning aim..*

**GOAL #3** Innovation in and continual evaluation of the approaches and methods used for resolving the conflicts, problems and pressures in the community's evolution.

Recommended 2002 Reexamination Actions:

- 1. All municipal boards, agencies and officials must be open to new ways of looking at problems and addressing them.*
- 2. Inter-local governmental contracts and sharing of services may be a necessity in the future to provide a service or facility and reduce costs.*

## **Agriculture**

Recommended 2002 Reexamination Actions:

*The Planning Board needs to continually monitor the status of farmlands and the impact of development on the same. Additionally the Board should review its regulations to decide whether the regulations are fair to all parties concerned. The Township planners should remain involved and active in the State planning process to assure that policies and plans emanating from that process are fair and equitable to all.*

*The Planning Board must examine its current zoning regulations against the changes in land use practices of today's farming operation. Regulations must be fair to all and where legitimate concerns are raised by a land use activity of a farming operation, regulatory oversight should be required.*

*The Planning Board should study the number of six acre lots created because of this change in regulations. The findings might help to decide whether*

*this objective is achieving the land use policy sought. If not, then it might also help to define what method of land use control would.*

*It is recommended that the schedule of district regulations and zoning map be reexamined in areas where prime agricultural soils are found and are currently being farmed or are still viable for productive agriculture should be zoned for agriculture and all other development severely curtailed within those area. It is also recommended that this objective be revised to provide that incompatible land uses be discouraged in farming areas.*

### **Existing Land Use and Development Capability**

#### Recommended 2002 Reexamination Actions:

*The Planning Board should, in the next several years, if possible, undertake an existing land use analysis of the Township. This would provide a picture of land use activity throughout the community and offer insights about how development regulations are working and what new trends are developing within the community's land use patterns.*

### **Housing element**

#### Recommended 2002 Reexamination Actions:

*The Planning Board should prepare an updated Housing Element for the Master Plan that would provide updated data on housing in the community and the need for various types and styles of housing such an analysis would enable the Board to fully assess the current status of housing within the community and better understand the needs.*

*A Housing Element should be prepared in accordance with COAH regulations and submitted to the Council on Affordable Housing for certification.*

### **Community Facilities Plan**

#### Recommended 2002 Reexamination Actions:

*The Planning Board should consider reevaluating the community's need for specific public facilities if and as major development occurs. This might entail the rewriting of the Community Facilities element of the Master Plan should data show the Plan to be out of date or inconsistent with current needs.*

*Now the Plan shows a reduction in the planning concerns expressed in '88. Development will however, increase those concerns again and thereby trigger a reexamination.*

### **Conservation and Open Spaces**

#### **Recommended 2002 Reexamination Actions:**

*The Planning Board should analyze the effect of its zoning on landowners, farming and residential land uses generally. It should also consider new planning techniques to reduce the conflicts while protecting the equity of farmers in their land. The goal should not however, be abandoned since zoning is obviously the major tool in reducing land use conflicts.*

*The objective should be reworded to read: To discourage residential uses and preclude land use conflicts within agriculturally productive areas and maximize agricultural uses and techniques which will promote and foster continued farming of prime agricultural soils through creative planning.*

#### Recommended 2002 Reexamination Actions:

*The Planning Board should study the success and advisability of requiring on-site open space and recreation for various types of developments. It should decide what facilities should be provided and when depending on the environment and population to be served. The Board may well want to consider working with the Township Recreation Commission on coordinating efforts in this regard. Perhaps developers could be required to provide off-tract improvements or contributions to the same instead of providing such facilities on-site.*

### **The Future Land Use Plan**

#### Recommended 2002 Reexamination Actions:

- 1. Revise the number of zoning districts and the number and type of uses within each to achieve a density pattern that will not create serious problems for provisions of services.*
- 2. Study various ways of allowing different housing styles to meet the needs of the entire population.*

**At the time of adoption of the last Reexamination Report in June 2002 the Planning**



**Board adopted the following recommendations:**

1. Revise the boundaries of the Planned Development Ordinance to reduce area of Township where applicable.
2. Rewrite Planned Development Ordinance Section 98-42 with particular attention to density, minimum size, and open spaces.
3. Revise housing element, with particular attention to fair share housing requirements.
4. Update Circulation Plan, incorporating RSIS rules and review Traffic Master Plan.
5. Rewrite Community Facilities Plan to reflect needs of growing senior citizen population.
6. Provide revisions to general site development standards, Section 98-53, including limitation on wooded lot clearing, new plantings and reforestation, increased industrial and business zone set backs and reverse frontage requirements in GI Zone.
7. Explore adoption of architectural standards and guidelines.
8. Prepare and adopt an application checklist in accordance with the Municipal Land Use Law

**N.J.S.A. 40:55D-89b. The extent to which such problems (2002 plan reexamination) have been reduced or increased.**

Development in the Township since the last reexamination report of June 2002 has shown signs of increased growth pressures. A planned adult community of 374 units has been presented to the Planning Board as well as a number of new commercial enterprises in the Carlls Corner area. Agricultural land use acreage has actually expanded and it appears that there is no imminent pressure to remove lands within the Township from agricultural production. Population growth has been slow but steady during the 1990 decade. An increase in total population of 623 persons was reported in the 2000 census.

Building permit data report that an average of thirty (30) new dwelling units have been built in each of the three preceding years.

**N.J.S.A. 40:55D-89c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling materials, and changes in State, county and municipal policies and objectives.**

Development applications and expressed interest by major housing developers have indicated that the Township is again, as in 1988, becoming the focus of housing development activity. Traffic increases resulting from the approved commercial development are becoming a concern of the Board in maintaining the quality of life of Township residents.

As development pressures increase, it is more difficult for the Township to adhere to Goal #2 (see above) relating to quality of life issues. The Township provides access to the infrastructure, in the form of water and sewerage services that the surrounding rural communities in Cumberland County lack. The infrastructure makes the Township particularly vulnerable to unchecked growth and development. Township officials have also become aware of the environmental and potential health risks associated with the development of septic systems on small lots.

As a result of the last report of the New Jersey State Development and Redevelopment Plan, March 1, 2001 planning area designations were unchanged for Upper Deerfield.

**N.J.S.A. 40:55D-89d. The specific changes recommended for the master plan or development regulations, if any including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**

It is recommended that the residential zoning standards be revised in the R-1, R-2 and R-3 zones to enlarge the minimum lots sizes to protect the health, safety and welfare of residents from potential groundwater contamination and to reflect changes in NJ rules on septic system construction. The larger lot sizes will allow greater separation of adjacent septic systems from drinking water wells, and provide greater area for dilution of septic effluent as recommended by the NJDEP.

1. The recommended lot size and frontage standards should be adopted.

<u>Zone</u>	<u>Lot size w/o public sewer</u>	<u>Frontage</u>
R-1	2 Acres	200'
R-2	1.5 Acres	175'
R-3	1.5 Acres	175'

<u>Zone</u>	<u>Lot size w/ public sewer</u>	<u>Frontage</u>
R-2	1 Acre	150'
R-3	1 Acre	150'

2. The minimum lots sizes for cluster or open space developments as defined in §98-27 and as permitted in the R-1 and R-2 and R-3 zones should be revised to be one (1) acre without public sewer, and three fourths (3/4) acre (32,670 sq. ft.) with public sewer.

3. Eliminate apartments and townhouses as a use by right in the R-3 zone, and adopt conditional use standards for apartments and townhouses in the R-3 zone. The gross density for garden apartments should be revised to six (6) units per acre as stated in §98-25. The gross density for townhouses should be revised to be four (4) units per acre and the minimum lot size restricted to ten (10) acres in section §98-40A. Limit the maximum height of multifamily structures to two (2) stories for public safety reasons.

4. The Inclusionary Development as defined in §98-3 should be revised to increase the percentage to twenty (20%) per cent of fee simple and rental developments.

5. The conditional use for the Planned Development provided in Article IX should be eliminated.

6. The B-2 zoning in the Deerfield area should be revised to R-1 or R-2 to reflect the existing residential characteristics on the western side of Hwy 77, north of Deerfield Road.

7. Revise the General Industry (G-I) District regulations to eliminate (1) (g) Gasoline service stations, and eliminate (2) (c) New and used motor vehicle sales and service as uses in the district.

8. The following recommendation from the 2002 reexamination report continue to be applicable to the Planning Board agenda:

- a. Revise the Master Plan housing element.
- b. Update Circulation Plan, incorporating RSIS rules and review Traffic Master Plan.
- c. Rewrite Community Facilities Plan to reflect needs of growing senior citizen population.

- d. Provide revisions to general site development standards, Section 98-53, including ordinance defined limitation on wooded lot clearing, new plantings and reforestation, increased industrial and business zone set backs and reverse frontage requirements in GI General Industry District.
- e. Prepare and adopt an application checklist in accordance with the Municipal Land Use Law at NJSA 40:55D-10.3.

**Reexamination Section e. Recommendations for incorporation of redevelopment plans into the Land Use Plan Element and Development Regulations.**

The Township has adopted an extensive redevelopment area in the Highway 77 G-I General Industry zone corridor. Current studies are underway to design and promote an agri-business industrial park in this area. The Planning Board should adopt the design standards being prepared as a Redevelopment Plan and incorporate the design standards into a Business Park Planned Unit Development (P.U.D.) Ordinance.