

UPPER DEERFIELD TOWNSHIP PLANNING BOARD

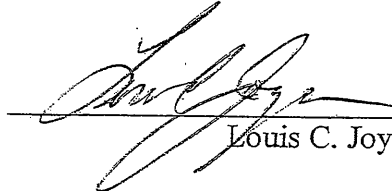
MASTER PLAN REEXAMINATION REPORT

June 7, 2002

ADOPTED JUNE 17, 2002

Prepared By:

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Louis C. Joyce, PP

2002 REEXAMINATION OF THE MASTER PLAN OF THE TOWNSHIP OF UPPER DEERFIELD

According to the requirements of the Municipal Land Use Law every six years the Planning Board of a municipality must reexamine its Master Plan and development regulations. Accordingly the Board is to prepare a report that stipulates:

- a. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such dates.
- 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.
- 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.

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 in 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 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 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 16,000 proposed new dwelling units. Considering that Upper Deerfield only had approximately 2,400 residential units, this was major development. The community of approximately 6,924 persons was projected to double by the year 2000. Faced with this kind of pressure, the Planning Board decided that a new master plan was in order.

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The Planning Board began what was to be a five-year program of preparing and adopting a master plan and its various elements and revised development regulations. 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 its 1979 Plan revision. 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 in 2000 was 7,556 persons, and the number of housing units was 2,881. An interesting note on the current census data is that while the number of housing units increased by 500, the total population only increased by 623 persons.

Reexamination Section a. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.

The 1994 Reexamination report recommendations are reproduced here to indicated 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 response to the problems.

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 1994 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.

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Recommended 1994 Reexamination Actions:

Besides reaffirming this goal and objective, there are no recommendations offered for this overall planning aim. Specific recommendations will be offered later regarding specific planning concerns.

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 1994 Reexamination Actions:

- 1. All municipal boards, agencies and officials must be open to new ways of looking at problems and addressing them.*
- 2. Interlocal governmental contracts and sharing of services may be a necessity in the future to provide a service or facility and reduce costs.*
- 3. It should never be assumed that the job is complete. Instead plans, Regulations and policies must be continually evaluated and updated or replaced as needed to assure that the problem or issue is addressed satisfactorily, efficiently and economically.*

Chapter III Agriculture

Recommended 1994 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 they are fair to all parties concerned. In particular, 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, then 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

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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 areas. It is also recommended that this objective be revised to provide that incompatible land uses be discouraged in farming areas.

Chapter IV Existing Land Use and Development Capability

Recommended 1994 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.

Chapter VI Housing element

Recommended 1994 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.

Chapter VII Community Facilities Plan

Recommended 1994 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.

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Chapter IX Conservation and Open Spaces

Recommended 1994 Reexamination Actions:

The Planning Board should begin analyzing 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 1994 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.

Chapter XV The Future Land Use Plan

Recommended 1994 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.*

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Reexamination Section b. The extent to which such problems (1994 plan reexamination) have been reduced or increased.

Development in the Township since the last reexamination report has remained relatively stagnant, with the exception of new businesses in the Carils Corner area. Agricultural land use levels have actually expanded and it appears that there is not a eminent 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.

Reexamination Section 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.

There have been no significant changes in the underlying assumption policies and objective forming the basis for the master plan or development regulations since the least reexamination.

As a result of the last report of the New Jersey State Plan (2000) Upper Deerfield planning area designations were unchanged.

Reexamination Section 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.

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, open spaces..

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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.

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 GI 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 part of the Master Plan and incorporate the design standards into a business park P.U.D. Ordinance.

At the current time, however, there are no development plans in place that will have an influence on the master plan or development regulations.

PLANNING BOARD
UPPER DEERFIELD TOWNSHIP
CUMBERLAND COUNTY, NEW JERSEY
RESOLUTION NO. 6- 2002


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

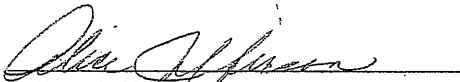
WHEREAS, the Planning Board conducted a public hearing on June 17, 2002 on the 2002 Upper Deerfield Township Master Plan Reexamination; and

WHEREAS, notice of the hearing was given as required by law; and

WHEREAS, the Planning Board has considered the Master Plan Reexamination and finds it to be in order.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of Upper Deerfield Township hereby adopts the 2002 Master Plan Reexamination.


BRUNO BASILE, Chairman


Alice Jefferson, Secretary

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, June 17, 2002, held at the Municipal Building on Route 77, Seabrook, New Jersey at 7:30 P.M.


ALICE JEFFERSON, Secretary