

Upper Township 2006 Master Plan

Presentation to the
Upper Township Planning Board

October 19, 2006

Presented by
Marcia Shiffman, AICP, PP, CLA

Presentation Overview

- ◆ Reexamination Report
- ◆ Master Plan Updates
 - Housing Element and Fair Share Plan
 - Land Use Plan
 - Storm Water Management Plan
 - Natural Resource Inventory
- ◆ Centers Design

Reexamination Report

- ◆ Planning history - 1975, 1993, 2001
- ◆ Plan Endorsement Petition
- ◆ Reexamination Report Requirements
 - Required every 6 years
 - Evaluates conditions since 2001
 - Changes recommended for new regulations
 - Redevelopment Plan recommendations

Recommendations

- ◆ Updated Master Plan Elements-
 - Land Use, Housing, Stormwater Management Plan, and Natural Resources Inventory
- ◆ Future Master Plan Elements to be updated
 - **Wastewater Management Plan**
 - Transfer of Development Rights Plan
 - Design Plan
 - ◆ Tuckahoe Village
 - ◆ Marmora Town Centers and Seaville Town Center
 - Circulation
 - Recreation and Open Space
 - Farmland Preservation

Recommendations (continued)

- ◆ Zoning Amendments – to implement Land Use Plan recommendations
- ◆ Evaluate and amend accessory use regulations
- ◆ Prepare updated signage regulations
- ◆ Clarify lot merger requirements

Master Plan Update

- ◆ Housing Element and Fair Share Plan
- ◆ Land Use Plan
- ◆ *Storm Water Management Plan*
- ◆ *Natural Resource Inventory*

Housing Element and Fair Share Plan (HEFSP)

- ◆ Required element of Master Plan
- ◆ Required for NJOSG Plan Endorsement
- ◆ Status
 - 1993 Master Plan – Housing Plan
 - No certified/filed Housing Plan with NJ Council on Affordable Housing (COAH)
- ◆ Fair Share Requirement
 - Prior Round (1987-1999)
 - Rehabilitation
 - Growth Share Plan (2004-2014)

HEFSP Prior Round Plan (1987-1999)

- ◆ 341 affordable units
- ◆ Credits – 7 units
- ◆ 334 unit remaining obligation
 - Minimum rentals - 85 units (not more than 43 senior units)
 - Maximum senior units – 85 units
 - Maximum rental bonus credits - 85 units
 - Maximum RCA units (transfer) – 170 units

HEFSP Prior Round Plan Strategy

- ◆ Utilize Township lands to build new units
 - Stagecoach Road site
 - ◆ 8 group homes - 32 bedrooms total
 - ◆ 16 senior homes
 - Scattered sites
 - ◆ 2 group homes – 8 bedrooms
 - ◆ 5 family homes – not for profit (Habitat for Humanity)

HEFSP Prior Round Plan Strategy

(continued)

- ◆ Stagecoach Road County Tract
 - 100 senior units (100% affordable)
- ◆ Expand and permit mobile home parks for 144 affordable family units
- ◆ Projected unit yield with bonus credits
 - 359 units
 - 227 rental credits (with 43 age-restricted rentals)
 - 25 units may be transferred to Third Round

HEFSP Third Round (2004-2014)

- ◆ Based upon existing growth (2004-2005) and forecast growth
- ◆ Requirements
 - 1 affordable unit / 8 market units
 - 1 affordable unit/25 new jobs created

Growth Share Calculations

- ◆ Projected affordable units – 89
 - Residential – 64.5 units
 - Non-residential – 24.5 units
 - 2004-2005 – 24 unit obligation set based upon certificates of occupancy

Growth Share Strategies

- ◆ Growth Share Ordinance (development fee)
- ◆ Municipal sponsored mortgage buy downs
- ◆ Accessory Apartments (maximum 10 units)
- ◆ Zoning Amendments
 - Rezone to permit development on designated Prior Round sites
 - Assisted Living Facilities (25% minimum bedroom setaside)
 - Accessory Apartments (maximum 10 affordable units)
 - Age restricted housing – 20% affordable units

Land Use Plan

- ◆ Updated Goals and Objectives
- ◆ Existing Land Use
- ◆ Future Land Use Plan
- ◆ Proposed Zoning Amendments

Existing Land Use

- ◆ Existing Land Use
 - 7,333 vacant lands 17%
 - 1,200 acres farmlands 3%
 - Public lands 20,500 acres 48%
- ◆ 48% lands are wetlands
- ◆ Changes between 1992-2005
 - Vacant land decreased by over 12,000 acres
 - Government owned lands increased by 6,000 acres
 - Residential lands increased by 2,849 acres

VACANT LANDS AND FARMLANDS

TOWNSHIP OF UPPER
CAPE MAY COUNTY, NEW JERSEY

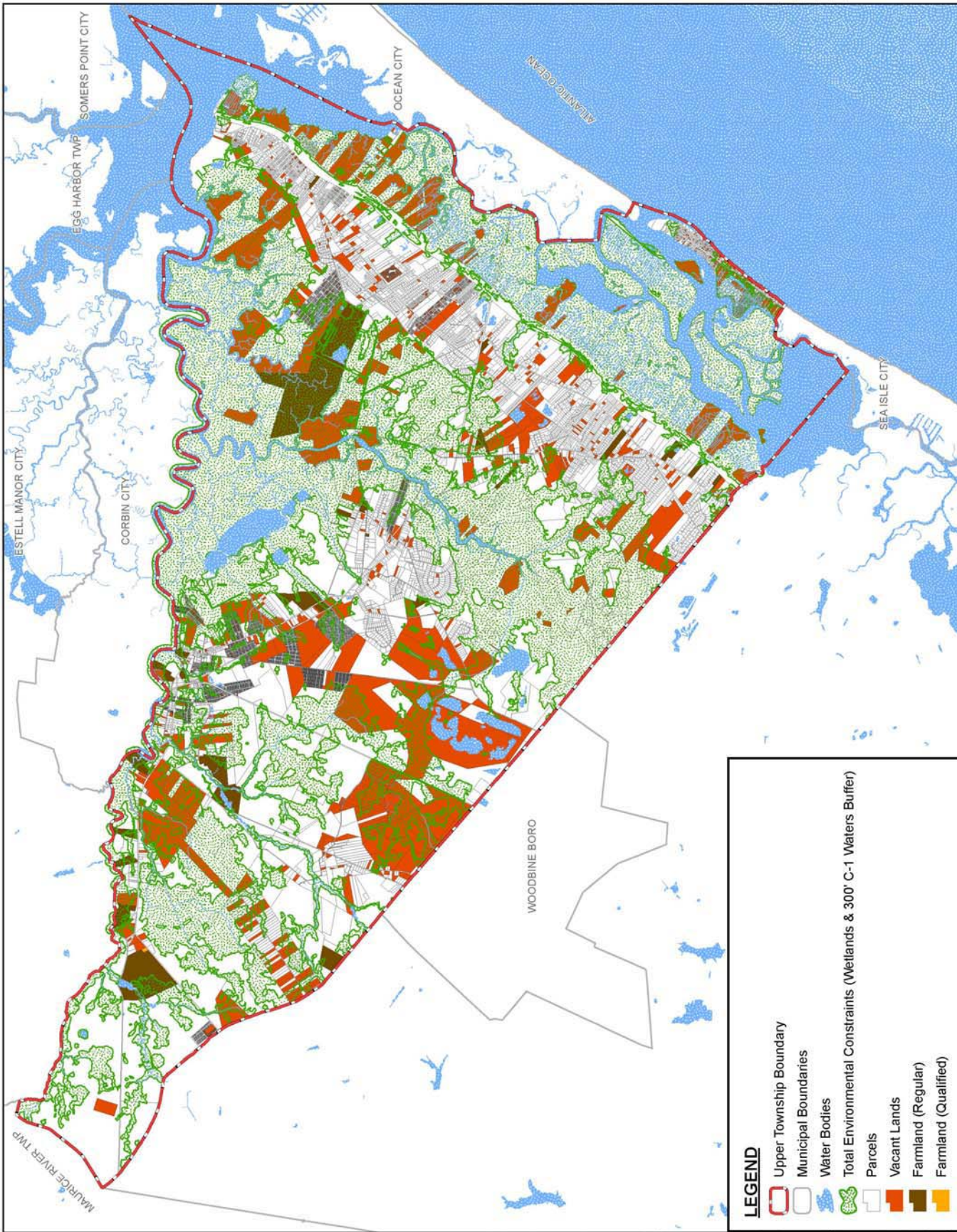
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1 inch equals 6,500 feet

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LEGEND

- Upper Township Boundary
- Municipal Boundaries
- Water Bodies
- Total Environmental Constraints (Wetlands & 300' C-1 Waters Buffer)
- Parcels
- Vacant Lands
- Farmland (Regular)
- Farmland (Qualified)

Future Land Use Plan

◆ Goals

- Guide mixed use development and redevelopment into compact Centers
- Preserve Township's natural resources
- Assure decent homes for present and future residents
- Provide diversity and strength to local tax base

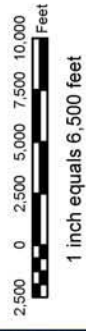
Future Land Use Plan Overview

- ◆ Development focused in Centers
- ◆ Environs - continue and expand rural low density development/preservation
- ◆ Consistency with NJ State Development and Redevelopment Plan (SDRP) Policy Map Planning Areas (to be amended)
- ◆ Consistency with NJDEP CAFRA rules

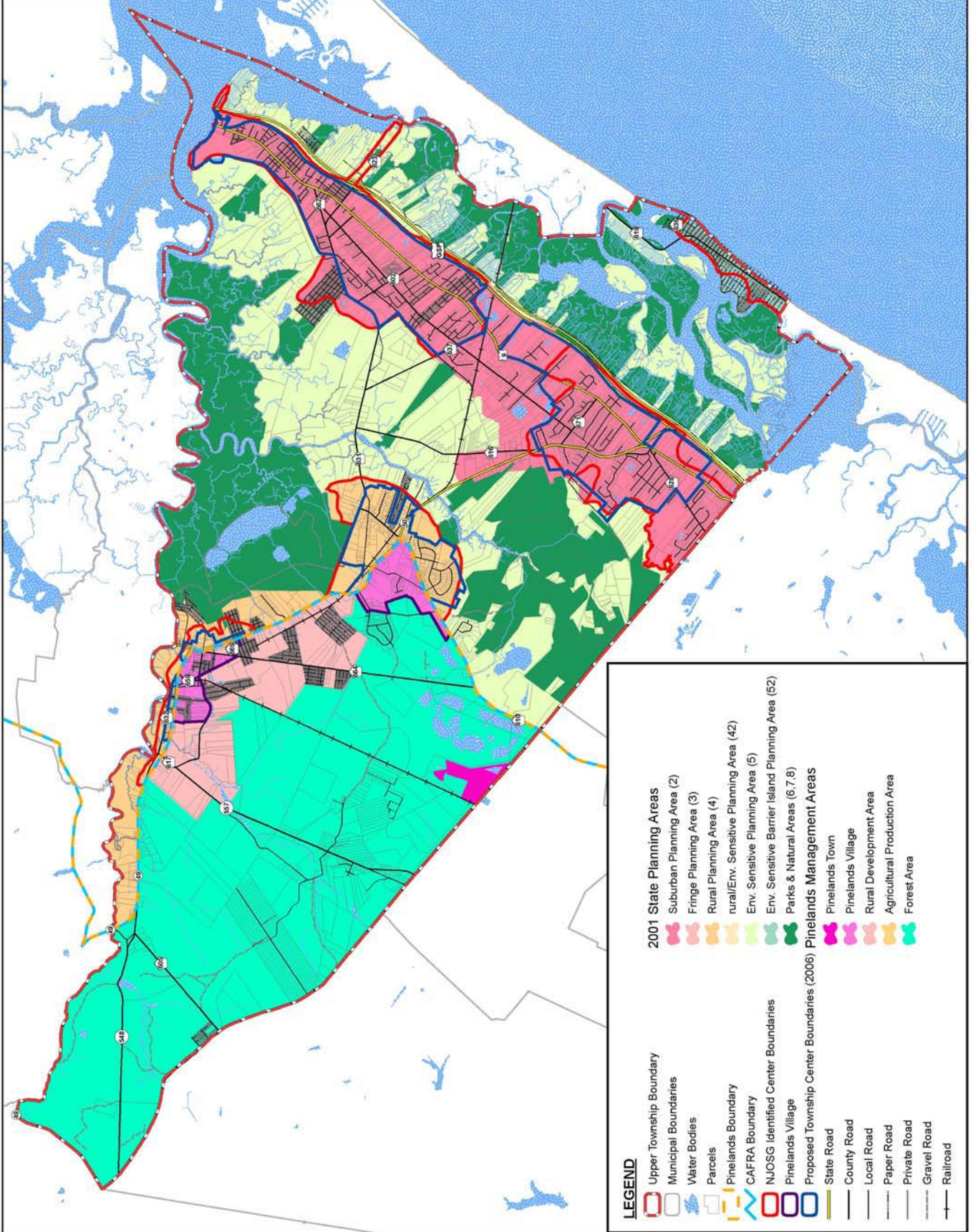
2001 NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN - POLICY MAP -

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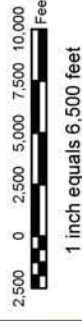
LEGEND

Upper Township Boundary	2001 State Planning Areas
Municipal Boundaries	Suburban Planning Area (2)
Water Bodies	Fringe Planning Area (3)
Parcels	Rural Planning Area (4)
Pinelands Boundary	rural/Env. Sensitive Planning Area (42)
CAFRA Boundary	Env. Sensitive Planning Area (5)
NJOSG Identified Center Boundaries	Env. Sensitive Barrier Island Planning Area (52)
Pinelands Village	Parks & Natural Areas (6,7,8)
Proposed Township Center Boundaries (2006)	Pinelands Management Areas
State Road	Pinelands Town
County Road	Pinelands Village
Local Road	Rural Development Area
Paper Road	Agricultural Production Area
Private Road	Forest Area
Gravel Road	
Railroad	

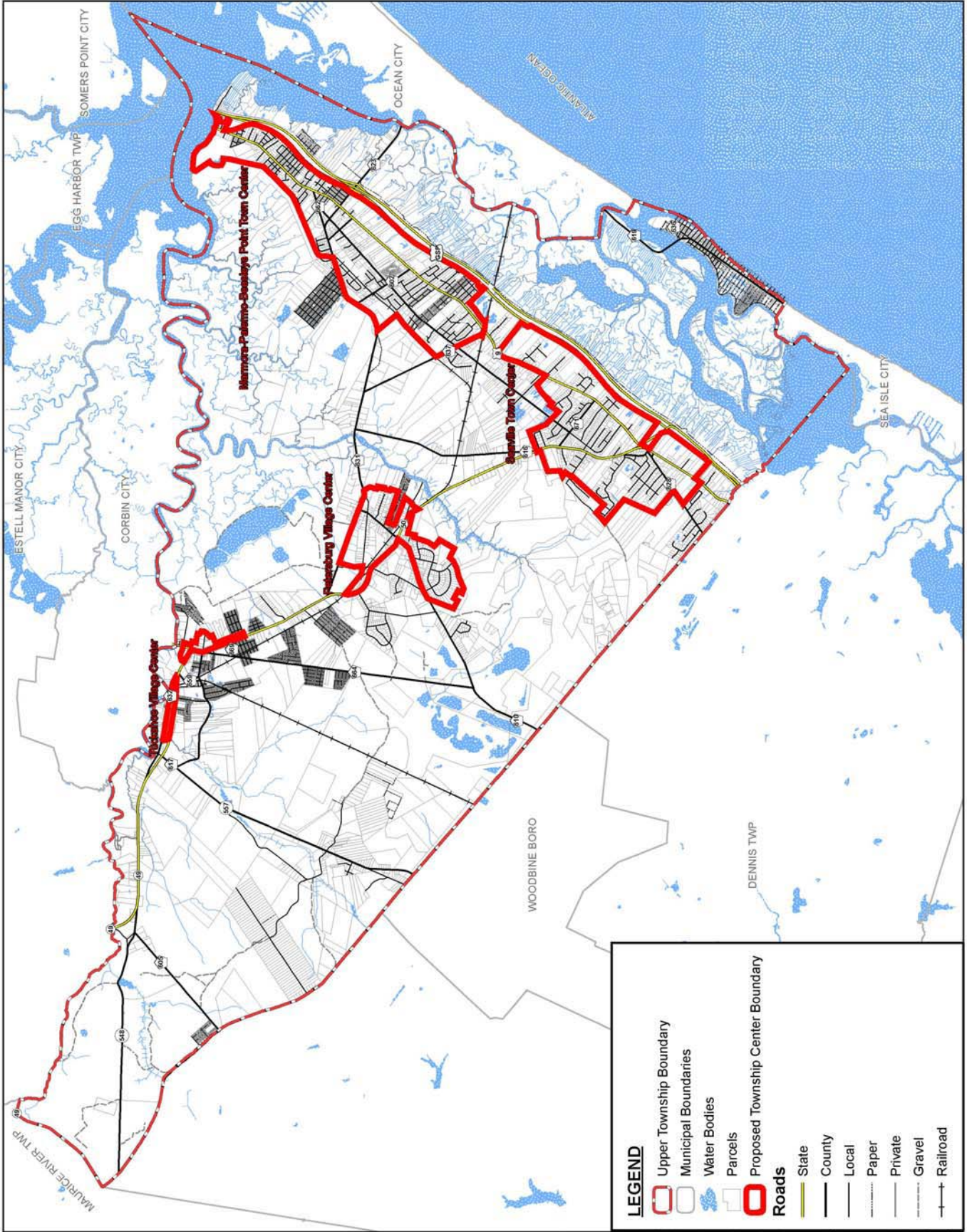
PROPOSED CENTERS MAP

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LEGEND

- Upper Township Boundary
- Municipal Boundaries
- Water Bodies
- Parcels
- Proposed Township Center Boundary

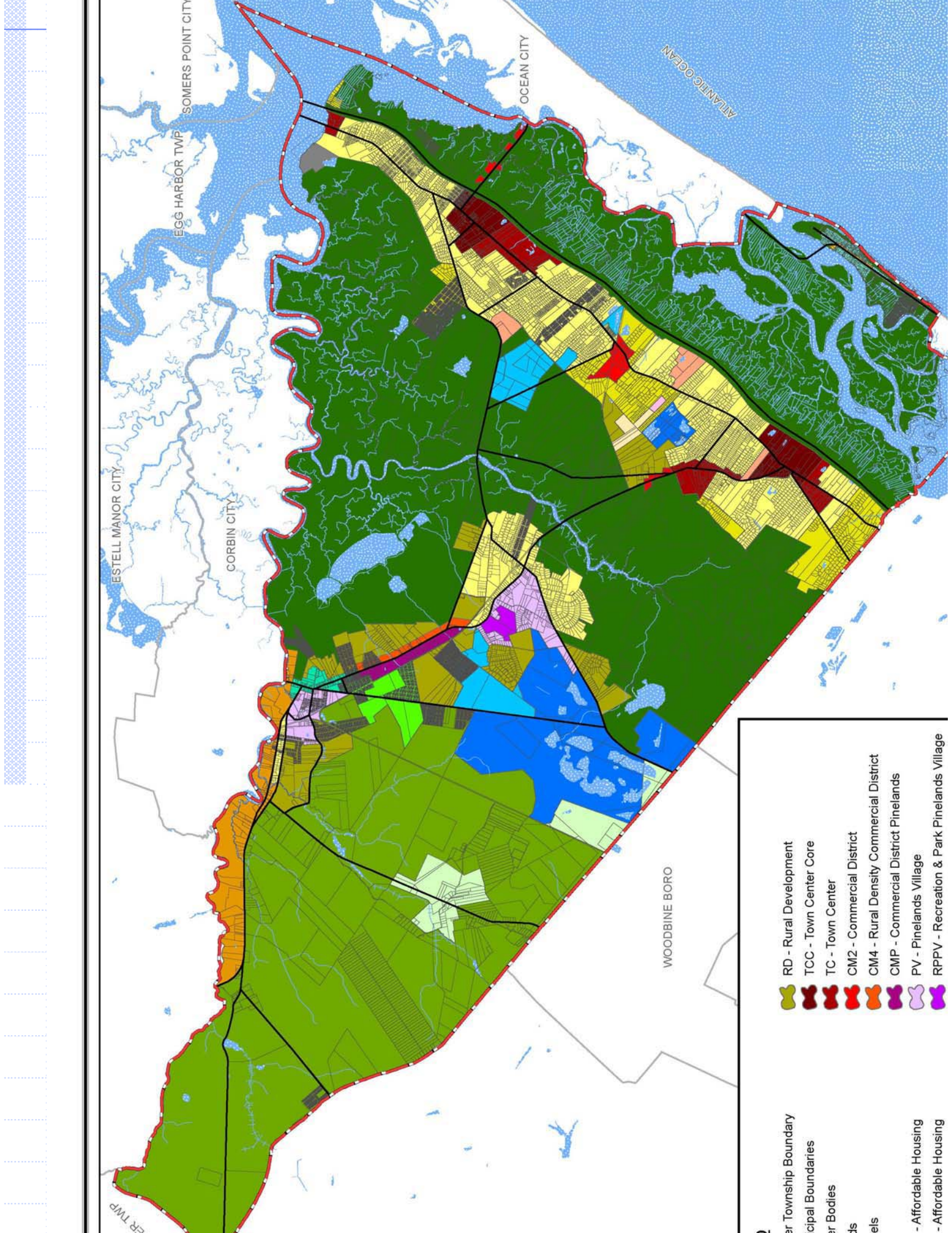
Roads

- State
- County
- Local
- Paper
- Private
- Gravel
- Railroad

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Future Land Use District

- ◆ Within Town Centers
 - TCC Town Center Core – mixed use
 - TC Town Center – mixed use
 - R Residential – primarily infill – 40,000 s.f. lots
- ◆ Residential
 - R2 Residential – minimum 40,000 s.f. lots
 - AR Agriculture & Rural Residential – 3 acre lots
- ◆ Conservation - 10 acre lots
- ◆ Commercial
 - CM2, CMP, CM4
- ◆ Affordable inclusionary zones



Upper Township Boundary
 Municipal Boundaries
 Water Bodies
 Roads
 Parcels
 e

11 - Affordable Housing
 12 - Affordable Housing

ID

- RD - Rural Development
- TCC - Town Center Core
- TC - Town Center
- CM2 - Commercial District
- CM4 - Rural Density Commercial District
- CMP - Commercial District Pinelands
- PV - Pinelands Village
- RPPV - Recreation & Park Pinelands Village

FUTURE LAND USE

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1 inch equals 1,500 feet

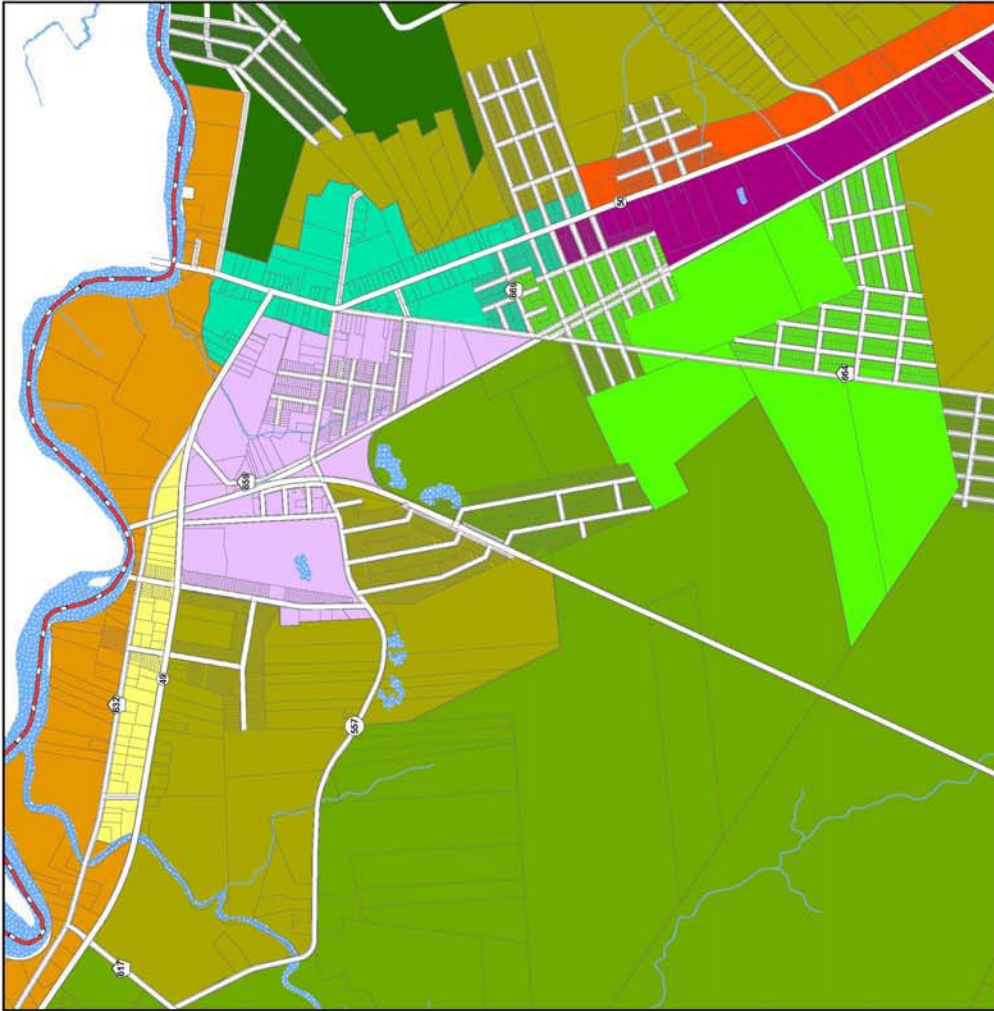
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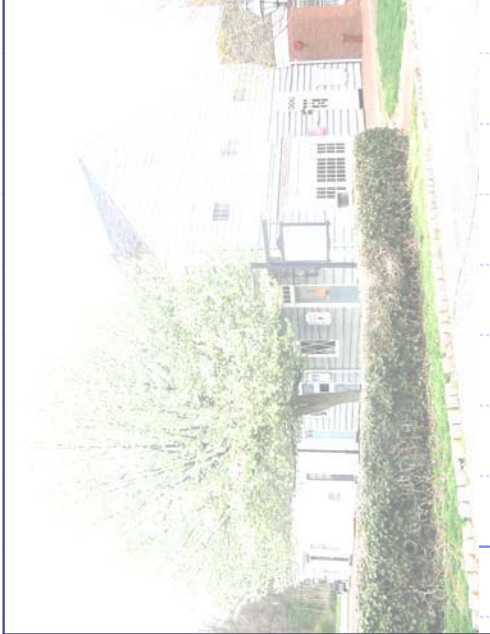
TUCKAHOE



- LEGEND**
- Upper Township Boundary
 - Municipal Boundaries
 - Water Bodies
 - Roads
 - Parcels
 - AH1 - Affordable Housing
 - AH2 - Affordable Housing
 - MH - Mobile Home
 - R - Center Residential
 - R2 - Moderate Density Residential
 - AR - Agriculture & Rural Density Residential
 - F3 - Rural Density Forestry
 - F10 - Low Density Forestry
 - F25 - Forestry Conservation
 - C - Conservation
 - RD - Rural Development
 - TCC - Town Center Core
 - TC - Town Center
 - CM2 - Commercial District
 - CM4 - Rural Density Commercial District
 - CMP - Commercial District Pinelands
 - PV - Pinelands Village
 - RPPV - Recreation & Park Pinelands Village
 - RP - Recreation & Park
 - RC - Resort Commercial
 - RR - Resort Residential
 - TR - Tuckahoe Riverfront
 - TV - Tuckahoe Village
 - M - Mining
 - U - Utility

Proposed Development Tools

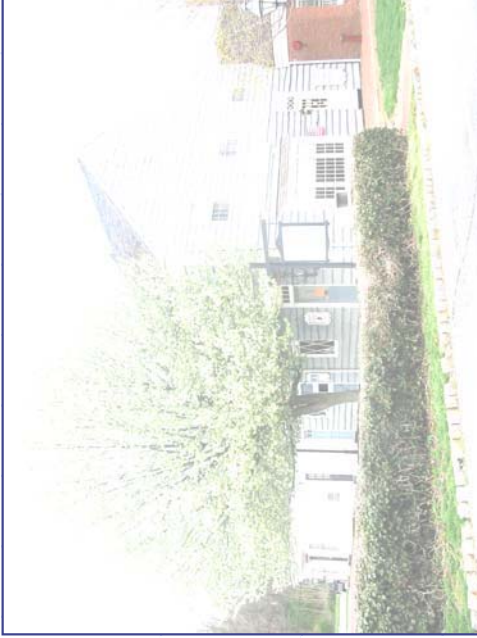
- ◆ Density Transfer
- ◆ Conservation Residential Cluster
- ◆ Transfer of Development Rights through TDR Plan
- ◆ Environmental assessment regulations and performance standards



Center Design Ideas

Villages and Towns

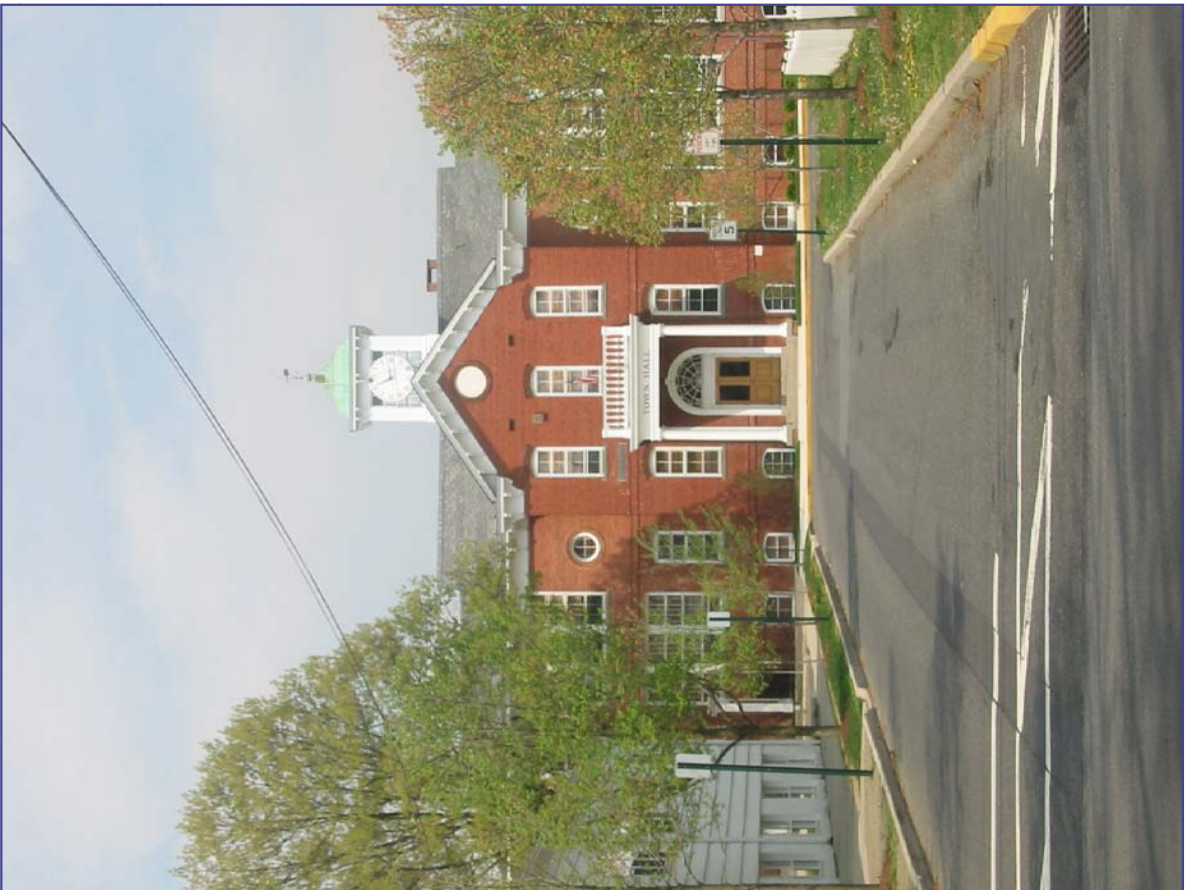




Villages

small, compact centers of predominantly residential character but with a core of mixed-use commercial, residential, and community services







Tuckahoe Village Center











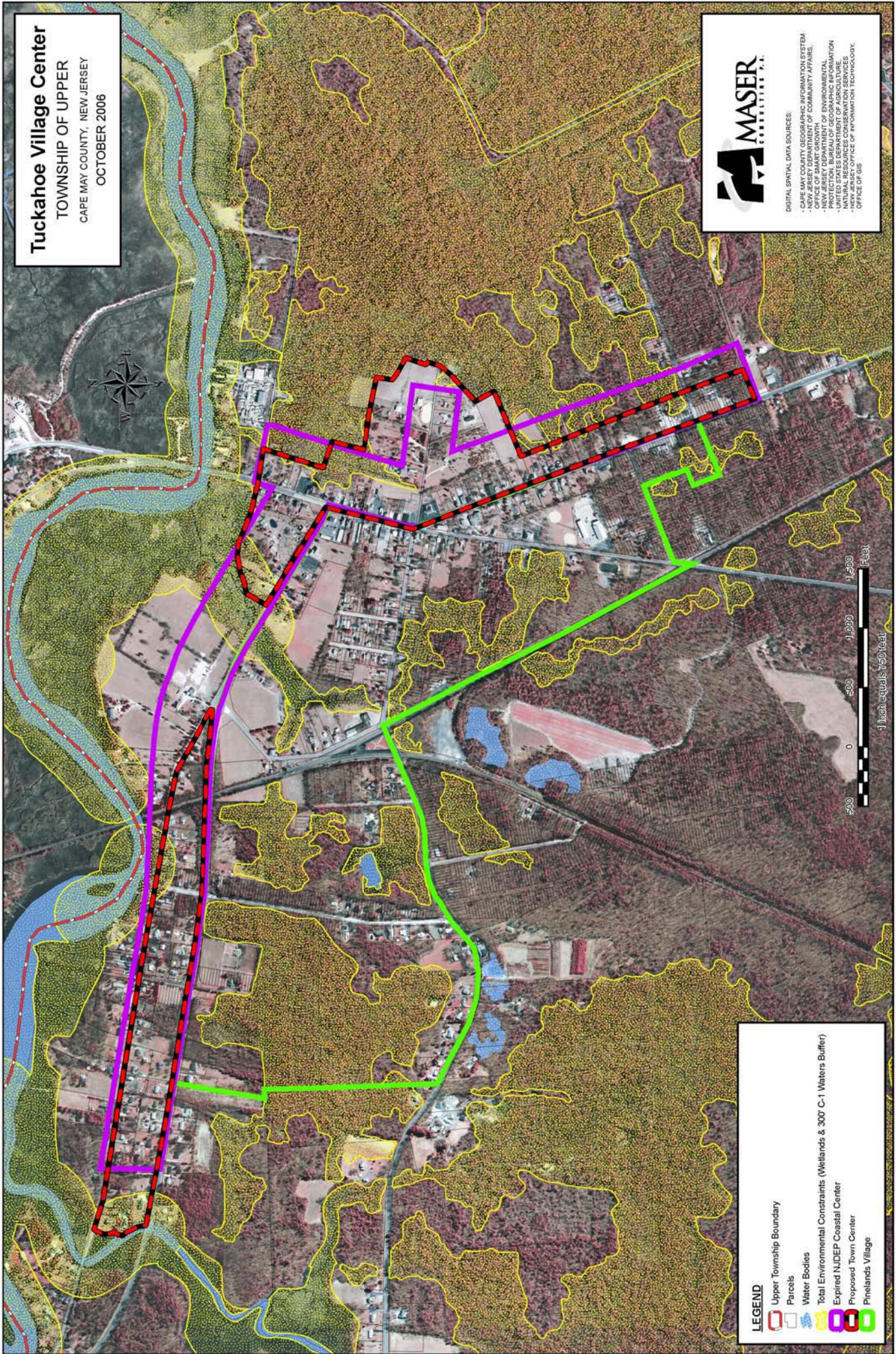
Tuckahoe Village Center
 TOWNSHIP OF UPPER
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- LEGEND**
- Upper Township Boundary
 - Parcels
 - Water Bodies
 - Total Environmental Constraints (Wetlands & 300' C-1 Waters Buffer)
 - Expired NJDEP Coastal Center
 - Proposed Town Center
 - Pinelands Village



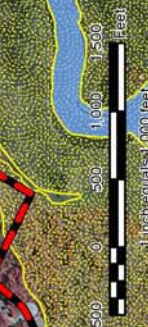
Petersburg Village Center
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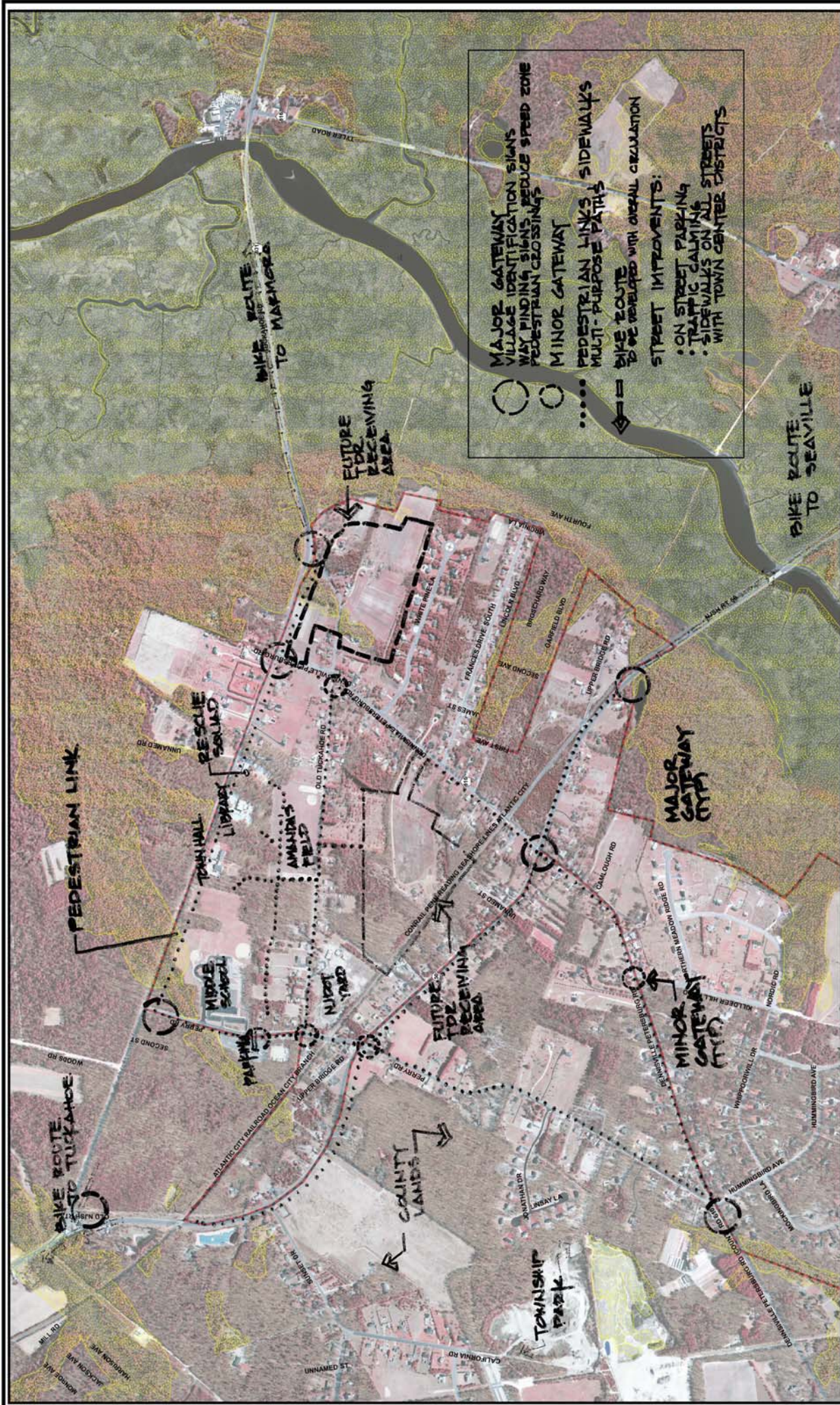


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MAJOR GATEWAY
 VILLAGE IDENTIFICATION SIGNS
 WAY FINDING SIGNS
 PEDESTRIAN CROSSINGS

MINOR GATEWAY
 PEDESTRIAN LINKS
 MULTI-PURPOSE PATHS
 SIDEWALKS

BIKE ROUTE
 TO BE DEVELOPED WITH OVERALL CIRCULATION

STREET IMPROVEMENTS:

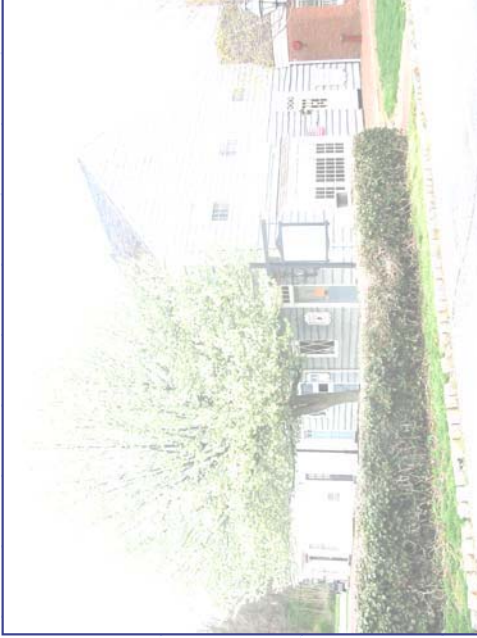
- ON STREET PARKING
- TRAFFIC CALMING
- SIDEWALKS ON ALL STREETS WITH TOWN CENTER DISTRICTS

Legend
 Proposed Center Boundary
 Environmental Constraints



Petersburg Village Center
 TOWNSHIP OF UPPER
 CAPE MAY COUNTY NEW JERSEY

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TOWNS

Centers that have a high investment in public facilities and services several neighborhoods with a highly diverse housing stock and central core of retail, office and community facilities



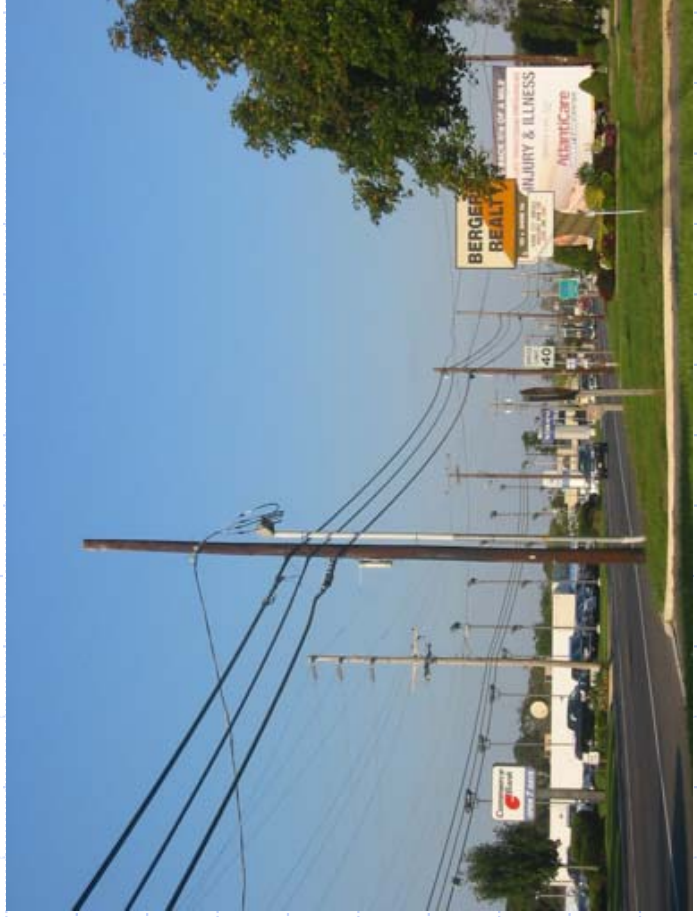
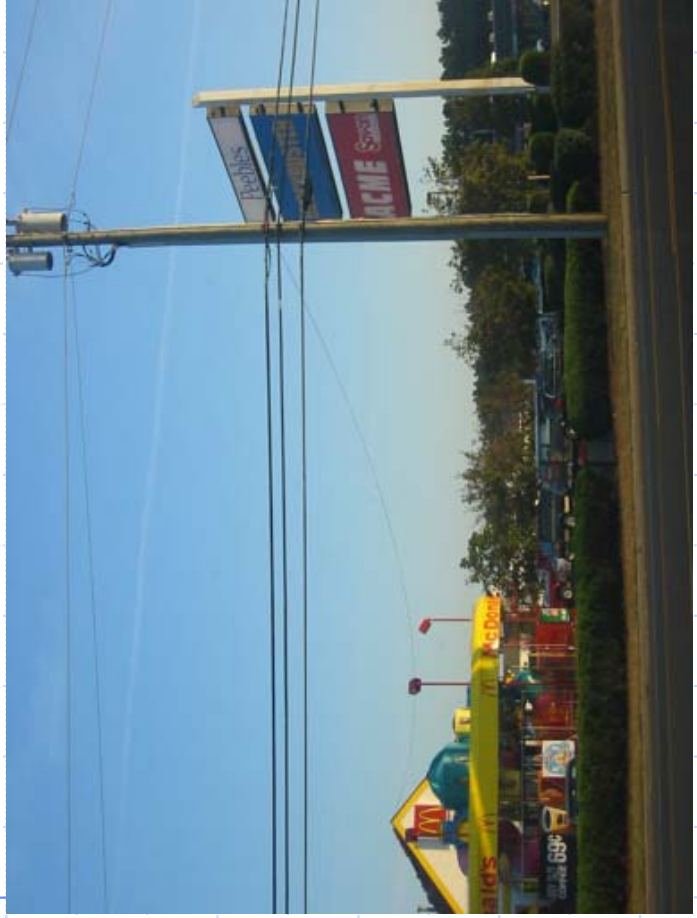








Marmora Town Center



Seaville Town Center



Hill Collection

Libertyville Grade of Fine Art



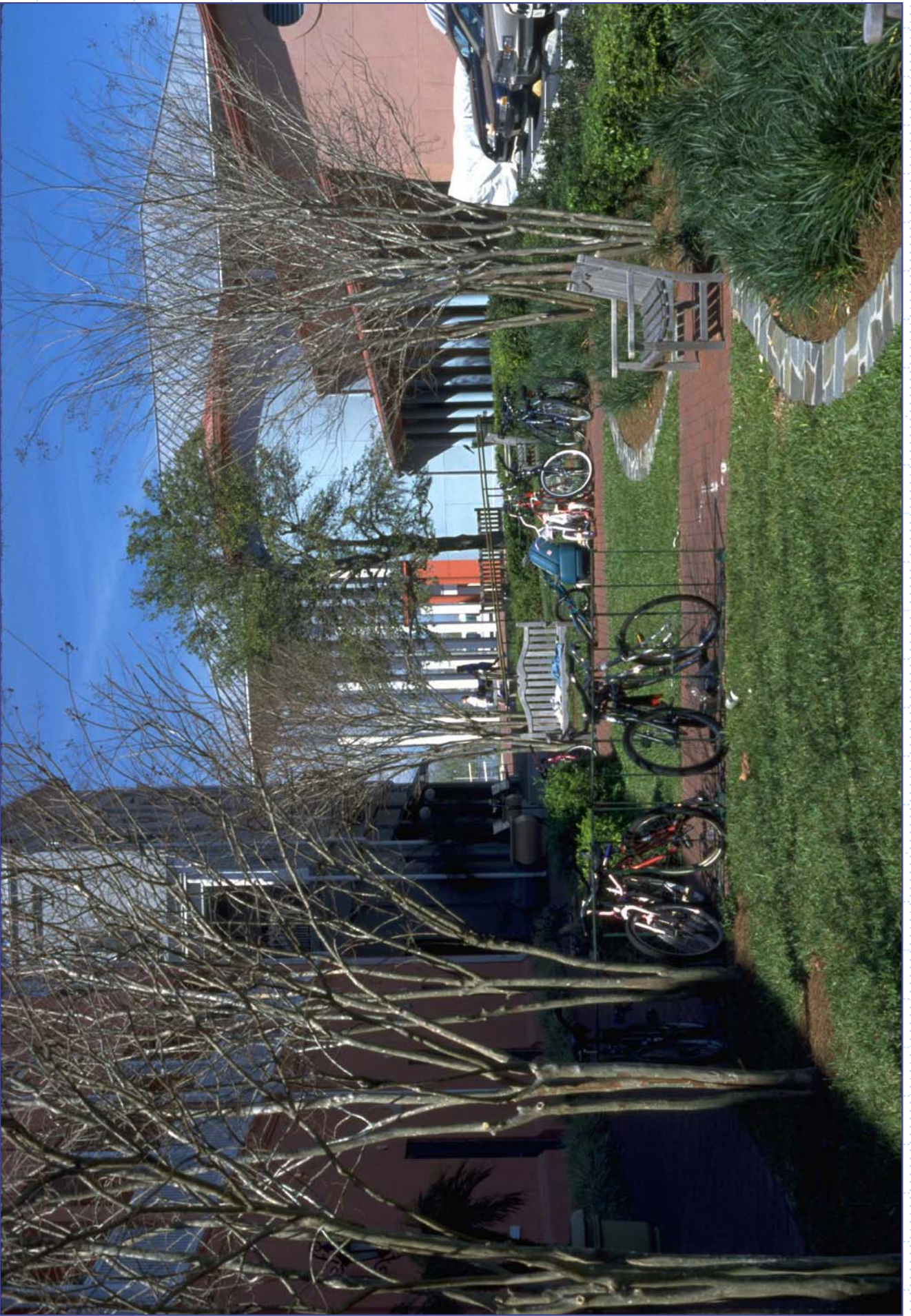


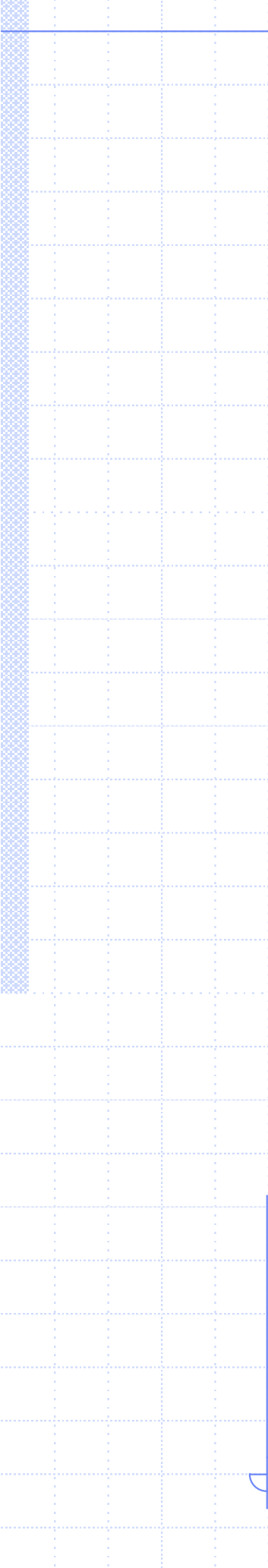


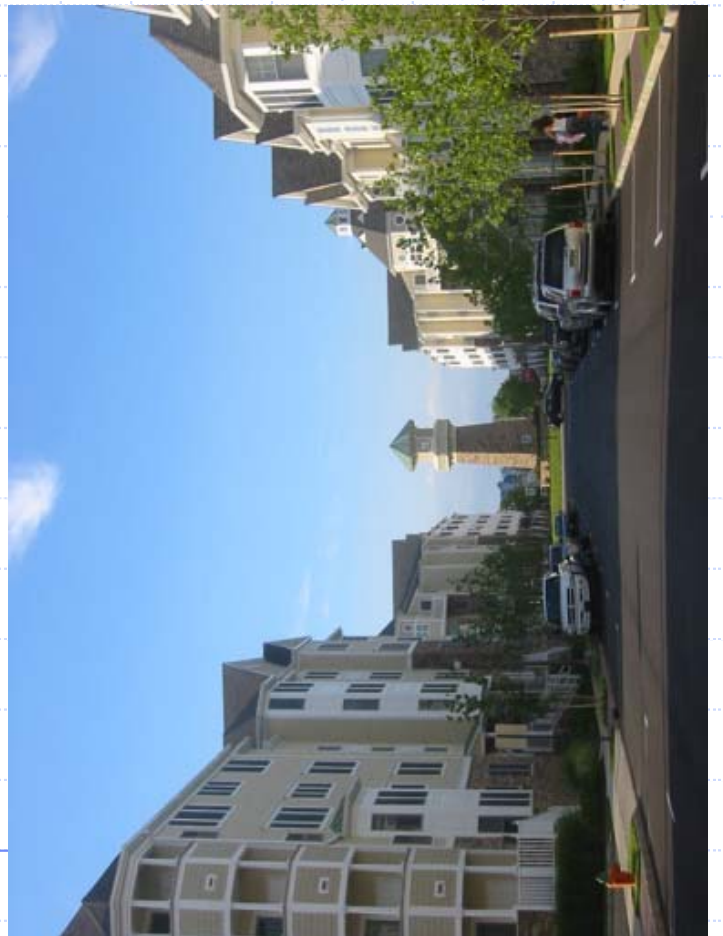


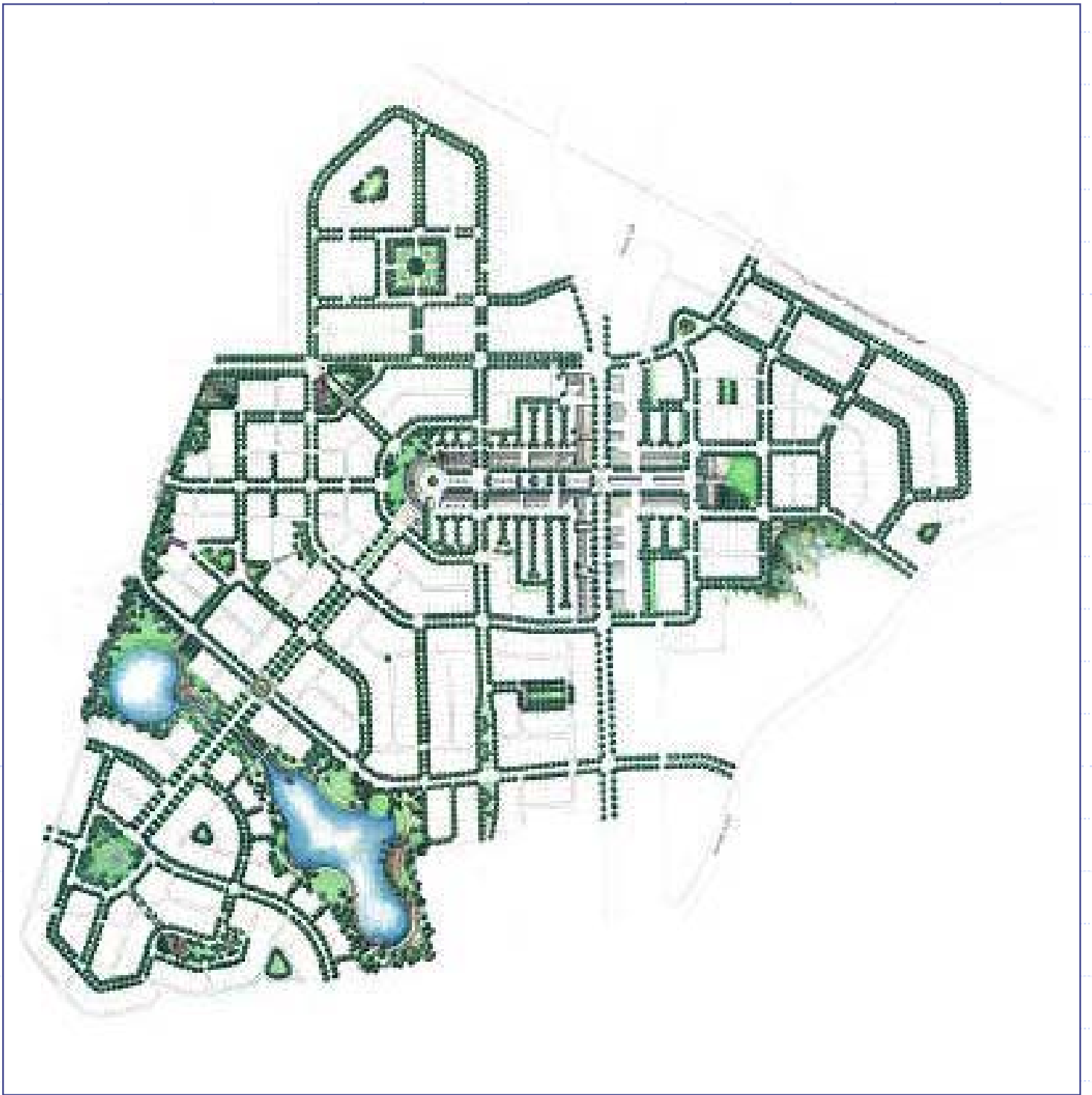




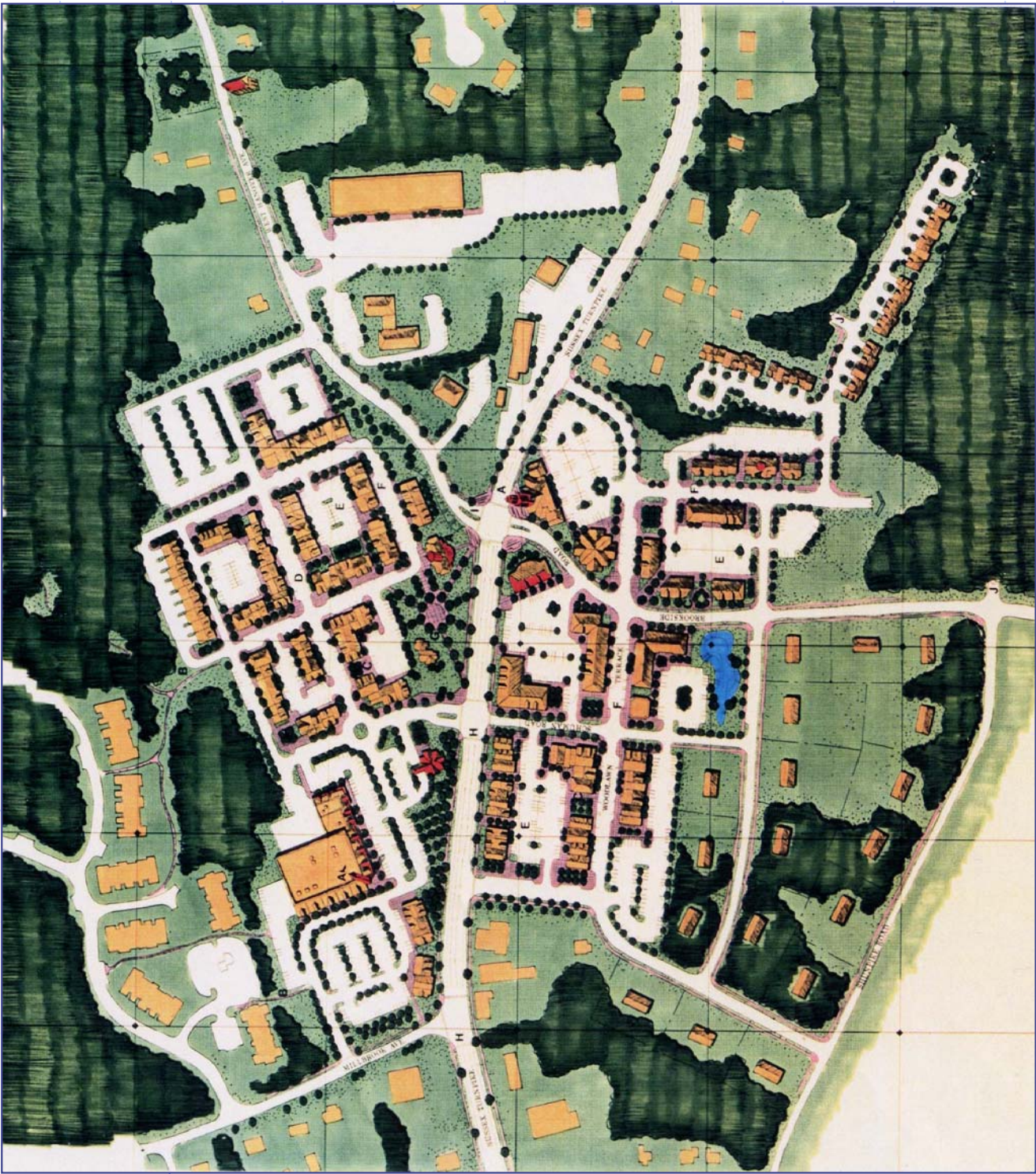


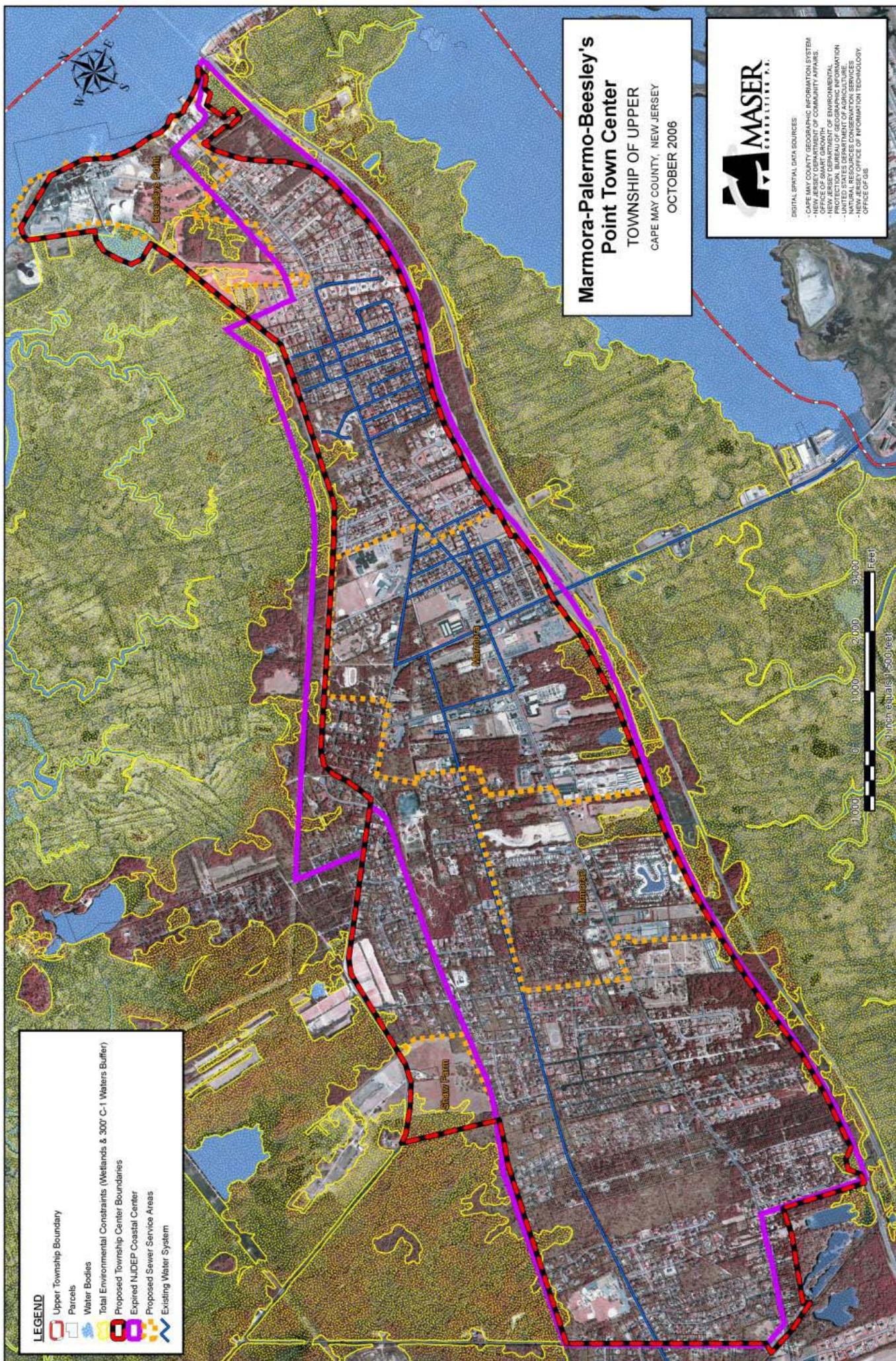












**Marmora-Palermo-Beesley's
Point Town Center**
TOWNSHIP OF UPPER
CAPE MAY COUNTY, NEW JERSEY
OCTOBER 2006



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LEGEND

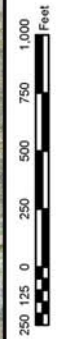
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-  Parcels
-  Water Bodies
-  Total Environmental Constraints (Wetlands & 300' C-1 Waters Buffer)
-  Proposed Township Center Boundaries
-  Expired NJDEP Coastal Center
-  Proposed Sewer Service Areas
-  Existing Water System





- MAJOR GATEWAY VILLAGE IDENTIFICATION SIGNS
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- MINOR GATEWAY
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- STREET IMPROVEMENTS:
 • ON STREET PARKING
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Legend
 Environmental Constraints
 Proposed Center Boundary



Marmora Town Center
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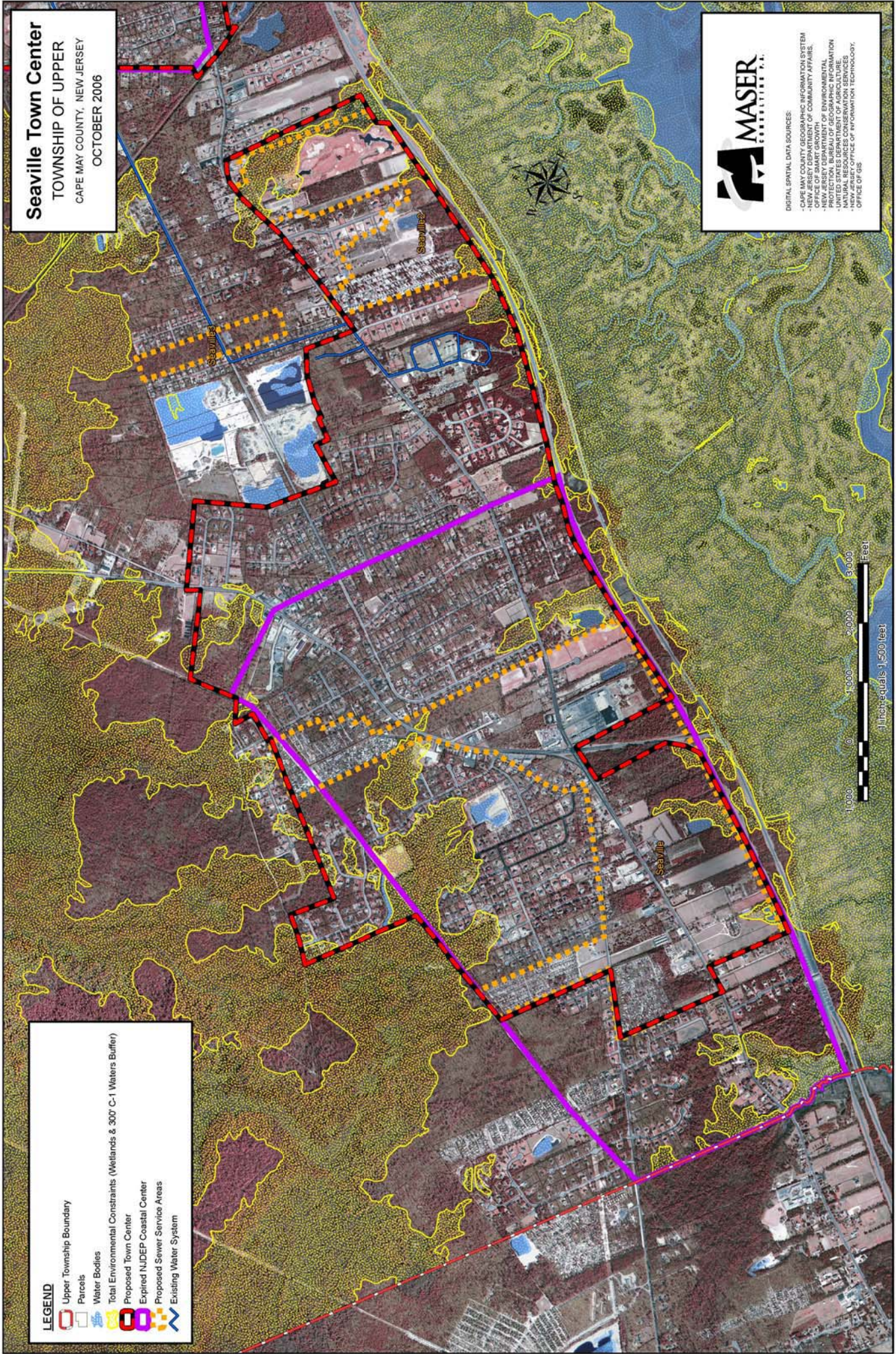


Seaville Town Center
 TOWNSHIP OF UPPER
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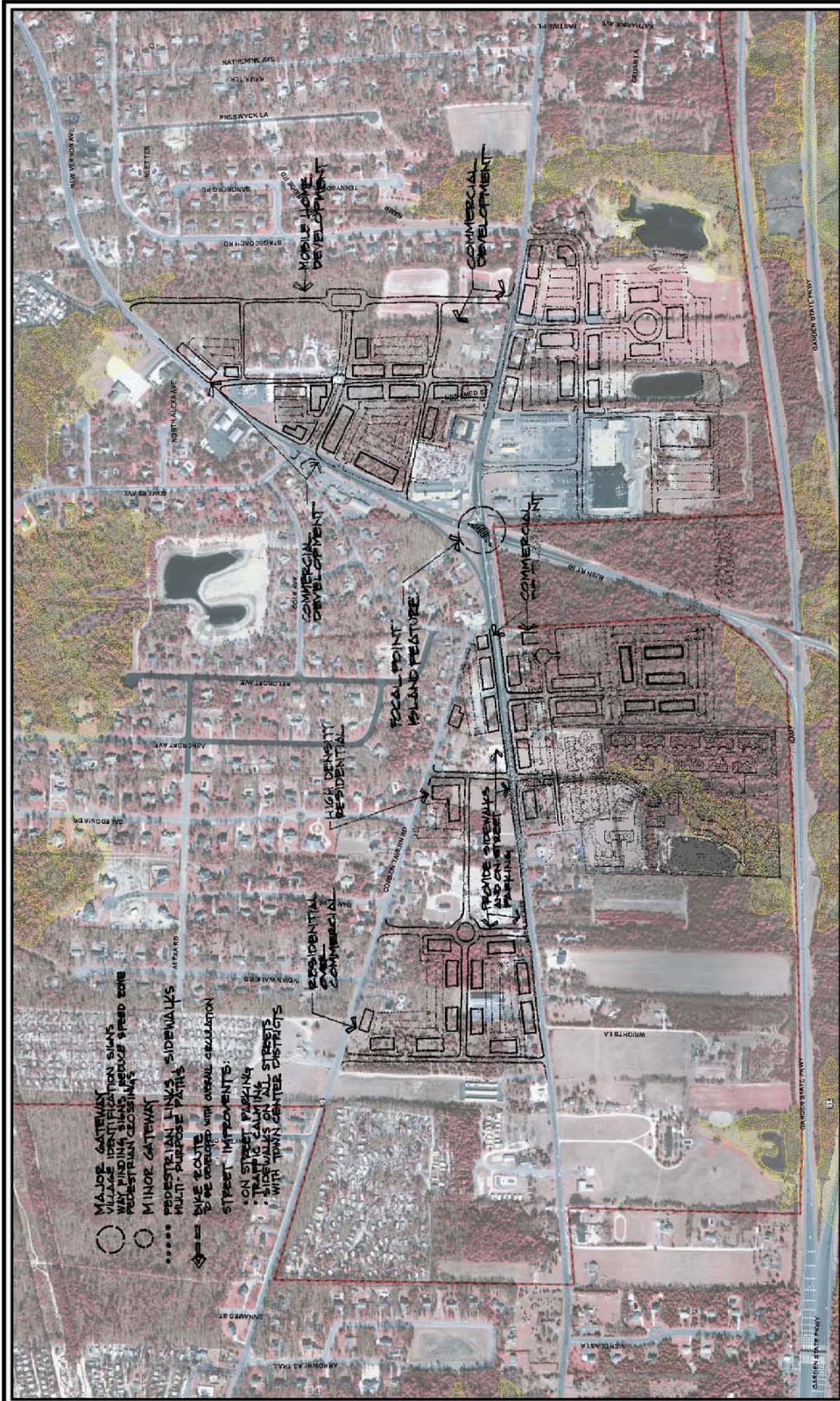
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- MAJOR GATEWAY IDENTIFICATION SIGNS WITH PENDING SIGNS REDUCE SPEED ZONE PEDESTRIAN CROSSINGS
- MINOR GATEWAY
- PEDESTRIAN LINKS SIDEWALKS MULTI-PURPOSE PATHS
- ◇ BIKER ROUTE TO BE REVIEWED WITH LOCAL CIRCULATION STREET IMPROVEMENTS:
 - ON STREET PARKING
 - TRAFFIC CALMING
 - SIDEWALKS ON ALL STREETS WITH TOWN CENTER DISTRICTS

Seaville Town Center
TOWNSHIP OF UPPER
CAPE MAY COUNTY NEW JERSEY

NOTE: THESE AERIAL PHOTOGRAPHY ARE FROM
BEST AVAILABLE SOURCE

MASER
PLANNING, INC.

Legend

200 400 600 800 Feet

Proposed Center Boundary
Environmental Constraints

Center Design Guidelines

- ◆ Signs
- ◆ Architectural Design
- ◆ Streetscape Materials
 - Benches
 - Lighting
 - Trees
 - Pavement
- ◆ Parking
 - On-street
 - Linkages



Questions?

Comments?

