

1994 REEXAMINATION REPORT OF THE MASTER PLAN

OF THE TOWNSHIP OF UPPER DEERFIELD

JULY, 1994

UPPER DEERFIELD TOWNSHIP PLANNING BOARD

MUNICIPAL BUILDING, STATE HIGHWAY 77

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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 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 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 land of the former Seabrook Farms empire was 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

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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.

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.

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.

Largely Upper Deerfield remains open farm fields and considerable woodland areas along the Cohansy River and its tributaries. Being located next to an urban area there has been a spill over of development into the Township. Planning in the community has continually sought to preserve the natural resources and to provide for the needs of the population in a way that does not adversely effect those natural assets.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

This goal remains valid today and the problem of maintaining the community's character and physical features has increased. Development continues to threaten farmland. It also threatens the small town atmosphere with problems of traffic congestion, increased demand for services, and a density pattern inconsistent with a farming community.

OBJECTIVE #1 Preservation of agriculture and the open, rural environment of the community including its natural resources.

Upper Deerfield Township's major industry has historically and continues to be agriculture. Farming has shaped the community and its character. Although there have been several periods of residential and commercial development and at least two major attempts at substantial development of the community, farming remains strong and viable. Planning in the community has sought to maintain agriculture against the threat of urbanization and/or suburbanization.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

The objective remains valid since agriculture is still viable and active. Planning activities

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have been successful in limiting development's impact on farmland. Large lot zoning in the outlying areas of the community has limited development to areas intended to receive development without detriment to natural resources or burdening services. Agricultural buffers were set up to reduce development's impact when it does intrude on active farming operations.

The farmland preservation program has also begun to permanently protect many prime farm locations. Other preservation programs are also helping to assure that farming continues and receives assistance to keep it productive. The problem of preserving agriculture has increased due to increased development pressures. New Jersey is a highly urbanized state. Providing for farming within this mass of urbanization is a difficult task requiring constant monitoring and fine tuning of regulations and programs aimed maintaining farming. These regulations and programs must also be balanced against the rights and interests of the farming community.

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.

As noted, there are considerable developed areas within the Township and the population has grown to over 7,000. Providing services for these residents and new ones remains an ongoing problem.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The goal is just as important today as when first postulated in the 70's. The Township has made considerable progress in terms of providing services, but as a developing community with limited funding sources the task remains large. Since the community's land use policies are based on channeling growth away from farmland and protecting natural resources, it is imperative that those areas designated to receive development are able to accommodate it. So while there have been great strides forward, the need for services is increasing.

OBJECTIVE #2 Provide necessary public utilities (sanitary sewer, potable water supply and solid waste disposal) and adequate housing for the population.

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This objective remains a strong public activity due to increased development, existing problems with on-site provision of them, and new regulations continually demanding a higher level of service.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

Since 1988, the Township has made significant strides in providing public utilities. Sanitary sewer and water lines were installed in the Sunset Lake Area of the Township in the early 1990's. This area had experienced serious septic system failures and some wells were reported to be contaminated.

A recent loan and grant from the Farmers Home Administration have made possible the construction of a water supply system. This new system consisting of wells, treatment facility, distribution lines and an elevated storage tank will provide water to the Sunset Lake area, Carlls Corner and the Cumberland Regional School District, which District is now carrying water due to high nitrate readings on its wells.

The Township is in full compliance with the solid waste plan for the County that dictates solid waste disposal provisions. The Township also has a strong recycling program.

As for the provision of housing, the Township did begin an active code enforcement program and now has a full time housing officer. The community has also adopted a low and moderate income housing regulation requiring developments to provide a variety of housing costs.

Although these are major strides forward in providing the services necessary, more is required. Other areas of the Township need both public sewer and water. Existing neighborhoods with problems and undeveloped areas that could then support new business or houses are in need of these facilities. Providing sufficient and varied housing for all the population is also a never ending challenge that must be met.

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.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

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Upper Deerfield has always been known for its planning and foresight in addressing community issues, concerns and problems. Assuming ownership of the former Seabrook Farms plant and selling it to a new food processor, buying the former Bridgeton Running Track from Conrail and rehabilitating it for continued use by a short line operator, and joining with the City of Bridgeton to establish the Cumberland County Utilities Authority are all examples of innovation in dealing with specific municipal problems and issues. Considering the lack of State and Federal funding, the concern for reducing the tax burden, and the continued need for new services and facilities for an expanding population, innovation will be the watch word of the 90's. This goal is more important than ever if any municipality is to face the challenges of today's world.

OBJECTIVE #3 Utilize, when and where appropriate, new techniques and methodologies to solve community planning problems.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

Most problems and issues facing town officials today are going to take new approaches to solve. Expansion of roads, utility systems, new schools, public safety, economic development, preservation of agriculture and a myriad of environmental considerations are all areas where new techniques and methodologies are going to be required. The provision and delivery of services in the future will require new approaches. This objective has and will continue to increase if elected officials are to meet the demands of tomorrow's government.

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.

SPECIFIC PLANS GOALS AND OBJECTIVES

The Master Plan adopted in 1988 is as provided in the Municipal Land Use Law, composed of plan elements. Each element may have provided specific goals and objectives related to the element topics. There may have also been recommendations offered when the Plan was adopted. These are reexamined below as they appeared in the 1988 Master Plan.

Chapter II The Natural Setting

This chapter of the 1988 Master Plan was originally developed for the 1976 Plan and provides information on the natural features of the Township: I.e., soils, ground and surface waters, vegetation, and wildlife. Since this chapter dealt with existing conditions, it did not offer specific goals and objectives. There were several recommendations made in the 1988 Plan and they are detailed below.

(1) Ground water pollution of concern and seen as problem that needs to be addressed.

These concerns were addressed in regulations controlling on-site septic systems for major developments and new Statewide septic system design standards. The threat of groundwater pollution has somewhat diminished.

(2) A complete and detailed environmental analysis of the community is recommended and the establishment of an environmental commission with sufficient funding to undertake the analysis is also recommended.

To date a complete and detailed environmental analysis of the community has not been undertaken, nor has an environmental commission been appointed. Development regulations were revised to require environmental impact statements for major developments and a series of other measures included in the regulations to protect and preserve the environment. The need for an updated environmental analysis of the Township remains. This task could be accomplished by the Planning Board using a consultant. The new regulations mentioned are working in terms of addressing environmental concerns and problems when reviewing development applications.

(3) Development regulations are recommended to address environmental issues and provide standards which will maintain and preserve valuable environmental issues.

As noted above, the Township's Development Regulations were amended to address environmental issues. Besides requiring environmental impact statements for major development applications, the Regulations require buffering, wetlands' protection, shade tree protection, protection of surface waters, and considerations of air quality.

Chapter III Agriculture

In 1988, the Planning Board recognizing the importance of agriculture in the community's life decided to devote a chapter of the Master Plan to this most basic of industries. This plan element identifies prime agricultural lands and the activities they support in terms of crops, jobs, business and as the formulator of the community's character. This element was intended to

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address the general planning goals and objectives detailed above and govern the entire Master Plan's proposals and policies.

GOAL #1 Prime agricultural soils should be preserved wherever agriculture remains viable. Limits to development's spread should be set based on these two factors.

This goal is still valid and has been the basis of most of the land use decisions made in the Master Plan and on the Zoning Plan for the municipality. For the most part this goal has been zealously sought with the added assistance over the past six years by the State and County agricultural programs designed to achieve the same goal. The Planning Board remains firmly committed to this goal.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

As for public opinion, this goal's attainment has been somewhat diminished. The preservation program and the work of the various agricultural organizations urging and planning for the protection of farmland has largely been received quite well by the public. Considerable public funds have been expended to date to purchase the development rights to several farms. There is by the public and its officials a clear understanding that farmland needs to be protect and retained for future generations.

The issue of development is still a very serious problem for the farmer and the community. Farmland is also prime development land and its is the single largest asset most farmers hold. Finding a balance between preservation and the equity issue for the farmer and between protection of farmland and regulation of development for the community have become more difficult and increased. One of the most contentious issues in the State planning process was equity for the farmer and control of development in farming areas.

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.

GOAL #2 Agriculture should be recognized as a primary industry deserving of protection and regulations should seek only to control its improper activities that create environmental, health, or safety problems or risks.

Upper Deerfield has traditionally exempted normal and traditional farming activities from

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many of its development regulations. The construction of barns, silos, livestock shelters and sheds for storage are not required to go through site plan review. The goal was formulated to assist farmers who were being harassed by the new residents who raised environmental, health or safety issues in connection with farming operations. Use of chemicals, tractor or irrigation noise, dust and similar results of farming activity have and always will be a part of farming. The farmer should not be penalized for this because a new house is built next to a field, orchard or pasture.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

This goal has been reduced with expanded right to farm legislation and new buffering requirements for proposed development next to active farmland. The Township's current development regulations are aimed at primarily addressing only environmental, health or safety problems or risks.

Attainment of this goal has however, been complicated by the changing face of agriculture. New crops, methods of growing them and the associated activities that are now becoming part of the "traditional" farm are raising difficult questions about how far a farm can be expanded or the extent of land use activities that should be allowed before a closer review of said land uses is made by an approving authority. The Planning Board must identify thresholds or limits of land use activity that when crossed or exceeded would trigger regulatory oversight no different from business or industry would face.

Recommended 1994 Reexamination Actions:

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.

GOAL #3 Township policy should be directed to enhancing the continued viability of farming in the area by encouraging the expansion of markets for farm products and promoting diversity in the local economy that will reduce the effects of cyclical trends in agriculture.

If farming is to continue, then there must be markets for the farm products. It is also imperative that there be a diversity of job opportunities and that economic base of the community be expanded to include more than just farming or farming-related business. Obviously these two aims go hand in hand.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

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This goal's attainment has increased in need given the down turn in the economy over the past several years. New ratables and jobs need to be created to keep the community vital and growing at an even, steady rate. The Township's Economic Development Commission has worked hard on this need for new businesses and industries. This goal remains a strong planning proposal for the future.

To achieve the goals outlined above in the Plan element on Agriculture, there was a series of objectives listed. They are examined below.

OBJECTIVE #1 Lot sizes in agriculturally zoned areas should be increased to a minimum of six (6) acres. This would continue the policy that any lots created would meet farmland assessment standards and make purchase of land within these areas less attractive to the person just wishing to build a single-family home.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

The idea of large lot zoning within areas deemed unsuitable to current development whether for natural resource or limiting the spread of development is a common planning technique. The recently adopted State Plan advocates just such a land use policy. The Township's Development Regulations Ordinance was amended to provide for minimum lot sizes of six acres in the A Agricultural Zoning District. Recently the Planning Board has questioned whether the intent of this zoning is working or a waste of land.

Use of larger lot sizes theoretically should reduce the number of new lots created since most people do want or cannot afford so much land. The Township's intent in zoning for six acre lots was to reduce development within the prime agricultural areas of the Township cited for preservation. A second reason for such zoning was to limit urban sprawl in remote corners of the Township that are difficult to provide municipal services. Even if the Township did not have prime agricultural soils and a viable farming community using them, it would be appropriate to limit the spread of development within the community.

There has not been an analysis of whether the six-acre lot requirement is serving the intent for which it was enacted. The need to preserve agriculture and prevent the unplanned spread of development throughout the community is still valid and worthy of pursuit.

Recommended 1994 Reexamination Actions:

The Planning Board should study of 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

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land use policy sought. If not, then it might also help to define what method of land use control would.

OBJECTIVE #2 The rural residence conditional use procedure should be tightened to eliminate its use for circumvention of the Master Plan's goal and intent to preserve prime agricultural lands from development.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

This objective has been met and is working.

OBJECTIVE #3 An effort should be made by the municipality to work with the Cumberland County Agricultural Development Board in making farmers aware of the Agricultural Development Area program and to encourage their participation therein.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

This objective has also been pursued quite successfully as has been noted earlier. The objective remains once which needs to be continually sought since the aim of preserving farmland remains strong and the changing face of agriculture will no doubt continue to create new problems and solutions to them.

OBJECTIVE #4 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.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

The 1989 amendments to the Development Regulations Ordinance did attempt to identify only uses compatible with agricultural activities. Now that preservation programs have begun within the community, it would appear appropriate to further define those lands permanently set aside for farmland and zone them accordingly.

The Planning Board feels that the objective's strong emphasis on curtailing development within farming areas runs counter to its concern for farmers' equity. There appears considerable agreement that while incompatible land use activities should be discouraged, such limitation must recognize a farmer's equity in his/her land.

Recommended 1994 Reexamination Actions:

It is recommended that the schedule of district regulations and zoning map be reexamined

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

OBJECTIVE #5 The requirement that farms operate under approved soil conservation plans should be enforced at least to the extent that local planners are advised which farms do have such plans. Efforts could be undertaken to reach those who do not have such plans and monitor the effectiveness of the plans in use in terms of preserving the good farmland.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

This objective has effectively been attained. The 1985 Farm Act provided that by January 1, 1995 all farms receiving federal monies under this act, be operating under an approved farm plan. Protection from soil erosion of these valuable farmlands remains a high priority and the objective should remain a worthy planning policy.

OBJECTIVE #6 Economic development activities within the community should account for farming and agriculture considered equally, if not more valuable than industrial or commercial not related to it.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

As noted earlier, the Township Economic Development Commission has been working quite hard to understand the economic needs of the Township and promote its assets to the entire spectrum of business, farming and industrial communities. Several years ago, the Commission undertook a survey of existing business that clearly showed the importance of agriculture in the area's economy. It can be safely said that this objective should continue as a planning policy and that it is being actively pursued.

OBJECTIVE #7 Begin immediately to investigate methodologies and ways of financing them to permanently preserve major agricultural tracts either through outright purchase, purchase of development rights, or any other means which would preserve such parcels. This would include identifying such sites and possible funding sources (Green Acres, foundations, development tax or fee) and planning for such parcels' future use if purchased.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

If the purchase of development rights on prime agricultural land is to continue then this objective must continue to be pursued vigorously. Constraints on available tax dollars and other sources of funding for such purchases are drying up fast. Although for two years the Township made a substantial contribution toward the purchase of development rights within its borders, the

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monies for such efforts are sadly no longer available. This objective must be pursued if the planning policy of preserving agriculture is to be successful.

Chapter IV Existing Land Use and Development Capability

The 1988 Plan noted that the Planning Board had undertaken an existing land use survey in 1985 using a methodology similar to the one used in 1974 when the County Planning Board had undertaken such a survey. It was pointed out that the 1985 survey did not provide accurate information on actual acreage for given land uses. Only a map of the existing land use was provided.

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 V The Circulation Plan

In 1991 the Township Planning Board had a master traffic plan prepared by Orth-Rogers & Associates, Inc. and adopted it December 14, 1992. This Plan restated and reaffirmed the goals and objectives set out in the 1988 Circulation Plan element of the adopted Township Master Plan. (See Page 3 of the Master Traffic Plan of Upper Deerfield Township).

GOAL #1 The safe and efficient movement of traffic into, around and out of the community is the primary goal.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The work done in preparing the Master Traffic Plan in 1991 and 1992 involved a thorough analysis of the current state of the Township's circulation situation. The Plan gives detailed proposal for improving existing intersection design, acquiring new rights-of-way, and construction of a new collector roadway. Since its adoption the Planning Board and Township Committee have been actively working to carry out the Plan's proposal. This goal remains a vital one and its attainment a worthy planning pursuit given the Township's traffic conditions.

GOAL #2 A second goal is to encourage good street design and preserve the integrity of

the Township's street and roadway system.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

Over the years that development regulations have been in effect in the community there has been concern over good street design. The 1992 Master Traffic Plan went into considerable detail on the design of new streets. The Plan viewed the use of the street, its visual perspective and the cost of maintaining the street once built.

The Master Traffic Plan also pointed out the scarcity of funding for new roadways which makes the integrity of existing streets all the more important. To this extent the Plan made many assumptions about the use of the existing roadway system and offered specific policies aimed at protecting their traffic carrying capacity as development occurs.

Both goals remain important and the planning assumptions upon which they are based have increased.

OBJECTIVE #1 Establishment of specific standards for street and road improvements that can be adjusted to meet need and conditions.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

This problem remains and the Planning Board is currently working to incorporate new standards recommended in the adopted Master Traffic Plan into the Development Regulations Ordinance. This traffic issue has not diminished since 1992.

OBJECTIVE #2 Encourage developers to use innovative design techniques when laying out new projects.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

Most developments seen by the Planning Board have had linear design to their street design. Considering the open, flat nature of the landscape of the Township, the Master Plan recommended new and/or innovative design to street layout. There has been no increase or decrease in this problem's influence on good planning design and the objective remains worthy of pursuit.

OBJECTIVE #3 Set minimum standards for access to properties adjacent to arterial and major collector roads.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

The Township Development Regulations have been revised to limit access to arterial and collector roads. The objective is aimed achieving the goal of protecting the integrity of the existing roadway system.

OBJECTIVE #4 Promote and preserve both rail and air service to the Township as a vital inducement to economic development.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

The Township currently owns some active rail line from Bridgeton to Seabrook. This line is used by several major industries who have hired a local short line railroad to haul freight on the line. The governing body continues to worry over the maintenance and continued operation of rail service on this line.

The Township has also expressed its concern over the proposed sale of another abandoned Conrail line running through the Township. The N.J. Department of Transportation has awarded a grant to turn this railroad right-of-way into a bike and horse trail. The Township Committee has gone on record opposing this due to its concern for the loss of a very valuable right-of-way.

There is also a publicly licensed airport located off Route 56. The Township has taken action to zone for air hazard safety considerations.

Obviously from these considerations, this problem continues to increase and the objective remains one that will require continued pursuit.

OBJECTIVE #5 Require the provision of pedestrian and bike traffic in development design and construction.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

Development regulations exist and the Planning Board has steadfastly insisted upon provision of sidewalks on all new application for major developments. With the increase in concern over reducing vehicular traffic in the Clean Air Act, increased use of bikes will be given a higher priority. Again the problem remains and has increased in its importance and justifying the objective's validity.

OBJECTIVE #6 Evaluate new development in terms of transportation on the basis of its effect on the existing system and how it can be accommodated with the least detriment or ill effects.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

The 1992 Master Traffic Plan devised a methodology for calculating the impact of a development on given intersections or roadways for which improvements were detailed. Using this methodology it is possible to ascertain a "fair share" contribution toward those improvements from the proposed development. Although the development regulations currently provide for off-site and off-tract improvements, application of the new methodology has not yet been fully realized. It is recommended that the development regulations be amended to include that this methodology be activated for all developments of a given size or impact.

OBJECTIVE #7 Address all issues of roadway design including signs, lighting and furniture in both regulation and development review with the aim of economics for and maintenance by the municipality.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

This objective is a basic planning policy which continues to be sought in an effort to provide good design and a pleasing streetscape. The problem it addresses has neither reduced nor increased over the time past since it was postulated.

Chapter VI Housing element

This element was prepared by the Waetzman Planning Group for the Upper Deerfield Township Planning Board and was completed in August, 1988. The Planning Board adopted this element on October 11, 1988. On Page 18 of the Plan the community goals that were related to housing were reiterated and restated (See attached). The Plan also made some recommendation that consisted of: 1) a rehabilitation component, 2) an inclusionary zoning component, 3) a summary of the Housing Plan, 4) special requirements of the Housing Plan, and 5) code enforcement.

As noted above, the Township now has an active, full-time housing officer and has taken an active role in pursuing code enforcement. The Development Regulations were amended to include an inclusionary zoning component. This Plan and its recommendations are outdated based on the data used and the current numbers for fair share housing as stipulated by the Council on Affordable Housing. The Council has recently notified the Township administration that the '88 Housing Plan is now out of date.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

Upper Deerfield Township has an inordinately high number of low income housing units

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because of the conversion of a large apartment complex several years ago. Approximately one-eighth of the Township housing units are funded under HUD Section 8 subsidies. The conversion of this complex has greatly reduced the need for additional low income housing.

There has been an increase in the need for moderate income housing and for housing devoted strictly to senior citizens. Persons or families making up these two groups have problems finding suitable housing within the Township. The Council on Affordable Housing has found an increase in the number of new low and moderate income units which should be added to the community's housing stock. The Planning Board is very concerned over the number of low income units already in existence in the community and which were not coordinated through municipal involvement.

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 need.

Chapter VII Community Facilities Plan

This Chapter did not contain specific goals, but did call for specific objectives to attain the Plan's overall goals concerning community facilities needed. A new maintenance garage was built, additional school land was purchased as suggested on Page VII-7, and the element made special note of the community's social history and we may want to note the new Seabrook Cultural and Educational Center.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

Provision of community facilities is an ongoing process. Now the Township's need for new community facilities is sufficient. Since development activity may increase, then the need to reexamine the need for new facilities has increased.

Recommended 1994 Reexamination Actions:

The Planning Board should consider reevaluating the communities 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.

Chapter VIII Utilities Plan

The 1988 Master Plan contained a utilities element which in turn included a primary goal and a set of objectives for obtaining that goal.

GOAL #1 The primary goal of the Utilities Plan section of this Master Plan [1988] is the effective and efficient provision of sanitary sewer, potable water, storm water and solid waste management.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The purpose for adopting this goal in the provision of utilities remains and will continue to be a planning issue over the years as the community develops. The urgency of the goal has been somewhat reduced since the Sunset Lake area sewer and water project was completed and the Township's new water system is now under construction. There has however, been an increase in the need for provision of potable water and sanitary sewers to other existing neighborhoods of the community. This has increased the need for continuing to seek the goal as stipulated.

In the area of solid waste collection much of the planning for provision of this utility has been assumed by either the State or county. Upper Deerfield has come into complete compliance with all mandated policies in this regard. The community relies upon its solid waste and recycling convenience center for the collection of solid waste. Until and unless the development density increases it does not appear as though another means of collection such as curbside pickup, is practical. Therefore, the goal of providing solid waste collection has diminished over the past six years in terms of its urgency as a planning problem.

OBJECTIVE #1 The development of plans which adequately determine the community's needs and provide a workable framework for meeting them.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

In 1989 the consulting engineering firm of Killam Associates was hired to prepare a water and sewer master plan for the Township. That plan was completed in May 1991 and eventually adopted by the Planning Board as a plan element on November 12, 1991. Page 3 of that Plan Element reiterates and reaffirms the Township's overall Master Plan goals. The document then provides goals for both a sewer program and a water program.

Killam Associates were also contracted with to prepare a solid waste management and recycling plan for the community that was completed and adopted in February of 1990.

Because of these two plans, the extent to which this problem necessitated the need for this

objective has obviously been reduced. In large part this objective has been met.

OBJECTIVE #2 The Township must adopt and enforce development regulations which assure that new growth meets the community's plans and bears its fair share in implementing them [the plans].

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

The Township Development Regulations were amended to require that all new "major" development bear a fair share of the cost of implementing the community's utilities master plans. All major subdivision or proposed developments of 10 or more units must provide the utilities called for in the Township's plans. The lull in development has reduced the extent of this planning problem since the objective was formulated. The objective remains important and its attainment continued to be sought.

A corollary to this reexamination of this objective is that the Planning Board may have analyzed the definition of "major development" since the cost to provide services may preclude development from occurring. There is also an economic development aspect to this question too. Clearly this problem is not easily solved and will continue to be an issue for some time to come.

OBJECTIVE #3 The third objective was to educate the public to be an active participant in not only the planning activities for the provision of such utilities, but in assuring that they do the job they are intended to and to prevent unnecessary future problems or more costly solutions than might otherwise be necessary.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

The effect of the installation of new sanitary sewer facilities and a potable water supply system has somewhat reduced the problem this objective attempts to address. New State-wide on-site septic system regulations have also mitigated the urgency of this issue. It does seem that in the future more must be done to educate the public to the cost of public utilities which may be necessary if on-site systems fail. So the objective remains an important one which needs to be sought.

OBJECTIVE #4 The Township must seek to be a positive force which acts to prevent problems and address issues of public health and safety concerning the provision of such public services like utilities before it is forced to react to a serious and/or costly dilemma.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

This objective has in large part been met by the Township Committee naming of a subcommittee to handle all matters of the Water and Sewer Utility. This nonpartisan

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subcommittee is composed of two members of the governing body, the Utilities Engineer, Township Administrator, and Township Sewer and Water Superintendent. It meets monthly to address all issues related to the Utilities and then reports its minutes to the full Township Committee.

The problem being addressed is an ongoing one and the objective should be kept as an active planning policy. It is fair to say that the extent of the problem has been substantially lessened.

OBJECTIVE #5 The provision of public utilities must coincide and be utilized to determine where, when and how development takes place.

EXTENT TO WHICH PROBLEM HAS BEEN REDUCED OR INCREASED

The adoption of both the Sewer and Water Master Plan and the Solid Waste and Recycling Plan when coupled with the establishment of the Utilities Subcommittee have greatly reduced the urgency or extent of the problem addressed by this objective. The Plans have followed closely the adopted land use plan so that utilities service areas proposed for development. Since the Township has the potential for major development activity it is imperative that this objective be vigorously pursued.

As noted earlier, the 1991 Sewer and Water Master Plan besides reaffirming the above overall goals and objectives, listed specific sewer and water program objectives.

1991 Sewer Program Goals:

GOAL #1 The development of a wastewater conveyance system to serve both existing developed areas and future developed areas consistent with Township planning and zoning.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

As noted above, the Plan adopted does closely relate to the Township planning and zoning proposals for development. The problem being addressed is neither reduced nor increased, but remains of real concern.

GOAL #2 Request amendment to the 208 Water Quality Management Plan in conformance with Township planning through a Wastewater Management Plan.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The Cumberland County Utilities Authority, the local agency charged with making

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amendments to the Wastewater Management Plan, did in 1992 amend the Plan for Cumberland County and in so doing incorporated portions of the Upper Deerfield Plan. This goal has been met.

GOAL #3 Require sewer connection wherever public sewer lines are available.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

Township Development Regulations do specifically require connection to public sewer lines where available. The Regulations also require that where deemed reasonable proposed developments extend lines. The problem being addressed by this goal formation remains as an important one making the goal still relevant.

GOAL #4 Require development (i.e., 10 or more housing units) to connect into existing sewer utilities. Smaller developments or developments that can demonstrate hardship such as being located a considerable distance from existing sewers or requiring considerable downstream improvements should be given special consideration by the Township. In such instances, it must be proved that the area to be developed is septic suitable. In addition, as a minimum, dry sewers should be provided by all developments requiring road or street extensions and such development should make commitments to assist in the future construction of downstream utilities.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

Again the development Regulations do require connection based on the size of the development as was noted earlier herein. This goal is still very important to prevent a serious planning problem by which too many developments are constructed without being connected to the public system. The extension of lines and construction of pumping stations needs to be balanced with growth as it occurs and not play a game of catch up.

GOAL #5 Require all proposed sewer facilities to be reviewed and approved by the Township.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

Now this goal is being met through the Utilities Subcommittee. The importance of this goal is not diminished.

GOAL #6 Require all future development to construct on-site and off-site sewer facilities consistent with the Sewer Master Plan.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

This goal is currently being pursued whenever or wherever proposed development can connect to the public system. The Township regulations require such connection.

GOAL #7 Where practical or advantageous, participate with a developer in the construction of a sewer line extension that would benefit other areas of the Township.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The Township Utility does work with developers to extend lines and to build pumping stations depending on need and the availability of funding. This goal remains very important and should continue to be pursued vigorously.

GOAL #8 Coordinate with the Cumberland County Utilities Authority the development of the Township sewer system as it relates to regional systems.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The Township Utility has been working quite closely with the CCUA on line extensions and in the use of existing lines and pumping stations. As the treatment provider and the primary wastewater planning agency, coordination with the Authority is very important to the success of the Township's sewer policies.

Revision of the Wastewater Management Plan which as noted, incorporated the Township's plan verbatim, has largely reduced the problem. The Township also now has two commissioners on the Authority board which has also reduced any lack of coordination that had existed.

1991 Water System Goals:

GOAL #1 The development of an independent Township water supply system, complete with supply, treatment, storage and distribution, to serve developed areas of the Township consistent with Township planning and zoning.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

This goal is currently being met because of the Farmers Home Administration award and the start of construction on the Township's new water system. This new system is intended to

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serve largely developed areas of the community and those areas that are consistent with Township planning and zoning. Once constructed (approximately a year) this goal will have been met.

GOAL #2 Require connection to the public water system whenever public water lines are available.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

Like the sanitary sewer regulations in effect, regulations have been promulgated requiring water system connection wherever feasible. Again this goal should be pursued vigorously once the system is constructed to prevent water supply problems from becoming too severe.

GOAL #3 Require developments of 10 units or more or located within one mile of a public water line to connect to the public water system. Smaller developments or developments further away should be judged independently. All future development within the Township within the water service area should be constructed with dry water lines as a minimum.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

Like the sanitary sewer system, this goal addresses major developments not being allowed unless they are connected to the public system where feasible. Where a system is not nearby, regulations call for installation of dry water lines. The problem of not having developments connect or provide dry lines is that when lines are later extended it is at public expense. The problem has neither increased nor decreased, but the goal remains a strong planning aim.

GOAL #4 Require all future development to construct on-site and off-site water facilities consistent with the Water Master Plan and at their own cost.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The status of this goal is identical to the same one postulated for the sanitary sewer system.

GOAL #5 Require all proposed water facilities to be reviewed and approved by the Township.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The status of this goal is identical to the same one postulated for the sanitary sewer system.

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Some additional recommendations were noted on Page 94 of the Plan (See attached). Although a call for an additional interceptor line from Seabrook pumping station to the CCUA's treatment plant was made, it does not yet appear warranted. Recent improvements of the existing line have proved it has considerable capacity.

Due to the downturn in the economy, the urgency of providing sewer and water facilities has been greatly reduced in terms of development. The 1980's had seen considerable proposed development activity. The recession is enabling the Township to handle existing problems and develop its own utility systems. In this way the Township will be in a better position to deal with development in the future when the economy turnaround.

Although the Planning Board included a discussion of solid waste disposal and recycling in its 1988 Plan and later had a separate plan prepared, the Municipal Land Use Law no longer requires an element on recycling. Furthermore, the New Jersey Department of Environmental Protection and Energy promulgates regulations governing the disposal of both solid waste and recyclable materials. The Cumberland County Improvement Authority has prepared a master plan for Cumberland County and the Township is in full compliance with all State laws and regulations and the County's plan that carries out said laws and regulations.

As noted, in 1989 the Planning Board also contracted with Killam Associates to undertake a solid waste management and recycling plan preparation. This master plan element was completed in February of 1990 and adopted by the Board on March 12, 1990. The Solid Waste Management and Recycling Plan restates and reaffirms the community wide goals as contained in the Master Plan. On Page 1-2 the Plan provides specific goals related to solid waste management and recycling.

Solid Waste Management and Recycling Goals (1990 Master Plan Element):

GOAL #1 A reduction to the greatest extent possible the landfilling of solid waste, thereby saving on disposal costs.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

Upper Deerfield Township has met all mandates set by the State and County Plan regarding recycling and reducing the waste stream from this community to the County landfill. The Township is collecting and recycling: food containers, newspapers and magazines, white metal goods, metal, wood, brush, yard debris, leaves and used oil. Because of this effort, the problem of too much material being landfilled is greatly reduced. It should be noted however, that large amounts of recycled material is being deliberately put into the landfill since there are no

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markets for the recycled material. This problem however, is Statewide and needs to be addressed through legislation.

GOAL #2 Achievement of at least the State mandated levels of recycling.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

As noted, this goal is met.

GOAL #3 The provision of improved and equal service for all residents in the Township designed to minimize impetus for the illegal dumping of solid waste.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The Township has a convenience center described as "beautiful." It is clean, convenient and easy to make use of. Considerable labor and equipment are also put into the leaf pickup program each year. To the extent possible, this goal is being met and the problem it addresses has been reduced accordingly.

GOAL #4 Selection of a program which is readily implementable and commensurate with activities being undertaken on the County level.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

Upon completing the 1989 Plan on solid waste and recycling, the Township Committee reviewed other ways of handling the collection and disposal of solid waste and recyclables within the community. That analysis clearly showed that the current procedure, the convenience center, to be best suited to the current state of development in Upper Deerfield. The Committee has continued to monitor this situation and has over the years since then added the collection of other items for recycling. The goal is therefore, being met and the problem reduced in urgency.

GOAL #5 Conformance with the applicable land use and solid waste/recycling program management law.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

As noted earlier, this goal is being met.

Chapter IX Conservation and Open Spaces

Goals and Objectives are set forth on Page IX-8 through IX-11

GOAL #1 The preservation of valuable natural resources and obtaining maximum benefit from their existence through the careful, purposeful use of their economic, aesthetic and recreational attributes.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

This goal is a basic planning policy that does not cease or change in its intensity except as a result of development activity which has been reduced. The Township is continuing to seek the preservation of its natural resources as identified in the Plan.

OBJECTIVE #1 To concentrate development and avoid its intrusion on prime agricultural soils areas.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The entire premise of the Future Land Use Plan and the zoning map which is based upon said Plan is that development be concentrated in areas of the Township where prime agricultural soils do not occur. Achieving this goal has become more difficult since zoning techniques aimed at discouraging development of prime farmland raises an equity question for the farmland owners.

Additionally, the concentration of the development increases other planning problems that must be dealt with. The Master Traffic Study showed that if the Township were to be developed fully as planned and zoned, the roadway system would become gridlocked. The Planning Board is currently reviewing both its zoning and its zoning regulations to find out if some of these planning problems caused by farmland preservation can be mitigated.

OBJECTIVE #2 To discourage and preclude residential uses within agriculturally productive areas and maximize agricultural uses and techniques which will promote and foster continued farming of prime agricultural soils through zoning regulations.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

This objective is still desirable although in need of restatement. As has been discussed before in this report, how to accomplish this objective is difficult. The problem being addressed by this objective is one of incompatible land uses, agriculture vs. residential. The Township has

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required agricultural buffers as one means of reducing the conflict. The other two major attempts to reduce these conflicts have been lot sizes within the agricultural zoning districts and the rural residence concept.

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.

OBJECTIVE #3 To develop a policy of economic development which will truly consider agriculture as a business and industry which should be preserved, protected and enhanced or made to grow.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

The Planning Board and Economic Development Commission have begun to address the attainment of this goal and the problem is reduced accordingly. It remains an important objective and should be pursued.

OBJECTIVE #4 To change the outlook of the public on farming and its value to the community beyond the economic impact i.e., open space and municipal character.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

This problem has been complicated and increased since the type of agriculture in the Township has changed over the past six years. The rise of horticultural production as a major component of the Upper Deerfield's farming community has brought with it the extensive use of plastic greenhouses. The impact such structures have on the open space value of the farm or the municipal character has not been positive.

Surely the public's understanding of the traditional farm, e.g., fields, orchards and pastures are what has promoted the strong push for the preservation of this "open space" amenities and the character it provides the community. The objective should be pursued and remains valid.

OBJECTIVE #5 To consider new approaches to farmland preservation when appropriate

such as the transfer of development funds and to cooperate in efforts to assure the continued viability of farming.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

This objective has been discussed earlier and the Planning Board finds it one that should remain. How to preserve farmland in the face of development demands and the continued difficulty experienced by farmers economically, make this objective difficult to attain. The problem of such preservation has been reduced since development activity has abated. That is a short term situation and the threat of the loss of these lands still looms large in the community's planning agenda.

GOAL #2 Conservation of the Cohansey River watershed and its natural setting by the outright ownership or deed restriction on such lands or areas use.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

This goal remains an important part of the Township's overall planning policy. The goal has neither diminished nor increased in its threat to preserving this valuable watershed.

OBJECTIVE #1 Land use planning in the community should only permit those activities which will not detract or impinge upon the ability of the area to serve as flood plain or natural recharge areas.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

The development regulations of the municipality do control land use within the flood plain and require considerable setbacks, buffers and outright easement dedications to preserve strips of land along the River and its tributary streams. This program has been quite successful and will not diminish until all of the lands involved are preserved and protected.

OBJECTIVE #2 Develop a policy of coordination with sister communities to preserve such areas through easements, public dedication and/or outright purchase where necessary.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

While the objective remains desirable and the problem has not changed, no progress has been made in pursuing this objective.

GOAL #3 Preservation and protection of forests and woods, and the shade trees along many Township and County roads forming a picturesque border.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The problem this goal attempts to address is increasing in terms of the roadside border of shade trees. Neglect and lack of care is killing many of these trees and a legacy from the community's past will be lost if corrective action is not taken soon.

OBJECTIVE #1 Utilize set asides, protective easements or covenants, dedication to the community or possibly outright purchase to preserve and protect woods and forests.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

Township development regulations do address saving woodlands and forests whenever open space requirements are made of a proposed development. The problem has increased since woodlands are very desirable residential areas. The emphasis on preserving farmland pushes development into other areas of the municipality including its woodlands. The objective remains a worthy one and is a valid assumption.

OBJECTIVE #2 The Township should establish a shade tree commission which would be charged with the responsibility of protecting the existing roadside trees.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

As noted above, the problem has increased and a shade tree commission would be a very useful tool in accomplishing the objective.

OBJECTIVE #3 Use land use regulations to require new tree planting and landscaping design which will augment or supplement the existing wooded or shade tree areas abutting the development involved.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

This problem has been somewhat reduced since the Development Regulations do now require tree planting and landscaping. These two actions are extremely important in preserving the character of the community and providing a more pleasing appearance to the municipality.

GOAL #4 Open space considerations must be provided in all development proposals to assure attaining the overall community planning goals.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

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The goal has not been reduced or increased, but remains important as a basic planning assumption and policy for assuring sufficient open space and recreational opportunities for future residents.

OBJECTIVE #1 The blending of new developments into the setting and character of the surrounding area and community in general.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

This problem has increased over the years due to conflicts created by recreational and open space areas being located next to residential areas. Too often noise, trespassing, vandalism and other sorts of criminal activity can occur in such areas. Additionally, the problem with providing such facilities is compounded by what type of facilities are to be provided and who is the facility intended to serve. The objective is still desirable and should be sought.

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 developer could be required to provide off-tract improvements or contributions to the same instead of providing such facilities on-site.

OBJECTIVE #2 Development regulations should require that open space be viewed as important for the preservation of valuable natural resources and the good health and environment being created for the people who will inhabit the manmade structures or uses proposed.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

This objective is still valid and the problem it addresses remains constant.

OBJECTIVE #3 A system of incentives and bonuses for provision and preservation of open space should be instituted and development regulations must require open space provision.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

The problem with this objective stems from the impact such incentives and bonuses can have on the community's overall density. Normally such incentives allow for additional

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development where more open space is set aside. The Township does allow cluster developments that use such incentives. An expansion of such an incentive program would require careful study.

OBJECTIVE #4 Development regulations should require environmental impact statements as a tool to determine natural resource existence and aid to their preservation and protection.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

A change in the Development Regulations requiring the submission of environmental impact statements has reduced the problem being addressed by this objective.

OBJECTIVE #5 Township must be willing to actively obtain lands of high open space value to the community when such are threatened with eminent encroachment or construction.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

With reduced development the severity of the problem addressed by this objective has been reduced. Scarcity of funding however has greatly increased making the attainment of this objective much more difficult for lack of money.

Chapter X The Recreation Plan

Goals and Objectives are set forth on Page X- 6

GOAL #1 The provision of open space and recreational areas and facilities sufficient to meet the needs of the residents and the community's share of the regional recreational need.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

There is no change in the extent to which this goal has relevancy for the community.

GOAL #2 To coordinate conservation and open space planning with recreational planning and relate it to density control as determined by land use policies.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

This goal's achievement has become more difficult with the concern over concentrating development within one area of the community. The Plan has attempted to consider, but more remains to be done in this regard. This is especially true in relation to the preservation of agricultural lands.

OBJECTIVE #1 To attain a balance of recreational areas and facilities geared to meet various levels of need: E.g., community, neighborhood, development or project, and developed versus undeveloped recreational activities.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

This objective remains important and the problem it addresses as noted earlier has increased due to the complexity of serving a variety of needs with a limited resource.

OBJECTIVE #2 The requirement that developments plan and provide for satisfying the recreational needs they will create which will make them fit into the land use plan of the community.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

The Township Development Regulations have gone a long way in attempting to meet this objective. As noted above, the accomplishment of the objective has become more difficult for various reasons including conflicts of land use and difficulty in defining the needs to be served.

OBJECTIVE #3 To maximize recreational use of areas of special natural benefit without detriment to their character or continued natural function.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

There is no change in this problem's resolution.

OBJECTIVE #4 To require that open space provided in connection with a proposed development be:

- (a) balanced between developed and undeveloped recreation,
- (b) designed to reasonably meet the needs of those it is intended or expected to serve,
- (c) required to make provision for the ongoing maintenance and operation of

any open space or recreational areas planned or required.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

The Development Regulations of the municipality have reduced this problem by requiring that these matter be addressed in the approval process and that adequate safeguards be put into place to achieve the objective.

OBJECTIVE #5 To fully develop publicly owned lands for recreational uses and activities to the degree suitable to the site and surrounding conditions.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

To the extent that money allows, the Township has reduced this problem both on Township owned lands and local school district property.

OBJECTIVE #6 To provide a variety of recreational facilities and activities aimed at all segments of the population being served.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

No change.

OBJECTIVE #7 To develop a community park system that will also relate to regional efforts and open space or recreational facilities and/or plans.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

No change.

OBJECTIVE #8 To initiate steps to obtain public open space and recreational areas including the allocation of public monies or seeking funding and grants to this end.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

This problem has increased due to the tightness of public monies.

Plan Goals and Objectives are given on Page XII-7

GOAL #1 Encourage energy conservation through land use policies, the entire comprehensive planning process and development regulations.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The Development Regulation Ordinance does make provision for energy conservation measures as does the Master Plan.

OBJECTIVE #1 Encourage clustered developments and orderly growth.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

No change.

OBJECTIVE #2 Encouragement of energy conservation through flexible design standards enabling maximum use of renewable energy resources such as the Sun and wind.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

The problem has been reduced because of revisions to the Development Regulations Ordinance.

OBJECTIVE #3 Planning traffic patterns and movements that decrease use of the automobile or when necessary make its use as efficient as possible.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

This problem has been increased by the nature of development within Upper Deerfield. Also, the new Clean Air Act discourages the use of cars in favor of cleaner air. The Master Traffic Plan does attempt to address this issue.

OBJECTIVE #4 Support "recycling" of materials, structures and facilities, which have a considerable energy value in them.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

No change although recycling has been quite successful in reducing the waste stream and capturing many materials for reuse.

OBJECTIVE #5 Encourage and promote citizen awareness of energy conservation.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

No change.

Chapter XV The Future Land Use Plan

GOAL #1 Preservation of agriculture and the character of the community that derives from it.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

This basic goal has been discussed throughout this report. It is a major issue in the planning policy of the community. The problem it addresses is increasing and becoming more difficult to deal with due to a lack of funding for purchase farmland or its development rights

GOAL #2 Provision for a variety of development - residential, commercial or business, and industrial - within a portion of the Township suitable and capable of supporting it and in the hopes of taking development pressure off the farmland.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

This goal's attainment has become very difficult to achieve and its impact has increased dramatically. The Planning Board is currently reviewing its land use classifications and zoning to find out the impact that the various uses allowed would have on the quality of life within the community.

GOAL #3 Address the community's development based on the entire Master Plan's proposal and to encourage a recognition that development pressures will continue to affect the community thereby requiring that they be addressed.

EXTENT TO WHICH THIS GOAL HAS BEEN REDUCED OR INCREASED

The difficulty in attaining this goal has increased due to various conflicts. Included are those created between preservation and the need for development; farming versus development; and the impact of development on the quality of life weighed against providing for economic development. The goal is probably the major dilemma of land use planning. It remains a valid

goal however, which should be pursued.

OBJECTIVE #1 Reduce conflicts between land uses and encourage good design of development.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

The Planning Board had taken many steps to address this problem and has reduced its impact considerably. More needs to be done and the Board's work on reviewing its zoning regulations should do much to advance this planning objective.

OBJECTIVE #2 Force development to be environmentally sensitive to the community's natural and manmade state.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

No change in this problem and objective should be pursued.

OBJECTIVE #3 Set realistic and attainable density patterns and permit a variety of residential housing types.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

This problem has increased due to constraints on the development of housing. Economics is a major culprit in this problem and the strong emphasis on preserving the rural, farming character of the community is not easily adapted to this objective. The Planning Board is now actively engaged in achieving more realistic and attainable density patterns based on its analysis of the impact of current zoning. More needs to be done on how to provide for a balance of housing opportunities within the community.

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.

OBJECTIVE #4 Require that development be complete in terms of reducing its impacts and meeting the needs it creates for utilities, traffic facilities, open space, buffering, and

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recreation.

EXTENT TO WHICH THIS PROBLEM HAS BEEN REDUCED OR INCREASED

No change in this problem.