

VI. COMMUNITY FACILITIES PLAN ELEMENT

1.0 INTRODUCTION

As set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(6), a community facilities plan element shows the existing and proposed location and type of educational or cultural facilities, historic sites,²¹ libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas. This Element also sets forth goals for the Township's community services and facilities, inventories and analyzes existing conditions, and provides specific objectives or actions to be taken.

2.0 GOALS FOR COMMUNITY FACILITIES

- 2.1 Provide quality and cost-effective community services and facilities to meet the needs of the Township's residential and business population;
- 2.2 Preserve, maintain, and improve the community's stock of buildings, facilities, and equipment.

3.0 INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

The inventory of existing conditions examines staffing levels, equipment, and facilities for the various community facilities and identifies deficiencies, including space allocation, condition, and safety. This analysis was developed from interviews with department officials. The Township's community facilities are identified on **Maps COM 1 through COM-7**(Pemberton Township existing community facilities and maps for each neighborhood planning area.)

3.1 Municipal Hall

The primary administrative offices for the Township are located in the Municipal Building, which is located at 500 Pemberton Browns Mills Road. The building provides administrative space for 11 municipal departments. There are 157 Township employees who work or utilize flex space in the Township's municipal building. A breakdown per department is shown in Table 1.



Pemberton Township Municipal Building

²¹ Historic sites are covered in the Historic Preservation Plan Element.

Table 1: Employees Per Department

Department	No. of Employees
Administration	7
Finance Department	5
Inspection/Planning & Zoning	8 ²²
Municipal Court	6
Police Department	67
Public Works	36
Recreation	3
Tax Assessor	4
Tax Collector	6
Township Clerk	4
Water Department	11
Total	157

The Township’s municipal building is in fair condition. In addition to administrative offices, the Township building contains a Court Room and a public meeting room. The public meeting room recently underwent a major renovation. The Township installed a dais, flooring, lights, flat screen televisions for presentations, and office furnishings. It is suggested the Township prepare a needs analysis to determine other rooms within the municipal building that should be considered for improvements. It is recommended that a priority room renovation list be developed and forwarded to the governing body and a capital improvement plan be implemented accordingly.

The main concern for the municipal facility is building maintenance. The building needs weatherproofing, including a new roof, HVAC repair/replacement, and storage space for office supplies and Township records. It is suggested that large capital expenditures be planned for via a recommended capital improvement plan (discussed further herein) and grant and loan opportunities be explored to finance the renovation and expansion cost. The New Jersey Clean Energy offers grants and financial assistance to municipalities that install energy efficient equipment in Township owned facilities.

The municipal building does not have enough parking spaces for Township employees, police vehicles, residents, and visitors. Currently, the administration is discussing the possibility of swapping land from the Pemberton Rails to Trails (adjacent to the North Pemberton Railroad Station) which is owned by the Township for land adjacent to the municipal building that is owned by the County. Should the land swap be successful, it is recommended that the Township consider using a small portion of the land to create one more row of parking and the remaining portion of the land should be dedicated for active recreation use.

The Township utilizes a centralized database that allows information to be shared by various departments. Pemberton benefits from the centralized municipal management

²² Inspections/Planning & Zoning has five (5) total employees plus three (3) code enforcement officers.

system because it allows administrative users to view information from other departments and provide timely responses to residents' inquire. The Township is exploring opportunities to expand the system. It is recommended that the Township continue to explore this type of municipal data management system in the future.

3.2 Police Department

The Police Department is located in the Township's municipal building on Pemberton Browns Mills Road. The Police Department has a separate access for officers and detainees into the municipal building. The Police Department is comprised of 67 persons, including the Chief of Police, three (3) Lieutenants, 41 patrol officers, eighth (8) detective, three (3) animal control offices, six (6) Sergeants and four (4) secretaries. Code enforcement is under the Police Department. The Chief of Police considers the current police department staffing levels to be sufficient to meet the needs of the community; however, additional manpower is always wanted. There are 51 vehicles used by the police department of which 16 are equipped with Global Positioning Systems (GPS). The Police Chief has indicated his department needs additional police vehicles, specifically a command response vehicle and additional police cruisers.



Source: Pemberton Township Police Department

There were public comments raised during the Master Plan meetings concerning the lack of police presence in Downtown Browns Mills from dusk to dawn. Several residents, especially senior citizens, stated they felt unsafe at the Pine Grove Shopping Center and around the Browns Mills Shopping Plaza because of loitering and children skateboarding and riding their bikes in the parking lots. It was suggested that the police department show more of a presence in these areas by increasing their foot and bike patrols. Currently, the Police Department has three police bicycles. Bicycle patrols are more common in temperate urban areas, such as Browns Mills, where limited coverage areas are available. The use of bicycles instead of cars can make police officers more easily approachable, especially in low-crime areas. Police bikes are nearly silent and many criminals do not realize that an approaching person on a bike is actually a police officer. Furthermore, if the criminal attempts to flee on foot, the riding police officer has a speed advantage while able to quickly dismount if necessary.²³ It is recommended that the Township investigate the possibility of using federal grant funds, such as Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), to purchase additional bicycles and train officers to use them as a means of crime prevention.

3.3 Fire Departments

There are four fire companies in Pemberton Township: Browns Mills Volunteer Fire Company, Country Lakes Fire Company, Presidential Lakes Volunteer Fire Company and Magnolia Road Fire Company. Each fire company is governed by a Board of

²³ International Police Mountain Bike Association.

Trustees and funded from private donations and fundraising activities, such as BINGO, comedy nights and banquet receptions. Pemberton Township gives each company \$24,000 a year for building maintenance, equipment and utility bills. All of the companies offer fire suppression, education, vehicle extraction, and water rescue. On occasion, the fire companies will provide mutual aid to Woodland, Southampton, Medford Farms, Medford Township and other Burlington County communities when called upon in certain situations.

Recruitment and retention of volunteer members is an on-going issue due to family obligations, work schedules and demanding training requirements for firefighters. Several of the fire companies and rescue squads are struggling to raise enough funds to maintain their buildings and pay their utility bills. The Township has reached out to the surrounding municipalities to inquire whether they are interested in applying for a shared-service grant to study the feasibility of reorganizing, wholly or partly, their fire and rescue squads. If the Township is successful in receiving a shared-service grant, it is recommended the Township encourage public participation and garner public input to determine where combining services would be beneficial to the Township and fire companies.

3.3.1 Browns Mills Volunteer Fire Company

The Browns Mills Volunteer Fire Company (BMVFC) is located at 15 Trenton Road,



Browns Mills. The company services Browns Mills, the residential neighborhood surrounding Mirror Lake, out to Range Road and along Pemberton Browns Mills Road. Until 1954, the BMVFC was the only fire company in Pemberton Township. The current fleet consists of a 1993 RD Murray Refurbished 1500 gpm/1000 gallon tank (Engine 1811), 1995 Spartan /RD Murray 1250/650 gallon taml/65' telesquirt (Squirt 1812); and 1985 Ford 3-D, 1000

gpm/1000 gallon tank (Engine 1813). There are 37 active/contributing members in the fire company. The company recently had a new roof put on the facility. The building is in good condition and no major infrastructure improvements are required at this time.

3.3.2 Country Lakes Volunteer Fire Company

The Country Lakes Volunteer Fire Company (CLVFC) is located at 1 Firehouse Road, Browns Mills. On March 9, 1959 the company was formed with eight members and meetings were held at the Country Lakes Clubhouse. The company's service area includes the Country Lakes community, along Lakehurst Road down to Route 70, and Whitesbog. There are 40 members in the fire company. Due to housing expansion in

Pemberton Township, especially within Country Lakes during the 1960s and 1970s, CLVFC built a larger facility on Firehouse Road.

The current fleet consists of a 2008 Ford-250 Fire Police Truck, 1994 1000 gpm telesquirt, 2006 Tracker Boat, pumper, a 1999 Chevy Tahoe command vehicle, and one trailer. According to the Fire Chief all the vehicles are in good condition.

There are no major structural or maintenance problems with the fire hall. In the past couple of years, however, the building has had several roof leaks. The parking lot is in poor condition and needs to be repaved. It is recommended that the Township and the CLVFC Board of Trustees develop a five year program to finance roof repairs and parking lot improvements at the firehouse.

3.3.3 Presidential Lakes Volunteer Fire Company

The Presidential Lakes Volunteer Fire Company (PLVFC) is located at 703 New York Road in Browns Mills, NJ. It is the only community center in the Presidential Lakes Community. The company allows various civic associations, such as the Girl Scouts and Presidential Lakes Civic Association to use their facilities at no charge. There are 28 volunteers on the roster. The company services the Presidential Lakes Community, Whispering Pines Community, Route 70 between Four Mile Circle and Mt. Misery Road, 701 Mt. Misery Road to the Woodland Township line, as well as Four Mile Road from the Four Mile Circle to Mt. Misery Road (New Lisbon). They also service the Mt. Misery Conference Center, Department of Transportation yard on Route 70, Rutgers Research Center on Four Mile Road and automatic aid to Woodland Township and the other Pemberton Township fire companies.



The current fleet consists of a 2000 E-One 1500gpm Rescue Engine, a 1992 KME 3000 gallon Tender Engine with a 1250 gpm pump, a 1978 Ford Utility Body Truck, a 1993 Ford E-350 Ambulance, a 2000 E-350 Ambulance, a 2000 Chevrolet Suburban Command vehicle, and two boats. According to the Fire Chief, the KME Tender Engine is in poor condition and needs to be replaced.

The Presidential Lake Fire & Rescue Squad, Inc., owns the firehouse. Members (all volunteers) of the company built the facility in the early 1970s. The building was completed in 1973. The original structure had four bays for vehicles, kitchen and hall. Since that time, the company has added three additions to the original structure including a member's lounge, additional office space and a drive-through bay. In September 2003, Lord, Worrell & Richter, Inc. prepared a structural evaluation of the facility to determine

whether is more cost-beneficial to renovate the existing building or construct a new facility. The recommendations are as follows:

1. The current fire station structure is serviceable. The condition of the roof has been reviewed and at the least, a new roof would need to be installed.
2. There are some concerns regarding the HVAC system and the upgrades that are needed. The electrical service, at a minimum, needs some minor repairs but would require a major upgrade along with any HVAC improvements.
3. Interior space around the apparatus is cramped and tight. Better clear spacing around the apparatus is recommended to eliminate potential injury to personnel.
4. The current bathrooms do not fully comply with ADA requirements.
5. Based on the recommendations to remodel the existing building and bring it up to all current building codes, we feel it would be in the best interest of the fire company and rescue squad to build a new facility.
6. Estimated construction cost based on current projects in the Burlington County area. It is estimated \$160.00/SF for building cost. Additional soft cost such as furniture, a new well if needed, new septic system, engineering and architectural services and contingencies would add approximately another \$30.00 to \$40.00 per square foot for a total of approximately \$200.00/SF.²⁴

It is recommended the problems identified in LW&R's report of the Presidential Lakes Firehouse facility be addressed immediately and should be considered a priority in any capital improvement planning. If the structural integrity of the building cannot cost effectively be maintained, additional consideration should be given to providing a new facility. There is an interest on the part of the volunteers that building a new facility would be in their best wishes.

3.3.4 Magnolia Road Volunteer Fire Company

The Magnolia Road Volunteer Fire Company (MRVFC) is located 319 Magnolia Road, Pemberton, NJ. It is the smallest fire company within the Township. There are approximately 20 volunteer firefighters in the company. The Fire Company is responsible for servicing areas along Magnolia Road and South Pemberton Road.



²⁴ Since Lord, Worrell & Richter's report in 2003, the cost of constructing a firehouse in Burlington County has increased almost 30 percent due to prevailing wage increases, materials, and professional services. The estimated construction cost for a firehouse is \$250-\$280 per square foot.

3.4 Emergency Medical Services (EMS)

The primary emergency medical services in Pemberton Township are provided under contract with Monmouth-Ocean Hospital Service Corporation (MON-OC EMS). There are four (4) volunteer EMS squads in Pemberton Township that provide back-up to the MON-OC EMS: Browns Mills EMS, Country Lakes EMS, Presidential Lakes EMS, and Pemberton First Aid and Rescue Squad. Similarly to the Fire Departments, the Township provides each emergency squad with \$24,000 for maintenance and utilities. All the squads have their own buildings and are in good condition except for Presidential Lakes. Presidential Lakes EMS squad shares a building with the fire company. As noted above, the Presidential Lake Fire and EMS building has poor structural integrity and an analysis should be undertaken to determine whether the facility should be renovated or replaced.



3.5 Department of Public Works

The Department of Public Works (DPW) is located at 500 Pemberton Browns Mills Road behind the municipal building. There are three divisions in the DPW: Streets and Roads; Buildings and Grounds; and Fleet Maintenance. The DPW is charged with snow plowing, leaf pick up, repair of streets, maintenance of public storm water basins and pipes, park maintenance (includes mowing of all parks, fields, public building grounds), building custodial services and the repair of all municipal vehicles. The Department of Public Works has 36 employees. The department is currently understaffed and has requested additional employees to improve services to the community.

There are 54 vehicles in the DPW fleet. Whenever possible, fleet vehicles are equipped with gear to allowing them to serve multiple services such as a dump truck and snow plow. Several of the fleets' vehicles need to be replaced such as the lawnmower, two pick up trucks, and two dump trucks. It is recommended the Township and the DPW prepare a fleet priority replacement list to replace older deficient vehicles and equipment. It is also recommended the Township and the DPW collectively develop and implement a Capital Replacement Program for the DPW which will allow for consistent vehicle and equipment replacement.

The existing Public Works facility is in poor condition. The buildings have roof leaks, insufficient storage and yard space, and they require constant maintenance. Due to the age of the buildings and maintenance problems, the DPW facility struggles to stay in compliance with PEOSHA, NJDCA, and NJDEP regulations. It is recommended that a mechanical and structural assessment be conducted of the DPW buildings and a strategic maintenance plan be developed. If the structural integrity of the building cannot cost effectively be maintained, additional consideration should be given to providing a new location for the Public Works Department that will be able accommodate all their

vehicles, office furnishings, and provide ample space for a public works yard. As noted above, the administration is currently discussing the possibility of swapping land from the Pemberton Rails to Trails which is owned by the Township for land adjacent to the municipal building that is owned by the County. Should this land swap be successful, it is recommended that a portion of this land be allocated to the DPW for a new public works yard and maintenance building.

3.6 Pemberton Township Public Schools

Pemberton Township School District is classified as an Abbott District. Abbott Districts are school districts covered by a New Jersey Supreme Court ruling that found that the education provided to urban school children was inadequate and unconstitutional. The purpose of the Abbott District is to assure that children in poorer or special school districts receive an adequate education through implementation of a comprehensive set of programs and reforms, including standards-based education supported by parity funding; supplemental programs; preschool education; and school facilities improvements.²⁵ The school district will be facing many obstacles in the next five years including the base realignment, reductions in student enrollment, and state budget cuts for Abbott District. The School District employs 495 employees, including 37 administrators, 94 support staff, and 364 teachers.²⁶ Figure Table 2 indicates the schools enrollment during the 2007-2008²⁷ school year.

Table 2: Pemberton Township School District Enrollment 2007-2008

SCHOOL	GRADE														SPECIAL ED	TOTAL
	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12		
Samuel T. Busansky School	39	44	39	45	52	40									39	298
Aletta Crichton School	200	102	75	83	46	59									13	578
Alexander Denbo School	31	43	80	59	65	44										322
Howard L. Emmons School	76	78	58	61	42	38									14	367
Fort Dix Elementary School	30	28	24	25	22	31										160
Isaiah Haines School						46	88	72							17	223
Harker-Wylie School	30	73	49	46	56	44									8	306
Marcus W. Newcomb School							234	261							38	533
Joseph S. Stackhouse School		52	54	52	53	49									26	286
Helen A. Fort Middle School									337	340					16	693
Pemberton Township High School											409	250	288	281	14	1,242
Totals	406	420	379	371	336	351	322	333	337	340	409	250	288	281	185	5,008

²⁵ State of New Jersey Department of Education <http://www.newjersey.gov/cgi-bin/education/abbotts/>

²⁶ State of New Jersey Department of Education. <http://www.state.nj.us/cgi-bin/education/data/>.

²⁷ See note 26.

Over the last ten years, enrollment has ranged from 5,832 to 5,008 students in Pemberton’s School District.

<u>School Year</u>	<u>Students on Roll</u>
1998-1999	5,827
1999-2000	5,643
2000-2001	5,658
2001-2002	5,832
2002-2003	5,826
2003-2004	5,779
2004-2005	5,562
2005-2006	5,460
2006-2007	5,226
2007-2008	5,008

As shown above, enrollment trends over the past ten years have decreased 14.12%, from its peak during the 2001-2002 school year and this past school year. Pemberton School District has experienced reduced staffing levels for a number of budget cycles. Office staff, business services, cafeteria, custodial/maintenance, administrative, and support services have been repeatedly reduced or outsourced in an effort to cut costs. In 2006, the state proposed cutting Pemberton’s Abbott funding by 41 percent to help balance the state’s budget. Although this has not been realized, there is serious concern that the state will significantly cut Abbott funding to Pemberton in the next two years.

As noted in the Land Use Element, the Naval Air Engineering Station in Lakehurst, Fort Dix and McGuire Air Force Base will be formally combined into the Joint Base McGuire, Dix, Lakehurst in 2009. The joining of the military bases could have an adverse impact on the school district. The commanders for Fort Dix and McGuire have requested that the New Jersey Department of Education amend its sending agreement to mandate that all children residing on the Joint Base attend North Hanover and Northern Burlington County Regional School Districts rather than the Pemberton School District.²⁸ The commanders propose keeping Ft. Dix Elementary School open but under the control of the North Hanover School District with Pemberton teachers being changed into North Hanover employees. Ft. Dix Elementary School’s enrollment of 160²⁹ students is 100 percent military. The school is owned by the US Department of Education but is managed by the Pemberton School District. The US Department of Education would have to approve the base’s proposal. If the redistricting occurs and the school district loses 160 children, Pemberton’s School District could possible see its state aid cut by over \$2,400,000. The issue of potential redistricting of military children is an ongoing concern of the Joint Land Use Study process and the Northern Burlington County Growth and Preservation Plan (GAPP) permanent advisory committees.

²⁸ Levinsky, David. “Commanders See Little Change for Dix School” Burlington County Times. May 19, 2008.

²⁹ 2007-2008 New Jersey Board of Education Enrollment Data

3.7 Library

The Pemberton Township Library is located at 16 Broadway, Browns Mills, NJ 08015. The facility was built in 2001 and is 19,787 square feet. According to the American Library Association, the median square footage of reporting public libraries is 0.53 SF per person. For Pemberton Township with a population of 28,691, this equates to 15,206 square feet; therefore, the library meets current branch size standards.



The Pemberton Township Library is funded by a dedicated county library tax. The Library is part of the Burlington County Library System which shares resources with 15 other libraries throughout Burlington County. The Burlington County Library System and The Friends of the Pemberton Community Library provide all materials for the library, including all collections, computers, electronics, and office supplies.

The facility houses adult, juvenile, magazine and audio-visual collection materials. There are 76,670 volumes, 111 Periodicals, 2,422 DVDs, 239 CD-ROMs, and 1,159 CDs within the library as of July 2008³⁰. There are 36 computers that are available to the public for Internet access, as well as 12 staff computers that are used to check out books. The Director of the Library has indicated that transients frequently vandalize the building. It is recommended that security cameras be installed around the library to prevent graffiti and petty criminals from vandalizing the facility.



3.8 Churches and Non-Profit Facilities

Pemberton Township has myriad places of worship that provide opportunities for diverse religious denominations to practice their faith as well as opportunities for building communities among people with shared interests. There are also several non profit facilities that collect donations and clothing for the homeless and provide gathering places for military veterans. The table below is a listing of the churches and non-profit facilities within the community.

³⁰ E-mail correspondence from Nancy Breece, Director of the Pemberton Township Library, dated July 10, 2008.

FACILITY

St. Ann's Catholic Church
Cornerstone Baptist Church
First Pentecostal Apostolic Mission
True Vine Memorial Baptist Church
Friendship African ME Church
True Vine Memorial Baptist Church
Intl. Revival Tabernacle of Burlington
Browns Mills Methodist Church
The First Baptist Church of Pemberton
Miracle Tabernacle Holy Church
St. Mark Lutheran Church
ME Church of Magnolia
Calvary Baptist Church, Inc
United Methodist Church
First Baptist Church
Korean Baptist Church
NJ Conf Assn. Seventh Day Adventist
Browns Mills Baptist Church
St. Mark Baptist Church
Messiah Lutheran Brethren Church
Christian Caring Center³¹
American Legion Post
VFW Post 6805

LOCATION

22 Trenton Road
45 Trenton Road
47 Trenton Road
200 Junction Road
44 Tecumseh Trail
101 Firehouse Road
201 Choctaw Drive
2 Pemberton Browns Mills Road
34 Arneys Mount Road
822 Pemberton Browns Mills Road
801 Pemberton Browns Mills Road
229 Magnolia Road
26 Magnolia Road
26 Castle Court
1462 Junction Road
535 Lakehurst Road
527 Lakehurst Road
401 Lakehurst Road
545 Lakehurst Road
530 Virginia Drive
378 Lakehurst Road
39 Ft. Dix Street
247 Mt. Misery Road

3.9 Pemberton Township Senior Center

Pemberton Township Senior Center is a local historic building located at 300 Brook Street in Browns Mills. The Township owns and maintains the facility. The Senior Center was built in the 1970s and an addition was added in the 1980s. The facility needs more space for meetings, storage of craft supplies, and activities room. The electrical wiring needs to be updated and more outlets are required throughout the facility. The facility has a second floor which is underutilized. The main reason the second floor is underutilized is because it is difficult for seniors to walk up the stairs to the second floor. In the 2008 budget, Township Council budgeted for a capital expenditure to install an elevator system in the Senior Center.



³¹ Christian Caring Center is a non-profit organization that accepts food and clothing donations for disadvantage families.

The Pemberton Township Senior Center is one of the most utilized community centers in the Township. There are activities Monday through Friday at the Senior Center including Bible Study, Penny Bingo, exercise classes and movie days. Although the majority of seniors use the free shuttle bus to get to and from the senior center, there is a parking deficit at the center. There are only 33 parking spaces at the senior center and employees and senior citizens use all of them. The Senior Center Program Director has indicated that the facility requires 20 additional parking spaces. When all the parking spaces are being used, seniors park on the grass between the trees at the senior center and across the street in the Post Office's parking lot. The Post Office has remained silent on this issue even though several residents have raised concerned that there is not enough parking at the post office during certain hours of the day. There are two possible solutions to alleviate the parking deficit at the Senior Center. First, on the other side of Brook Street, there are 8 vacant parcels (Block 534; Lots 23 - 30) owned by O'Brien and Sons Hardware which the Township could purchase and create additional parking for the Senior Center. The lots are each 20' x 80' totaling 0.29 acres which would approximately yield 25 parking spaces. Secondly, there is vacant land (Block 539; Lot 6-9) behind Kim's Salon and Rita's Water Ice that could be purchased and converted into parking spaces for the Senior Center. This option is less viable because the seniors would have to walk a longer distance to the Senior Center.



3.10 Hospitals

There are two hospitals in Pemberton Township: Deborah Heart and Lung Center and Buttonwood Hospital. Deborah Heart and Lung Center is located on Trenton Road in Browns Mills. The campus consists of a 139 bed hospital with exam rooms, operating rooms, research laboratories, and professional medical office space. Deborah Heart and Lung Center is a world-class heart and lung treatment center. It was the doctors and scientists at Deborah who developed antibiotic medications to eradicate tuberculosis. In 1958, Dr. Charles Bailey, a pioneer in heart surgery, performed the first open heart surgery at Deborah. The specialty of cardiac diseases was immediately embraced and Deborah evolved into the only cardiac and pulmonary specialty hospital in New Jersey.³² Deborah is an international destination for people seeking treatment for heart and lung ailments. Deborah Heart and Lung Center staff includes well-known cardiologists, cardiothoracic surgeons, vascular surgeons, and pulmonary experts. The hospital is the largest employer in Pemberton Township with over 1,000 employees of which approximately 60 percent reside in Pemberton Township. Deborah has expressed interest in expanding its facility to provide additional medical services in Pemberton.



Buttonwood Hospital is located at 600 Pemberton Browns Mills Road next to the Township's municipal building. Buttonwood Hospital has 170 skilled nursing beds and 30 Psychiatric beds. The Hospital provides long term care nursing services and inpatient care for people suffering with psychological, social, and biological dynamics illnesses.

Deborah Heart and Lung Center will be opening an emergency room center in 2010 to meet the region's need for emergency care. During the Master Plan workshops, the lack of physicians such as General Practice, Oncologists, Gynecologists, and Ophthalmologists was discussed. Residents have to travel to Virtua Hospital in either Mt. Holly or Marlton to see a physician or receive emergency care. Deborah currently has over 50,000 square feet of medical office space available for rent. It is recommended that the Township work with Deborah Hospital and provide incentives to recruit physicians to setup practices in Township.

3.11 Community Facilities

There are six (6) community facilities in Pemberton Township: Browns Mills Improvement Authority Building, Browns Mills Fire Hall, County Lakes Fire Hall, Presidential Lakes Fire/EMS Hall, Dominique Johnson Community Center, and Nesbitt Community Center. For the most part, the community centers are in good condition and

³² Deborah Heart and Lung Center website; <http://www.deborah.org/consumer/history.html>; viewed on June 20, 2009.

do not require any major renovations except for the Presidential Lakes building. There is a need for a new community center in Presidential Lakes to support youth organizations and community activities. As noted herein, should the Township consider building a new Fire Hall/EMS building in Presidential Lakes, it is recommended that a community facility area be incorporated into the design of the building.

3.12 Burlington County Community College

Burlington County Community College maintains a 225-acre higher learning education campus on Pemberton Browns Mills Road. The campus includes four educational buildings and recreation facilities. The recreation facilities at the college include a gymnasium with seating for 1,500, a 25-yard six-lane swimming pool, a soccer field, six tennis courts, a baseball diamond, a softball field and a sand volleyball court. The college charges a fee for the utilization of their buildings and recreation fields. The college offers Associate Degrees in Arts, Science, and Applied Science as well as certification courses.

4.0 GENERAL COMMUNITY FACILITY MATTERS

4.1 Capital Improvement Plan (CIP)

Throughout this Master Plan, there are various references to a recommended capital improvement Plan (CIP). The Township currently has capital improvement planning process. A CIP is a long-range financial planning tool used to address the community needs by planning for capital improvements to public facilities, utilities, and other Township needs in the long-term.

A CIP is composed of two parts, a capital budget and a capital program. The capital budget is the upcoming year's spending plan for capital items. The capital program is a plan for capital expenditures that extends five years beyond the capital budget. The CIP provides a mechanism for estimating capital requirements, planning, prioritizing, scheduling and implementing projects during the next six years, developing revenue policy for proposed improvements, budgeting high priority projects, providing inter-department coordination of projects within the Township and informing the public of planned capital improvements. It is intended to be an evolving plan that will facilitate meeting the future capital needs of the Township. It requires effective leadership and the involvement and cooperation of all municipal departments.

It is suggested that the needs identified in this Master Plan be used to continue implementing the Township's CIP.

4.2 Maintenance of Community Facilities

As noted above and the Recreation Element, the Township has a maintenance plan in place for servicing various public buildings and recreation facilities. As one of the most important responsibilities of local government is to preserve, maintain, and improve a community's stock of buildings, roads, parks, and other community facilities, it is recommended that the Township develop a strategic plan for needed and anticipated capital improvements. A mechanical and structural assessment should be conducted of

the various Township-owned properties and an updated maintenance plan should be developed.

5.0 SUMMARY OF RECOMMENDATIONS

5.1 Township Hall

- 5.1.1 It is recommended that the Township prepare a needs analysis to determine rooms within the Township Building that need to be renovated.
- 5.1.2 It is recommended that the Township initiate an assessment of the Municipal Hall and develop a maintenance schedule for needed improvements.
- 5.1.3 It is recommended that a capital expenditure be planned to expand the municipal parking lot.

5.2 Police Department

- 5.2.1 It is recommended that the Township increase patrols in Downtown Browns Mills. It is recommended that the Township investigate the possibility of using federal grant funds, such as Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), to purchase and train officers to use bicycles as a means of crime prevention.
- 5.2.2 It is recommended the Township explore grant funding to install GPS systems in all Police Department vehicles.

5.3 Fire Department and EMS

- 5.3.1 In the event shared services is not going to be implemented by the Township, it is recommended that the Township conduct a needs assessment, cost assessment, and explore potential grant funding for building Presidential Lakes Fire Company and Rescue Squad a new or significant renovated facility, but minimally install a new roof as soon as possible. The facility should be a joint venture to include a community facility for the Boy Scouts and other youth organizations.
- 5.3.2 It is recommended the Township explore grant funding to install GPS systems in the various Fire Department vehicles.

5.4 Department of Public Works

- 5.4.1 It is recommended the Township and the DPW prepare a fleet priority replacement list to replace older deficient vehicles and equipment.
- 5.4.2 It is recommended that an assessment be conducted of the DPW buildings and a strategic maintenance plan be developed.

- 5.4.3 Should the land swap between the County and Township be approved by the Burlington County Freeholders, it is recommended that a portion of this land be allocated to the DPW for a new public works yard and maintenance building.

5.5 Pemberton Township Public Schools

- 5.5.1 It is recommended that the Township and the School District remain active in the JLUS study to ensure Pemberton Township School District does not lose any students to the redistricting proposed by the base commanders.

5.6 Library

- 5.6.1 It is recommended that security cameras be installed around the library to prevent graffiti and petty criminals from vandalizing the facility.

5.7 Seniors Citizen Community Center

- 5.7.1 It is recommended that Pemberton purchase eight (8) lots on Brook Street and develop 25 parking spaces for the senior center.
- 5.7.2 It is recommended that the Township install an elevator in the senior center and renovate the second floor to provide additional space for crafts and meeting space.

5.8 Hospitals

- 5.8.1 It is recommended that the Township work with Deborah Hospital and provide incentives to recruit physicians to setup practices in Township.

5.9 Community Facilities

It is recommended that the Township consider building a new Fire Hall/EMS building in Presidential Lakes and incorporated a community facility for youth activities into the design of the building.

5.10 Capital Improvement Plan

- 5.10.1 It is suggested that the needs identified in this Master Plan be used to continue implementing the Township's CIP.

5.11 Maintenance of Community Facilities

- 5.11.1 It is recommended that the Township hire a qualified contractor to conduct an assessment of the various Township-owned properties and to develop a thorough maintenance plan. Capital expenditures should be incorporated into the recommended Capital Improvement Plan.