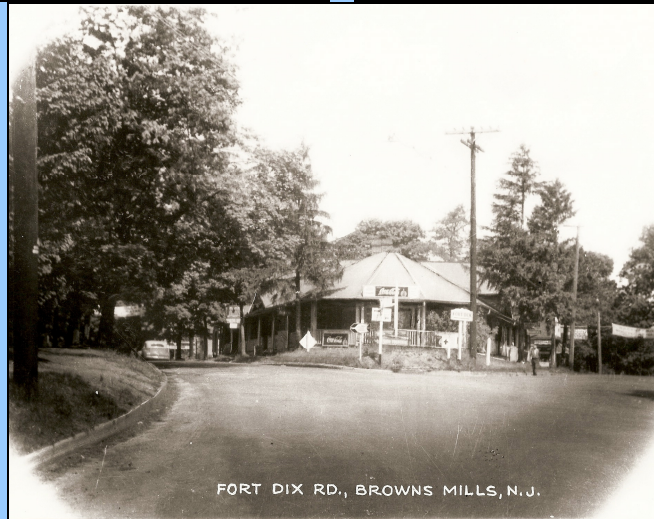


PEMBERTON TOWNSHIP BURLINGTON COUNTY, NEW JERSEY MASTER PLAN



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The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3(b).

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I. INTRODUCTION

1.0 PURPOSE AND SCOPE OF MASTER PLAN

The Master Plan is a broad policy document that guides the future physical, economic, and social development of a community. It contains an inventory of the municipality's existing conditions, articulates the community's vision and goals, identifies its needs, and provides long-range policy recommendations for achieving the community's vision and goals in the future. It is the principle document used to formulate the contents of a community's zoning and subdivision regulations. A thorough Master Plan also provides the foundation for future planning decisions for proposed capital improvements, program funding, regulation changes, and future planning priorities, thereby providing the logic, foresight, and defensibility to the community's decisions. The Master Plan is intended to serve as a road map and reference guide so that future community decisions are made in a consistent and reasoned manner. Careful research and analysis as well as a high level of public involvement guarantee a plan that considers the diverse interests and needs of the Township residents and business community.

The Master Plan for Pemberton Township is a blueprint for the community's short and long-term future. The Master Plan is intended to lay the foundations for the vision and realization of the village of Browns Mills and the remaining portions of the Township. The vision is grounded in the community's long and distinguished core values; it embodies the community's ideals and assets. The Master Plan is the culmination of extensive research and public participation. The Master Planning process involved citizens, community leaders, elected and appointed officials, business owners, interest group advocates, and non-profit organizations. From the public process, a picture of what Pemberton is, and what it has the potential to become, has emerged.

The Master Plan action strategy is to maximize the value of the Township's many unique assets, to fortify those assets and to forge connections between them so that the fabric of Pemberton's social, economic, cultural, and public life is strong. The Master Plan will point out opportunities to incorporate compatible land uses and designs into the existing Browns Mills structure that respect the past, but build for the future.

Although the village of Browns Mills is a relatively small, established community, there are a variety of issues that necessitate planning attention in order to recreate and ensure that this village becomes a healthy and vibrant community, and retains its identity and sense of place. This Master Plan reflects the appropriate depth and breadth of Browns Mills' core issues and includes recommendations that will allow the community to plan, guide, and shape its future. Therefore, this Master Plan is truly a comprehensive community plan addressing a wide variety of issues facing the community, including land use, historic preservation, community facilities, recreation, circulation, housing, economic development, utilities, and recycling.

2.0 PLANNING PROCESS AND CONTEXT

The last complete Master Plan for Pemberton Township was created in 1972. Since that

time, five Reexamination Reports of the original plan have occurred. Reexamination Reports were conducted and adopted by the Planning Board on the following dates: August 26, 1982, August 8, 1988, September 22, 1994, March 12, 2001, and the latest on January 7, 2008. Given the adoption of additional Master Plan Elements as specified in the Municipal Land Use Law (MLUL) and the thirty-six year span since the last complete reassessment, the governing body recognized the need for a new Plan. In early 2007, Pemberton authorized Ragan Design Group to complete a new Master Plan consistent with the guidelines as established in the MLUL.

In addition to the Master Plan, in 2007 the Township received a Downtown Strategic Revitalization and Redevelopment Planning Grant from the Delaware Valley Regional Planning Commission to study, design, and create a vision for the redevelopment of Browns Mills. The goal of this planning effort is to create a design for the redevelopment of Browns Mills into an attractive, well-maintained town center of mixed-uses including commercial, office, and residential thereby infusing new life into the community.

Smart Growth policies are incorporated into all of the Master Plan Elements, including policies such as: reinvesting in the community, maintaining and upgrading the Township's infrastructure and community facilities (*See Community Facilities Plan Element*), providing a range of housing choices and opportunities and preserving the Township's housing stock (*See Housing and Population Element*), exploring shared services with other communities (*See Community Facilities Plan Element*), augmenting historic preservation efforts to maintain the Browns Mills area's character and sense of place (*See Historic Preservation Plan Element and Land Use Plan Element*), embarking on economic development efforts to enhance the vitality of Browns Mills (*See Economic Plan Element and Land Use Plan Element*), traffic calming to create a more pedestrian-friendly atmosphere (*See Circulation Plan Element and Land Use Plan Element*), maximizing the Township's recreation spaces (*See Recreation Plan Element*), exploring open space and farmland preservation of significant parcels of land as identified through environmental analysis (*See Farmland Preservation and Open Space Element*) and supporting the long-term viability of the State's ecological systems (*See Recycling Plan Element and Land Use Plan Element*). Additionally, specific Smart Growth principles and design guidelines concerning Downtown Browns Mills revitalization, maintaining the Township's unique character and sense of place, and neighborhood stabilization/enhancement are focused in the Land Use Plan Element. In sum, this Master Plan is a coordinated and comprehensive Smart Growth strategy for capitalizing on the Township's many unique assets so that the fabric of Pemberton's physical, social, economic, and cultural life remains strong.

This Master Plan is the culmination of extensive research and public participation. The Master Plan process involved citizens, community leaders, elected and appointed officials, business owners, and interest group advocates. Extensive data collection and outreach was utilized to craft the Plan, including but not limited to: a detailed inventory of uses for tax parcels in the Township, examination of census and regional data on the Township's population and employment trends, interviews and meetings with a full range of local department heads and stakeholders, an inventory of the Township's existing community and recreation facilities, outreach to County planning and utility officials, research of the Township's historic resources, and summoning of business community

participation via a business community survey and workshop. Monthly public meetings were held to solicit input on the Master Plan and separate monthly meetings were held with stakeholders of Browns Mills to solicit input on the issues facing this specific area of the community. Public meetings notification were posted on the Township’s website and advertised in local newspapers.

3.0 GUIDING PLANNING PRINCIPLES AND POLICIES

The Municipal Land Use Law, N.J.S.A. 40:55D-28b(1), requires the Master Plan to provide a statement of goals, objectives, assumptions, policies and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based. The following Vision Statement, Planning Board Mission Statement, and Goals and Objectives identify these basic principles, which are explained in more detail in the associated Elements of the Plan.

3.1 Vision Statement

The *Vision Statement* is a broad statement and a mental picture of how the municipality envisions itself as it moves on into the future. A vision is grounded in the community’s values; it embodies the community’s ideals and captures its unique qualities; it guides the Township’s development by proactively asserting the desire to ensure appropriate growth. The Vision Statement below describes the Township’s future as it achieves the goals and objectives described in Section 3.3 below.

Pemberton is a community that provides a desirable place to live, work and play. It is a place with neighborhoods offering cultural and economic diversity and a variety of housing opportunities from single-family with a range of lot sizes to senior units. In this environment, a continuum of residents with a range of occupations and incomes, young and old, interact on a daily basis. Individuals and the community as a whole will be enriched by this interaction.

Downtown Browns Mills has been revitalized, containing a healthy mix of business and residential uses and a vibrant streetscape. Residents vary in age, socio-economic status, and ethnic backgrounds while maintaining a strong sense of community.



Vision for Downtown Browns Mills in 2025: A vibrant streetscape filled with pedestrians and viable businesses.

The Township’s parks and recreational facilities contain modern amenities, providing a range of recreation opportunities. Farmland is preserved wherever possible to protect our rural heritage, especially on prime agricultural

soils. Development within the Pinelands and outside of the sewer service area occurs at a pace that can be assimilated by the Township and is at a low density to preserve the pastoral character of the area. Senior citizens who wish to remain in Pemberton are afforded ample housing options from independent single-family units to assisted living care. In essence, Pemberton is a desirable place to live, work, and play.

3.2 Planning Board Mission Statement

The qualities that make a community a desirable place to live, work and play are as varied as the individuals who choose to inhabit it. Some individuals are in search of good schools, safe neighborhoods, and abundant shopping. Others look for proximity to work, public transport opportunities, cultural variety, and affordable housing. A unique and rare environment offers all of these attributes. Pemberton Township has the potential to exemplify this ideal.

The Township of Pemberton encompasses one of the largest land areas in Burlington County, an area of 62.5 square miles. The Township's largest employer, The Deborah Heart and Lung Center with an employment of over 1,400 +/- persons, is a full service ambulatory care center serving Burlington County and parts of Camden County. Downtown Browns Mills can play a vital role in providing services to Township residents as well as the military population and the county. The redevelopment and renaissance of Downtown Browns Mills will be the result of specific focus on making Browns Mills a better place, day by day.

This Master Plan is an important step in the continued process of the revitalization of Browns Mills and all of Pemberton Township. The viability of the downtown is dependent on its mixed-use character and the compatibility of uses. Residential and office uses are an essential component of the downtown district. Commercial uses must be functional, attractive, and compatible. The Master Plan will focus on establishing guidelines to minimize impacts pertaining to parking, traffic, noise, illumination, and signage.

Pemberton continues to see herself as a rural community intent on the preservation of agricultural and environmentally sensitive lands. Pemberton must balance growth opportunities with preservation goals in order to maintain a "quality of life" that residents in the community have come to appreciate. These goals are consistent with those advanced by the New Jersey State Development and Redevelopment Plan. The Pemberton Township Planning Board seeks to enhance the quality of life in Pemberton Township, to implement the goals and recommendations of the Master Plan through its review of development applications, and to recommend the adoption of ordinances to further these goals. The Planning Board aims to encourage and to promote citizen, business, and Township cooperation in the development and planning process with attention to present detail and an eye to the future.

As Pemberton works on planning its neighborhoods, complex development issues emerge. They range from concerns over balancing development with environmental integrity, smart growth management, providing affordable housing opportunities, encouraging uses that will allow Pemberton to stay competitive in the marketplace, and

maintaining the unique physical attributes that contribute to the quality of life and a sense of place in the Township.

In order to achieve this mission, the Pemberton Township Planning Board identifies the following responsibilities:

- Review land use applications in accordance with state and local regulations and strive to ensure that all permitted development is designed to make the most of the land's attributes and to enhance surrounding land uses in conformance with the zone plan.
- Make recommendations to the Township Council regarding revisions to land use ordinances in response to new demands for housing, commercial, and industrial uses as well as demands for open land and farm preservation while adhering to the goals and objectives of the Master Plan.
- Promote discussion with the citizens regarding the needs and concerns of individual neighborhoods and the community at large.
- Engage in ongoing dialogue with the Zoning Board of Adjustment to monitor the number of zoning requests that may indicate a need for a change in zoning or a land use regulation.
- Engage in ongoing dialogue with adjacent municipalities, as well as county and state government on issues that affect the wellbeing of the municipal government.

3.3 Goals and Objectives¹

In establishing goals and objectives, we are laying the foundation for the future of Pemberton Township. As part of this process, eight public meetings were held to solicit input from the community. In addition to these meetings, interviews were conducted with directors and staff of all departments within the Township. The goals are general and are intended to provide a framework for directing development and preservation, while the objectives provide a more specific way to implement the stated goals.

In order to guide the development strategy for Pemberton Township, specific goals have been recommended by the Planning Board. They are based upon the various Master Plan proposals for the physical, economic, and social development of the Township. These goals have been organized into broad categories that correspond to the major elements of the Master Plan.

The primary goal of Pemberton Township is to maintain a well-balanced community in which to live, work and recreate in a clean and safe environment. This includes housing, business, industrial, recreation, and open space opportunities to meet the diverse needs of the citizenry's dissimilar ages, ethnic groups, and income levels. In addition, the

¹The goals and objectives articulated herein are duplicated in the individual Elements of the Master Plan so the reader does not have to refer back to the Introduction section of the Plan to identify the underlying policies that guide the analysis and recommendations in those Elements.

Planning Board and the governing body seek to enhance the historical, environmental, and cultural resources of the community. Preservation of these resources is integral to maintaining the character and quality of life that is identified within the community.

3.3.1 Land Use

The purpose of the Master Plan is to translate community values and goals into a framework for decision-making concerning land use, farmland preservation, the natural environment, traffic circulation, and community resources. It expresses a long-range vision of how a community is to look and function. Land use ordinances, land development proposals, and a capital improvement plan for public spending on facilities and services will provide the tools to implement the plan. The Land Use Plan Element is advancing the following goals and objectives:

- To maintain the rural character of Pemberton Township by retaining, as much as possible, the present distribution of land uses as may be adjusted here in;
- To maintain a balanced community that offers a mix of land uses that is appropriate for this rural community;
- To enhance the Township’s distinctive Browns Mills town center by developing a comprehensive plan for the downtown business district. This plan will carefully manage and guide growth in a manner that promotes economic development and redevelopment, creating a “new” sense of place by providing guidance for renovated and/or new residential and commercial development thereby enhancing its economic vitality, improving the quality of life;
- To designate the entire Downtown Browns Mills area as a Redevelopment Area and oversee the redevelopment of the downtown business district to insure that it creates a positive economic contribution to the Township;
- To encourage a plan that is pedestrian oriented;
- To encourage a plan that provides public parking and public transportation;
- To encourage a living/working area and gathering place within the community;
- To create an economic opportunity along the State Highway Route 206 corridor consistent with the Burlington County Route 206 corridor plan while preserving environmentally significant and farmland parcels along this corridor consistent with the State Development and Redevelopment Plan and the Burlington County Route 206 Farm Belt Strategies Plan;
- To preserve Pemberton’s diversity of housing stock and protect the character of its residential neighborhoods;
- To enhance the architectural attributes of the properties in Downtown Browns Mills by creating zoning amendments to add a form-based Code to the downtown district;

- To improve the scenic quality of Pemberton’s arterial gateways; and
- To include community leaders and stakeholders in the process of development decision-making.



The residents of Pemberton Township envision a revitalized Downtown Browns Mills with buildings similar to the White House which was constructed near Mirror Lake for tourists.

3.3.2 Housing and Population

- To ensure safe, decent, and affordable housing in Pemberton;
- To preserve and promote a variety of housing types offering a range of affordability to meet the diverse needs and preferences of the Township’s different age groups, income levels, and life styles;
- To satisfy the Township’s affordable housing obligations and obtain substantive certification for the Housing Element and Fair Share Plan from the Council on Affordable Housing (COAH);
- To preserve and enhance existing neighborhoods through rehabilitation of any substandard housing units and the encouragement of appropriate infill development where permitted by zoning. Rehabilitation includes both major and minor housing repairs;
- To ensure that new housing development is in character with existing land use

patterns and with land use patterns recommended in the Land Use Plan Element;
and

- To ensure residential stability, with a special focus on the Downtown Browns Mills area

3.3.3 Circulation

- To improve circulation between Pemberton Township, Ft. Dix/McGuire Air Force Base, and Wrightstown by reducing cut through traffic on residential streets in Browns Mills, installing traffic calming devices and creating alternative routes for military and contractor vehicles;
- To enhance the Township's walkability, by improving pedestrian street crossings, installing sidewalks, and creating a network of pathways to interconnect the Township;
- To improve accessibility to sidewalks, parks, government buildings and commercial uses in the Township for persons with physical disabilities, elderly, as well as parents with young children in strollers;
- To encourage the use of alternative modes of transportation, including bus service, car pooling, and bicycle use;
- To coordinate specialized transit services with Burlington County to meet the needs of the Township's elderly, sick, and disabled populations;
- To develop a capital budgeting plan to finance roadway reconstruction, traffic calming device installation and maintenance;
- To improve and provide a safe walking environment by adding streetscape elements, snow removal, vegetation trimming and lighting; and
- To provide a safe, effective, and attractive circulation system for pedestrians, automobiles, bicyclists, and public transportation.

3.3.4 Utilities

- To ensure the provision of safe, adequate, and proper utilities to Township residents and businesses at reasonable rates; and
- To preserve, maintain, and improve the community's existing water, sewer, stormwater, and solid waste infrastructure.

3.3.5 Community Facilities

- To provide quality and cost-effective community services and facilities to meet the needs of the Township's residential and business population;
- To preserve, maintain, and improve the community's stock of buildings, facilities, and equipment.

3.3.6 Recreation

- To establish an eco-marketing campaign to promote the benefits of the lakes, streams and state park system in Pemberton Township;
- To promote cross utilization of existing recreation facilities among the Township, School Board, Burlington County, and the New Jersey Division of Parks and Forestry;
- To create trail linkages between existing parks and public recreation areas to form a network of recreation spaces;
- To increase recreation facilities and amenities, specifically soccer fields, in Country Lakes and Presidential Lakes;
- To maintain and update existing recreational facilities to provide safe, accessible, and modern amenities for senior citizens and handicapped persons;
- To increase safety patrols at recreation facilities; and
- To designate a land area in Downtown Browns Mills for an indoor recreation center for families

3.3.7 Open Space and Conservation

- To preserve environmentally sensitive land along streams and other areas characterized by the presence of natural resources such as wetlands, lakes, steep slopes, stream corridors, unique ecology, and prime wildlife habitat;
- To protect and preserve threatened and/or endangered plant and animal species and their habitats;
- To protect and maintain the quality of surface and ground waters;
- To promote the continuation and expansion of agricultural and horticultural uses;
- To improve public access points to open spaces and water amenities for passive and active recreational use;
- To protect and preserve the Township's aesthetic character and scenic vistas;
- To encourage the utilization of renewable energy resources that are essentially inexhaustible, including wind, sun, living organisms, biomass, methane, geothermal, and water;
- To promote environmentally sensitive design solutions of all developments particularly near unique natural features including wetlands, streams, lake, and wooded areas;

- To expand Pemberton’s open space network by applying for open space grants from the State, county, and other agencies to be used for acquisitions and conservation easements;
- To coordinate preservation efforts with the State, county, Pinelands Commission, and non-profit groups such as the Rancocas Conservancy; and
- To promote water and energy conservation in Township facilities, businesses and residential homes.

3.3.8 Economic Development

- To expand and diversify the economic profile of the Township;
- To increase tax ratables so the Township can maintain and improve the quality of services it provides to its residences and businesses;
- To stabilize and rejuvenate Downtown Browns Mills and its business and residential neighborhoods;
- To have a vibrant downtown with a healthy mix of businesses and attractive storefronts;
- To maintain the monthly Downtown Economic Steering Committee meetings in order to restore and revitalize the downtown shopping environment;
- To promote agricultural businesses and provide farmers areas to sell their products;
- To provide a business friendly environment for existing businesses which have invested in the Township, and provide a supportive environment for those wishing to upgrade or renovate;
- To encourage redevelopment and full occupancy in existing commercial locations; and
- To build an economy on the natural features of Pemberton and market Pemberton as a recreation destination.

3.3.9 Historic Preservation

- To identify and locate all federal, state, and local historic districts and landmarks in Pemberton Township;
- To promote awareness, education, and appreciation of the Township’s historic resources;
- To recognize that Pemberton’s historic resources are integral elements of the

- Township's character and identity, important factors in the Township's economy, and contribute to the quality of life in Pemberton;
- To make preservation of significant historic resources an integral part of planning and decision-making processes at the local level;
 - To encourage private reinvestment and preservation of historic resources in order to safeguard the heritage of the Township, to maintain and improve property values, and to strengthen the local economy;
 - To coordinate preservation efforts with the state, county, Pinelands Commission, and non-profit groups such as the Whitesbog Historic Trust the Pemberton Township Historic Trust.
 - To ensure that new construction, alterations to existing structures, and other exterior features are compatible with the Township's historic, cultural, aesthetic and architectural heritage and are harmonious with adjacent historic buildings; and
 - To organize a Historic Planning Commission to oversee that Pemberton's historic attributes are preserved and new developments are consistent with Pemberton's unique heritage.

3.3.10 Recycling

- To reduce solid waste in the most efficient way and to reduce costs of collection and disposition;
- To encourage the reuse of reusable items by residents, businesses, schools and government departments located in the Township; and
- To recycle all possible materials that enters into the Township's solid waste stream.

3.3.11 Farmland Preservation

- To identify the location and size of existing farms, preserved farms, and farming soils in Pemberton Township.
- To establish a criteria to determine which farming properties should be acquired and preserved.
- To develop the framework for a farmland preservation program in Pemberton Township.
- To establish policies and programs that support and protect farmers and agricultural related-businesses in Pemberton Township.
- To establish a balance between farmland preservation and smart growth.

II. LAND USE PLAN ELEMENT

1.0 INTRODUCTION

1.1 Statutory Requirements

This Land Use Plan Element is prepared pursuant to N.J.S.A. 40:55D-28(b)(2), which sets forth the following four requirements: (a) a statement relating the Land Use Plan Element to the Master Plan's overall goals and policies, to its other elements, as well as natural conditions of the land; (b) the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; (c) the existing and proposed location of any airports and the boundaries of any airport safety zones; and (d) an explanation of the population density and development intensity recommended for the municipality.

1.2 Purpose

The Land Use Plan Element of the Master Plan is the central element of the Township's Master Plan. It sets the framework for and incorporates the land use implications for all of the other elements of the Master Plan. It establishes policies for the long-term physical development of the municipality. It translates the community's vision into a physical pattern that guides the general location of various types of land uses. The Land Use Plan Element also includes goals, policies, and action items that are necessary to achieve the long-term future desired by the community. It will be utilized to guide the Township's local decision making and will be implemented through the Township's Zoning Ordinance and Map, as well as other land development regulations.

The intent of the Land Use Element of the Comprehensive Master Plan is to guide all new development and redevelopment within the Township in order to assure that development meets high quality standards, is environmentally sensitive, is compatible with and complementary to existing development, and is based on Pemberton Township's community vision, goals, and objectives. The Land Use Element provides the guiding principles that will steer growth consistent with the community's vision. This element also defines and designates the land use categories throughout the Township.

Pemberton Township is dedicated to providing superior educational facilities, opportunities for business growth, a functional transportation network, proper community facilities, safe communities, the preservation of natural resources, and an array of recreational opportunities. This element identifies goals, objectives, and policies that create a foundation upon which good land use decisions can be made. These will influence the pattern of development and redevelopment in the community while recognizing environmental constraints and preservation goals. These policies and objectives are designed to result in balanced and harmonious neighborhoods where a high quality of life can be sustained into the future.

While the Land Use Element is often considered to be the heart of the Master Plan, there

are a variety of issues facing Pemberton that are considered in other Elements, ranging from the revitalization of Browns Mills, the declining population, the need for affordable and decent housing, updating and increasing the functionality of the Township's recreation areas, to maintaining and upgrading aging infrastructure. This Plan has been specifically crafted so that the Township has the framework and the flexibility necessary to address these and other issues.

2.0 GOALS AND OBJECTIVES FOR LAND USE

The purpose of the Master Plan is to translate community values and goals into a framework for decision-making on land use, farmland preservation, the natural environment, traffic circulation, and community resources. It expresses a long-range vision of how a community is to look and function. Land use ordinances, land development proposals, and a capital improvement plan for public spending on facilities and services will provide the tools to implement the plan. The Land Use Plan Element advances the following goals and objectives:

- 2.1 To maintain the rural character of Pemberton Township by retaining, as much as possible, the present distribution of land uses as may be adjusted here in;
- 2.2 To maintain a balanced community that offers a mix of land uses that is appropriate for this rural community;
- 2.3 To enhance the Township's distinctive Browns Mills town center by developing a comprehensive plan for the downtown business district. This plan will carefully manage and guide growth in a manner that promotes economic development and redevelopment, creating a "new" sense of place by providing guidance for renovated and/or new residential and commercial development thereby enhancing its economic vitality, improving the quality of life;
- 2.4 To designate the entire Downtown Browns Mills area as a Redevelopment Area and oversee the redevelopment of the downtown business district to insure that it creates a positive economic contribution to the Township;
- 2.5 To encourage a plan that is pedestrian oriented;
- 2.6 To encourage a plan that provides public parking and public transportation;
- 2.7 To encourage a living/working area and gathering place within the community;
- 2.8 To create an economic opportunity along the State Highway Route 206 corridor consistent with the Burlington County Route 206 corridor plan while preserving environmentally significant and farmland parcels along this corridor consistent with the State Development and Redevelopment Plan and the Burlington County Route 206 Farm Belt Strategies Plan;
- 2.9 To preserve Pemberton's diversity of housing stock and protect the character of its residential neighborhoods;

- 2.10 To enhance the architectural attributes of the properties in Downtown Browns Mills by creating zoning amendments to add a form-based Code to the downtown district;
- 2.11 To improve the scenic quality of Pemberton’s arterial gateways; and
- 2.12 To include community leaders and stakeholders in the process of development decision-making.

3.0 STATE AND REGIONAL APPROACHES TO LAND USE PLANNING

The following sets forth the State and Regional Smart Growth Policies. It is important to have an understanding of statewide and regional approaches to land use planning, which set the context for land use planning in Pemberton.

3.1 State Planning Policy

The State Planning Act of 1985 mandated the New Jersey State Development and Redevelopment Plan (SDRP), which establishes State-level planning policy. It advocates Smart Growth planning by targeting the State’s resources and funding in ways that are consistent with well-planned, well-managed growth. Smart Growth is a comprehensive strategy for sustainable development, i.e., development that meets the needs of the present generation without compromising the ability of future generations to meet their needs. Smart Growth emphasizes the following objectives:

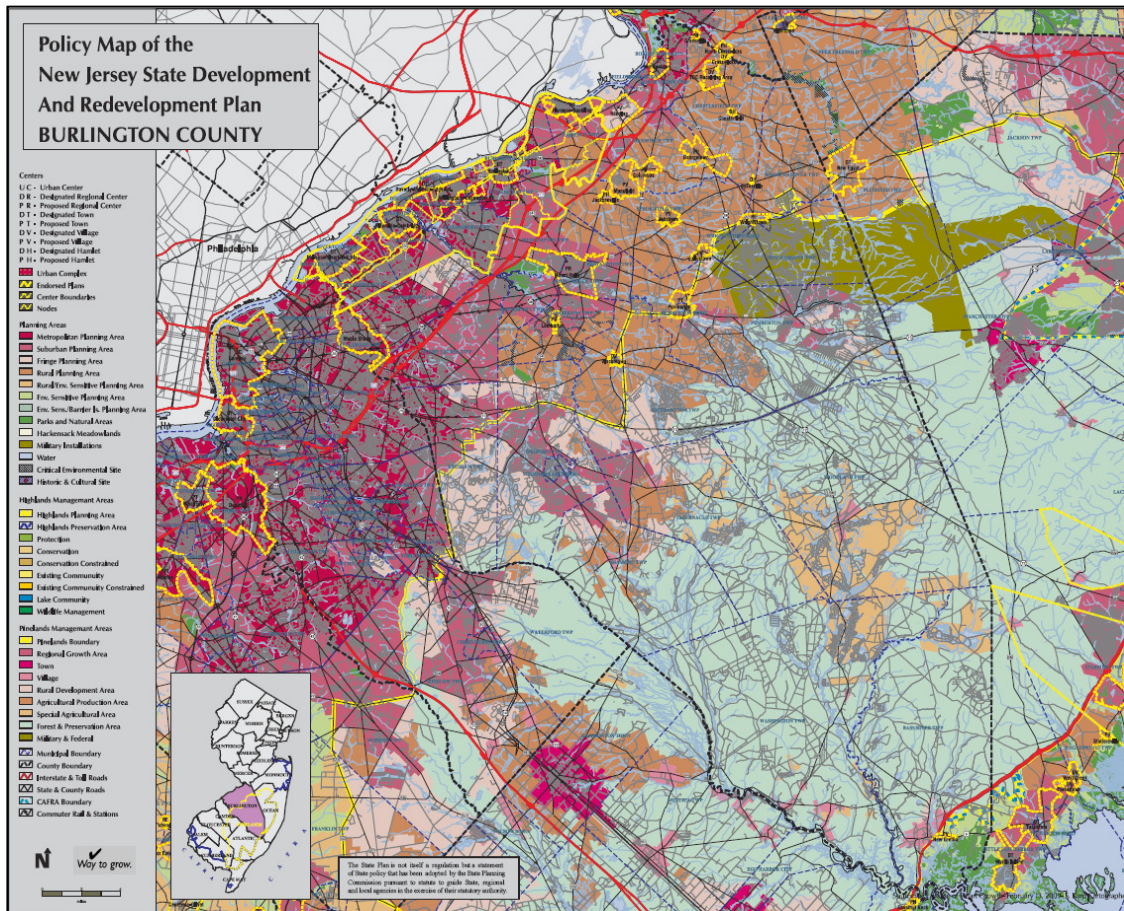
- 1. Mixed land uses;
- 2. Compact, clustered community design;
- 3. Range of housing choice & opportunity;
- 4. Walkable neighborhoods;
- 5. Distinctive, attractive communities offering a sense of place;
- 6. Open space, farmland and scenic resource preservation;
- 7. Direct future development to existing communities with infrastructure;
- 8. Variety of transportation options;
- 9. Predictable, fair and cost-effective development decisions; and
- 10. Community and stakeholder collaboration in development decision-making.

The SDRP is a reaction to the inefficient use of land and infrastructure and lack of a sense of community associated with suburban sprawl. It is intended to provide a balance between growth and conservation by designating planning areas that share common conditions with regard to development and environmental features. Basically, it seeks to maintain and revitalize existing cities and towns, focus growth into compact mixed-use communities that offer an array of choices and options, and protect farmland and natural resources.

The 2001 SDRP designates the western portion of Pemberton as a Rural Planning Area (PA4) which includes large masses of cultivated or open rural land that surrounds the different types of centers and discernible sparse residential, commercial and industrial sites from typical suburban development. The purpose of the PA4 is to create appropriate

patterns of development in rural areas such as clustering, capacity-based planning, development phasing, privately coordinated multi-tract development, sliding-scale zoning, density-transfer programs, public land-banking, purchase of development rights programs, use assessment and “right-to-farm” laws. The remaining portion of Pemberton Township is located in the Pinelands and is regulated by the Pinelands Comprehensive Management Plan.

During the 2001 Cross-Acceptance Process, Pemberton Township proposed the designation of two (2) Centers in the western portion of the Township; Juliustown (Village) and Pemberton (Town) although they are not located in the Township. The Township has notified the County and the State of this error and it will be amended accordingly in the upcoming draft SDRP.



Burlington County State Policy Map
 Source: <http://nj.gov/dca/divisions/osg/docs/burlingtoncountymap.pdf>

The 2001 SDRP also identifies Pemberton Township as an eligible municipality for Urban Coordinating Council (UCC) assistance. The UCC and the New Jersey Redevelopment Authority were created with the passage of the New Jersey Urban Redevelopment Act in July 1996. The UCC’s Empowerment Neighborhood Designation gives priority access to state resources and assistance through the Redevelopment Authority. The UCC further ensures that the state departments and agencies coordinate responses and provide assistance to projects and programs outlined in neighborhood empowerment plans for designated communities.

In 2004, the State Planning Commission approved the release of the Preliminary SDRP and the Preliminary State Plan Policy Map. This action launched the Third Round of Cross-Acceptance and the drafting of a new SDRP. Pemberton Township has been actively participating in the Cross-Acceptance Process. During the Third Round of Cross-Acceptance (2004-2008), the Township worked with Burlington County to delineate future mixed-use centers and employment nodes in the new SDRP and in the Northern Burlington County Growth and Preservation Plan (GAPP). In April 2007, Burlington County recommended that the following changes be incorporated into the new SDRP and State Map on behalf of Pemberton Township:

- 1. Create a new Planning Area 4B (PA 4B) in the northwestern portion of the Township by replacing Planning Area 4 (PA 4) from generally south of the municipal boundary with Springfield Township to North Pemberton Road, and generally from US Route 206 east to the Pinelands boundary, excepting an area for a Proposed Node at Route 206, and an area for a Proposed Village Center in the vicinity of North Pemberton Road and Arneys Mount Road (adjacent to Pemberton Borough).*
- 2. Delineate a “Proposed Town Center” that extends out northward and westward from the Borough of Pemberton. This Town Center is to be an extension of the Proposed Town Center that is being recommended for the Borough. The general proposal is to extend the Town Center as far north as the Pemberton Township High School on Arneys Mount Road, westward along North Pemberton Road (CR 630) to the Pemberton Airport, and southward to where Birmingham Road intersects South Pemberton Road (CR 530).*
- 3. Delineate a Proposed Development Node at the intersection of US Route 206 and Woodlane/North Pemberton Road (CR 630). This node encompasses both sides of Route 206 at this intersection, reaching into Pemberton Township on the east side of the highway, and into Eastampton Township on the west side of the highway. In Pemberton Township, this proposed Node lies entirely within PA 4 (portions of this area are currently zoned for commercial development).*
- 4. Provide Critical Environmental Sites (CES)² that follow floodplains and wetlands for the remaining PA 4 lands throughout the Township that are not publicly owned.*

These recommendations were forwarded to the Office of Smart Growth and the State Planning Commission. The State Planning Commission is in the process of finalizing the new SDRP and Policy Map and they intend to release the Plan in November 2009. The SDRP principles are not currently reflected in the Township’s recent Master Plans and Re-examination reports. The primary intentions of this Land Use Plan Element, as well as the other elements, is to articulate the Township’s Smart Growth policies and to ensure its continued sense of place by providing guidance for new development and

² CES are areas that are deemed important to the environment such as wetlands, flood plains, steep slope, critical habitat, etc.

redevelopment in the future as articulated by the New Jersey State Planning Commission in the SDRP.

The SDRP accepts the Pinelands' designation which indicates "Regional Growth Area" equivalent to a PA1 or PA2 in Browns Mills. The Pinelands Commission, as part of the Cross Acceptance Process, advised the State Planning Commission that Brown Mills should be designated as a Pinelands Village/Town Center on the State's plan. Once the state released the revised Policy Map, it is recommended that the governing body confirm that Browns Mills is designated as Pinelands Village/Town Center.

3.2 Regional Planning Policy

3.2.1 Burlington County

On the regional level, the Burlington County Division of Regional Planning employs an Intra and Intergovernmental Planning Coordination Program to facilitate regional planning in the County. The program addresses regional planning, maintains information, and obtains input from municipalities. The Division communicates with regional, state and federal agencies that influence regional planning including the following state agencies: Department of Community Affairs, Pinelands Commission, Council on Affordable Housing, Department of Transportation, and the Department of Environmental Protection. The Regional Planning Division of Burlington County advances a consensus-based approach to achieve shared goals among the 40 communities in Burlington County. Burlington County has been instrumental in assisting the Township and Browns Mills with economic development activities and revitalization efforts. Municipalities sharing common objectives are grouped into planning regions such as the Pinelands, the River Route (Route 130 Corridor), Northern Burlington (Route 206 Corridor), and Suburban (Route 38/295 Corridor). The County continues to work with the Township to advance economic development along State Highway Route 206 and South Pemberton Road (Burlington County Route 530).

The Burlington County Department of Economic Development and Regional Planning recently completed the Northern Burlington County Regional Strategic Plan (hereafter "Regional Strategic Plan") and the Northern Burlington County Growth and Preservation Plan (hereafter "GAPP"). The policies in the Regional Strategic Plan support the strategies and recommendations in the GAPP.

The main underpinning of the Regional Strategic Plan is that existing planning and zoning practices in the Northern Burlington County planning region promote sprawl and loss of the County's rural character, agricultural industry, and quality of life. To change this outcome, the plan recommends a new development strategy that utilizes a system of centers and corridors as the basis for future development, rather than sprawl type of development. It suggests that planning move beyond strict town boundaries so that it can occur on a regional basis.

The Regional Strategic Plan recommends establishing higher development densities and wastewater management systems in centers and nodes in the region in order for centers to become a realistic growth organizing principle for the rural communities of Northern Burlington County. It identifies Pemberton Township, along with a portion of

Eastampton and areas west of Pemberton Borough as Nodes. It also recognizes that redevelopment opportunities exist in Browns Mills and there are opportunities for mixed use development north of Pemberton Borough in the area around the triangle of Arneys Mount Road and Ft. Dix Road. Additionally, the plan advocates that communities surround Fort Dix and McGuire Air Force Base, like Pemberton, diversify their local economies in order to avoid depending on the military for their economic futures, despite the proposed “megabase” investment.

The GAPP recommends that the State Planning Commission recognize particular Pinelands Regional Growth Areas (RGAs) which could be considered as additional State Plan-style “Town Centers,” including the Browns Mills Town Center. Pemberton’s plan for additional commercial development and economic revitalization are consistent with the County’s GAPP plan.

3.2.2 Pinelands Commission

In 1978, Congress created the 1.1 million acre Pinelands National Reserve to preserve, protect, and enhance the ecological values in the Pinelands region (including the Cohansey aquifer). Thereafter, the New Jersey Legislature enacted the Pinelands Protection Act, N.J.S.A. 13:18A-23, which established a State-level planning and regulatory framework for the Pinelands Area, set forth in the Pinelands Comprehensive Management Plan (CMP), N.J.A.C. 7:50. It requires all county and municipal Master Plans and land use ordinances in the Pinelands Area to conform to the CMP and to be certified by the Pinelands Commission.



The CMP is based on a regional approach to land preservation, land use, and development. The CMP Land Capability Map establishes nine land-use management areas with goals, objectives, development intensities, and permitted land uses for each management area. Portions of Pemberton Township are eight management areas (MAP LU-4):

- Special Agriculture Area
- Forest Area
- Federal and Military Area
- Regional Growth Area
- Preservation Area
- Agriculture Production Area
- Pinelands Village
- Rural Development Area

The Pinelands Commission's Policy and Implementation Committee is conducting several special meetings to discuss possible revisions to the boundaries of Pinelands management areas. Commission scientists recently completed a study, called the Ecological Integrity Assessment, that evaluates the current status of the Pinelands ecology by analyzing landscape and watershed conditions throughout the million-acre region.³ The Commission is using the ecological study to determine areas where

³ Pinelands Commission: <http://www.nj.gov/pinelands/landuse/reg/mareas.html> (May 12, 2009)

landscapes have change due to development or preservation and plans to revise the management areas accordingly. Pemberton has been participating in the revision process and this plan recommends that the Township continue to monitor the changes to the Pinelands management areas.

4.0 INVENTORY OF EXISTING TOWNSHIP CONDITIONS

4.1 Location and Natural Conditions of the Township

4.1.1 Location

Located in northern Burlington County, Pemberton Township has a land area of 62.5 square miles, geographically the fourth largest community in the County and the nineteenth largest in the State. Pemberton is located generally twenty five miles east of Philadelphia and is part of the vast Philadelphia-Camden Metropolitan Region. The Township surrounds the Borough of Pemberton and borders Wrightstown Borough, Springfield Township and New Hanover Township, and Fort Dix/McGuire Air Force Base to the north. To the south lies Woodland Township, and Southampton Township. Manchester Township and Plumstead Township in Ocean County share the eastern border with Pemberton Township and to the west is Eastampton Township.



The village of Browns Mills is the economic center and business hub of Pemberton Township. Browns Mills plays a vital role in providing services to Township residents as well as the adjacent military bases in the region. The NJ Transit bus and BurLink Shuttle service provides transportation service for commuters wishing to access businesses. The redevelopment and renaissance of the downtown will be the result of specific focus on making the village of Browns Mills a better place, day by day. Pemberton Borough, Comical Corners and areas along Route 206 act as a second commercial center for the western portion of the Township. This Master Plan is an important step in the continued process of the revitalization of Downtown Browns Mills and building the commercial base in the western portion of the Township.

To the north of Pemberton Township, is Ft. Dix and McGuire Air Force Base. The area is predominately vacant wooded land that the military utilizes for training reservists. For over a hundred years, Pemberton Township has supported military families and provided commercial opportunities to men and women stationed at the bases. The Department of Defense is in the process of consolidating Ft. Dix, McGuire Air Force Base, and Lakehurst Naval Station into a “megabase.” Ocean and Burlington Counties are working with the military and land use consultants on developing a study to determine potential

zoning and land use impacts on adjacent communities. As part of this Master Plan, Pemberton Township's officials have been participating in the Joint Land Use Study to ensure that Pemberton and its residents are protected from any adverse impacts created from the base consolidation.

Surrounding the downtown area are diverse, residential neighborhoods, open spaces, lakes and farmland. The long term viability of the downtown is dependent on its mixed-use character and the compatibility of uses. Commercial uses must be functional, attractive, and compatible. The Master Plan will focus on establishing guidelines to minimize impacts pertaining to parking, traffic, noise, illumination, and signage.

Existing residential neighborhoods should be maintained wherever possible by encouraging renovation and reuse of older buildings and developing new uses for those areas that are underutilized. These goals are consistent with those advanced by the New Jersey State Development and Redevelopment Plan.

4.2 Physical Features

Approximately ninety percent of Pemberton Township is located within the Pinelands. Development within the Pinelands is strictly controlled due to overall environmental sensitivity of the area and the resulting permitted density as identified in the Pinelands Comprehensive Management Plan. The topography of Pemberton is comprised of low-lying areas adjacent to lakes and streams, relatively flat upland areas of farmland and gently rising slopes. The highest point in the Township is near the intersection of Juliustown Road and Pointville Road and the lowest point is located at the end of Lenape Trail adjacent to Eastampton Township. The topography ranges from 175 feet above mean sea level to 15 feet above mean sea level. **Map LU-1** indicates the topography for Pemberton Township.

Soils in Pemberton Township are comprised of various types including six of which are classified as Prime Farmland or Class I soils. Prime Farmlands include all those soils in Land Capability Class I and selected soils from Land Capability Class II. Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce high yields of crops when treated and managed according to acceptable farming methods. Prime Farmlands are not "excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding."⁴ All soil types have been mapped and identified as part of the Conservation and Open Space Element of the Master Plan. Class I soils play an important role in the future agricultural production within Pemberton Township. The location of these soils shall be considered when determining future land use designations and areas of development within the Township. Class I soils are also prevalent in adjoining Springfield Township and North Hanover Township of which many acres are preserved.

⁴ US Dept. of Agriculture, Natural Resources Conservation Service, NJ Important Farmlands Inventory, Sept. 24, 1990.

4.3 Population in the Township

Figure 2: Population Figures

Population Censuses			Population Forecasts		
1980	1990	2000	2005	2015	2030
29,720	31,342	28,691	28,802	30,070	31,310

Source: Source: United States Census Bureau, Decennial Population Counts, 1930-2000. *Last Updated:* 02/06/2008. DVRPC, Regional Data Bulletin, Revised No. 73, Population and Employment Forecasts, 2000-2030, Table 5 (March 2005).

The Census 2000 revealed that there were 29,720 persons living in the Township. According to the 2008 Census population forecast, the Township has experienced a decline of 918 persons since the 1980 census, representing a loss in population of 3%. This decline in population is likely the result of the growing suburban/rural housing market, compounded by lack of employment and commercial opportunities. Additionally, one can not underestimate the impact of the downsizing of Ft. Dix under the BRAC Commission and the closing of Trenton Road as a result of the events on 9/11 has had on new residential development in Pemberton Township as well as in the Browns Mills area.

4.4 Existing Land Use in the Township

The focus of the Land Use Plan Element is to describe existing land use and to present proposals for future land use in the Township. A key component of this process is a current inventory of existing land use. This land use inventory was taken in the late fall and winter of 2007 through the spring of 2008.

Field observations which note current conditions, such as low performance intersections, area development characteristics, and land use conflicts are analyzed and presented as background for impacts on future land use and development. The identification and location of existing land use in Pemberton was accomplished with the use of aerial imagery, interviews with Township officials, photographs and windshield surveys. Windshield surveys were conducted in October of 2007 through June of 2008 and included traveling the majority of the streets in the Township. Land uses were recorded for each street traveled and compared to the data from the aerial photographs. A field survey is the most accurate method for recording current land use. Additionally, the survey can reveal trends, incompatible uses, new construction, building conditions and age, and traffic conditions. These observations of the dynamics of the Township's development are not evident on a land use map but provide an added dimension to the inventory. Twenty-seven land use classifications were used to portray the data recorded in the windshield survey and aerial photographs.

The Existing Land Use Map of Pemberton, **Map LU-2** in the Appendix, illustrates the location of existing land use on a parcel by parcel basis. Figure 3 summarizes the amount of land occupied by each land use category. A total of 65.5% of all lands within Township are in some form of open space (e.g. farmland, vacant land, parkland, lakes, etc.). This is indicative of communities where the majority of the land is located within

the Pinelands. 14% of the Township's land is used for residential purposes, the majority of which consists of single-family detached dwellings. Less than 2% of the land is occupied by commercial or office type of uses, which are concentrated in the Downtown Browns Mills area of the Township. Seventeen vacant building parcels have been identified. Almost 4% of the land is used for public facilities (schools, churches, hospital, utilities, county facility, public parking), while military land use is almost 11% of the land. The balance of the land, almost 10% is used for circulation (roads, railroad, alleys). There is very little industry in the Township and no heavy industry. The land use pattern indicates that Pemberton is a rural farming and residential community; with the majority of its land use in these two categories.

Figure 3: Existing Land Use Tabulation

Land Use	# of Parcels	Sum of Acres	Percentage of Land
Single-Family Residential	19,762	4,717.60	11.79%
Apartments	31	115.2	0.29%
Duplex	333	54.2	0.14%
Triplex	4	1.3	0.00%
Mobil Home Community	21	670.1	1.68%
Commercial	367	417	1.04%
Professional Office	51	17	0.04%
Light Industrial	43	10.8	0.03%
Commercial/Residential	13	0.7	0.00%
Office/Residential	1	1.2	0.00%
School	29	567.1	1.42%
Churches	57	80.3	0.20%
Motel	47	8.2	0.02%
Hospital	7	44.3	0.11%
Military	8	4,265.90	10.66%
County Facility	6	480	1.20%
Community Facility	84	49	0.12%
Farmland	688	10,184.33	25.46%
Private Vacant Land	9,257	4,952.10	12.38%
Twp. Owned Vacant Land	7,121	1,570.00	3.93%
Park & Recreation	286	7,220.10	18.05%
Lakes	18	441.2	1.10%
Public Parking	22	1.9	0.00%
Utility	63	415.7	1.04%
Vacant Building Lots	17	19.3	0.05%
Subtotal Of Land	38,336	36,304.53	90.76%
Rights Of Ways	N/A	3,695.47	9.24%
Total	38,336	40,000.00	100.00%
Square Miles Of Land		56.73	90.76%
Square Miles Of ROW		5.77	9.24%
Total Square Miles		62.5	100.00%

Source: New Jersey Dept. of Environmental Protection, Burlington County GIS, Pemberton Township Tax Maps.

4.5 Existing Pemberton Zoning Map

Map LU-3 in the Appendix is a reproduction of Pemberton’s current Zoning Map. It is provided here for illustrative purposes only. There are currently 25 zoning districts in Pemberton, consisting of the following:

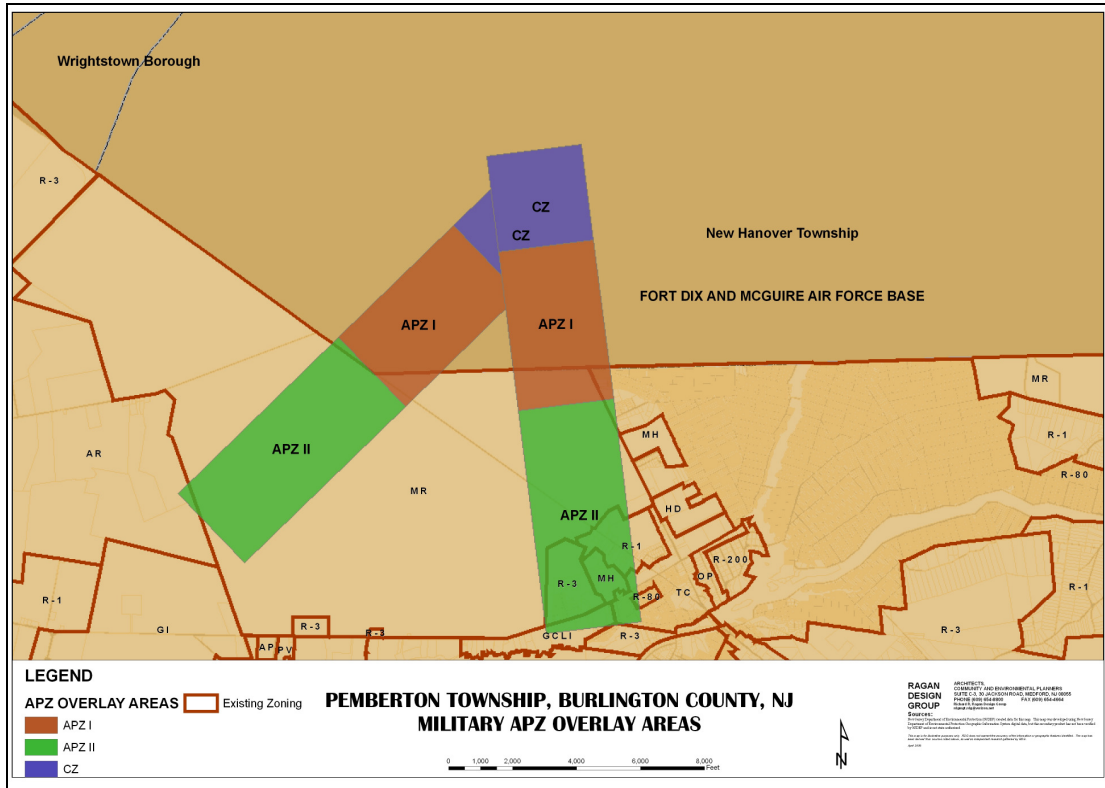
- AP – Agriculture Production
- AR – Agricultural Production
- SAP – Special Agricultural Production
- GCLI – General Commercial/Light Industrial
- OP – Office Professional
- PI – Planned Industrial
- MI – Manufacturing Industrial
- GI – Government Institution
- HD – Hospital Development
- MR – Military Reserve
- TC – Town Center
- PV – Pinelands Village
- P – Preservation
- R-100 – Very High Density Single-Family Residential (10,000 S.F. Lots)
- R-200 – Very High Density Single-Family Residential (20,000 S.F. Lots)
- R-96 – Very High Density Single-Family Residential (9,600 S.F. Lots)
- R-80 – Very High Density Single Family Residential (8,000 S.F. Lots)
- R-60 – Two Family Residential (6,000 S.F. Lots)
- R-1 – High Density Single-Family Residential (1 Lot per Acre)
- R-3 –Medium Density Single-Family Residential (1 Lot per 3.2 Acres)
- R-6 – Low Density Single-Family Residential (1 Lot per 6 Acres)
- R-17 – Very Low Density Single-Family Residential (1 Lot per 17 Acres)
- R-1 – Infill Single & Multi-Family Residential
- R-A – Infill Residential w/ Planned Retirement Community (Conditional Use)
- MH – Mobil Home Residential

The R-80 and R-96 Residential Districts require lot sizes of 40,000 square feet when public sewer is not available. Within the R-1 Residential District a minimum lot size of two acres is required without a Pinelands Development Credit (PDC). When implementing PDCs, a lot size of 10,000 square feet is permitted. As noted in the above chart, senior housing is permitted as a conditional use within the R-A District.

4.6 Airport and Safety Zones

Pursuant to N.J.S. 40:55D-28, the Master Plan Land Use Element is required to show the existing and proposed location of any airports and the boundaries of any airport safety area delineated under the “Air Safety and Zoning Act of 1983,” N.J.S. 6:1-80 et seq. A 1985 amendment exempts military airports and those operated by the Port Authority in New York and New Jersey. L. 1985, c. 122. There are three airport safety zones in Pemberton Township: Accident Potential Zone (APZ) II adjacent to Browns Mills; APZ II near Pointview Road from McGuire Air Force Base; and a flight zone for the recreational airport on North Pemberton Road. APZs are identified for military aircraft. These zones are designated to restrict incompatible land use to reduce potential aircraft incidents. APZ II have a potential for aircraft related accidents (5% of the accidents

studied occurred in this zone). APZ II areas extend from the outer end of each APZ I an additional 7,000 feet along the runway centerline with a width of 3,000 feet. The land uses near Pointview Road are agricultural production and several residential homes used for farming operations. The area is zoned with a density of 1 dwelling unit per six (6) acres. This area does not have sewer service and is located within the Pinelands.



Given the areas land uses and limited access to infrastructure, there appears to be no foreseeable land use or zoning conflicts with this flight zone. The APZ II in the Browns Mills area impacts the Township’s TC, GCLI, R-3, R-80 and MH zones. These are medium residential density and commercial districts. Given the Township’s existing zoning and structures in this APZ, as well as the Township’s ongoing revitalization efforts in Browns Mills, it is recommended the Township continue to permit medium residential and commercial uses in this zone provided that they are consistent with the land uses permitted in the military’s Air Safety Compatible Guidelines (US Army, 1981).

The Commissioner of Transportation does not license the recreation airport located on North Pemberton Road. The airport is zoned AR. The Township adopted an ordinance in 1995 to create a safety zone to preclude incompatible land uses around the airport. There were several residents at the Master Plan Workshops who stated that the Pemberton’s airport was one of few remaining recreational airports in the area and requested that the governing body maintain the safety zone around it. Given its popularity among recreational users and the agricultural uses around the airport, it is recommended that the Township continue to enforce the land uses and buffer requirements even though the airport is not licensed by the Department of Transportation.

4.7 Major Land Use Issues in Pemberton

With an area of 62.5 square miles, Pemberton is geographically a very large municipality. The gross population density of the Township is only 461 persons per square mile compared to the State of New Jersey that has a gross population density of 1,165 persons per square mile. There are a variety of land use issues that necessitate planning attention in order to ensure that the Township continues as a healthy and vibrant community, and to ensure that it retains its identity and sense of place. These issues are identified below and are addressed in detail in Section 5.0, the Land Use Plan of this Element:

- Revitalization of Downtown Browns Mills;
- Providing additional ratable opportunities while balancing farmland preservation and open space preservation efforts;
- Institute a series of re-zonings that have been suggested consistent with “Smart Growth” principals as defined in the State Development and Redevelopment Plan;
- Reinforce residential communities with improved infrastructure;
- Revise development ordinances to implement increased design standards;
- Develop a Form-Based Code for Downtown Browns Mills; and
- Revise the Redevelopment Plan for the Township consistent with the criteria as established in the Redevelopment Act (N.J.S.A. 40A: 12A-1 et seq).

5.0 LAND USE PLAN

This Land Use Plan evaluates the major land use issues facing the Township and makes recommendations for future changes to the Township’s development regulations and maps relating to land use. The Land Use Plan Map, **Map LU-5** in the Appendix, and its associated text in Section 5.10 of this Element, should be referenced in conjunction with the following.

5.1 Neighborhood Planning Program

5.1.1 Overview

In order to analyze the community properly, the Township has been divided into six-land use planning districts as indicated in **Map LU-7**. The intent of these districts is to examine the existing land uses on a neighborhood level and provide direction in determining the growth patterns for today and for the future. The objectives of the neighborhood-planning program include building stronger community relationships, defining neighborhood goals and issues, and exploring alternatives for achieving desired neighborhood and Township priorities. Additional benefits include tangible physical improvements in the neighborhoods, based on needs identified by both residents and the city elected officials and staff.

Since citizens know the needs of their neighborhood best, an objective of neighborhood-based planning is to encourage citizens to take an active role in solving neighborhood problems, and for the Township to provide assistance to ensure success. This type of neighborhood planning process also addresses issues and opportunities at a level that is responsive to the specific neighborhood needs.

5.2 Neighborhood Planning Area #1: Downtown Browns Mills

5.2.1 Overview

At one time, Browns Mills' business district was the center of community life in the Township and a commercial hub for surrounding communities, including the military bases to the north. Browns Mills was a recreational destination for families from Philadelphia and New York City. However, like other traditional downtowns, Browns Mills commercial center and environmental mystique started to decline with the onset of suburban sprawl and automobile-oriented land use patterns in the early 1960s. The events of 9/11 and the subsequent closing of Texas Avenue leading into Ft. Dix further exasperated this problem. Closing Texas Avenue eliminated a direct transportation link between the military bases and Browns Mills. Residents and military personnel began to travel to nearby retail centers in Marlton, Moorestown, Mt. Holly, and Whiting for daily goods and services, rather than to Browns Mills and other locally-owned businesses. As Pemberton's downtown waned as a center of activity, vacant storefronts and lack of private investment followed.



In 1995, in an attempt to attract commercial development in Downtown Browns Mills, the Township Council adopted a Redevelopment Plan. Two major goals of the Redevelopment Plan were to expand retail commercial opportunities in the downtown area and to create a “destination” retail center. The redevelopment plan established four zoning districts in Downtown Browns Mills: Shopping Center (SC), Destination Retail (DR), Senior Housing (SH), and Mixed Use (MU). **Map LU-6** indicates the redevelopment areas. The redevelopment plan was instrumental in bringing commercial users to Browns Mills such as Pine Grove Shopping Center, CVS and Advance Auto. However, the Redevelopment Plan has become outdated and several of the recommendations and design standards within the 1995 plan need to be amended to be consistent with New Jersey Redevelopment Law.

In 1996, the State designated Pemberton Township as an Urban Enterprise Zone (UEZ). The UEZ overlay encompasses Downtown Browns Mills, out to North Pemberton Road (CR 630), along State Highway Route 206 and along Route 38/South Pemberton Road.

Since its inception, the UEZ has provided low interest loans to business owners, streetscape elements such as ornamental lighting in Browns Mills, redevelopment grants,



and additional police patrols. Most notably, the UEZ provided more than \$300,000 in funds to help develop Pine Grove Shopping Center. Pine Grove Shopping Center has over 75,000 square feet of commercial space. Fifteen UEZ certified businesses occupy the plaza, significantly increasing UEZ Sales Tax revenues and real estate ratables. Additionally, more than 100 jobs were created, with Pemberton residents filling more than 80% of the vacancies.⁵ The UEZ has also been influential in bringing CVS and Beneficial Bank to Browns Mills. For over 10 years, the Township's Redevelopment Plan coupled with

the UEZ program has assisted in creating numerous renovations and redevelopment projects and has attracted new commercial tenants for the Township.

In 2007 Pemberton Township received a Transportation & Community Development Initiative (TCDI) grant from the Delaware Valley Regional Planning Commission (DVRPC) to study, design and create a plan for the redevelopment of Browns Mills. Ragan Design Group through this grant is currently meeting with stakeholders of the downtown area. Known as the Browns Mills Strategic Revitalization Committee, a collection of downtown business owners, government officials, and local residents are assessing the strengths and weaknesses of the business district. The goal of this planning effort is to create a design for the redevelopment of Browns Mills which will transform the area into an attractive, well-maintained town center with mixed-uses including commercial, office and residential thereby infusing new life into the community. Through the development of this Master Plan, the committee seeks to not only develop a plan for the revitalization of Downtown Browns Mills but also develop partnerships with business owners in an attempt to implement the revitalization plan. The tasks identified in reaching these goals include:

- Improve economic viability by meeting with landowners and other stakeholders to understand their needs and their economics;
- Develop a Market Analysis for Downtown Browns Mills that would define the "Capture Rate" (i.e. the % of disposable income) of the area and would identify the types of services that are needed in the area;
- Increase the ratable base (identifying what services are needed downtown);
- Downtown revitalization (i.e. streetscape & parking); and
- Upgrading of delinquent buildings (conformance to current construction codes)

5.2.2 Analysis

Downtown Browns Mills is the image of the entire Township. Downtown should belong to all citizens as it identifies the larger community culturally, economically, and

⁵ Pemberton Township. UEZ Five Year Plan (2000-2005). Pages 1-3.

politically. The downtown area is inhabited by many retail businesses and employment centers such as Deborah Heart and Lung Center, and the military bases. These community institutions - military, school, and health care facility - can significantly contribute to the comprehensive shape of the downtown area. The community needs to devise a strategy to bring students, visitors and employees into staying in the downtown area by offering employment opportunities thereby raising the vitality of the downtown area.

A coordinated multi-disciplinary approach is needed to continue the downtown revitalization momentum that has been garnered by the Township over the last two decades and to kick off renewed revitalization efforts to ensure the downtown's future success. The Browns Mills Revitalization Plan will make specific recommendations regarding land use, acquisition of identified parcels, and zoning. The plan will also provide specific design standards for redevelopment within the downtown area.

5.2.3 Redevelopment Plan

Township Council adopted a Redevelopment Plan in March 1995 for Downtown Browns Mills. The redevelopment plan identified four areas for redevelopment: Shopping Center (SC), Destination Retail (DR), Senior Housing (SH), and Mixed Use (MU). The redevelopment plan was successful in bringing a few commercial businesses to Browns Mills including the Pine Grove Shopping Center. Since the drafting of the 1995 plan, the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40a:12A) has undergone a series of challenges. Specifically, the New Jersey Supreme Court addressed the matter of designating non-blighted properties for redevelopment in the case of Gallenthin Realty v. Bor. of Paulsboro decided last year and officially reported at 191 N.J. 344 (2007).

Property within an area being studied for redevelopment in the context of a preliminary investigation under the Local Redevelopment and Housing Law ("LRHL") may be declared blighted even if it does not satisfy any one of the statutory redevelopment criteria provided that the municipal governing body finds that such property is necessary for the effective redevelopment of the study area. According to the Court, "non-blighted parcels may be included in a redevelopment plan if . . . [they are] integral to the larger [blighted area]." As such, the placement of non-blighted property into a redevelopment zone must be based upon more than mere convenience. A circumstance that might warrant such action is the lack of accessibility. Specifically, if non-blighted property within a study area may be used as a roadway for other properties within the study area that are landlocked or have insufficient access to the existing public ways, the inclusion of such non-blighted property in the proposed redevelopment zone might be appropriate. However, the inquiry does not necessarily end here. The Court suggested in Gallenthin Realty that before a municipal governing body may delineate non-blighted property deemed to be necessary for redevelopment it must look at the current state of the parcel and conduct a balancing test weighing "the benefits" of utilizing the parcel for redevelopment purposes against whatever productive use it may have.

Pemberton encourages redevelopment of areas that are exhibiting decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures). Redevelopment should be encouraged throughout the downtown area. Redevelopment incentive programs should be advanced along with land development regulations that

contain standards and procedures to encourage redevelopment in zoning districts where such redevelopment is desirable. The redevelopment of the downtown area will be an important component of community life in Pemberton.

In light of the New Jersey Supreme Court ruling, the Redevelopment Plan for Downtown Browns Mills should be amended to be consistent with the New Jersey Local Redevelopment and Housing Law. It is recommended that the Township develop a modernized Redevelopment Plan for Browns Mills that is consistent with New Jersey Redevelopment Law and closely related to the Township's vision as an eco-adventurism destination.

5.2.4 Analysis

Through the neighborhood meetings and participation activities, the following Township-wide land use issues were identified:

- The need for Pemberton to recreate its identity and revitalize the Downtown Browns Mills district. Reduce the speed of traffic in the downtown. Create proper parking opportunities for people to shop in Browns Mills;
- Encourage redevelopment in all areas of Downtown Browns Mills by enhancing its economic vitality, improving the quality of life, and strengthening its ties to the rest of Pemberton and the surrounding communities;
- Enhance the architectural attributes of the properties in Browns Mills by establishing design criterion and performance standards that enrich and beautify the downtown district and improve the scenic quality of Pemberton's principle gateways;
- Promote high quality design and construction of all new development;
- Encourage pedestrian linkages throughout the Township. These linkages should consist of sidewalks, bike paths, and stream corridors via a path system;
- Discourage non-residential uses in existing residential areas;
- Preserve and protect the character of established residential neighborhoods as well as agricultural uses ensuring that future growth compliments and enhances the character of the overall community;
- Encourage economic and employment growth in designated areas of the community thereby balancing new development and ratables with the needs of the community; and
- Rezone areas of the community where appropriate, to reflect current uses or uses deemed to be in the long-term best interest of the community.



Beneficial Bank developed a commercial building on Pemberton Browns Mills Road that enriches the atmosphere in the downtown areas

Protecting and enhancing the character of existing neighborhoods, providing community facilities, ensuring pedestrian connections within and between neighborhoods, and providing transitions between neighborhoods and buffers from heavily traveled roads are also concerns to Township residents. To achieve a quality living environment, there must be a commitment to identifying and protecting existing neighborhoods, and to allocating public facilities based on community need. These recommendations will provide for a stable population base within established neighborhoods and will encourage commitment and involvement by residents in their communities.

Established neighborhoods, a viable Downtown Browns Mills and the preservation of the Township's rural character are the foundations upon which a superior quality of life is accomplished within the Township. The Township is committed to establishing land uses, policies, and infrastructure that will protect these assets. This can be achieved by crafting design standards that are people-oriented and creating an environment rich in housing and transportation choices, adequate public parks, and protected natural areas. Proposed land use recommendations are focused on maintaining and improving the quality of life throughout the neighborhoods of the Township and the revitalization of the downtown district.

The residential areas of the Township should remain consistent with the existing land use patterns. Land outside the sewer service area and within the Pinelands Management areas will remain at lower densities. One land use that has limited opportunities is senior citizen or age-restricted housing. Senior housing is permitted as an overlay zone within the Town Center (TC) zoning district in Downtown Browns Mills. Senior housing is also permitted within the R-A infill residential district as a conditional use. All forms of senior housing such as congregate care and assisted living should be expanded to additional zones to meet the Township's demand for additional senior housing.

The commercial sectors of land use is predominately zoned General Commercial/Light Industrial (GCLI). This zoning is located along portions of State Highway 206, State Highway Route 38, Pemberton-Browns Mills Road, Lakehurst Road, Pointville Road and Fort Dix Road. An area of GCLI also exists at the confluence of Arneys Mount Road and Hanover Street/Fort Dix Road just north of Pemberton Borough. The remaining commercial activity consists of existing small commercial uses scattered throughout the Township in various residential zones.

The office category entitled Office-Professional is located along sections of Broadway and Pear Streets within the downtown area. This zoning is a result of single-family homes being converted to office space. Many offices within the downtown area are intermixed with businesses. Smaller offices are scattered throughout Browns Mills on county roads and Township streets.

5.2.5 Recommendations

During the neighborhood meeting process (See **Map LU-7**), each neighborhood made a list of suggestions to improve the quality of life in their community. Some suggestions are not specifically related to land use have been addressed in other elements of the Master Plan. The following are specific land use issues that were discussed at the six neighborhood planning meetings. These recommendations are being put forth by either

the residents or by authors as potentially beneficial for the community. The neighborhood meeting for Planning Area #1 (Downtown Browns Mills) is presented in Section 5.1.

5.3. Neighborhood Planning Area #2: Browns Mills and Mirror Lake

The boundaries of this neighborhood extend north to Ft. Dix; east to Manchester Township and Plumsted Township (Ocean County); south to Whitesbog Village/Route 70; and west to Trenton Road/Lakehurst Road **Map LU-9**. There are 3,283 single-family homes and 209 multi-family homes that equates to a total of 3,492 housing units or 32.4% of the housing within the Township, which is the most populated area in Pemberton Township.



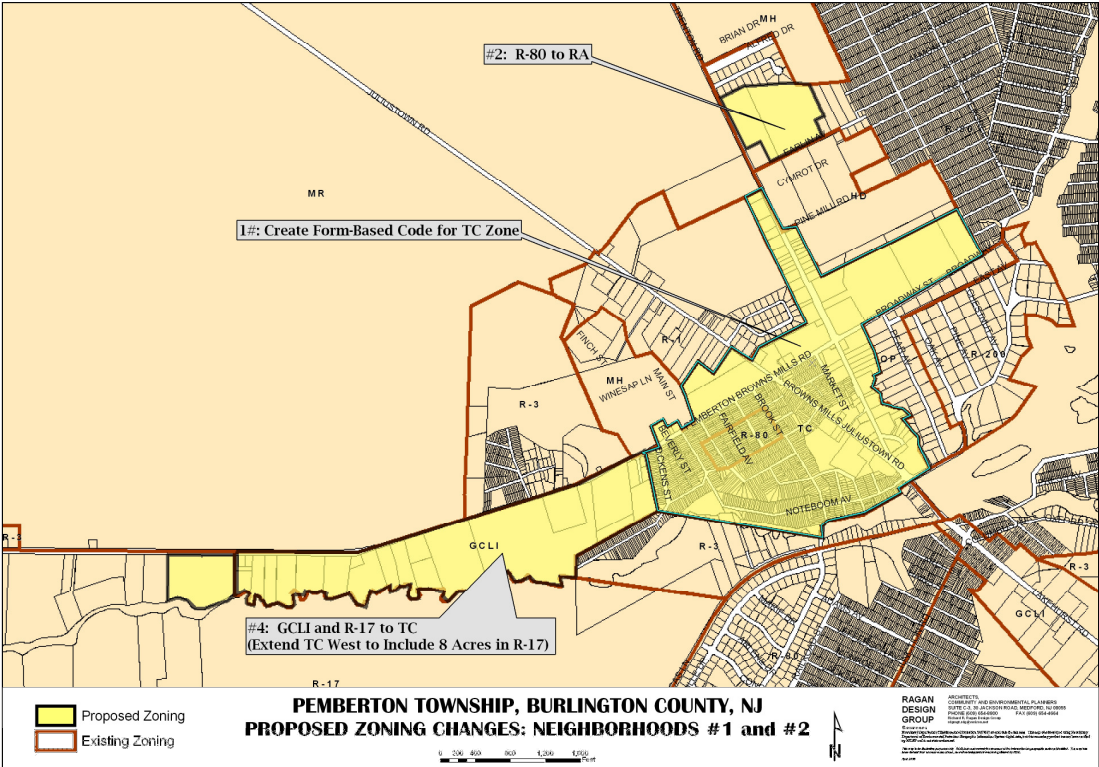
View of Mirror Lake from South Lakeshore Drive

Issues/Recommendations

- The closing of Texas Avenue north of Downtown Browns Mills has had an adverse economic impact on downtown. The Township has been in contact with the military as part of the Joint Land Use Study and this Master Plan to ascertain the possibilities of reopening Texas Avenue to improve connectivity and increase shopping opportunities in Browns Mills. At this time, it appears that Texas Avenue will remain closed to civilians. It is recommended that the Township continue to engage in conversations with the military to permit access from the base to Downtown Browns Mills by either reopening Texas Avenue or providing an alternative route into Downtown Browns Mills from the north.
- Areas along the north side of Lakehurst Road east of Downtown Browns Mills are currently zoned General Commercial/Light Industrial (GCLI). The existing land uses in this area are more reflective of neighborhood commercial businesses. These include convenience stores, nail salons, pizzerias, etc. In addition to these neighborhood commercial businesses, a number of apartments also exist in this area. The plan recommends that a new zoning

designation be created entitled Neighborhood Commercial (NC) with bulk area requirements that would be more reflective of the existing business and lot sizes. The plan further recommends that the area where the existing apartments are located should be rezoned from GCLI to RA- Infill Residential District for consistency with the existing use.

- An area north of the downtown located along Trenton Road is currently zoned R-96-Very High Density Single-Family-Residential. This site contains apartments that are deed restricted for low and moderate income families. We recommend that this area be rezoned R-A Infill Residential District consistent with the existing land use.
- The residential areas of Browns Mills around Mirror Lake were settled around 1920 primarily due to a subscription campaign sponsored by the *Philadelphia Sunday Press* (predecessor to the *Philadelphia Inquirer*). For a six month subscription, the *Press* would offer the opportunity to purchase a lot at “Browns Mills in the Pines” for \$39.20. The average size of this lot was approximately 20 feet wide by 80 feet in depth. Many of these lots continue to exist today and are reflected on the tax maps of the area. This area is zoned R-80 with a minimum lot size of 8,000 square feet. To construct a new home in this area would require the assemblage of five of these lots. It is recommended that an ordinance be adopted requiring the consolidation of lots that are under the same ownership within this community.



5.4 Neighborhood Planning Area #3: Country Lakes

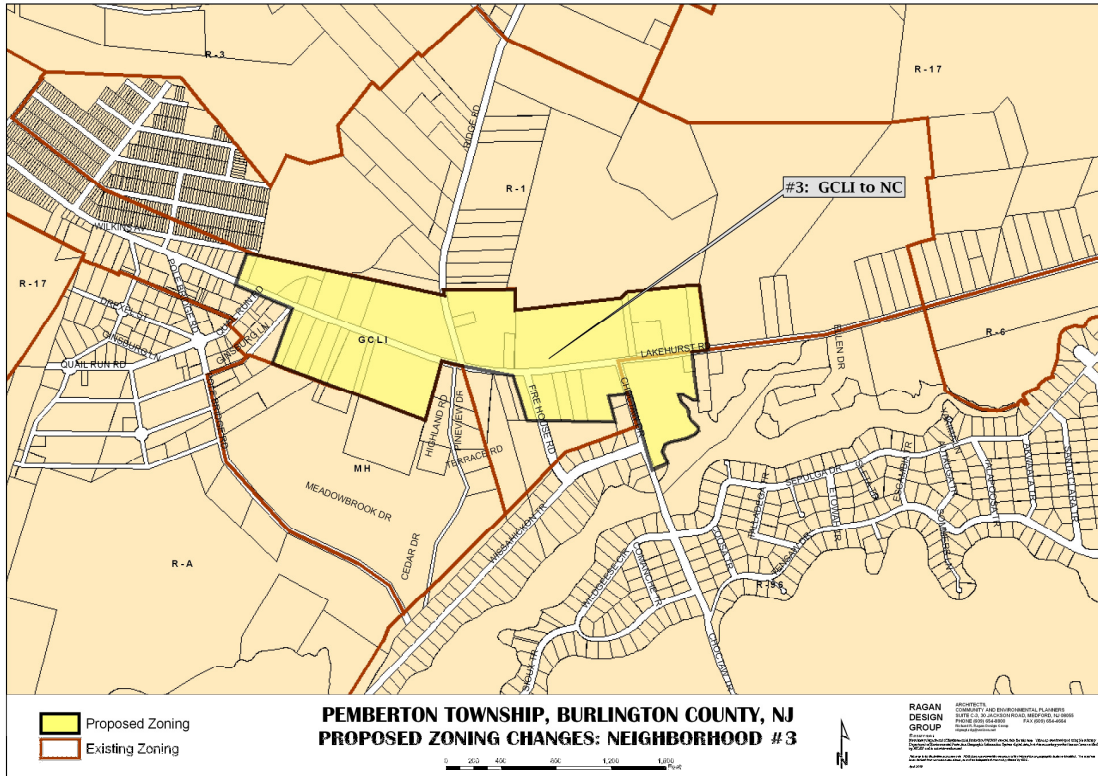
The boundaries of this neighborhood extend north to the Township’s boundary with Wrightstown Borough and New Hanover Township; east to State Highway Route 70; south to Mount Misery Road and the railroad right of way; west to the Bellaire Mobile Home Community (**Map LU-10**). There are 1,798 single-family homes and 604 multi-family homes that equates to a total of 2,402 housing units or 22.3% of the housing within the Township.

Issues/Recommendations

- Areas along the south side of Lakehurst Road east of the downtown are currently zoned General Commercial/Light Industrial (GCLI). The existing land uses in this area are more reflective of neighborhood commercial businesses. These include convenience stores, nail salons, pizzerias, etc. In addition to these neighborhood commercial businesses, a number of apartments also exist in this area. It is being recommended that a new zoning designation be created entitled Neighborhood Commercial (NC) with bulk area requirements that would be more reflective of the existing businesses and lot sizes. This plan recommends that the areas where the existing apartments are located be rezoned from GCLI to R-A Infill Residential District.



The Mid-Town Plaza and Country Lakes WaWa shopping center on Lakehurst Road contain neighborhood oriented-commercial stores and professional office space.



5.5 Neighborhood Planning #4: Presidential Lakes

The boundaries of this neighborhood extend north to Mount Misery Road; east to Route 70 and Ocean County (Manchester Township); south to the border of Woodland Township and Southampton Township; west to Four Mile and Greenwood Bridge Roads. **(Map LU-11)**. There exist 1,223 single-family homes or 11.3% of the housing within the Township.

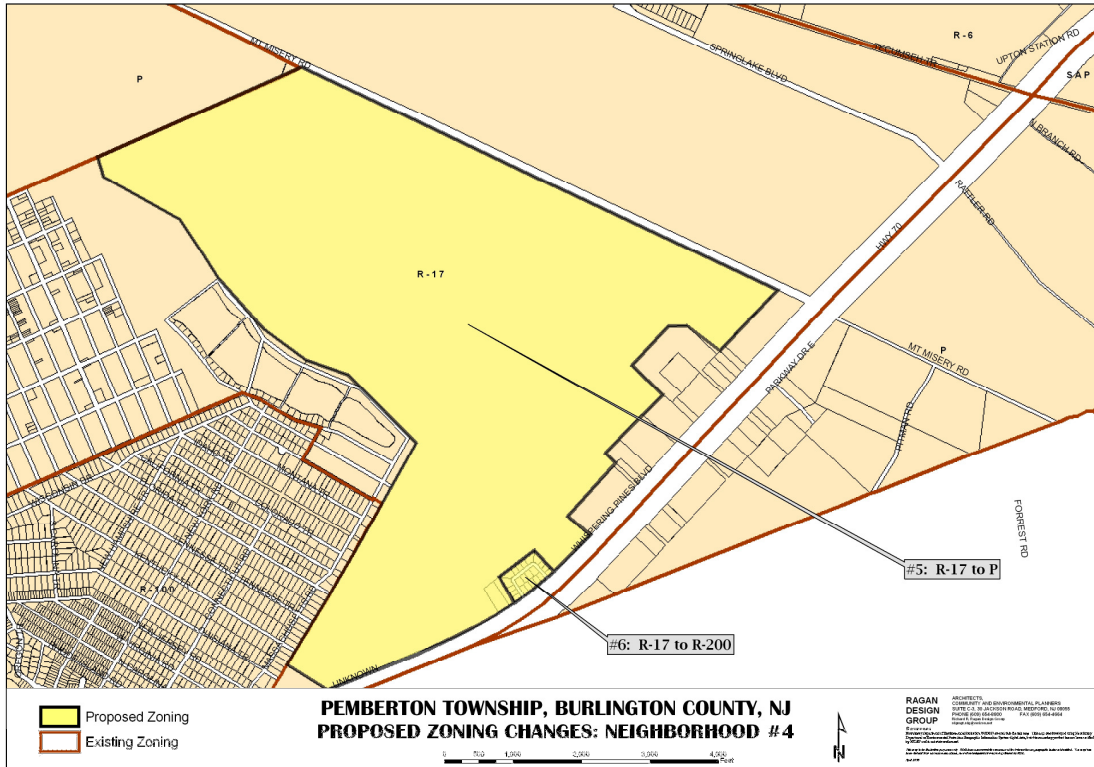


Residential home in Presidential Lakes

Issues/Recommendations

- The residents of Presidential Lakes are concerned about the lack of a physical connection to Downtown Browns Mills. Residents have complained that it takes a minimum of 20 minutes to drive to town and that they shop for daily needs in neighboring communities because there are services closer to their neighborhood. The residents further state that Browns Mills does not have the types of services that are needed by the residents of Presidential Lakes. In addition, there are no retail services in the community of Presidential Lakes except for two convenience stores – “The Pinelands Market” and the “Lake Store.” The residents expressed the need for a dry cleaner, day care center and a general store. Although circuitous, a non-paved and partially paved route exists between Presidential Lakes and Browns Mills. It is being recommended that a paved route be investigated between Presidential Lakes and Downtown Browns Mills. Presidential Lakes residents currently find it more convenient to travel east on Route 70 to Manchester Township.
- Several residents expressed the belief that they are not part of Pemberton Township. This is due primarily due to the geographic location on the eastern edge of a large rural community. They expressed the desire of wanting the same services as the rest of the Township such as infrastructure, transportation, schools and retail opportunities. It is recommended that a steering committee of Township officials and area residents be established with the goal of discussing issues that will strengthen the ties of Presidential Lakes with the remainder of the community.
- An area known as Whispering Pines located off of Route 70 is currently zoned R-17 Very Low Density Single-Family Residential. Given the lot sizes within this development, it is recommended that this area be rezoned R-200 Very High Density Single-Family Residential for the existing homes only.
- An area totaling close to 900 acres exists along Route 70 at the Township’s southeastern border. This parcel is owned by the State of New Jersey and is listed as State Parkland. The property is currently zoned R-17 Very Low Density Single-Family Residential. It is recommended that this parcel be rezoned P-Preservation.





5.6 Neighborhood Planning Area #5: Lake Valley Acres and Magnolia Road

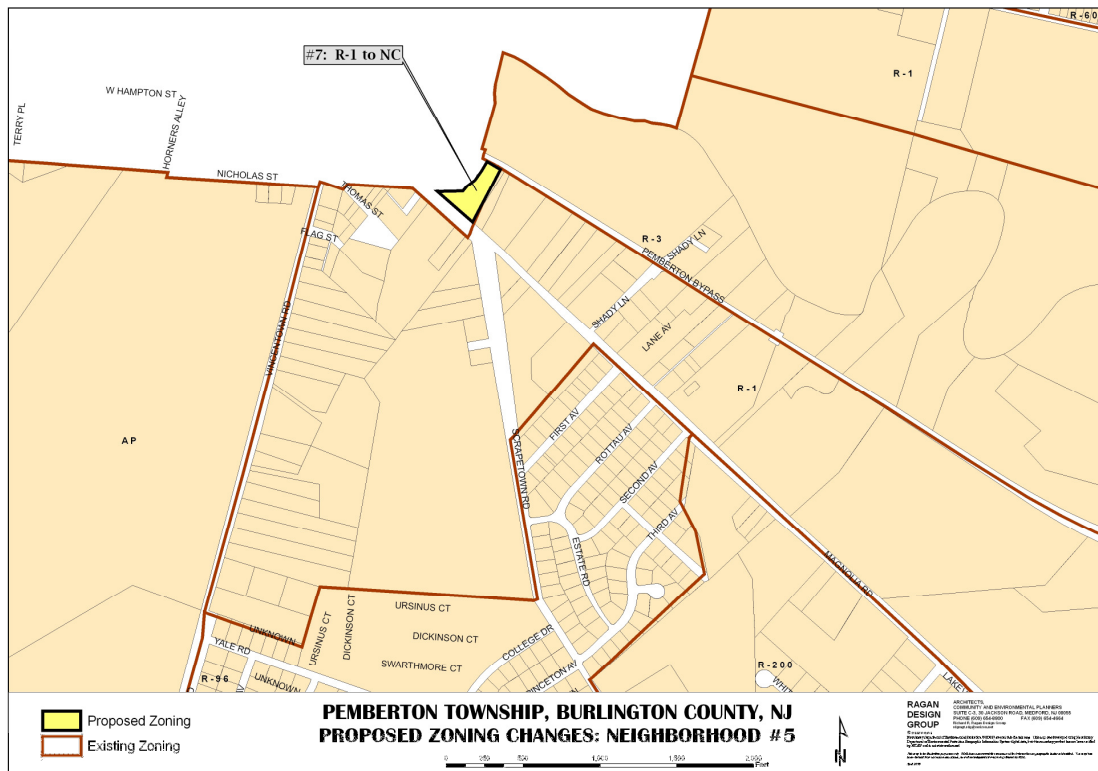
The boundaries of this neighborhood extend north to Browns Mills Road; east to Four Mile Road; south to the borders of Woodland Township and Southampton Township; west to Burns Mill and Vincentown – Pemberton Roads (**Map LU-12**). There exist 1,016 single-family homes and 463 multi-family homes that equates to a total of 1,479 housing units or 13.7% of the housing within the Township.



Burlington County Community College is one of the largest employers in Pemberton Township and is located in Area #5

Issues/Recommendations

- Neighborhood number five consists mainly of the residents of Lake Valley Acres and farmers on Magnolia Road who expressed similar concerns as the residents of Presidential Lakes; inconvenience to accessing Downtown Browns Mills and lack of retail opportunities in their community. Residents do most of their shopping in Mt. Holly, Southampton and Medford. Area residents also indicated that more retail and perhaps a restaurant was needed to serve the students and staff of Burlington County College. It is recommended that a steering committee of Township officials and area residents be established with the goal of discussing issues regarding access and retail opportunities within their neighborhood. In an attempt to provide an area for additional retail, it is being recommended that the area located at the intersection of Magnolia Road and Pemberton Road be rezoned from R-1 Residential NC-Neighborhood Commercial.



5.7 Neighborhood Planning Area #6: Route 206 and North Pemberton Road

The boundaries of this neighborhood extend north to the borders of Wrightstown Borough and Springfield Township; west to US Route 206 and the borders of Easthampton and Southampton Townships; south to CR 530 and Pemberton – Vincentown Road; east to the border of Ft. Dix (**Map LU-13**). There are 434 single-family homes and 317 multi-family homes that equates to a total of 751 housing units or 6.9% of the housing within the Township.

Neighborhood Six is unique in that it has a limited population, largely farming land uses, and has limited access to public sewer and municipal water. It is the only area completely outside the Pinelands. Therefore, it is the most likely area for growth within Pemberton Township. These dynamics require a thoughtful policy of preservation, balanced with providing opportunities for new growth.

- An area along Birmingham Road just north of Indian Trail is currently zoned MI-Manufacturing Industrial. The area is largely vacant farmland that is listed as a Class I agricultural soil. The properties are also bordered by Indian Run Creek. Given the agricultural and environmental sensitivity of this land, it is being recommended that these ±245 acres be rezoned AR-Agricultural Residential which is consistent with existing and surrounding land uses. Burlington County and the State already preserved approximately 185 acres of this land within the MI. It is recommended that the remaining 60 acres be preserved.

- During the Master Plan workshops, several residents voiced concern that there were an insufficient number of affordable senior housing units within the Township. An area totaling ±134 acres located at the intersection of North Pemberton Road and Arneys Mount Road extending south to the Pemberton Railroad Station, commonly known as the Greenberg Farm, is currently zoned AR-Agricultural Production. In 2000, a developer attempted to assemble approximately 625 acres along North Pemberton Road to develop a golf course/age-restricted community with ± 1,100 single-family homes. This project was abandoned and currently the property is being farmed. Given its location and proximity to sanitary sewer and the village of Pemberton Borough and the recent commercial development at the intersection of Arneys Mount and Ft. Dix Road, it is being recommended that these ±134 acres be rezoned from AR-Agricultural Production to Senior Citizen Housing which is consistent with the Northern Burlington County Growth and Preservation Plan (October 2008) and the Borough of Pemberton’s Regulating Plan. Land uses permitted within this district should include age-restricted housing (55+), nursing care facilities, and congregate care developments (assisted and independent living). In order to preserve the rural character along North Pemberton Road and provide an adequate buffer to an age-restricted development within this area, it is recommended that a three hundred foot (300’) buffer be mandated from the frontage of North Pemberton Road (CR 630).



Homestead Nursery, North Pemberton Road

- Small scaled neighborhood commercial development should be permitted within and adjacent to Comical Corner (the “triangle) between North Pemberton Road, Ft. Dix Street, and Arneys Mont Road. Any type of commercial or residential development within this area should have architecture elements that are consistent with the existing homes along Arneys Mount Road.
- In 2003, the Delaware Valley Regional Planning Commission in conjunction with the Burlington County Office of Economic Development created a strategic plan for State Highway 206 from Bordentown in the north to Southampton Township in the south. This study area included the entire 1.8 miles of state highway running through Pemberton Township. The study notes that the 206 corridor is mostly agriculture and the “cradle of Burlington County’s farm belt.”⁶ The study identifies areas along the 206 corridor where farmland preservation has occurred and areas that are anticipated for development. According to the land use plan, development is projected along 206 in neighboring Eastampton Township. In addition, according to Eastampton’s recent Master Plan Reexamination Report the Township is currently seeking a “Town Center” designation from the Office of Smart Growth for their 206 corridor, specifically at the intersection of North Pemberton Road/Woodland Road and Route 206. Burlington County has recommended in their GAPP (2008) that this area be designated as an Agricultural/Industrial Node. In Pemberton Township, the majority of the 206 corridor is zoned GCLI-General Commercial/Light Industrial. In order to achieve compatibility of land uses and further the state, county, and smart growth policies, it is being recommended that the GCLI zoning district be further extended in a southerly direction ±1,500 feet to include an additional 52 acres within the commercial/industrial district. In addition, it is being recommended that GCLI be extended easterly along North Pemberton Road to Birmingham Road. These recommendations will increase the area of commercial opportunity along the Route 206 corridor from ±314 acres to ±366 acres, an increase of 14%.
- Along the north side of South Pemberton Road (CR 530) between the municipal boundaries of Southampton Township and Pemberton Borough is an area zoned PI-Planned Industrial. The existing land uses in this area are a mixture of residential homes, a family diner and auto-related businesses. The Township’s MUA treatment facility is within this area as well. Given the area’s location along a major transportation corridor and availability of vacant land along South Pemberton Road, it is recommended that this area be rezoned to General Commercial/Light Industrial (GCLI). This is also consistent with the south side of CR 530/South Pemberton Road.
- Along the south side of South Pemberton Road (CR 530) within the same area as noted previously is an area zoned General Commercial/Light Industrial

⁶ Route 130/Delaware River Corridor Extension Route 206/Farmbelt Corridor Transportation and Circulation Study, DVRPC, June, 2003, page #7

(GCLI). This area is within in the Pinelands' Agricultural Production management area. The existing land use in this area is predominantly vacant land with pockets of general commercial such as a moving company and Cheeks Gentlemen's Club. Burlington County Department of Transportation is in the process of acquiring land in this area in order to accommodate improvements to South Pemberton Road. In order to accommodate future development, this plan recommends that the depth of this zoning district be increased from 300 feet to 600± feet even though it is in the Pinelands. The zoning line should follow the existing drainage swale as it exist as a reasonable transition. The increase in depth will allow for better land use planning of the parcels as well as accommodation of the Burlington County's plans to acquire land as part of the improvements to Route 38/South Pemberton Road. This recommendation will require approval from the Pinelands Commission.

- On Ft. Dix Road just south of Helen A. Fort Middle School and Newcomb Elementary School, the area is zoned GCLI. Commercial businesses within this zone have been abandoned except for the Ft. Dix Tire Repair Store, Burlington County Head Start Program, and CME Church. Since the area is located within the Pinelands' Agricultural Production management area, it is recommended that the Township rezone this area to Agricultural Production except for the tire repair store, Skeeter's Restaurant, and the former print store should a commercial/light industrial user want to establish a new business adjacent to Ft. Dix. The church and county facility are inherently beneficial uses under the Municipal Land Use Law and will be existing non-conforming uses.

- Along Brandywine Road between North Pemberton Road and Indian Run Creek several homes exist on lots of less than three acres. The area is

currently zoned AR-Agricultural Production. The AR zone permits dwellings on minimum lot sizes of six (6) acres. To make the lots more consistent with the existing zoning, it is recommended that the AR zone be retained and that the bulk area standards be modified as follows to account for the pre-existing non conforming lots within this area: Existing lots that area 6.0 acres or larger shall conform to

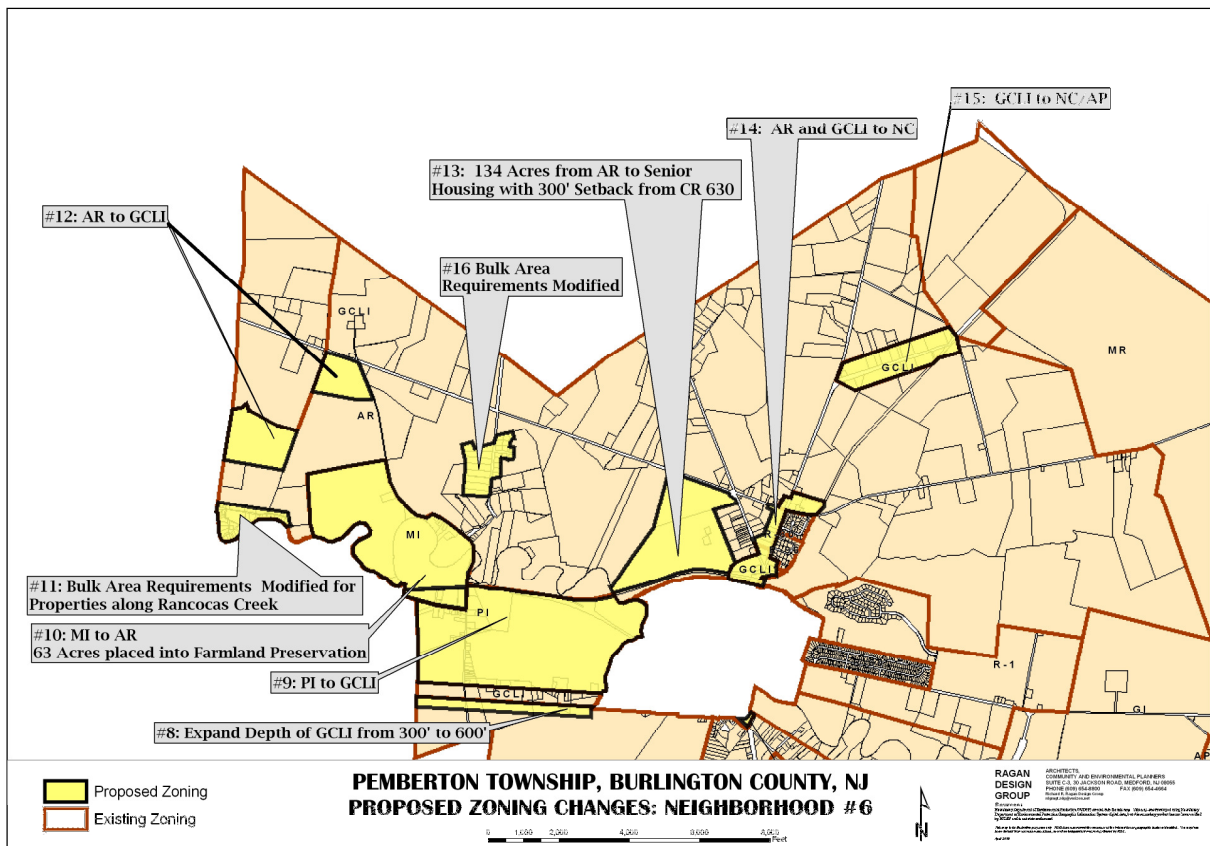


Residential home in Neighborhood #6

the standards established in the AR zone district. Existing lots between 3.0 and 5.99 acres shall conform to the standards established in the non-cluster provisions of the R-3 zoning district. Existing lots between 1.0 and 2.99 acres shall conform to the standards established in the R-1 zoning district. Existing lots less than 1.0 acre shall conform to the non-sewer provisions of the R-80

& R-96 districts. This is not a zoning change but a guideline for interpretation of lot conformance: side yards and rear yards that will correspond to the appropriate lot sizes thereby reducing the amount of variances sought from the bulk requirements of the zoning ordinance.

- Along the eastern side of State Highway 206 and the northside of Rancocas Creek/Southampton Township is a residential development on which most homes are located on lots less than one acre. The area is known as Block 781, Lots 1 – 10; Block 782, Lot 1; Block 783, Lot 1.01 and 1.02; and Block 784; Lots 1 – 32 on the Township’s Tax Maps. The area is currently zoned AR-Agricultural Residential which permits dwellings on minimum lot sizes of six (6) acres. To make the lots more consistent with the existing zoning, it is recommended that the AR zone be retained and that the bulk area standards for this area only be modified as follows to account for the pre-existing non conforming lots within this area: Existing lots that are 6.0 acres or larger shall conform to the standards established in the AR zone District. Existing lots between 3.0 and 5.99 acres shall conform to the standards established in the non-cluster provisions of the R-3 zoning district. Existing lots between 1.0 and 2.99 acres shall conform to the standards established in the R-1 zoning district. Existing lots less than 1.0 acre shall conform to the non-sewer provisions of the R-80 & R-96 districts.



5.8 Recommended Zoning Map Changes

One of the keystones of Smart Growth in the State of New Jersey is balancing development with farmland preservation. The State Plan's Statewide Policies recommend that new development should be guided into centers to preserve open space, farmland, and natural resources and to strengthen beneficial economic development opportunities. In Pemberton Township, the interests of all stakeholders including landowners, farmers, developers and preservationists should aspire to share common ground. This plan strives to achieve this balance and common ground by recommending the farmland preservation of additional acreages and recommending the rezoning of some farmland acres for the economic benefit of the community.

It is also being recommended that the Township amend the Pemberton Zoning Map to reflect areas designated to be in need of redevelopment by the Township, particularly in instances where it is the intent for a redevelopment plan to supersede the development standards of the Zoning Ordinance, in accordance with N.J.S.A. 40A:12A-7(c). Finally, it is recommended that the Township amend its land use regulations, where necessary, to reflect the principles, design guidelines, and recommendations formulated in this document. In order to create a reasonable expectation for these zoning changes, some adaptations must be made to the 208 wastewater management plan. This plan recommends that immediately upon adoption of the Master Plan, the Township begin the process of realignment of the sewer service area boundaries. The Township will not attract the ratable base it so desperately needs without providing the opportunity for infrastructure to support development. Proposed Zoning Changes are indicated on **Map LU-14**.

Summary of Zoning Map Changes

No.	Neighborhood Area(s)	Existing Zoning	Proposed Zoning	Purpose of rezoning
1	#1 – Downtown Browns Mills	TC	Develop a new form-based code as part of the Browns Mills Revitalization Study	To update the TC zone standards and provide architectural guidance to redevelopers
2	#2 – Browns Mills Mirror Lake	R-80	RA	Consistency with existing land uses
3	#2 and 3– Country Lakes	GCLI	NC	Consistent with existing land uses
4	#1 and #3 – Brown Mills Road	GCLI and R-17	TC	Encourage expansion of TC zone to redevelop the downtown area
5	#4 – Presidential Lakes	R-17	P	Consistency with existing land uses
6	#4 – Presidential Lakes	R-17	R – 200	Consistency with existing land uses
7	#5 – Lake Valley	R-1	NC	Encourage neighborhood commercial development at a Township gateway
8	#6–N. Pemberton Rd and Rte 206	GCLI	Expand GCLI 300' south from South Pemberton Road	To provide business owners the option to expand their business and create new commercial opportunities along S Pemberton Road once the County repairs CR 530
9	#6–N. Pemberton Rd and Rte 206	PI	GCLI	Encourage more commercial development along CR 530
10	#6–N. Pemberton Rd and Rte 206	MI	AR	Consistency and preservation
11	#6–N. Pemberton Rd and Rte 206	AR	Revise Bulk Requirements	Consistency with existing land uses
12	#6–N. Pemberton Rd and Rte 206	AR	GCLI	Provide opportunities for office complex or industrial users on 206
13	#6–N. Pemberton Rd and Rte 206	AR	Senior Housing	To meet the Township's need for senior housing
14	#6–N. Pemberton Rd and Rte 206	GCLI/AR	NC	Consistency with existing land uses
15	#6–N. Pemberton Rd and Rte 206	GCLI	AP	Consistency and Preservation
16	#6–N. Pemberton Rd and Rte 206	AR	Revised Bulk Requirements	Consistency with existing land uses

5.9 Sustainability

Smart Growth is a common sense approach that involves planning for the long-term viability of the State's natural resources as well as social and economic systems. This Land Use Plan Element furthers the principles of Smart Growth and sustainability, promotes a compact and walkable community, and focuses economic and land



A revitalized Browns Mills will promote a compact walkable community that generates economic revenue for the Township.

development activity toward an already-established area and, thus, away from the State's rural areas. By providing a desirable alternative compact development to suburban sprawl, this will help to maintain the Township's and the State's green spaces, which absorb climate changing carbon dioxide. As compact development allows residents to walk, bike, or take mass transit to work, school, and leisure activities, they are climate friendly,

significantly reducing transportation-related carbon emissions. This type of sustainability helps

develop healthier, safer, and more livable communities, with a greater sense of community identity and engagement, and a greater awareness of environmental issues and options for sustainable living.

The Planning Board supports and encourages actions that will protect the global climate and achieve environmental sustainability. Specifically, it supports means of reducing global warming pollutants (i.e., carbon dioxide, methane, nitrous oxide, fluorocarbons, sulfur hexafluoride, and black carbon), strengthening of New Jersey's residential and commercial building energy codes, and adopting measures to reduce government energy use. On the local level, it is recommended that the Township retrofit Township facilities with energy efficient lighting, urge employees to conserve energy, purchase Energy Star equipment and appliances for Township use, increase the average fuel efficiency of municipal fleet vehicles, increase recycling rates in Township operations and in the community, promote tree planting to increase shading and to absorb CO₂, and educate the public, schools, businesses about ways of being more environmentally conscious.

The Planning Board also encourages homeowners and businesses to utilize energy efficient appliances and equipment to reduce the amount of energy wasted in heating, cooling, lighting and the use of electrical equipment. The energy used in the average home can be responsible for more than twice the greenhouse gas emissions of the average

car.⁷ When you use less energy at home, you reduce greenhouse gas emissions from power plants and help protect our environment from the risks of global climate change.⁸ The Planning Board also encourages the use of energy efficiency in all new construction, including renovations to existing structures, particularly as Pemberton contains a significant amount of older building stock which usually does not have a great measure of energy conservation. All new construction, of course, has to meet the new State Standards for residential and commercial construction.

5.10 Land Use Map

The Township's Existing Land Use Plan Map is located in the Appendix as **Map LU-5**. Pemberton is divided into several neighborhoods which have well-established land uses. For the most part, the proposed Land Use Plan reflects the existing conditions of the community. The Land Use Plan seeks to maintain and enhance the existing mixed-use commercial areas, preserve the established residential neighborhoods and locations of educational, community facility, institutional and utility uses.

In other sections of the Township, like the Route 206 corridor the land use plan recognizes the potential for additional retail consistent with planning efforts of the adjacent municipality, the corridor study and the State Plan. It further identifies areas where re-zonings will encourage future development consistent with Smart Growth and the Burlington County's GAPP Plan. The plan further recognizes areas previously declared to be in need of redevelopment by the Township of Pemberton, as well as one current redevelopment study area. In Browns Mills, a new redevelopment plan is recommended along with an action plan that focuses retail attention on Juliustown Road.

6.0 SUMMARY OF RECOMMENDATIONS

6.1 Downtown Browns Mills Revitalization

- Enhance the mix of land uses and activities in Downtown Browns Mills, by maintaining and encouraging retail and service uses on the first floor of buildings.
- Enhance the mix of land uses and activities in Downtown Browns Mills, by providing additional opportunities for uses on upper floors of buildings.
- Enhance the mix of land uses and activities in Downtown Browns Mills, by allowing additional activities on the sidewalk.
- Enhance downtown's sense of place, by creating more pedestrian friendly spaces.
- Provide additional land for attractive new businesses and create a "green" downtown by taking advantage of hydroelectric energy from Mirror Lake. The Noteboom corridor should be included as part of Browns Mills' growth.

⁷ See http://www.energystar.gov/index.cfm?c=lighting.pr_lighting

⁸ See footnote No.7.

6.2 Neighborhood Planning of the Township

- Establish a new zoning designation entitled Neighborhood Commercial (NC) with bulk area requirements that would be more reflective of the existing business and lot sizes in areas identified in the Land Use Plan Element.
- Develop a Joint Municipality and Community Strategic Plan with the residents of Presidential Lakes and Lake Valley Acres, which should take into account the goals of discussing issues that will strengthen the ties of these neighborhoods with the remainder of the community, issues regarding access and retail opportunities within their neighborhood.
- Expand the GCLI-General Commercial/Light Industrial zone along the Route 38 corridor to provide for increased ratable opportunities consistent with adjacent Eastampton Township and the 2003 DVRPC transportation study and the County's GAPP.
- Propose additional lands for farmland preservation on strategically significant parcels based on location and soil classifications.
- Rezone the area at the intersection of Arneys Mount & Ft. Dix Street from AR-Agricultural Production and GCLI- General Commercial/Light Industrial to NC Neighborhood Commercial based on the properties location, existing land uses, and proximate to sanitary sewer and the village of Pemberton Borough.

6.3 Land Use Plan Map

- The Pemberton Zoning Map should be amended to reflect areas designated "to be in need of redevelopment" by the Township.
- The Township's land use regulations should be amended, where necessary, to reflect the principles, design guidelines, and recommendations formulated in this document.
- The Pemberton Zoning Map should be amended to reflect the Air Hazard Zone.

6.4 Sustainability

- It is recommended that the Township engage in efforts to be more environmentally conscious and to take actions to reduce global warming pollution, as described herein. It is further recommended that residents and local businesses be encouraged to do the same.

III. HOUSING AND POPULATION ELEMENT and FAIR SHARE HOUSING PLAN

1.0 INTRODUCTION

The Housing and Population plan element reviews the spectrum of housing needs and current population trends in the Township. A Housing Element is a required element of a Township's Master Plan, as set forth in the Municipal Land Use Law.⁹ It also contains a Fair Share Plan, which describes the projects, strategies and funding sources that will be utilized to address the affordable housing obligation determined in the Housing Element.

A majority of the land (over 90%) in Pemberton Township is either located within the Pinelands Comprehensive Management Area or is designated as military lands. The State Development and Redevelopment Plan identify Pemberton within two planning areas; PA-4 and Critical Environment-CE (MAP: HS-1). The zoning scheme in Pemberton includes twelve (12) residential zones and six (6) zones that permit both residential and non-residential type uses. This variety of districts provides a comprehensive response to the housing needs of the community. The Housing and Population element advances the following goals and objectives:

2.0 GOALS

- 2.1 To ensure safe, decent, and affordable housing in Pemberton;
- 2.2 To preserve and promote a variety of housing types offering a range of affordability to meet the diverse needs and preferences of the Township's different age groups, income levels, and life styles;
- 2.3 To satisfy the Township's affordable housing obligations and obtain substantive certification for the Housing Element and Fair Share Plan from the Council on Affordable Housing (COAH);
- 2.4 To preserve and enhance existing neighborhoods through rehabilitation of any substandard housing units and the encouragement of appropriate infill development where permitted by zoning. Rehabilitation includes both major and minor housing repairs;
- 2.5 To ensure that new housing development is in character with existing land use patterns and with land use patterns recommended in the Land Use Plan Element; and
- 2.6 To ensure residential stability, with a special focus on the Downtown Browns Mills area.

⁹ See N.J.S.A. 40:55D-28.

3.0 OBJECTIVES

- 3.1 Revitalizing downtown by adding senior residential units in the commercial center without losing the small-town feel of the Township.
- 3.2 Provide affordable housing without negatively affecting property values or impacting the desirability of the Township as a place to live, work and play.
- 3.3 Continue to support home ownership.
- 3.4 Continue strict enforcement of code standards for residential construction and property maintenance throughout the Township.
- 3.5 Encourage new urbanism and neo-traditional developments that provide a variety of housing opportunities.
- 3.6 Adhere to residential design guidelines set forth in the Land Use Plan Element and establish further design criteria for new construction and residential renovations within existing neighborhoods.

4.0 HOUSING PLAN

In May of 2000, the Township of Pemberton adopted a Housing Element and Fair Share Plan which addressed Pemberton Township's second round fair share affordable housing obligation. The Township petitioned the Council on Affordable Housing for substantive certification on June 5, 2000 and the Council granted substantive certification on December 4, 2002. The Township has an absolute certification of their housing plan through December 4, 2008. This plan is submitted in compliance with COAH's third round rules which became effective in the summer of 2008.

This Plan follows the requirements of NJSA 52:27D-310 and 5:94-2.3. Sections include an Inventory and projection of Housing Stock, Inventory, a Demographic Analysis, and an Employment Analysis, a Fair Share Determination based upon COAH's new third round methodology, an analysis of Land Appropriate for Affordable Housing, and a Fair Share Plan. The Housing Plan, through its land use policies, has provided opportunities to accommodate present and future housing demands. It is important to analyze existing land use patterns in order to assure that appropriate mix of housing opportunities are being provided to meet the needs of the community.

4.1 Housing Inventory and Projection of Housing Stock

The primary source of information for the inventory of the Pemberton's housing stock is the 2000 U.S. Census. While the Census data was compiled in 2000, it remains the only source of information that provides the level of detail needed for this analysis. According to the 2000 Census, Pemberton had 10,762 housing units, of which 10,043 (93%) were occupied. Table A-1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. The Township's housing mix is predominantly one-family, detached dwellings (72.8% of the total) compared to 57.5% in the County. Attached dwellings make up only slightly

less than ten percent (9.4%) of the housing in Pemberton Township. Pemberton has a lower percentage of renter-occupied units, 25%, compared to the County 30% and the State, 52%.

Table A-1: Units in Structure by Tenure

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	7,839	491	7,348	6,667	681
1, attached	1,012	137	875	77	798
2	145	11	134	15	119
3 or 4	175	12	163	0	163
5 to 9	231	8	223	17	206
10 to 19	310	9	301	0	301
20+	350	18	332	0	332
Mobile Home	700	33	667	595	72
Total	10,762	719	10,043	7,371	2,672

Source: 2000 U.S. Census, QT-H5 & QT-H10 (STF-3) for Pemberton

Table A-2 presents the data concerning the year housing units were built by tenure, while Table A-3 compares the Township to Burlington County and the State. As evident of a much older community, approximately 82.4% of all the units in Pemberton were built prior to 1960 with 85.6% of the owner-occupied units built prior to 1960. The presence of an older housing stock, particularly rental housing (81.7% prior to 1960), is one of the factors which correlates highly with filtering. Filtering is a downward adjustment of housing need which recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

Table A-2: Year Structure Built by Tenure

Year Built	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1990 – 2000	1,085	134	951	720	231
1980 – 1989	1,157	47	1,110	854	256
1970 – 1979	3,642	95	3,547	2,848	699
1960 – 1969	2,242	178	2,064	1,496	568
1950 – 1959	1,647	205	1,442	909	533
Pre-1950	989	60	929	544	385
Total	10,762	719	10,043	7,371	2,672

Source: 2000 U.S. Census, STF-3QT-H5 & H7 for Pemberton

Table A-3 compares the year of construction for all dwelling units in the Township to Burlington County and the State. The Township had a significant increase in the number of housing units in the 1970's when compared to other decades and the County and the

State. Pemberton’s units have lagged behind the County and State in the number of housing units constructed in the last few decades. The median age of the housing in the Township compared to the County and State also reflects the housing boom in Pemberton in the decade of the 1970’s.



Rancocas Preserve is one of the few residential developments constructed in Pemberton Township during the “residential boom” from 1998-2007.

Table A-3: Comparison of Year of Construction for Pemberton, County & State

Year Built	%		
	Township Pemberton	of Burlington County	New Jersey
1990-2000	10.0	16.5	10.5
1980-1989	10.8	15.9	12.4
1970-1979	33.8	19.9	14.0
1960-1969	20.8	17.9	15.9
1940-1959	20.3	18.0	27.1
Pre-1940	4.2	11.8	20.1
Median Year	1973	1971	1962

Source: 2000 U.S. Census, STF-3 DP-4 for Pemberton, County and State.

Information reported in the 2000 Census concerning occupancy characteristics includes the household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; this data are reported in Tables 4 and 5, respectively. Table A-4 indicates that renter-occupied units generally house smaller households, with 55% of renter-occupied units having 2 persons or fewer compared to 35% of owner-occupied units. Table A-5 indicates that renter-occupied units generally have fewer bedrooms, with 70% having two bedrooms or fewer, compared to 20% of owner-occupied units.

Table A-4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-Occupied Units	Renter-Occupied Units
1 person	2,048	1,293	755
2 persons	2,996	2,293	703
3 persons	2,014	1,534	480
4 persons	1,723	1,293	430
5 persons	785	594	191
6 persons	298	229	69
7+ persons	186	144	42
Total	10,050	7,380	2,670

Source: 2000 U.S. Census, QT- H-2 for Pemberton.

Table A-5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	82	0.76	0	82	17	65
1 bedroom	1,221	11.34	80	1,141	308	833
2 bedrooms	2,379	22.11	239	2,140	1,173	967
3 bedrooms	5,146	47.81	335	4,811	4,139	672
4 bedrooms	1,653	15.36	65	1,588	1,481	107
5+ bedrooms	281	2.61	0	281	253	28
Total	10,762	100	719	10,043	7,371	2,672

Source: 2000 U.S. Census, STF-3QT-H8&H5 for Pemberton.

Table A-6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units to those of the County and State. The Township's average household size for owner-occupied units is higher than the County and equals the State. The Township's average household size for renter-occupied units is higher than those of the County and State. The household size for owner-occupied and renter-occupied units produces a larger household size for all units in the Township when compared to the County and State.

Table A-6: Average Household Size for Occupied Units for Pemberton, County and State

Jurisdiction	All Occupied Units	Owner-Occupied Units	Renter-Occupied Units
Township of Pemberton	2.75	2.85	2.65
Burlington County	2.50	2.77	2.24
New Jersey	2.68	2.85	2.37

Source: 2000 U.S. Census, STF-3 DP-1 for Pemberton, County and State.

The distribution of bedrooms per unit, shown in Table A-7, indicates a similar pattern for the Township, County, and State. The State has considerably more units with no or one

bedroom, and four or more bedrooms, and considerably fewer units with two or three bedrooms than the Township. When compared to the County, Pemberton has the same number of no and one bedrooms and fewer four or more bedrooms but considerably more two or three bedrooms.

Table A-7: Percentage of All Units by Number of Bedrooms for Pemberton, County and State

Jurisdiction	None or One	Two or Three	Four or More
Township of Pemberton	12.1%	69.9%	18.0%
Burlington County	12.2%	58.3%	29.5%
New Jersey	18.3%	59.1%	22.6%

Source: 2000 U.S. Census, STF-3 QT-H4 for Pemberton, County and State

In addition to data concerning occupancy characteristics, the 2000 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. In Rounds I & II of COAH's fair share allocations (1987-1999), COAH used seven indicators to calculate indigenous need: age of dwelling, plumbing facilities, persons per room, heating fuel, sewer, and water. In the revised Round III rules, COAH has reduced this to three indicators. The surrogates used to identify housing quality, in addition to age (Pre-1950 units as defined in Table A-2) are the following, as described in COAH's rules:

Plumbing Facilities: Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.

Kitchen Facilities: Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Crowding: In COAH's revised third round methodology, two changes were made to the Rehabilitation Share calculation: overcrowded units built in 1949 or earlier were identified and the new rules exclude spontaneous rehabilitation. Overcrowding is defined by the U.S. Department of Housing and Urban Development as any unit with more than one person living per room. These figures are reported by the U.S. Census. The 2000 Census also specified occupancy levels by the year an individual unit was built. Therefore, using municipal level data it is possible to determine how many units built prior to 1950 (or at least fifty years old in 2000) were overcrowded. Table A-8 identifies the supporting data used to calculate Pemberton's total rehabilitation share.

Table A-8: Pemberton Township Total Rehabilitation Share

Condition	Number
Overcrowding (Pre 1950)	65
Inadequate plumbing	21
Inadequate kitchen	29
Low/Moderate Income Share	0.737
Rehabilitation Credit	0
Total Rehabilitation Share	85

Source: Third Round Substantive Rules Appendix B, for Pemberton Township

Other factors used to characterize the municipal housing stock are the housing values and gross rents for residential units. With regard to values, the 2000 Census offers a summary of housing values, seen in Table A-9, which indicate that 51.1% of all residential properties in the Township were valued between \$50,000 and \$99,000 and 40.7% were valued between \$100,000 and \$149,000. The median housing value in the Township in 2000 was \$98,300. Since this data is nearly nine years old and the Country had experienced a housing boom in the years 2002-2006, we assume that the housing values across all categories have moderately increased.

Table A-9: Value of Residential Units

Value	Number of Units	%
Less than \$50,000	170	2.6
\$50,000 – 99,000	3,330	51.1
\$100,000 – 149,000	2,650	40.7
\$150,000 – 199,000	265	4.1
\$200,000 – 299,000	81	1.2
\$300,000 – 499,000	19	0.3
\$500,000 – 999,000	0	0.0
\$1,000,000+	0	0.0
Total	6,515	100

Source: 2000 Census, SF-3 for Pemberton, County, and State, DP-4

The data in Table A-10 indicates that in 2000 only one-quarter of housing units rented for greater than \$1,000/month with the largest percentage, 42.1%, found between \$500 and \$749 per month.

Table A-10: Gross Rents for Specified Renter-Occupied Housing Units

Monthly Rent	Number of Units	%
Less than \$200	50	1.9
\$200 – 299	45	1.7
\$300 – 499	276	10.5
\$500 – 749	1,109	42.1
\$750 – 999	496	18.8
\$1,000 –1,499	296	11.2
\$1,500 or more	0	0.0
No Cash Rent	361	13.7
Total	2,633	100

Note: Median gross rent in Pemberton is \$670.

Source: U.S. Census, SF-3 for Pemberton, DP-4

The data in Table A-11 indicates that in 2000 there were 1,425 renter households with an income less than \$35,000 annually. At least 833 of these households are paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs.

Table A-11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not Computed
< \$10,000	287	7	13	13	7	165	82
\$10,000 – 19,999	424	19	14	0	33	317	41
\$20,000 – 34,999	714	67	123	128	146	165	85
\$35,000 +	1,208	581	229	129	49	20	200

Note: The universe for this Table is specified renter-occupied housing units.

Source: 2000 U.S. Census, STF-3 QT-H13 for Pemberton.

4.2 Affordable Housing

Pemberton Township received second round substantive certification from the Council on Affordable Housing on December 4, 2002. The 1987-1999 pre-credited need was 153 units of which all 153 were rehabilitation. The prior round new construction component was 0. The Township has utilized a program to receive credit for units constructed between April 1, 1980 and December 15, 1986 and occupied by low or moderate-income households. Units for which the Township received credit satisfy the rehabilitation requirement of 153 units. Currently, Pemberton Township has 100 units in excess of the prior round obligation. The locations of all affordable units are shown on the existing zoning map (**MAP: HS-2**). Table A-12 summarizes Pemberton's COAH-certified compliance techniques.

**Table A-12: Pemberton Township’s Second Round
Affordable Housing Obligation**

Second Round Plan	Units
Rehabilitation Credits – Browns Woods Apartments	120
Inclusionary Requirement (new construction) Credits – Sunbury Village	9
Prior Cycle Credits – Golden Terrace Apartments (Age Restricted Rentals)	40
Prior Cycle Credits without Controls	<u>84</u>
Total	253
Total Rehabilitation Requirement	<u>-153</u>
Excess of Prior Round Obligation	100

Source: Council on Affordable Housing

4.3 Compliance Technique

Browns Woods Apartments



Browns Woods Apartments were recently rehabilitated in 2002

The apartments are located at 13 Lawrence Drive, Browns Mills, just north of Deborah Heart and Lung Center. There are 150 rental units, of which 80%, or 120 units, are income restricted. The affordable units are reserved for households earning a maximum of 60% of Area Median Income and will remain restricted, at the minimum, for 30 years.

4.4 Housing Projections

When projecting new housing starts, several factors must be taken into consideration some of which are beyond the control of the Township. These

include the economy, the vitality of the housing market, and the availability of developers to secure financing and most importantly in Pemberton, the amount of available land for housing. In addition, the redevelopment of the downtown area may have an impact on housing starts in the next ten years.

COAH’s third round regulations require an examination of development patterns over the last ten years to enable communities to project future development trends. Future development is directly linked to a community’s growth share component of its fair share allocation. The number of new market rate housing units and the number of new non-residential building square footage will be converted into affordable housing unit totals, forming each municipal fair share allocation.

A review of certificate of occupancy records for new housing units filed in the last ten year period was conducted to determine the number of lots created for future development and to establish trends. Table A-13 lists by year the number of CO's creating new building lots between January 1998 and September 2008. The data in table A-13 demonstrates that Pemberton Township experienced a spike in the number of new homes compared to other years in within this time period. The increase in the amount of residential housing in Pemberton was due to large production builders creating two major subdivisions. These the Rancocas Reserve single-family development and the build out of a cluster development project in the Presidential Lakes community.

Since the end of 2005, the number of new homes constructed in Pemberton has steadily declined. We submit that this is due to two factors; a slow down in the housing market and the amount of developable land remaining in the Township. Much of Pemberton Township lies either within the Pinelands or is owned and controlled by the military. New housing could be constructed as infill development within Browns Mills, on vacant parcels or on parcels where existing dwellings are razed and replaced by new construction. Given the amount of vacant developable land within the Township the assumption is, should the weak housing market continue, it is foreseeable to expect only a modest increase in residential construction of five to ten units per year over the next ten years.

**Table A-13: New Housing Units by Certificate of Occupancy
January 1, 1998 to September 30, 2008**

	98	99	00	01	02	03	04	05	06	07	08	Total
C.O.'S Issued	68	34	21	27	29	22	13	49	31	23	35	352

Source: Certificate Activity Report, Pemberton Township, Department of Community Affairs, Pemberton: Construction Office for 2008

5.0 POPULATION/DEMOGRAPHIC CHARACTERISTICS

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2000 U.S. Census. The data collected in the 2000 Census provides a wealth of information concerning the characteristics of the Township's population.

The 1990 Census was utilized as the barometer for population characteristics in the 2000 Housing Element of the Master Plan, which identified 31,342 persons living in the Township.¹⁰ Today, we have the benefit of subsequent censuses, as well as the Delaware Valley Regional Planning Commission's (DVRPC) forecasted population change through 2030. Table A-14 provides a history of population over the last two decades and projects future populations through 2030. DVRPC projects that the Township's population will continue to remain consistent in future years, with an expected population of 31,310 persons by 2030.

¹⁰ Francis J. Banish, Housing Plan Element and Fair Share Plan, May 2000

Table A-14: Population Forecast

Population Censuses		Population Forecasts ¹¹		
1990	2000	2006	2015	2030
31,342	28,691	28,831	30,070	31,310

Source: DVRPC, Forecasted Population Change 2000 through 2030, County Delaware Valley Region

The age distribution of the Township's residents is shown in Table A-15. The age cohorts remained relatively evenly split between males and females with a female predominance in the age range of 20-54 and the 70+ age groups.

Table A-15: Population by Age and Sex

Age	Total Persons	Male	Female
0 to 4	1,925	981	944
5 to 19	6,797	3,542	3,255
20 to 34	5,878	2,940	2,938
35 to 54	8,864	4,318	4,546
55 to 69	3,470	1,636	1,834
70 +	1,757	731	1,026
Total	28,691	14,148	14,543

Source: 2000 U.S. Census, STF-3 QT-P1 for Pemberton.

Table A-16 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 5-19 and the 70+ age categories. The Township has a higher proportion than the County and State in the 5-19 category and a lower percentage in the 70+ category. The average age of Pemberton's residents (34.4 years) reflects this younger local population, compared to the County (37.1) and the State (36.7).

Table A-16: Comparison of Age Distribution for Pemberton, County and State (% of persons)

Age	Township of Pemberton	Burlington County	New Jersey
0 to 4	6.7%	6.4%	6.7%
5 to 19	23.6%	20.9%	20.4%
20 to 34	20.5%	18.9%	19.9%
35 to 54	30.8%	32.2%	30.9%
55 to 69	12.0%	12.6%	12.4%
70 +	6.2%	9.0%	9.7%
Median	34.4	37.1	36.7

Source: 2000 U.S. Census, STF-3 QT-P1 for Pemberton, County and State.

¹¹ Population Forecasts 2006, Burlington County Department of Economic Development, 2015 & 2030, Delaware Valley Regional Planning Commission

Table A-17 provides the Census data on household size for the Township, while Table A-18 compares household sizes in the Township to those in Burlington County and the State. The Township differs from the County and State in terms of the distribution of household sizes by having more households of three through seven plus persons and fewer households of one and two persons.

Table A-17: Persons in Household

Household Size	Total Units
1 person	2,048
2 persons	2,996
3 persons	2,014
4 persons	1,723
5 persons	785
6 persons	298
7+ persons	186
Total	10,050

Source: 2000 U.S. Census, STF-3 QT-P10 for Pemberton.

**Table A-18: Comparison of Persons in Household for Pemberton, County and State
(% of households)**

Household Size	Pemberton	County	State
1 person	20.4%	22.9%	24.5%
2 persons	29.8%	32.2%	30.3%
3 persons	20.0%	17.6%	17.3%
4 persons	17.1%	16.6%	16.0%
5 persons	7.8%	7.3%	7.5%
6 persons	3.0%	2.3%	2.7%
7 or more persons	1.9%	1.1%	1.7%
Persons per Household	2.80%	2.65%	2.68%

Source: 2000 U.S. Census, STF-3 QT-P10 for Pemberton, County and State.

Table A-19 presents a detailed breakdown of the Township’s population by household type and relationship in 2000. There were 28,182 people living in family households in the Township and 2,566 people living in non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Township has fewer family households by percentage than the County or State (58.7% for the Pemberton, 72.3% for the County, and 70.3% for the State).

Table A-19: Persons by Household Type and Relationship

Households by Type	Total
Total Households:	10,050
In family Households:	7,484
Male householder	5,908
Female householder	1,576
In Non-Family Households:	2,566
Male householder	1,292
Living alone	982
Not living alone	310
Female householder	1,274
Living alone	1,066
Not living alone	208
Households by Relationship	
Total Population:	28,691
Household Population	28,182
Householder	10,050
Married	5,358
Child	9,383
Non-relatives	3,092
Household population 65 years & over	2,655
Institutionalized:	433
Non-institutionalized:	76

Source: 2000 U.S. Census, SF-1QT-P10, QT-P11, QT-P12 and QT-H3 for Pemberton.

Table A-20 provides 1999 income data for the Township, County and State which is the last full year of income before the 2000 Census questionnaires were distributed. The Township's per capita income is lower than the County and the State. The Township's median incomes are also lower than those of the County and the State.

Table A-20: 1999 Income for Pemberton, County and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Township of Pemberton	\$19,238	\$47,394	\$52,860
Burlington County	\$26,339	\$58,608	\$67,481
New Jersey	\$27,006	\$55,146	\$65,370

Source: 2000 U.S. Census, SF-3 DP-3 for Pemberton, County and State.

Table A-21 addresses the lower end of the income spectrum by providing data on poverty levels for persons and families. The determination of poverty status and the associated income levels is based on the cost of an economy food plan and ranges from an annual income of \$8,501 for a one-person household to \$28,967 for an eight-person family for the year 1999. According to the data in Table A-19, the Township proportionally has considerable number of persons and family’s qualifying for poverty status than do the County or State. The 2000 census indicates that 2,612 persons and 464 families are classified in poverty status. Thus, the family households have a much larger share of the population in poverty status.

Table A-21: Poverty Status for Persons and Families for Pemberton, County and State (% with 1999 income below poverty)

Jurisdiction	Persons (%)	Families (%)
Township of Pemberton	21.7%	28.5%
Burlington County	4.7%	3.2%
New Jersey	8.5%	19.4%

Source: 2000 U.S. Census, SF-3 DP-3 for Pemberton, County and State.

The U.S. Census includes a vast array of additional demographic data that provides interesting insights into an area's population. For example, Table A-22 provides a comparison of the percentage of population 5 years and over who live in the same house as in 1995; this is a surrogate measure of the mobility/stability of a population. The data indicates that the percentage living in the same house in the Township far exceeds the State and is slightly more than the County. This indicates a relatively stable Township population.

Table A-22: Comparison of 1995 Place of Residence for Pemberton, County and State

Jurisdiction	Percent living in same house in 1995
Township of Pemberton	61.0%
Burlington County	60.0%
New Jersey	27.7%

Source: 2000 U.S. Census, SF-3 DP-2 for Pemberton, County and State.

Table A-23 compares the educational attainment for Pemberton, County, and State residents over age 25. This data indicates that Pemberton residents are lower than the County and exceed the State in achieving a high school diploma or higher. Pemberton residents are lower than the State and the County in post secondary education.

Table A-23: Educational Attainment for Pemberton, County and State Residents (Persons 25 years and over)

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Pemberton Township	80.0%	9.4%
Burlington County	87.2%	28.4%
New Jersey	82.1%	29.8%

Source: 2000 U.S. Census, SF-3 DP-2 for Pemberton, County and State.

6.0 EMPLOYMENT ANALYSIS

Pemberton's probable future employment under COAH's third round rules will generate a need of affordable housing based upon a ratio of 1 housing unit for every 16 jobs. An analysis of job opportunities and job growth are critical now that COAH has tied affordable housing creation to jobs. Historic records of non-residential development approvals give an indication of the types of employment opportunities available now and in the future.

The labor force is defined by population of workers 16 years and over. At the time of the 2000 census, Pemberton Township had a labor force of 14,842 persons or 68.2% which is above the national labor force of 63.9%. The unemployment rate for Pemberton Township according to the 2000 census is 3.9 percent. Table A-24 provides the Census data on occupation and industries. The majority of workers are in the government sector (30.3%) followed closely by the service sector. Slightly over 1% of the workforce is within the agricultural sector of the workforce. This figure seems extremely low do to the amount of farmland and farmland related land uses in the Township.

**Table A-24: Employment Characteristics for Pemberton Township
(Persons 16 years and over)**

Area	Percentage Distribution by Occupancy						% in Selected Industries		% Govt. Workers
	Mgmt Prof.	Service	Sales & Office	Farming Fishing & Forestry	Const. Extract & Maint.	Prod. Transpt. & Material Moving	Ag. Forestry Fishing & Hunting	Manf.	
Pemb. Twp.	21.4	23.0	28.8	0.4	10.1	16.3	1.1	7.5	30.3

Source: 2000 U.S. Census, GCT-P13 for Pemberton

Table A-25 identifies the number of jobs by category of businesses within Pemberton and Table A-26 identifies the number and category of businesses within the Township. The largest number of business is located within the retail trade and construction industry. Similarly, the highest number of jobs can be found within this same segment. A number of specialty businesses also exist representing a large percentage of business that does not fall within one specific category. The relative small number of business for the geographic scale of the Township is the correct reflection of a community that is 90% located within the New Jersey Pinelands.

Table A-25: Employed Civilian Population Pemberton Township 2006

Occupation	Number of Jobs	Percent
Management, professional & related	2,806	21.4%
Service	3,013	23.0%
Sales & office	3,769	28.8%
Farming, fishing & forestry	51	0.4%
Construction, extraction & maintenance	1,319	10.1%
Production, transportation & material moving	2,129	16.3%
Total	13,087	100%

Source: 2000 U.S. Census, SF-3 DP-3 for Pemberton

Table A-26: Business Data for Pemberton Township 2006

	Number of Businesses	Percent
Forestry, fishing, hunting and agriculture	1	0.40%
Construction	45	17.40%
Manufacturing	1	0.40%
Wholesale trade	5	1.90%
Retail trade	46	17.80%
Transportation & Warehousing	5	1.90%
Information	3	1.20%
Finance & Insurance	8	3.10%
Real estate, rental & leasing	13	5.00%
Professional, scientific & technical service	12	4.60%
Management of companies & enterprises	2	0.80%
Admin, support, waste mgt, remediation services	18	6.90%
Educational services	3	1.20%
Health care & social assistance	20	7.70%
Arts, entertainment & recreation	1	0.40%
Accommodation & food services	28	10.80%
Other services (except public administration)	46	17.80%
Unclassified establishments	2	0.80%
Totals	259	100%

Source: 2006 U.S. Census update, Business patterns for Pemberton

6.1 Employment Projections

The lack of ratable growth and the ability to expand the ratable base was identified as a major problem in the last Master Plan Re-examination Report. There has been some expansion of the ratable base within Downtown Browns Mills with the construction of the Pine Grove Plaza which includes two major tenants along with other retail tenants. There remains a heavy reliance on the residential tax base due to the continued lack of additional commercial opportunities or industry in the Township.

In May of this year, the Township received a grant from the Delaware Valley Regional Planning Commission to conduct a study for the downtown revitalization and redevelopment of Browns Mills. Simultaneous to this effort, Pemberton is in the final stages of completing a new Master Plan. The proposed Land Use Element of the new Master Plan makes a series of recommendations in an attempt to attract ratable opportunities in Downtown Browns Mills. The plan also recommends new creative development opportunities along Burlington County Route 530 and certain lands along State Highway Route 206. Some of these recommendations will occur during the rezoning process. However, others will require infrastructure improvements and expansion which will require a long term planning initiative. Notwithstanding the limited success of recent ratable growth in Downtown Browns Mills, attracting quality commercial and office development along the Route 206 corridor continues to be a challenge and a high priority goal and major objective of Pemberton Township.

A review of every non-residential application filed in the last ten year period was conducted to establish employment trends. Institutional/educational uses and utility/miscellaneous uses were excluded from the listed totals. Table A-27 lists by year the projects that were approved between January 1998 and September 2008.

**Table A-27: New Non-Residential Development Square Footage
January 1, 1998 to September 30, 2008**

	98	99	00	01	02	03	04	05	06	07	08
C.O.'S Issued by S.F	20,000	0	7,929	11,200	43,028	12,292	7,315	17,900	8,414	16,950	0

Source: Certificate Activity Report, Pemberton Township, Department of Community Affairs, Pemberton Construction Office for 2008

It is anticipated that the Township's redevelopment efforts will bring more employment opportunities, mostly in retail and personal service, and perhaps some general office within the Browns Mills area. Pemberton Township's waste water facilities management area 208 map requires amendments to deliver sanitary sewer to areas identified for future development. This process may take several years to achieve. In addition, given the current slowdown in the economy it is anticipated that new ratable opportunities will occur at a rather slow rate.

7.0 LANDS MOST APPROPRIATE FOR AFFORDABLE HOUSING

Pemberton Township faces many challenges in attempting to balance ratable opportunities with market and affordable housing. Compounding matters is the fact that 90% of Pemberton is located within the Pinelands and/or is designated military lands. As indicated previously Pemberton also has limited area where infrastructure improvements, namely sanitary sewer may be extended do to environmental constraints and the arduous and uncertain process of amending the 208 sanitary sewer area boundary. Lastly, Pemberton is an agrarian community and advances the preservation of farmlands. It is very difficult to produce affordable housing in Pemberton Township without some type of federal, state, or local assistance unless the market rate development is so profitable that it offsets the cost of the affordable component. There simply are not large tracts of vacant land located within the Townships sewer service area that would support large scale residential development that would generate a significant amount of affordable housing. In addition, Pemberton, like other municipalities throughout the state, will continue to compete for limited dollars to produce new units or to rehabilitate existing substandard units to meet their COAH obligations.

To determine whether there are available parcels of land for affordable housing development, both private and public land has been considered. Most of this land is privately owned and scattered throughout the sewer service area of the community. Construction of new affordable housing units will likely be on small parcels of land mostly in and around Browns Mills.

Pemberton Township owns a number of properties (not including Board of Education

lands), that are almost all used as parks and recreation facilities, municipal offices, public work facilities or is designated as open space. Most of these parcels are either located outside the sewer service area or are too small to be built upon. However, in review of the recently completed existing land use plan and vacant land analysis we have identified parcels that may accommodate affordable housing. These lands are adjacent to other developed parcels and are in close proximity to existing infrastructure. It is being recommended that this land be considered for the construction of affordable housing units. The location of this land is shown on the existing land use map.

8.0 CALCULATION OF AFFORDABLE HOUSING NEED AND AFFORDABLE HOUSING PLAN

The Council on Affordable Housing's third round methodology represents a much different approach to municipal fair share allocation than the prior two rounds. The new methodology links the actual production of affordable housing to growth, both residential and non-residential. Ideally it is consistent with the New Jersey State Development and Redevelopment Plan in that it requires the provision of affordable housing in locations that are appropriate for growth. The municipal fair share is now composed of three components: rehabilitation, remaining prior round obligation and growth share. The sum of all three components is the municipality's fair share obligation for the years 2004-2018. According to the Council on Affordable Housing growth projections in Appendix F2 Pemberton Township have a projected growth share of 217 affordable units and a rehabilitation share of 85 units. Pemberton Township accepts these figures and proposes the following measures to satisfy their affordable housing obligation.

8.1 Round Two Credits Carried into Round Three

COAH was contacted in 2006 in order to determine the number of Round Two credits that can be carried into Round Three. COAH has acknowledged that Pemberton has 100 units of new construction in excess of its prior round obligation.

8.2 Rehabilitation Share

This component is provided by COAH for each municipality. It represents the number of housing units that are substandard, in need of rehabilitation and occupied by low and moderate income households. The calculation uses US Census indicators including overcrowding (more than 1 person per room), lack of complete plumbing, and lack of complete kitchen facilities.

Pemberton's Rehabilitation Share = 85 housing units

To ensure that Pemberton meets its Rehabilitation Share of 85 units, the Township will continue to partner with a developer to acquire funding from the New Jersey Housing and Mortgage Finance Agency's (HMFA) Low Income Housing Tax Credit Program (LIHTC). The Township will also work with the developer to procure funds from the Department of Housing and Urban Redevelopment (HUD) through a Section 236 interest reduction subsidy.

The Township has a long and established history, as documented in the prior round housing plan, in developing partnerships with these agencies in order to fulfill the rehabilitation component of the plan. Given the number of substandard units located within Browns Mills, it is being recommended that Pemberton Township continue to partner with these agencies in fulfilling their Rehabilitation Share of 85 units.

8.3 Prior Round Obligation

This component is provided by COAH for each municipality. It represents the cumulative 1987-1999 fair share obligation.

Pemberton's Prior Round Obligation = 0

Pemberton's prior round obligation and compliance mechanisms have been identified in Section 4.2. Pemberton carries forward 100 affordable housing units to the 2004-2018 obligations.

8.4 Growth Share Obligation

This third component is provided by COAH based upon projected residential and non-residential growth. Alternatively, a municipality may calculate its own growth share obligation and use those figures if they exceed COAH's calculations. Pemberton Township accepts COAH's growth share obligation.

The new rules require that one (1) affordable unit among five (5) market units must be provided. For every 16 jobs that are created from commercial development, 1 affordable housing unit must be provided. Based upon Appendix F (2) of the third round rules, Pemberton's net 2004-2018 (growth in residential units) equals 671 housing units. Pemberton's residential growth share is 671 divided by 5, or 134.2 units. Pemberton's net changes 2004-2018 (growth in employment) equals 1,323 jobs, divided by 16, or 82.69 units. The two figures are then added together for a total of 217 units.

Pemberton's Growth Share Obligation = 217 housing units

9.0 AFFORDABLE HOUSING PLAN

COAH mandates the following subcategories applicable to the obligation of 217 units:

- **A maximum of 25% or 54 units may be age-restricted (Sect. 5:94-3.10c2)**
- **A minimum of 50% or 109 units must be low income (Sect. 5:94-3.3)**
- **A minimum of 25% or 54 units must be rental (Sect. 5:94-3.10b3)**
- **A minimum of 50% or 27 units of the total rental units must be non age-restricted (Sect. 5:94-3.4b)**

- **A minimum of 50% or 109 units must be non-age restricted (Sect. 5:94-3.9)**
- **A minimum of 13% or 28 units must be reserved for very low income households (A500)**

For the third round, Pemberton Township’s fair share plan addresses its growth share obligation by implementing various options as established in N.J.A.C. 5:97 et seq. As indicated in the previous section, the Township has established that under the housing plan element there is a growth share need for 217 units. The Township will meet this need through a variety of means that include; age restricted development, and zoning for inclusionary development. The Township will also be taking credit for the 100 units of new construction in excess of its prior round obligation. These measures are depicted in Table A-28.

Table A-28: Summary of Methods to Address Fair Share Housing Obligation

Method	Project	Number of Units
Prior Round Credit 50% low/50% moderate		100
Age Restricted 12½% Senior Rental	Pinefield Apartments 96 Total Units/50% low/50% moderate	54
Family Rental 12½%	SDLL Site (5 acres) 32 Family Rentals	32
Family Affordable	SDLL Site (5 acres) 14 Unit Twin Homes	14
Family Affordable	Browns Mills-Junction Road Site (8.37 acres) 18 Unit Twin Home	18
TOTAL		218

9.1 Age –Restricted Housing (N.J.A.C. 5:97-3.4)

Pinefield Apartments is a 96 unit age-restricted complex that was considered in the previous round plan but was not eligible because the prior round formula that had to be used eliminated these units from consideration because the age-restricted maximum had been reached. These units are being used to satisfy the 25% percent age-restricted growth share obligation (50% low/50% moderate).

9.2 Zoning for Inclusionary Development (N.J.A.C.-6.4)

Pemberton Township has been contacted by a representative (SDLL) of a property owner who owns five acres of land in close proximity to the village of Browns Mills (See **MAP: HS-3**). The property is located along Pemberton-Browns Mills Road and has access to public water and sewer. In review of the zoning and tax maps, it would appear that this site is well suited for a family twin home project. Pemberton Township proposes to create an affordable housing zone that will be consistent with the density criteria as established by COAH. This site would yield a

32 unit family rental project and 14 family affordable twin homes on lot sizes of 6,000 square feet. Pemberton will enter into discussions with the property owner and with experienced affordable housing companies to develop, own and manage the affordable twin home family project.

9.2.1 Zoning for Inclusionary Development (N.J.A.C.-6.4)

Pemberton Township seeks to designate and have developed a second parcel of land that is also in close proximity to the village of Browns Mills. The property is located along Browns Mills Junction Road, is owned by the Township and has access to public water and sewer. In review of the zoning and tax maps, it has been concluded that this site is well suited for a family affordable housing project. Eighteen (18) single-family lots could be created on lot sizes of 6,000 square feet consistent with the lot sizes of the adjacent residential development. Pemberton Township proposes to create an affordable housing zone and enter into discussions with experienced affordable housing companies to develop this project.

9.2.2 Zoning for Inclusionary Development (N.J.A.C.-6.4)

A contiguous ± 20 acre parcel exists to the south adjacent to the parcel as defined in Section 9.2.2. This parcel is privately owned and also has access to public water and sewer. This property could support additional residential development and become an extension to the Junction Road development. Pemberton Township proposes to include this parcel within the affordable housing zone thereby creating additional opportunities for the construction of affordable housing.

Table A-29 identifies the selected parcels by block and lot, address, owner and pinelands designation.

10.0 SPENDING PLAN OVERVIEW

Pemberton Township currently does not have on-site commitments from developers for COAH units. Pemberton Township has established a Housing Trust Fund Account and is in the process of amending the Development Fee Ordinance to increase the development fees for residential from 1% to 1.5% and will increase the non-residential development fees from 2% to 2.5% as permitted by 5:948.3. As of the 2000 census, the median housing value for the Township was \$98,300. Given the fluctuation in today's market even with the current housing crisis we project that the average house price is assessed at $\pm \$150,000$. New homes built over the past four years are being assessed at $\pm \$325,000$. Our analysis estimates that a total of ± 50 could be approved within the next ten years. The 1.5% fee would yield $\pm \$243,750$ toward the Round Three obligation.

Regarding non-residential development, Pemberton has in recent years established a Town Center Redevelopment area that targets redevelopment for most of the Downtown Browns Mills area. In addition, a large area of Pemberton is located within an Urban Enterprise Zone. To date these overlay areas have not attracted a significant amount of new non-residential ratable opportunities. As indicated in Section 6.1, Pemberton is developing a new strategic downtown revitalization and redevelopment plan for Browns Mills. Pemberton is positioned to generate additional revenue for affordable housing based on the Township's COAH development fee 2.5% contribution based on the

assessed value of the development. Our analysis indicates that a total of ±150,000 square feet of non-residential space could be constructed within the next ten years. The 2.5% percent fee should yield \$375,000 toward the Round Three obligation.

Total Income

1.5% Residential Fee	=	\$ 243,750
2.5% non-Residential Fee	=	+ \$ 375,000
Total	=	\$ 618,750

The Township will fund fair share projects through the Housing Trust Fund. Based on the Township’s Third Round affordable housing requirement, the plan advances the following:

Expenditures:

Program	Unit Costs	Total Costs
SDLL Family Rentals	38 Units @ \$7,000/unit	\$266,000
SDLL Twin Homes	14 Units @ \$10,000/unit	\$140,000
Junction Road Twin Homes	18 Units @ \$10,000/unit	\$180,000
Administrative, Legal, & Soft Costs	\$32,750	\$ 32,750
Total Expenditures		\$618,750

Pemberton Township will be applying for CDBG Small Cities funding to further subsidize the identified development sites. As required by 5:97-8.10 each municipality must spend existing balances as of July 17, 2008 within four years of the date the municipality’s spending plan is approved by COAH. Pemberton Township will administer the expenditure of development fees collected based on the requirements established in the approved Affordable Housing Trust and Spending Plan.

Table A-29: Zoning For Inclusionary Development Sites

SDLL							
Block	Lots	Address	Owner	Acres	Pinelands	Pinelands Management Area	Sewer
777	115.02	Pemberton-Browns Mills Road	Herb Hugel	2.27	Yes	Regional Growth Area	Yes
777	1-113	Pemberton-Browns Mills Road	Herb Hugel	6.06	Yes	Regional Growth Area	Yes
			Total Acreage	8.27			
Pemberton Township/Junction Road Site							
Block	Lots	Address	Owner	Acres	Pinelands	Pinelands Management Area	Sewer
586	1-9,& 13	Browns Mills Junction Road	Pemberton Township	6.27	Yes	Regional Growth Area	Yes
587	15-23	Browns Mills Junction Road	Pemberton Township	2.10	Yes	Regional Growth Area	Yes
			Total Acreage	8.37			
Adjacent/Junction Road Site							
Block	Lots	Address	Owner	Acres	Pinelands	Pinelands Management Area	Sewer
849	1.01	Browns Mills Junction Road	Sannicola & Hoffman	20.52	Yes	Regional Growth Area	Yes
			Total Acreage	20.52			

IV. CIRCULATION PLAN ELEMENT

1.0 INTRODUCTION

The Circulation Plan Element sets forth goals for the Township’s circulation, inventories and analyzes existing conditions, and provides specific objectives or actions to be taken in the future. It is guided by the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(4), which states: “a circulation plan element shows the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, conditions and availability of existing and proposed transportation facilities, including air, water, road, and rail.”

2.0 GOALS FOR CIRCULATION

- 2.1 To improve circulation between Pemberton Township, Ft. Dix/McGuire Air Force Base, and Wrightstown by reducing cut through traffic on residential streets in Browns Mills, installing traffic calming devices and creating alternative routes for military and contractor vehicles;
- 2.2 To enhance the Township’s walkability, by improving pedestrian street crossings, installing sidewalks, and creating a network of pathways to interconnect the Township;
- 2.3 To improve accessibility to sidewalks, parks, government buildings and commercial uses in the Township for persons with physical disabilities, elderly, as well as parents with young children in strollers;
- 2.4 To encourage the use of alternative modes of transportation, including bus service, car pooling, and bicycle use;
- 2.5 To coordinate specialized transit services with Burlington County to meet the needs of the Township’s elderly, sick, and disabled populations;
- 2.6 To develop a capital budgeting plan to finance roadway reconstruction, traffic calming device installation and maintenance;
- 2.7 To improve and provide a safe walking environment by adding streetscape elements, snow removal, vegetation trimming and lighting; and
- 2.8 To provide a safe, effective, and attractive circulation system for pedestrians, automobiles, bicyclists, and public transportation.

3.0 INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

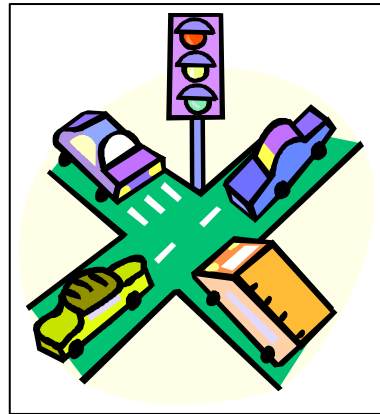
3.1 Road Circulation Network

3.1.1 Roadway Functional Classifications

As described in Ordinance 190-34 C. 1-2, the road network provides two functions: travel mobility (i.e., getting from one point to the other) and access to abutting property. The road network is grouped into functional classifications, according to the character of traffic service they are intended to provide. It helps define the role each street will play in serving the flow of traffic within the community.

There are four functional street classifications in Pemberton Township: (1) Arterial, (2) Collector, (3) Sub-collector, and (4) Residential. Generally, arterial streets interconnect with and augment the urban principal arterial system and include all arterials not classified as principal. It accommodates trips of moderate length at a somewhat lower level of travel mobility than principal arterials do. Collectors and sub-collectors provide both land access and traffic circulation. They collect traffic from local streets in neighborhoods and channel it into the arterial system. Finally, the residential street system comprises all roadways not included in one of the higher systems. It primarily provides direct access to abutting lands with little or no through-traffic movement.

The Township's street classification map was prepared in 1972 when the last Master Plan was adopted. For the purpose of calculating site distances for corner lots, the Township adopted an ordinance (190-34 C. 1-2) to classify streets within the Township in 1997. Traffic volumes and circulation patterns in Pemberton have changed due to the military installing gates at Pointville Road and Texas Avenue/Trenton Road (CR 545) in 2001 due to security issues. This closure has disrupted traffic patterns adding more miles and stress on residential roads as commuters seek alternative routes to their destinations.¹² The closing has adversely impacted business owners and commercial tenants in Browns Mills. It is recommended that the Township revise its street classification designation to reflect Pemberton's current street hierarchy. Specifically, the Township should create a "Primary Arterial" and a "Minor Arterial" classification for more traveled roadways such as U.S. Route 206 and NJ Route 70. Primary arterials serve major centers of activity, carry a high proportion of the total urban area travel, carry the highest traffic volume, and provide the longest trip needs. Minor Arterials are similar to the Township's existing definition for arterial streets.



The revised roadway function classification for Pemberton Township is identified below in Table 1. Also see **Map-C1**, the Circulation Map in the Appendix, which depicts the existing road network and other circulation facilities.

¹² Delaware Valley Regional Planning Commission. Route 130 /Delaware River Corridor Extension Route 206/Farmbelt Corridor Transportation and Circulation Study. June 2003.

Table 1: Roadway Function Classification.

Primary Arterial	Minor Arterial	Collector	Sub-collector
U.S Route 206	Trenton Road	Clubhouse Road	Bayberry Road
NJ Route 70	Juliustown Road	East Lakeshore Drive	Bishop Street
South Pemberton Road (CR 530)	Lakehurst Road	West Lakeshore Drive	Goodwater Avenue
Pemberton Bypass	Pemberton Browns Mills Road	Evergreen Boulevard	Press Avenue
Magnolia Road	Junction Road	Pemberton Boulevard	Vine Street
	Arneys Mount Road	Ridge Road	South Brynwood Drive
	North Pemberton Road	Hanover Boulevard	Lakeview Boulevard
	South Pemberton Road	South Lakeshore Drive	Vance Street
	New Lisbon	North Lakeshore Drive	Whitesbog Road
	Four-Mile Road	Hunter Boulevard	Coville Drive
	Vincentown Road	Rancocas Lane	Scammell Drive
	Fort Dix Road	Ridgeview Avenue	Berkeley Drive
	Browns Mills - Cookstown Road	Firehouse Road	Pole Bridge Road
	Magnolia Road	Choctaw Drive	Cherokee Drive
		Spring Lake Boulevard	Tecumseh Trail
		Rhode Island Road	Wissahickon Trail
		Washington Boulevard	Red Feather Trail
		Lower Mill Road	Sepulga Drive
		Scrapetown Road	Tensaw Drive
		Range Road	Chippewa Trail
			Split Rock Road
			Massachusetts Road
			New York Road
			Connecticut Road
		University Avenue	
		Birmingham Road	
		Simontown Road	
		Burr's Mill Road	

Source: The Roadway Classification Map prepared for Pemberton Township in 1972, Land Development Ordinance 190-34 C (1-2), modified by Ragan Design Group using NJDEP, NJDOT and Burlington County GIS data. New classifications were also determined using traffic counts, Master Plan workshops and site investigations.

3.1.2 Roadway Ownership and Maintenance

Pemberton’s road network is comprised of Federally-owned, County-owned and locally-owned roadways. There are two state-owned roadways, 23 county-owned roadways and one (1) federally-owned roadway in Pemberton Township. The Township owns the

remaining roads. Each government agency is responsible for the maintenance and snow removal of their roadways. There are no intergovernmental agreements between each governmental agency to provide shared services for road maintenance. It is recommended the Township develop an agreement with the County, whereby the County provides salt for the snow removal, and the Township assists in snow removal services on County roads. By sharing services with the County, both the Township and County can save money for road maintenance and snow removal. The ownership of the various roadways in Pemberton Township is identified in Table 2 below.

Table 2: Roadway Ownership

ROAD NAME	Owner
Range Road	Federal
State Route 206	State
State Route 70	State
South Pemberton Road (CR 530)	County
Arneys Mount Road (CR 668)	County
East Lakeshore Drive (CR 667) ¹³	County
Fort Dix Road (CR 616)	County
Four Mile Road (CR 646)	County
Juilistown Road (CR 669)	County
Junction Road (CR 645)	County
Lakehurst Road (CR 530)	County
Magnolia Road (CR 644)	County
Mount Misery Road (CR 645)	County
New Lisbon Road (CR 645)	County
New Lisbon–Magnolia Road (CR 645)	County
North Pemberton Road (CR 630)	County
Pemberton Browns Mills Road (CR 530)	County
Pemberton Bypass (CR 530)	County
Pemberton Vincentown Road (CR 616)	County
Pointville Road (CR 630)	County
Trenton Road (CR 545)	County
West Lakeshore Drive (CR 667) ¹⁴	County
Odd Fellows Road (CR 663)	County
Ongs Hat Road (CR 642)	County
Bayberry Street (CR 667) ¹⁵	County
Colemans Bridge Road (CR 687)	County
All remaining roadways	Township

Source: Burlington County Department of Engineering

3.2 Major Issues for Road Circulation

During the Master Plan process, various needed improvements to the road circulation system were discussed. As noted in the Land Use Element, the Township was divided

¹³ From Bayberry Street to Range Road

¹⁴ From Broadway to Bayberry Street

¹⁵ From West Lakeshore Drive to East Lakeshore Drive

into six (6) neighborhood planning areas to analyze the existing circulation issues on a neighborhood level and provide recommendations to improve vehicular and pedestrian movement in each neighborhood. The following sections discuss major circulation issues that were raised during the Master Plan meetings which require immediate attention by the Township.

3.2.1 Military Cut-Through Streets

During the Master Plan meetings, several streets were identified as streets with excessive speeding or used as a cut-through by military and construction vehicles. Specifically, East Lakeshore Drive, West Lakeshore Drive, Clubhouse Road and Whitesbog Road were identified as major cut through streets used by military personnel and contractor vehicles going to Fort Dix/McGuire Air Force Base and the Ft. Dix Federal Correctional Facility. Subsequent to the events of 9/11, the military closed Texas Avenue/Trenton Road to all nonmilitary persons. Texas Avenue/Trenton Road was the main connection between Pemberton and Wrightstown. The County has installed detour signs in Wrightstown at the intersection of Sykesville Road and Wrightstown Cookstown Road (CR 616) directing traffic to take Browns Mills - Cookstown Road, to West Lakeshore Drive (CR 667) around Mirror Lake, to Broadway/Pemberton Browns Mills Road to get to Downtown Browns Mills. The additional traffic volumes on East



Dust generated from car traffic on North Whitesbog Road impacts residential homes

and West Lakeshore Drives, North Whitesbog Road and Clubhouse Road are having detrimental impacts on the residential character of Browns Mills and the lakefront community. Tractor trailers and dump trucks are getting lost around Mirror Lake and stuck on residential streets. Also, the weight of these trucks is starting to deteriorate the condition of the roadways, which will force the Township to make significant capital expenditures to repair the roadways. It is recommended that the Township contact the Burlington County Department of Transportation and request that the County place weight restriction limit signs in Wrightstown and Cookstown to advise truck drivers that East and West Lakeshore Drives are closed to their vehicles. It is also recommended that the Township pave North Whitesbog Road to reduce the amount of dust and soot created from the trucks.

3.2.2 Evergreen Boulevard and West Lakeshore Drive (CR 667)

The intersection of Evergreen Boulevard and West Lakeshore Drive is a blind corner. First, vehicles traveling east or west on West Lakeshore Drive cannot see around the corner when they approach Evergreen Boulevard. Secondly, residents leaving Evergreen Boulevard to make a right or left turn onto West Lakeshore Drive cannot see around the curve. Over the past two years, several residents have spoken to Township Council and

described several incidents in which drivers barely avoided major accidents. It is recommended that the County work with the Township and determine whether the speed limit can be reduced on West Lakeshore Drive. It is also recommended that the County install two flashing beacons and paint texture lines on West Lakeshore Drive to warn vehicles of the upcoming intersection.

3.2.3 CR 530/South Pemberton Road and Magnolia Road



CR 530/South Pemberton is one of the most traveled roadways in the Township. Burlington County has conducted five (5) traffic counts over the past six (6) years on CR 530/South Pemberton Road which are indicated in Table 3.

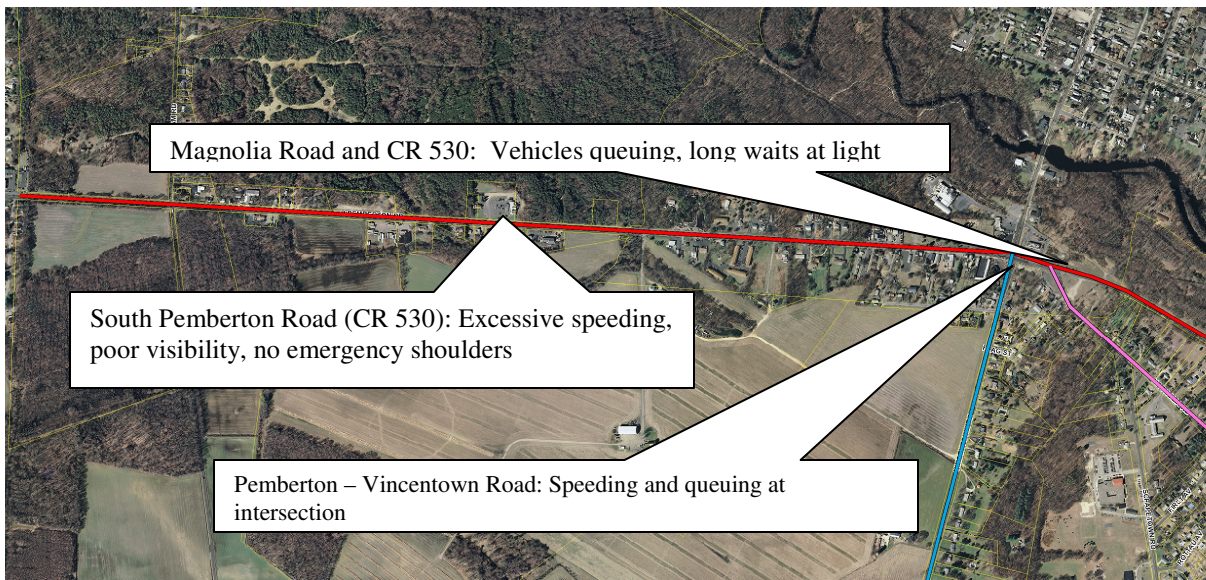
Table 3: Traffic Counts on CR 530/South Pemberton Road

LOCATION	DATES	ADT
CR 530 SOUTH 1,100' WEST OF BIRMINGHAM RD	10/23/02 - 11/4/02	17,125
CR 530 SOUTH 1,100' WEST OF BIRMINGHAM RD	9/22/06 – 10/2/06	17,412
CR 530 SOUTH 1,600' EAST OF BIRMINGHAM RD	10/23/02 – 11/4/02	18,031
CR 530 SOUTH 450' EAST OF BIRMINGHAM RD	9/22/06 – 10/2/06	16,943
CR 530 SOUTH 275' WEST OF DAVIS COURT	10/31/06 – 11/9/06	9,079

Source: Burlington County Department of Engineering and DVRPC

As indicated in Table 3, there are, at its peak, over 18,000 cars using South Pemberton Road daily. South Pemberton is a four lane highway with no concrete divider in the middle, limited pull-off shoulders, and poor drainage. In the past ten years, there have been several accidents on this roadway especially near Birmingham Road. According to

New Jersey State Police records, a total of eight people have died on the 2.5-mile stretch of highway since 2000. The County has developed preliminary plans to improve South Pemberton Road which includes the following: (1.) widening the roadway; (2.) providing a center turning lane; (3.) adding 6-foot shoulders; and (4.) providing a protective barrier (Jersey Barrier) to avoid further head-on collisions. To accomplish this, the county needs to acquire land from property owners along the road. The County is currently negotiating with landowners for additional land to make the needed improvements for the project and they plan to start with construction in fall 2009. The County is also resolving several issues with NJDEP regarding wetlands and stormwater drainage. In the interim, it is recommended the County change the light at Birmingham Road from a yellow flashing light into a fully controlled signalized intersection to slowdown vehicles. It is also recommended that the County retime the lights at Magnolia Road/CR 530 and Pemberton Vincentown Road/CR 530 to relieve some of the congestion during peak hours.



3.2.4 Broadway and Trenton Road Intersection

The light at Trenton Road and Broadway needs to be retimed. Ever since the military closed the gates at Texas Avenue, all employees from Deborah Heart and Lung Center and the Stackhouse Elementary School must go through the light at Trenton Road and Broadway because they cannot go through the gates at Ft. Dix. During peak travel times in the morning (7:30 a.m. – 9:00 a.m.) there is significant amount of cars queuing-up on Pemberton Browns Mills trying to make the left onto Trenton Road. Similarly, during evening peak hours (4:00 p.m. – 5:30 p.m.) cars are queuing-up on Trenton Road trying to make a left or right onto Pemberton Browns Mills Road/Broadway. It is recommended that Township officials work with the Burlington County Department of Transportation to retime this light. It is also recommended the County consider widening both Trenton Road and Pemberton Browns Mills Road and provide longer left turn lanes.

3.3 Traffic Signalization

Traffic Signalization (traffic lights) are devices placed along roadway intersections and pathways to guide, warn, and regulate the flow of traffic. For the most part, the traffic

lights in Pemberton are in good condition and are working. During the Master Plan meetings, residents requested that several lights be retimed or that a light be installed at certain intersections. The recommendations are listed in Table 4.

Table 4: Traffic Light Improvements

Street Intersection	Neighborhood Area	Issue
Trenton Road and Broadway	Areas #1 and #2	Light needs to be retimed.
Lakehurst Road and Choctaw	Areas #2 and #3	Light needs to be retimed Vehicles queuing-up on Choctaw and Lakehurst
Lakehurst Road and Ridgeview Road	Areas #2 and #3	Install traffic light
Firehouse Road and Lakehurst Road	Areas #2 and #3	Install traffic light (or yellow flashing light) for Fire Company
Lakehurst Road and Route 70	Area #3	Install traffic light
Magnolia Road and New Lisbon Road	Areas #4 and #5	Install traffic light
Pemberton Vincentown Road and CR 530	Area #5	Retime Light
Magnolia Road and CR 530	Area #5	Retime Light
Birmingham Road and South Pemberton Road	Areas #5 and #6	Traffic light changed from blinking yellow light to regular traffic light.
North Road and Route 206	Area #6	Install traffic light
Arneys Mount Road and Ft. Dix Street	Area #6	Install traffic light ¹⁶
North Pemberton Road and Ft. Dix Street	Area #6	Light needs to be retimed

3.4 Pavement Markings

The Public Works Department has compiled a comprehensive list of streets it intends to restripe in the Township. It is recommended that the Public Works Department forward the below list (Table 5) which was compiled during the Master Plan meetings along with their list to Township Council and coordinate with Burlington County to pursue funding to stripe the County-owned roadways. The Township should also request the Burlington County Department of Public Works to install pavement markings and maintain any deficient pavement markings, particularly in high traffic areas, including the downtown near schools and recreation areas. This is a cost effective measure to ensure safety for pedestrians and vehicles.

¹⁶ The county has developed plans to install a traffic light at the intersection of Arneys Mount Road and Ft. Dix Road. The improvements include turning left and right turning lanes on both Ft. Dix Road and Arneys Mount Road, video image detection, and pedestrian crossing lights.

For Township-owned streets, it is recommended that the Public Works Department develop a pavement marking program to install and maintain pavement markings on all public rights of way under the Township's jurisdiction. As pavement markings require continual maintenance to assure their on-going effectiveness, it is recommended that it be included in the annual budget. Priority should be given to high traffic areas, such as Downtown Browns Mills, ¼ mile within all schools, and near all parks and recreation areas.

Table 5: Pavement Markings

Street/Intersection	Neighborhood Area	Recommendation
Broadway in front of the Library	1 and 2	Pedestrian Crossing Bars
Clubhouse Road	1 and 2	Restripe
East Lakeshore Drive	1 and 2	Restripe
Evergreen Boulevard	1 and 2	Restripe
Pear Street and Broadway	1 and 2	Pedestrian Crossing Bars
South Lakeshore Drive	1 and 2	Restripe
West Lakeshore Drive	1 and 2	Restripe
North Lakeshore Drive	2	Restripe
Springfield Road	3	Restripe
Spring Lake Boulevard	3	Restripe
Choctaw Drive	3	Restripe
Ridge Road	2 and 3	Restripe
New York Road	4	Restripe
Upper Mill Road	4	Restripe
Hanover Boulevard	4 and 5	Restripe
Scrapetown Road	5	Restripe
Birmingham Road	5 and 6	Restripe
Brandywine Road	5 and 6	Restripe

3.5 Pavement Conditions

The Township received a grant for \$150,000 from the 2008 NJDOT Municipal & Urban Aid Program to complete Phase II resurfacing of Norcross Lane, from Iron Wood Drive to Anderson Road. It is anticipated that improvements will take place in 2009. Several roads were identified during the Master Plan Workshops that require pavement improvements. Additionally, the Department of Public Works maintains a running list of roads that need to be paved within the Township. The Department of Public Works, through site investigations and residents input, have identified 176 Township-owned roads that need to be paved including those that were recognized during the Master Plan meetings. It is recommended that the Department of Public Works forward this list to the

Township Council to prepare a Capital Improvement Plan (CIP) in order to financially plan for future infrastructure improvements.

3.6 Speeding and Cut-through Streets

During the Master Plan meetings, several streets were identified as streets with excessive speeding or used as cut-throughs. However, speeding vehicles and the use of cut-through is not an issue unique to Pemberton. The best solution to reduce speeding and cut-through traffic is to install traffic calming devices. Volume control and speed control measures are used to address cut-through traffic problems by blocking certain movements, slowing speeds and by narrowing the roadway.¹⁷ The following are initiatives that will encourage traffic calming:



- a. Education - Awareness campaigns alerts people to ways they can ease traffic problems. It is recommended that the Police Department embark on a Speed Awareness campaign from time to time. Signs and banners reminding motorists to check their speed and slow down could be utilized. Also, the Police Department should continue their existing speed watch program, which uses a mobile speed trailer. The radar trailer is placed at temporary locations where they have been complaints of excessive speed. The intention is to alert motorists of their speed and give them a chance to correct their driving behavior. The trailer helps to produce lower average speeds without using valuable law enforcement personnel.
- b. Engineering - There are a variety of traffic calming devices that can reduce speed and improve safety. Traffic calming devices such as chokers, neck downs and bulb-outs have been used in surrounding communities to slow vehicular travel in residential neighborhoods. The Township should work with neighborhood groups to create a prioritization list where traffic calming devices should be implemented to help reduce speed and improve safety.
- c. Enforcement – Enforcement is the primary tool that is employed by the Township to reduce speeding violations. After the radar trailer is utilized at a site for a few days, the Police Department deploys a patrol unit that monitors traffic by radar. Violators are ticketed or given a warning. However, the Police Department’s resources are limited and they cannot constantly monitor speeding when other issues take precedence.

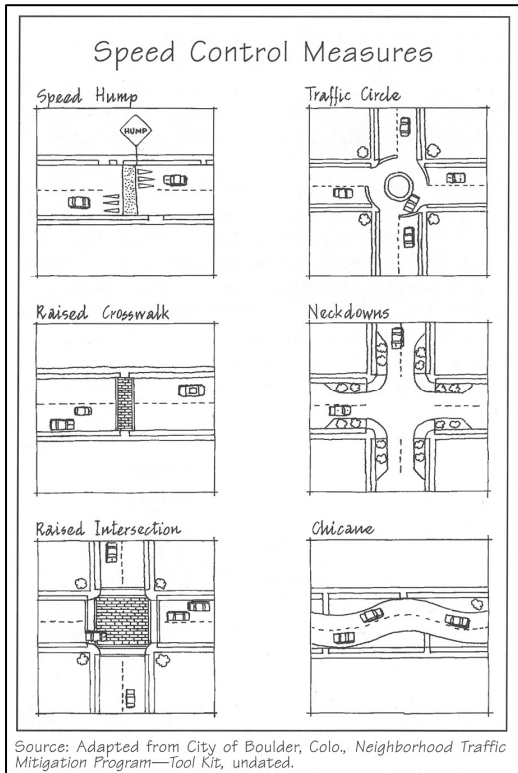
Table 6 presents street segments that were raised during the Master Plan meetings that require attention for traffic calming measures.

¹⁷ www.trafficcalming.org; September 1, 2007.

Table 6: Resident Identification of Locations for Traffic Calming Measures

ROAD SEGMENT	AREA	DESCRIPTION	RECOMMENDATION
East Lakeshore Drive	1 and 2	Cut through, speeding, truck traffic	Weight restriction sign
West Lakeshore Drive	1 and 2	Cut through, speeding, truck traffic, blind curve	Weight restriction sign
Clubhouse Road	1 and 2	Cut through, speeding, truck traffic	Weight restriction sign
N. Whitesbog Road	2	Cut through, speeding, truck traffic	Paving and Weight restriction sign
Ridge Road	2 and 3	Speeding and cut through	Speeding traps
Choctaw Drive	3	Cut through, speeding, truck traffic	Weight restrict and speeding traps
Spring Lake Boulevard	3	Speeding and cut through	Reduce speed limit
Magnolia Road	5	Cut through, speeding, truck traffic	Reduce speed limit and weight restriction
Pemberton Vincentown Road	5	Speeding, blind curve	Reduce speed limit and install blind curve sign
South Pemberton Road (CR530)	5 and 6	Speeding, truck traffic	Install median, widen shoulder, reduce speed limit
New Lisbon Road	5 and 6	Speeding and cut through	Speed traps and reduce speed limit
Catesville Road	6	Cut through	Repave and weight restriction sign
WaWa and Beneficial Bank parking lot	6	Cut through	No cut-through sign
North Pemberton Road	6	Speeding and cut through	Reduce speed limit; speed traps are usually provided by Police Dept.
Arneys Mount Road	6	Speeding and cut through	Reduce speed limit; speed traps are usually provided by Police Dept.
Ft. Dix Road	6	Speeding and cut through	Reduce speed limit; speed traps are usually provided by Police Dept.

One of the most inexpensive ways to reduce the convenience of cut-through streets,

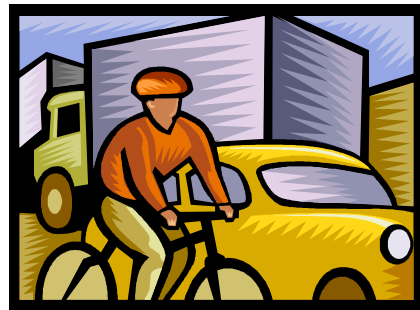


speeding and heavy truck traffic is to install speed limit, pedestrian crossings and stop signs on streets to inform motorists of the speed limit and gain compliance with the speed limit. The above-listed intersections should be forwarded to the Township's engineer and County's engineer for evaluation as to whether a sign is warranted. The engineers should evaluate the number of vehicles entering the intersection from all approaches, the number of pedestrians using the intersection, vehicle speeds, and types of accidents (if available). If the conditions meet the requirements established by the state, County and Township, a sign should be installed along with the proper pavement markings and advance warning devices. Township ordinances 182-38, 182-39, 182-49, and 182-50 identify the locations of stops signs, yield intersections, speed limits, and traffic control signals. These sections of the ordinance should be amended to include the above locations, as well as to include signs for

weight restrictions and pedestrian crossings.

3.7 Pedestrian and Bicycle Circulation

Sidewalks are the primary component of the pedestrian circulation system. Walking is the primary source of travel between two points. An inventory of the Township's sidewalks revealed that they are in poor condition. Newer developments such as Pine Grove Shopping Center, CVS and Beneficial Bank have good sidewalks with curbing, green space and concrete walks separating pedestrians from vehicular traffic. The Township previously received funding to install sidewalks in several areas of the Township; however, the Township was unable to use the funds due to engineering constraints and timing issues. During the Master Plan meetings, the residents of Browns Mills, Country Lakes and Presidential Lakes requested that sidewalks be installed in their community. They also recommended sidewalks be installed on Pemberton Browns Mills Road and on Lakehurst Road from Mirror Lake to Choctaw Drive. It is recommended that the Township continue to pursue state and local monies to construct ADA compliant sidewalks and curb cuts. It is recommended that the Township adopt an official map indicating where sidewalks should be installed and require new developments to adhere to ADA requirements. Sidewalks should be indicated on the official map throughout Country Lakes, Browns Mills, and Presidential



Lakes Communities. The map should also indicate sidewalks on major roadways such as Pemberton Browns Mills Road, Trenton Road, Julistown Road and Lakehurst Road.

The bicycle, as a means of transportation and a form of recreation, offers many benefits for individuals, families and the community. New and redesigned roads, such Pemberton Browns Mills Road and Fort Dix Street, are designed to accommodate bicycles and provide greater mobility for an increasing number of road users at low capital and environmental cost. There are several existing trails in the Township that provide recreation opportunities for the residents in Pemberton that are listed in Chart 7.

Chart 7: Existing Trails in Pemberton Township

Trail	Description	Condition/Recommendations
Pemberton Rails to Trail (North Pemberton Rail Road Station – Hanover Road)	The trail is approximately 1.5 miles long starting at the North Pemberton Rail Road Station. It was opened in 1999 with funds provided by Pemberton Rotary, donations from more than 30 local companies and community groups and two federal National Recreation Trails Fund grants administered by the Department of Environmental Protection.	Excellent
Brendan T. Bryne State Forrest (Four Mile Road and Route 70)	There are over 25 miles of trails in the state forest for hiking, bike riding, and snow shoeing.	Excellent
Rancocas Conservancy Preservation Trail (Pemberton Bypass)	The property has a network of walking trails on the south side of the creek and has a public boat launch and parking lot (donated by the Burlington County Boy Scouts).	Excellent

There are many viable trails in Pemberton and the County has developed plans for more trails (discussed below) to be created in Pemberton. It is recommended that the Township create a Trail Map and Management Plan for all trails in Pemberton Township. The Township should coordinate this effort with the State, County and other non-profits such as the Rancocas Conservancy. The trail map should include trail distances, parking/restroom areas, connections to other trails, and future trail locations. Annually, the Association of New Jersey Environmental Commissioners (ANJEC) offers grants to prepare these types of maps. It is recommended the Township pursue an ANJEC grant to develop a Trail Map and Management Plan.

Burlington County Department of Parks is in the process of developing a Master Plan for future trails in Burlington County. This plan will be an amendment to the County’s

existing Park and Open Space Plan. The plan will include connector trails, bikeways, water or canoe trails, all terrain bike trails, cross-country ski trails, and equestrian trails. One objective of the plan is to create an equestrian trail from Springfield Township, through Pemberton Township that will connect with Southampton. The County has also developed plans to create a bike trail from Monmouth County to the shore points known as the High Point to Cape May Bicycle Route. The trail will go through Cookstown, Ft. Dix, and Browns Mills onto the Red Lion Circle and link up with Route 72 and the shore points. The County and the DVRPC have developed a Greenway Plan to build a multiuse path along the Rancocas Creek from Voorhees Township to Pemberton Township.¹⁸ It is recommended that the Township work with the County to implement the objectives of these plans.

3.7.1 Multiuse Trail around Mirror Lake

During the Master Plan visioning process, residents expressed a strong desire to create a multiuse trail around Mirror Lake. Trail development stimulates local economies, increases local tax revenue, attracts tourists seeking new recreational opportunities, and revitalizes business districts. Trails also promote health and fitness by providing an enjoyable and safe place for bicycling, walking, jogging, etc. Developing a trail around Mirror Lake will be difficult due to private land ownership, availability of land between the lake and roadway, and slopes. It will require the Township to acquire land and/or obtain cross easements. This should not deter the Township. It is recommended that a community task force be created to develop a trail plan for Mirror Lake. The trail may need to meander on both sides of the road due to severe slopes in some instances. One option the task force should consider is developing a trail system that is comprised of boardwalks, dirt paths, and crushed stones around the lake similar to those in the Florida Everglades and around Lake Tahoe. It is also recommended that the Township work with the County and have the trail listed on the County's "future" trail map plan which will help with pursuing grant monies to develop the trail.

3.8 Public Transit Circulation

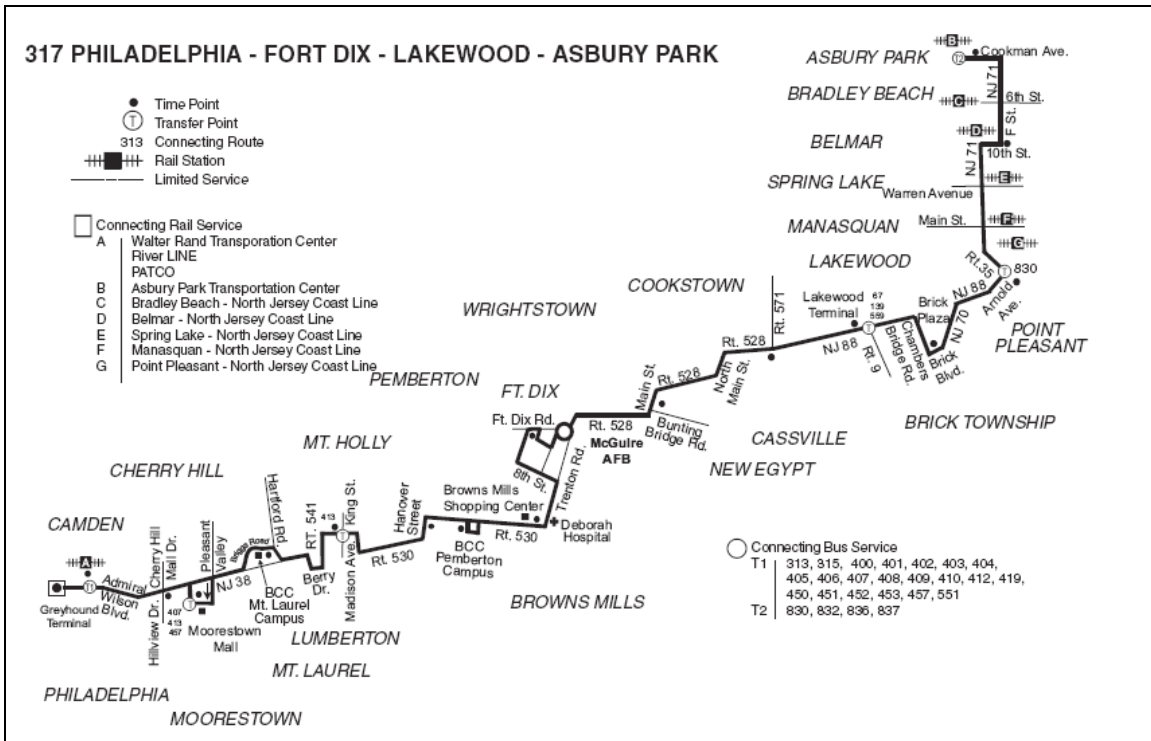
3.8.1 Bus Service

NJ Transit operates eight (8) fixed-route bus lines and the River Line that terminates or travels through Burlington County. Local bus routes do not cross the Delaware River and are contained within Camden, Burlington and Gloucester Counties.¹⁹ NJ Transit has only one (1) bus route in Pemberton Township: 317. The 317 travels from the Greyhound Bus Terminal in Philadelphia, PA to the Asbury Park Transportation Center making stops at the Cherry Hill Mall, Moorestown, Mt. Laurel, Mt. Holly, Burlington County College, Browns Mills Shopping Center, Fort Dix Transportation Center, Lakewood, Brick, Point Pleasant Beach, and Belmar. During the Master Plan meetings, the residents of Presidential Lakes requested NJ Transit to provide a bus route along Route 70. It is recommended that the Township reach out to NJ Transit and request that an analysis be conducted to determine whether it is feasible to bring bus service to Presidential Lakes

¹⁸ Rancocas Main Branches Greenway Plan. December 2002, DVRPC.

¹⁹ Camden County Public Transportation Plan prepared for the Camden County Board of Chosen Freeholders by the Delaware Valley Regional Planning Commission (December 1997), p. 15.

and along Route 70. The residents in Neighborhoods 1 and 2 recommended that bike racks be installed at the Browns Mills Shopping Center and Burlington Country Community College bus stops.

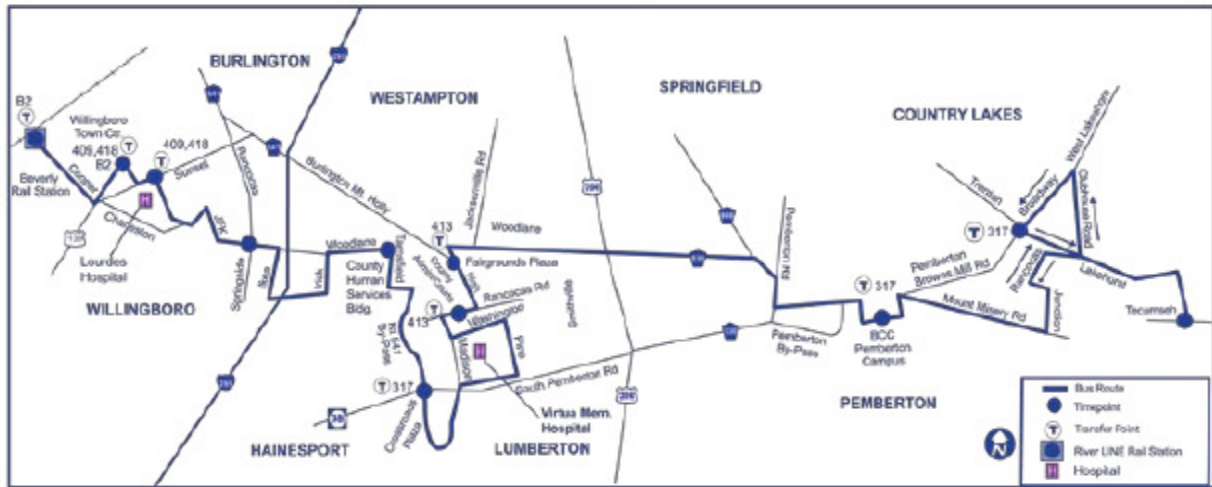


3.8.2 BurLink Shuttle Bus

The South Jersey Transportation in conjunction with Burlington County Department of Transportation provides Burlington County residents and employees with bus service to areas not covered by NJ Transit. All shuttle services connect with NJ Transit bus and/or rail, enabling passengers access to the regional transportation network.²⁰ The B1 Beverly Shuttle provides services to Pemberton residents residing in Browns Mills and Country Lakes. The B1 makes stops along Spring Lake Boulevard, Mt. Misery Road, Junction Road, Trenton Road and at the Burlington County Community College. The bus terminates at the Beverly City Rail Station. During the public workshop, the residents in Presidential Lakes requested that the B1 be rerouted to include stops in Presidential Lakes and along Route 70. The current administration has reached out to the County and requested bus service to Presidential Lakes. The County has advised the Township that they are unable to provide service to Presidential Lakes due to lack of funding. It is suggested that the residents of Presidential Lakes continue to lobby the County to bring the B1 bus route to their community.

²⁰ Cross County Connection and Burlington County Department of Transportation. http://www.driveless.com/shuttle_services.htm

BurLink B1: Beverly-Pemberton



3.8.3 Special Need Services – Para Transit

The Burlington County Department of Transportation provides free county bus transportation to senior citizens (60 and older) and adult disabled residents (21-59 years of age) through the Burlington County Transportation System (BCTS) which operates Monday through Friday 8am - 5pm. The bus service provides transportation to medical appointments at doctors' offices, shopping, personal business appointments; and the VA Hospital in Philadelphia.

3.9 Airport

Pemberton Township Airport is a privately owned airport on North Pemberton Road. The airport is mostly used by recreation flyers and is not recognized by the Federal Aviation Association (FAA) or the New Jersey Department of Transportation. Several residents urged the Township to preserve the airport because there are few recreation airports in Burlington County. The Township adopted an airport safety zone ordinance in May 1997. It is recommended that the airport safety overlay zone be added to the Township's official map if said ordinances shall remain in place.

3.10 Parking

The Township should consider revising its minimum parking requirements schedule as well as its parking space dimensions in the Zoning Ordinance. The Township's parking requirement reflects industry standards from the 1970s. Studies have shown that an adequate parking stall can be 9' x 18'. The Township's land development code (Section 190-5) defines a parking space as "an area of not less than 10 feet wide by 20 feet in length, either within a structure or in open..." Smaller parking stalls have numerous positive environmental and social impacts for a community. Smaller parking stalls will decrease the parking lot size which will allow for a larger building footprint, improve stormwater infiltration, reduce maintenance costs, and decrease urban heat.

4.0 SUMMARY OF RECOMMENDATIONS

- 4.1 It is recommended that the Township amend its street function classifications in accordance with the recommendation outlined herein.
- 4.2 It is recommended that the Township enter into an intergovernmental agreement with the County to share maintenance costs and responsibilities for County and Township-owned roadways.
- 4.3 It is recommended that weight restrictions be placed on West Lakeshore Drive, East Lakeshore Drive, Clubhouse Road, and North Whitesbog Road so that military and contractor vehicles do not degrade the residential character of Browns Mills.
- 4.4 It is recommended that the Township request the JLUS consultants and the military conduct a feasibility analysis to determine if a truck bypass can be created around Browns Mills.
- 4.5 It is recommended that the speed limit on West Lakeshore Drive be reduced and flashing beacons be installed to warn motorists of the blind intersection at Evergreen Boulevard and West Lakeshore Drive.
- 4.6 It is recommended that the Township continue to be an active participant in the County's reconstruction plans for South Pemberton Road/CR 530. In the interim, it is recommended that the light at Birmingham Road and CR 530 be changed from a yellow flashing light to a full signalized intersection. It is also recommended that the Township request that the lights at Pemberton Vincentown Road and South Pemberton Road and Magnolia Road and South Pemberton Road be retimed.
- 4.7 It is recommended that the light at Broadway and Trenton Road be retimed and a study be conducted to determine whether the intersection can be widened to accommodate left hand turning lanes.
- 4.8 It is recommended that Township's officials work with the Burlington County Department of Transportation and the State Department of Transportation to update the traffic signals at the intersections listed herein.
- 4.9 It is recommended that Township's officials work with the Burlington County Department of Transportation and the State Department of Transportation to prepare a pavement marking plan for County roads in Pemberton Township.
- 4.10 It is recommended that the Department of Public Works forward its repaving list to the County and Township's governing body and prepare a CIP in order to anticipate projects for infrastructure improvements.

- 4.11 It is recommended that the Residential Identification of Location for Traffic Calming Measures be forwarded to the Public Works Department and County engineer for evaluation as to whether a sign is warranted at the suggested area.
- 4.12 It is recommended that the Township adopt an Official Map indicating the location of sidewalks in Browns Mills, Country Lakes and Presidential Lakes. The map should also include sidewalks on Pemberton Browns Mills Road, Juilistown Road, Trenton Road and Lakehurst Road. It is recommended that the Township continue to pursue grant funding to install sidewalks throughout the Township.
- 4.13 It is recommended that the Township pursue an ANJEC grant to create a Township-wide trail map and trails management plan.
- 4.14 It is recommended that a citizen task force be created to spearhead the development of a trail system around Mirror Lake.
- 4.15 It is recommended that the Township continue to lobby for a system of public transportation to Presidential Lakes.
- 4.16 It is recommended that the airport safety overlay zone be added to the Township's official map if the current ordinance is to be retained.
- 4.17 It is recommended that the Township amend its parking stall ordinance to improve the environmental and social quality in Pemberton Township.

V. UTILITY SERVICE PLAN ELEMENT

1.0 INTRODUCTION

As set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(5), a utility service plan element analyzes the need for, and illustrates the future location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, including storm water management.

2.0 GOALS FOR UTILITY SERVICES

- 2.1 To ensure the provision of safe, adequate, and proper utilities to Township residents and businesses at reasonable rates; and
- 2.2 To preserve, maintain, and improve the community's existing water, sewer, stormwater, and solid waste infrastructure.

3.0 WATER SUPPLY

The Water Department's main office is located in the Township's municipal building on Pemberton Browns Mills Road. The Water Department has 11 employees, which is sufficiently meeting the Department's needs. The department has ten vehicles including a dump truck, a backhoe and equipment trucks. The department plans to replace the backhoe this year and the remaining vehicles are all in good condition; therefore, no large expenditures are anticipated on equipment or additional staff members.



Water tower at the intersection of Pemberton Browns Mills Road and Four Mile Road

Pemberton Township Water Department provides potable water to most of Browns Mills, the majority of Country Lakes, and Lake Valley. Lake Valley Water Company is a stand alone municipal water system which the Township purchased in 2005. Residential homes in Presidential Lakes and the far southwest side of Country Lakes all have private wells. New Lisbon is a stand alone municipal water system owned by Burlington County but managed by the Pemberton Township Water Department. Privately-owned company, New Jersey American Water, controls Sunbury Village and the adjacent Baker Residential community. Pemberton Township supplies water to several communities within Pemberton Borough including Johnson Court (formerly known as Pemberton Heights), Sheldon Road and Arneys Mount Road. There are emergency interconnections within Hilltop Mobile Home Park and Skipper's Mobile Home Park.

Water bills are based on usage hook-up. The first 8,000 gallons are \$39.00 and are billed three months in advance. Additional usage is billed at \$4.50 per/thousand gallons. Residential and commercial users have the same rates.

Pemberton Township Water Department has six (6) wells, Lake Valley has two (2) wells, and New Lisbon has three (3) wells. There are two (2) elevated storage tanks and one (1) ground reservoir in Pemberton Township. Lake Valley has one (1) elevated tower and New Lisbon has one (1) elevated storage tank. All the tanks and wells are in good condition. The Water Department has almost completed construction on Well 12. This well will have a pumping capacity of 300 gallons per minute (gpm). Pemberton Township is currently investigating the possibility of purchasing water credits (PRMs) from Sybron Chemical Plant. Sybron Chemical recently closed its facility on Birmingham Road but left its water tanks.

The Water Department has wells in the Mt. Laurel-Wenonah Aquifer and Englishtown Aquifer. The NJDEP has precluded additional wells to the Mt. Laurel-Wenonah Aquifer. The NJDEP regulates how much water a municipality/company can remove from the ground or surface source. The Water Department indicated that it has sufficient water supplies to provide for some new development in Pemberton. The Water Department can only accommodate a major development if the developer is willing to participate in the water production program. It is difficult to provide more public water service in Pemberton because there are no regional suppliers within a reasonable distance to Pemberton Township to purchase bulk supplies. One possible option for a developer is to purchase water from Mt. Holly.

The Water Department maintains approximately 67 miles of water main. The system is composed of asbestos/cement and PVC C-900 water main. The Water Department estimates it will be replacing water mains along Brynwood Drive and North Lakeshore Drive from Clematis Street to Hydrangea Street in 2009 due to poor condition. The project includes installing five (5) hydrants, valves and approximately 8,000 feet of six inch and eight inch C-900 water main. The project will take three to five years to complete. The department will also be replacing water meters with a new automatic meter reading system.

4.0 STORMWATER MANAGEMENT AND DRAINAGE

On February 2, 2004, the New Jersey Department of Environmental Protection established two sets of stormwater rules that establish a comprehensive framework for addressing water quality impacts associated with existing and future stormwater discharges to local waterways. Phase II New Jersey Pollutant Discharge Elimination System Stormwater Regulation Program Rules (N.J.A.C. 7:14A) are intended to address and reduce pollutants associated with existing stormwater runoff. Stormwater Management Rules (N.J.A.C. 7:8) set forth required components of regional and municipal stormwater management plans and established stormwater management design and performance standards for new development.

For residential development, the design and performance standards became immediately effective through the Residential Site Improvement Standards (RSIS). For non-residential development, each municipal planning board is required to adopt a stormwater management plan consistent with the provisions of N.J.A.C. 7:8-2 and N.J.A.C. 7:8-4. Each municipality is required to adopt a stormwater control ordinance and submit both the plan and the ordinance to the county for review.

On February 7, 2008, the Pemberton Township Planning Board approved a revised Municipal Stormwater Management Plan (MSWMP) prepared by Brett Ingram, P.E., Adams, Rehmann & Heggan Associates, Inc. The Planning Board adopted the original plan on May 3, 2006. Copies of the MSWMP and associated ordinance are on file in the Clerk's office. The Municipal Stormwater Management Plan is incorporated herein by reference.

5.0 SANITARY SEWER MANAGEMENT

The Pemberton Municipal Utility Authority (MUA) is located at 131 Ft. Dix Road in Pemberton and provides limited sewage collection in Pemberton Township. The MUA's service area is indicated in **Map UT-1**. The MUA collects and treats all sludge that is discharged from properties located within its service area since the 1980s. The treatment facility is located on Birmingham Road. It is one of the first sludge treatment facilities in Burlington County and is in excellent condition. There are two other sewage treatment plants in the Township: Pemberton Township School District and Sybron Chemical Plant. The school operates and maintains its own ground treatment system and has no connection with the Pemberton MUA. Sybron Chemical recently abandoned its facility on Birmingham Road and decommissioned sewage plan. The Pemberton MUA and the Township are not interested in acquiring the Sybron Plant due to possible contamination issues; therefore, Sybron is in the process of removing the plant.

The Pemberton MUA treatment facility is rated to treat up to 1.76 million gallons per day (mgd) and has a design capacity of 2.50 mgd.



Pemberton MUA Building: Ft. Dix Road
Source Pemberton Township

A single family resident pays \$80.00 a quarter for treatment. Commercial and other non-residential fees are based on state regulations and utilization. All sludge is treated on site and the fluid is cleaned and discharged on the MUA's farms. The MUA currently owns approximately 260 acres of farmland for sludge treatment. There are 17 pumping stations in Pemberton. The MUA maintains

over 200 miles for piping. The entire existing infrastructure is in good condition. The MUA has no plans at this time to

perform any major infrastructure improvements.

While the infrastructure is in good condition, there has been one operational issue that has arisen. Historically, the Township issues Certificate of Occupancies (COs) to developers prior to receiving an approval from the Pemberton MUA. This has caused some difficulties for the Pemberton MUA because the existing infrastructure was incapable of handling the effluents from the new development. It is recommended that the Township require all applicants obtain an “ability to service” letter from the MUA. The Pemberton MUA should review all changes in use/tenant applications before a CO is issued to the developer/business owner.

6.0 SOLID WASTE MANAGEMENT

Pemberton Township does not have a solid waste management department nor are there any landfills within the Township. The Township contracts with a sanitary company every five years to collect trash from the residents. Currently, the Township has a contract with Republic Services in Hammonton, NJ. The Township has been using this company for the past eight years. Trash collection for single-family detached homes occurs Monday through Saturday based on zones. The Township is not responsible for the collection or removal of garbage, trash, refuse, etc. for large scaled commercial and residential developments. Commercial, retail, and large scaled residential developments must contract with a private company to remove their solid waste.



7.0 INFRASTRUCTURE EXPANSION

During the Master Plan meetings, there was a difference of opinion about whether water and sewer service should be extended to Presidential Lakes. For over thirty years, the residents of Presidential Lakes have been requesting that the NJDEP and the Pinelands Commission allow sewer and water in Presidential Lakes. Older septic systems and wells are starting to fail and residents are forced to invest thousand of dollars to install new systems. The NJDEP and the Pinelands Commission have precluded the extension of the sewer and water line for fear that it will cause additional growth in the area. This concern is duly noted, however, the health and safety of the residents in Presidential Lakes is now a concern. It is recommended that the Township reinstate conversations with the Pinelands Commission and NJDEP to determine whether it is feasible to bring water and sewer to Presidential Lakes. One viable option is to bring a water/sewer line down Magnolia Road, through Brendan T. Byrne State Park and into Presidential Lakes. The majority of this land is already listed on the State’s Recreation Open Space Inventory List (ROSI), which prohibits, for the most part, any type of residential development. It is also recommended that the Township request that the Pinelands Commission conduct a dilution model of the entire area and prepare alternative solutions to Presidential Lakes’ septic contamination issues.

After a public participation process from 2003-2007, Burlington County, on behalf of Pemberton Township as part of the State's Cross Acceptance procedures, requested that the State's Official Map be amended to include two nodes in Pemberton Township. The first proposed node would be an extension of the proposed node at Pemberton Borough. The Township does have sewer and water services near Pemberton Borough. It is recommended the Township amend its Sewer Service Area (208 Map) to include the remaining portion of Comical Corners not within the Sewer Service Area. In accordance with Burlington County's GAPP Plan and expansion of the node at Pemberton Borough, it is also recommended that the 134 acres proposed for senior housing along North Pemberton Road and Arneys Mount Road be included in the proposed Sewer Service Area.

The second proposed node would be at the intersection of Route 206 and North Pemberton Road (CR 630). There is no sewer service at the intersection of North Pemberton Road and Route 206. On the other side of 206 in Easthampton Township, sewer service has been approved at the intersection of North Pemberton Road (CR 630) and Route 206. To encourage more commercial business along Route 206 and North Pemberton Road, it is recommended that the Township reach out to Eastampton Township and Mount Holly MUA to determine the feasibility of providing sewer service to areas zoned GCLI along Route 206 and North Pemberton Road in Pemberton Township. This is consistent with Eastampton's proposed node and the County Plan. **Map UT-2** indicates the proposed amendments to Pemberton's Sewer Service Area.

8.0 SUMMARY OF RECOMMENDATIONS

- 8.1 It is recommended that the Township adopt an ordinance requiring the Pemberton MUA to review and approve all major and minor site plans prior to the Township issuing a CO. Furthermore, any planning or zoning approvals be subject to the condition that sanitary sewer is available and requires MUA review. The Pemberton MUA should review all change in use/tenant applications before a CO is issued to the developer/business owner.
- 8.2 It is recommended that the Township amend its 208 sewer service area plan map to allow the Pemberton MUA to extend sewer service to the areas zoned GCLI/NC (comical corners) along Arneys Mount Road and Ft. Dix Street, the 134 acres known as Greenberg Farm, and areas zoned GCLI on Route 206 and North Pemberton Road.

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.

VII. RECREATION ELEMENT

1.0 INTRODUCTION

As set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(7), a recreation plan element shows a comprehensive system of areas and public sites for recreation. This element analyzes existing recreation facilities, identifies needs and deficiencies, and proposes recommendations for improvements.

2.0 GOALS FOR RECREATION

- 2.1 To establish an eco-marketing campaign to promote the benefits of the lakes, streams and state park system in Pemberton Township;
- 2.2 To promote cross utilization of existing recreation facilities among the Township, School Board, Burlington County, and the New Jersey Division of Parks and Forestry;
- 2.3 To create trail linkages between existing parks and public recreation areas to form a network of recreation spaces;
- 2.4 To increase recreation facilities and amenities, specifically soccer fields, in Country Lakes and Presidential Lakes;
- 2.5 To maintain and update existing recreational facilities to provide safe, accessible, and modern amenities for senior citizens and handicapped persons;
- 2.6 To increase safety patrols at recreation facilities; and
- 2.7 To designate a land area in Downtown Browns Mills for an indoor recreation center for families

3.0 INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

The inventory of existing conditions examines the Township's recreational facilities and identifies existing needs and deficiencies. Both a quantitative and qualitative analysis has been conducted. These analyses will enable the Township to plan for the community's current and future recreational needs. A summary of recreation recommendations is outlined at the end of this Element.

3.1 Quantitative Recreational Analysis and Needs

The first part of the analysis, the overall quantitative analysis, is shown in the Table Recreation 1 below. This table summarizes whether there are a sufficient number of recreational facilities throughout the Township to meet the needs of Pemberton's existing population, based upon the 1986 National Recreation and Parks Association (NRPA) standards. These standards have been modified by the Ragan Design Group to reflect

community characteristics. It serves as general guidance for assessing the needs of the community.

The Quantitative Recreation Analysis and Needs Table demonstrates that the number of recreational facilities in Pemberton is generally sufficient to meet the recreational needs of Pemberton's population. However, a deficiency in the number of developed facilities for certain types of recreation, including: general use fields, soccer, volleyball courts, and tennis courts, was identified. The quantitative analysis indicates that there is a shortage of volleyball courts within the Township; however, the residents agreed at the Master Plan Workshops that the existing number of volleyball courts is sufficient since the Township does not have a volleyball team. When the remaining shortages were identified during the Master Plan workshops, residents were only concerned with providing additional general use fields in Country Lakes and Presidential Lakes.

On the other hand, residents throughout the Township specifically articulated the need to enhance the existing recreation amenities in the Township by starting a marketing campaign to bring outdoor enthusiasts to Pemberton Township. The residents recommended that the campaign advertise Pemberton as an eco-friendly community with clean lakes for swimming, fishing and sailing. The Township's parks provided opportunities for hiking, camping, biking and canoeing. It is recommended that the Township embark on a marketing campaign to promote the recreation assets in Pemberton Township including Whitesbog, Mirror Lake Recreation Area, the cedar lakes and Brendan T. Byrne State Park. **Map REC-1** indicates the location of recreation amenities in Pemberton Township. Specific local recommendations are provided in the discussion of each neighborhood area.



Table 1: Pemberton Township Overall Recreation and Need Analysis

Pemberton Township Recreation Analysis and Need Population 28,831					
Facility	Total Standard	Current Facilities			Deficit (-) Surplus (+)
		State/Co/Twp	Schools/Church	Total	
<i>Community Park</i>					
5Acres/1,000	144.16	6,760.63	180.52	6,941.15	+6,796.99
<i>Neighborhood Park/ Playground Equipment</i>					
2 Acres/1,000 Equipment is need based	57.66	435.51	199.53	635.04	+577.38
<i>Baseball Fields</i>					
1 Field/3,000	10	5	8	13	+3
<i>Little League Baseball Fields</i>					
1 Field/3,000	10	5	8	13	+3
<i>Softball Fields</i>					
1 Field/3,000	10	3	8	11	+1
<i>Tennis Courts</i>					
1 Court/1,500	19	6	5	11	-8
<i>Basketball Courts</i>					
1 Court/2,000	14	8	7	15	+1
<i>Volleyball Courts</i>					
1 Court/4,000	7	1	2	3	-4
<i>Soccer Fields</i>					
1 Field/1,500	19	-	9	9	-10*
<i>Football Fields</i>					
1 Field/10,000	3	1	4	5	+2
<i>Lacrosse/Field Hockey</i>					
1 Field/4,000	7	-	1	1	-6
<i>General Use Fields</i>					
1 Field/6,000	5	5	5	11	+6
<i>Jogging / Fitness Trails</i>					
1Mile/1,000	28.83	37.06	-	37.06	+8.23
<i>¼ Mile Running Track</i>					
1 Track/10,000	3	-	1	1	-2
<i>Street Hockey</i>					
1 Rink/8,000	4	2	-	2	-2
<i>Community /School Pools</i>					
1 Public Pool/25,000	1	-	-	0	-1
<i>Lakes</i>					
Varies	Varies	6	-	6	+6
<i>Golf Course</i>					
Varies	Varies	-	-	-	Even
<i>Skating Park</i>					
Varies	Varies	-	-	-	Even

* Due to Pemberton's extensive recreation facilities and open space network, a ratio of 1 soccer field per/2000 people is more realistic. Therefore the Township is short 5 soccer fields.

3.2 Qualitative Recreation Analysis and Need

To complement the quantitative analysis, a qualitative analysis of each of the Township's recreational facilities has been developed based upon site visits to the various facilities, from community input gathered during the Master Planning workshops, as well as from interviews with the Parks and Recreation Department and Township officials. The Township's recreation facilities have each been classified using a ranking system prepared by Ragan Design Group based on quality and accessibility of play fields, facilities and equipment. A rank of 5 was assigned to parks in very good or exceptional condition and a rank of 1 was assigned to those parks most in need of repair and improvement. During the Master Plan process, various needed improvements to parks and recreation centers were discussed. As noted in the Land Use Element, the Township was divided into six (6) neighborhood areas to analyze the existing recreation on a neighborhood level and provide recommendation to improve recreation facilities in each neighborhood. The following sections discuss each neighborhood area and recreation issues that were raised during the Master Plan meetings.

3.3 Neighborhood Planning Area #1: Downtown Browns Mills

Neighborhood Area #1 (**MAP REC-2**) is Downtown Browns Mills. The boundaries of this area are Stackhouse Elementary School to the north, Trenton/Lakehurst Road to the east, the intersection of Lakehurst and Junction Road to the south and the Lake Shore Mobile Home Community to the west. The area is fairly dense with a mix of the commercial, residential and heavily wooded Township Owned – vacant land.



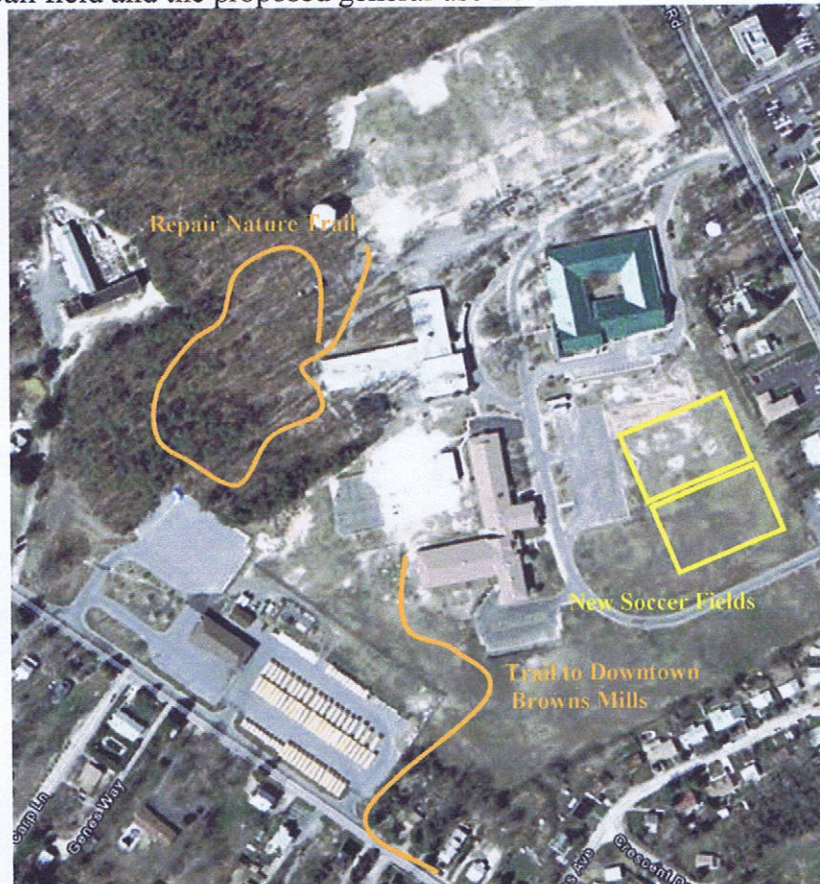
Table 2: Neighborhood Area #1 Recreation and Need Analysis

**Pemberton Township - Neighborhood #1
Recreation Analysis and Need
Estimated Population in Area #1 = 3,130**

Facility	Total Standard	Current Facilities			Deficit (-) Surplus (+)
		State/Co/Twp	Schools/Church	Total	
Community Park					
5 Acres/1,000	15.65	-	35.27	35.27	+19.62
Neighborhood Park/ Playground Equipment					
2 Acres/1,000 Equipment is need based	6.26	0.44	-	0.44	- 5.82
Baseball Fields					
1 Field/3,000	1	-	-	0	-1
Little League Baseball Fields					
1 Field/3,000	1	-	-	0	-1
Softball Fields					
1 Field/3,000	1	-	-	0	-1
Tennis Courts					
1 Court/1,500	2	-	-	0	-2
Basketball Courts					
1 Court/2,000	2	-	2	2	Even
Volleyball Courts					
1 Court/4,000	1	-	-	0	-1
Soccer Fields					
1 Field/1,500	2	-	-	0	-2
Football Fields					
1 Field/10,000	0	-	1	1	+1
Lacrosse/Field Hockey					
1 Field/4,000	1	-	-	0	-1
General Use Fields					
1 Field/6,000	1	1	-	1	Even
Jogging / Fitness Trails					
1 Mile/1,000	3.13	-	-	0	-3.13
¼ Mile Running Track					
1 Track/10,000	0	-	-	0	Even
Street Hockey					
1 Rink/8,000	0	-	-	0	Even
Community /School Pools					
1 Public Pool/25,000	0	-	-	0	Even
Lakes					
Varies	0	-	-	0	Even
Golf Course					
Varies	0	-	-	0	Even
Skating Park					
Varies	0	-	-	0	Even

Recreation Priorities in Neighborhood Area #1

- During the Master Plan meeting for Neighborhood Area #1, several residents stated that there are not enough activities for children and their families in Downtown Browns Mills. Several residents recommended that indoor recreation facility be developed along Noteboom Road. It is recommended that the Township explore the possibility of creating an activity center for children along Noteboom Road.
- Stackhouse Elementary School is located on Trenton Road across from Deborah Hospital. The elementary school is the largest recreation facility in Neighborhood Area #1. There are two large fields at the school that are used for PAL football and active recreation space. In the 1980s, the Township created a nature trail in the rear of the building to educate students about life science and ecology. The trail is now overgrown and requires maintenance. It is recommended that the trail be restored. To improve trail linkage throughout Browns Mills, it is recommended that a multiuse trail be created from Stackhouse Elementary School to Juilistown Road and Lakeshore Mobile Home Community.
- To meet the Township's need for additional general use fields, it is recommended that two soccer fields be created in the open space to the south of the school facilities. It is also recommended that an irrigation system be installed at the PAL football field and the proposed general use fields.



Inventory of Recreation Facilities in Area #1

Stackhouse Elementary School (35.27 acres): 2 Basketball Courts, PAL football field, playground equipment, and general use field.

Rank: 4.0

Veteran's Memorial (0.44 acres): Memorial, benches, and landscaping

Rank: 4.5



3.4 Neighborhood Planning Area #2: Browns Mills and Mirror Lake

Planning Area #2 (MAP-REC 3) is the most densely populated area in Pemberton Township. Over 36% of the Township's population resides in Neighborhood Area #2. The boundaries of the area are Ft. Dix and McGuire Air Force Base to the north, Manchester Township and Plumsted Township (Ocean County) to the east, Whitesbog/Route 70 to the south and Trenton Road/Lakehurst Road to the west. The quantitative analysis for Area 2 is shown in Table 3.

Table 3: Neighborhood Area #2 Recreation and Need Analysis

**Pemberton Township - Neighborhood #2
Recreation Analysis and Need
Estimated Population in Area #2 = 10,549**

Facility	Total Standard	Current Facilities			Deficit (-) Surplus (+)
		State/Co/Twp	Schools/Church	Total	
<i>Community Park</i>					
5 Acres/1,000	52.75	93.74	-	93.74	+40.99
<i>Neighborhood Park/ Playground Equipment</i>					
2 Acres/1,000 Equipment is need based	21.10	216.55	-	216.55	+195.45
<i>Baseball Fields</i>					
1 Field/3,000	4	-	-	0	-4
<i>Little League Baseball Fields</i>					
1 Field/3,000	4	-	-	0	-4
<i>Softball Fields</i>					
1 Field/3,000	4	-	-	0	-4
<i>Tennis Courts</i>					
1 Court/1,500	7	2	-	2	-5
<i>Basketball Courts</i>					
1 Court/2,000	5	4	-	4	-1
<i>Volleyball Courts</i>					
1 Court/4,000	3	1	-	1	-2
<i>Soccer Fields</i>					
1 Field/1,500	7	-	-	0	-7
<i>Football Fields</i>					
1 Field/10,000	1	-	-	0	-1
<i>Lacrosse/Field Hockey</i>					
1 Field/4,000	3	-	-	0	-3
<i>General Use Fields</i>					
1 Field/6,000	2	-	-	0	-2
<i>Jogging / Fitness Trails</i>					
1 Mile/1,000	10.54	5.00	-	5.00	-5.54
<i>¼ Mile Running Track</i>					
1 Track/10,000	1	-	-	0	-1
<i>Street Hockey</i>					
1 Rink/8,000	1	1	-	1	Even
<i>Community /School Pools</i>					
1 Public Pool/25,000	0	-	-	0	Even
<i>Lakes</i>					
Varies	Varies	1	-	1	+1
<i>Golf Course</i>					
Varies	Varies	-	-	0	Even
<i>Skating Park</i>					
Varies	Varies	-	-	0	Even

Recreation Priorities in Neighborhood Area #2

- Whitesbog was an active 19th and 20th-century cranberry and blueberry producing community. Joseph J. White founded this company town in the 1870s. Elizabeth White developed the commercial high-bush blueberry here. The site is undergoing restoration and is leased to the Whitesbog Preservation Trust, a nonprofit organization dedicated to the restoration of the village.³³ There are over six (6) miles of nature trails for people to explore including the Woman’s Trial and the Old Bog Trail. It is recommended that the Township market Whitesbog as a recreation amenity by posting a trail map of Whitesbog on the Township’s website. It is also recommended that all the trails be listed on the Township Trail Map (see circulation element).
- Mirror Lake Recreation Area is a major asset for the Township. There are three lakes in the recreation area: Mirror Lake, Little Pine Lake, and Wild Fowl Lake. Swimming, sunbathing, fishing, boating up to 1 horse power engines and other water-related activities are permitted on the lakes. During the Master Plan meetings,

the residents stated that they felt that the recreation area is underutilized.

During the 1960s and 1970s Mirror Lake was used year round by the residents for swimming, sailboat racing, fishing, ice skating and sunbathing. During the Master Plan Workshops, the residents



emphatically indicated that they want to recreate Mirror Lake Recreation Area into a regional destination for outdoor enthusiasts. One suggestion during the Master Plan Workshop was to create a boat house for canoes and kayaks. There is a vacant log cabin across from Mirror Lake Beach on South Lakeshore Drive that would be a perfect location for a boat house and concession stand. It is recommended that the Township reach out to the owner of the log cabin property to determine whether she would be interested in selling the cabin to the Township so that it could be turned into a recreation amenity for Pemberton. It is also recommended that the Township develop a marketing campaign to promote the assets at Mirror Lake Recreation Area.

³³ Whitesbog Village <http://www.whitesbog.org/about/about.htm>.

- During the summer when there are special events at Mirror Lake, such as the Water Carnival and summer camp, there is a shortage of parking spaces. Business owners along Lakehurst Road usually accommodate overall flow parking during these special occasions. There is limited land around Mirror Lake to create additional parking. It is recommended that the Township repave and reorient the parking lots along North Lakeshore Drive/Clubhouse Road and at the Browns Mills Improvement Association building to accommodate overflow parking during the summer and for large events at the lakes.
- Bayberry Park is located in the northern part of the Township at the intersection of Reed Avenue and Lehigh Street. There are various amenities at the park including beaches, a roller hockey rink, basketball courts, and playground equipment for pre-teens. Unfortunately, over the years vandals have defaced the park. The roller rink has ATV tire tracks and one basketball rim is missing. The beach and pre-teen playground areas are in good condition. It is recommended that more security patrols and community associations monitor Bayberry Park.

Inventory of Recreation Facilities in Area #2

Mirror Lake Recreation Area/Browns Mills Recreation Center (214.51 Acres): 1

Recreation Facility, 1
 Concession Stand, 1
 Beach Volleyball Court,
 Beach, Playground
 Equipment, 2 Tennis
 Courts, 1 Basketball
 Court, 1 Boat Slip, Docks

Rank: 4.0

Reflection Park (0.52 Acres):

Benches,
 Walkway to Mirror Lake,
 Storage Shed

Rank: 4.0

Bayberry Recreation

Facility (1.52 Acres): Beach, Roller Hockey Rink, 3 Basketball Courts, 1 Basketball Backboard (no rim), Playground Equipment.

Rank: 3.5

Whitesbog Historic Village (93.74 Acres): Learning Center, Walking Trails, Benches, Picnic Areas

Rank: 4.5



3.5 Neighborhood Planning Area #3: Country Lakes

The boundaries of Area 3 (MAP REC-4) are north to the municipal's boundary with Wrightstown Borough and New Hanover Township, east to State Highway Route 70, south to Mount Misery Road and the railroad right of way, and west to the Bellaire Mobile Home community. The quantitative analysis for Area 3 is shown in Table 4.

Table 4: Neighborhood Area #3 Recreation and Need Analysis

**Pemberton Township - Neighborhood #3
Recreation Analysis and Need
Estimated Population in Area #3 = 6,341**

Facility	Total Standard	Current Facilities			Deficit (-) Surplus (+)
		State/Co/Twp	Schools/Church	Total	
<i>Community Park</i>					
5 Acres/1,000	31.75 acres	1,741.72³⁴		1,741.72	+1,709.97 acres
<i>Neighborhood Park/ Playground Equipment</i>					
2 Acres/1,000 Equipment is need based	12.68 Acres	3.36³⁵		3.36	-9.32 acres
<i>Baseball Fields</i>					
1 Field/3,000	2 Fields	1	4³⁶	4	+3
<i>Little League Baseball Fields</i>					
1 Field/3,000	2 Fields	1	4³⁷	5	+3
<i>Softball Fields</i>					
1 Field/3,000	2 Fields	1	4³⁸	5	+3
<i>Tennis Courts</i>					
1 Court/1,500	4 Courts	-	-	-	-4
<i>Basketball Courts</i>					
1 Court/2,000	3 Court		2³⁹	2	-1
<i>Volleyball Courts</i>					
1 Court/4,000	2 Courts	-	-	-	-2
<i>Soccer Fields</i>					
1 Field/1,500	4 Field	-	-	-	-4
<i>Football Fields</i>					
1 Field/10,000	1 Field	-	1⁴⁰	1	Even
<i>Lacrosse/Field Hockey</i>					
1 Field/4,000	2 Fields	-	-	-	-2
<i>General Use Fields</i>					
1 Field/6,000	1 Field	-	2		+1
<i>Jogging / Fitness Trails</i>					
1 Mile/1,000	6.34 Miles	12.5 miles	-	12.5 miles	+6.16
<i>¼ Mile Running Track</i>					
1 Track/10,000	1 Track	-	-	-	-1
<i>Street Hockey</i>					
1 Rink/8,000	1 Rink	-	-	-	-1
<i>Community /School Pools</i>					
1 Public Pool/25,000	0 Pool	-	-	-	Even
<i>Lakes</i>					
Varies	Varies	3	-	3	+3
<i>Golf Course</i>					
Varies	Varies	-	-	-	
<i>Skating Park</i>					
Varies	Varies	-	-	-	

Recreation Priorities in Neighborhood Area #3

- Country Lakes Park and Recreation Center is located on Tensaw Drive between Santa Clara Trail and Maricopa Trail. There are various amenities at the park, including a recreation building with restrooms, preteen playground equipment, picnic tables and benches, grills, and a beach for sunbathing and swimming. While the overall condition of the park is good, there is graffiti on some of the playground apparatus and the recreation building could use a new coat of paint. It is recommended that the playground equipment be cleaned and the recreation center be painted. It is also recommended that more police patrols be provided around the parks in Country Lakes. It is also recommended that additional preteen playground equipment be installed at the parks on Tensaw Drive and Chippewa Trail.

- During the public workshop in Country Lakes, the residents articulated the desire to have a soccer field/general use field adjacent to Country Lakes. The residents of Country Lakes have to drive their children to Pemberton High School for soccer/football practices and games. At the Public Workshop Meeting, residents requested that the Township consider creating a partnership with the NJDEP to use the State's land near Baffin Brook (Block 903; Lots 10, 11, 12, 13 and 14 & Block 911 Lots 1.01, 2 and 3 as possible locations) for a football/soccer field in order to meet the recreation needs for families in Country Lakes. It is



recommended that the governing body create a line of communication between the NJDEP and Pemberton Township to discuss the possibility of using the State's land to construct a soccer/football field near Country Lakes.

- The baseball field located next to the County Lakes Firehouse is a community asset. The field is in fair condition but the grass and clay/dirt around the baseball diamond is starting to deteriorate. It is recommended that the Township, in conjunction with County Lakes Alliance and the Fire Company, apply for a Smart Future ANJEC grant and/or a Green Acres grant to restore the baseball field.

Inventory of Recreation Facilities in Area #3

Brendan T. Byrne State Forest (1739.14 acres): Camping, picnic area, beach, multi-use trail, mountain biking, horseback riding, hiking, passive recreation space.

Rank: 5.0

Chippewa Trail Beach/Spring Lake (0.91 acres): Grills, beach, parking, passive recreation space.

Rank: 3.0

Cherokee Beach Club (0.72 acres): Grills, beach, parking, picnic tables, passive recreation

Rank: 4.0

Ammerman Park (0.97 acres): 1 basketball court

Rank: 4.0

Country Lakes Park/County Lakes Fire Department (2.58 acres): 1 baseball field

Rank: 3.0

Country Lakes Recreation Center/Tensaw Beach (2.56 acres): Recreation building, restrooms, playground equipment, picnic areas, beach, passive recreation space, grills.

Rank: 4.0

Pole Bridge Park (0.76 acres): Preteen playground equipment, climbing apparatus, passive recreation space.

Rank: 4.0

Denbo School and Crichton School (38.59 acres):

Denbo School -2 Tetherball Poles, 1 baseball field, 1 basketball court, general use field, 16 swings, climbing apparatus, slides, passive recreation area.

Rank: 3.0

Crichton School: Climbing Apparatus, slides, swings, 2 baseball fields/general use field, passive recreation area.

Rank: 3.0

First Baptist Church (7.36 acres): 1 baseball field, passive recreation area

Rank: 2.0



Spring Lake (102.28 acres): Swimming, beach, fishing, boating activities up to 1 horsepower, picnic areas.
Rank: 4.0

Colony Lake (52.13 acres): Swimming, beach, fishing, boating activities up to 1 horsepower, picnic areas.
Rank: 4.0

Long Lake (12.74 acres): Swimming, beach, fishing, boating activities up to 1 horsepower, picnic areas.
Rank: 4.0



3.6 Neighborhood Planning Area #4: Presidential Lakes

The Boundaries of Area 4 (**MAP REC-5**) are North to Mount Misery Road, East to Route 70 and Ocean County (Manchester Township), South to the border of Woodland Township and Southampton Township, and West to Four Mile and Greenwood Bridge Roads. The quantitative analysis for Area 4 is shown in Table 5.

Table 5: Neighborhood Area #4 Recreation and Need Analysis

**Pemberton Township - Neighborhood #4
Recreation Analysis and Need
Estimated Population in Area #4 = 2,965**

Facility	Total Standard	Current Facilities			Deficit (-) Surplus (+)
		State/Co/Twp	Schools/Church	Total	
Community Park					
5Acres/1,000	14.83Acres	3,371.57	-	3,371.57	+3,356.74
Neighborhood Park/ Playground Equipment					
2Acres/1,000 Equipment is need based	5.93 Acres	17.23	163.46	180.69	+174.76 acres
Baseball Fields					
1 Field/3,000	1 Field	1	-	1	Even
Little League Baseball Fields					
1 Field/3,000	1 Field	1	-	1	Even
Softball Fields					
1 Field/3,000	1 Fields	1	-	1	Even
Tennis Courts					
1 Court/1,500	2 Courts	2	-	2	Even
Basketball Courts					
1 Court/2,000	2 Courts	2	1	3	+1
Volleyball Courts					
1 Court/4,000	1 Court	-	2	2	+1
Soccer Fields					
1 Field/1,500	2 Fields	-	1	-	-1
Football Fields					
1 Field/10,000	0 Field	-	-	-	Even
Lacrosse/Field Hockey					
1 Field/4,000	1 Field	-	-	-	-1
General Use Fields					
1 Field/6,000	1 Field	1	1	2	+1
Jogging / Fitness Trails					
1Mile/1,000	2.97 Miles	12.5	-	12.5	+9.53
¼ Mile Running Track					
1 Track/10,000	0 Track	-	-	-	Even
Street Hockey					
1 Rink/8,000	0 Rink	-	-	-	Even
Community /School Pools					
1 Public Pool/25,000	0 Pool	-	-	-	Even
Lakes					
Varies	Varies	1	-	1	+1
Golf Course					
Varies	Varies	-	-	-	Even
Skating Park					
Varies	Varies	-	-	-	Even

Recreation Priorities in Neighborhood Area #4

- During the Master Plan meeting in Presidential Lakes, the residents said that they need better walking/biking trails because the existing trails are congested with 4-wheelers (ATVs) and horses. The residents recommended that the Township consider working with the NJDEP Division of Parks and Forestry and develop new trails from Presidential Lakes to Brendan T. Byrne State Forest. The new trails should be restricted to pedestrians and bicycles.
- Formerly known as Lebanon State Forest, Brendan T. Byrne State Forest is a major recreation asset in Pemberton Township. Within the State Forest there are hiking trails, camping, fishing, and picnic tables. The park is patrolled and maintained by the NJDEP. It is recommended that the Township work with the NJDEP and prepare a detailed trail map showing the locations of camp sites and trail heads. At the Master Plan meetings, several residents pointed out that there is a lot of illegal dumping (behind Montana Avenue) in the State Forest. It is recommended that the Township provide additional police patrols to Presidential Lakes to discourage illegal dumping in the state forest.
- Presidential Lakes does not have a general use/soccer field. It is recommended that the Township evaluate whether the Township-owned land behind the Fire and EMS squad can be cleared of debris and converted into a general use field. It is recommended the Township pursue Green Acres Funds to convert the land into a general use field.
- The residents of Presidential Lakes stated during the workshop that they want their lake and beaches back. It is recommended that the Township, NJDEP and ARH continue to keep the residents updated on the status of the dam repair and lake restoration.
- The residences of Presidential Lakes stated that they are in dire need of a new community center to conduct community activities such as fundraisers and Boy Scout meetings. As noted in the Community Facilities Element, the Township completed a structure review of the Fire/EMS building in Presidential Lakes. The Township is in the process of evaluating whether they should remodel the building or construct a new Fire/EMS building in Presidential Lakes. It is recommended that the Township consider incorporating a community center into the renovation/construction of the Fire/EMS building. The Township should pursue Rural Development Funds through USDA and Small Cities Funds through HUD to bring this project to fruition.



Inventory of Recreation Facilities in Area #4

Brendan T. Byrne State Forest (3,371.57 acres): Camping, picnic area, beach, multi-use trail, mountain biking, horseback riding, hiking, passive recreation space.
Rank: 5.0

Presidential Lakes Park (12.24 Acres): Benches, playground equipment, climbing apparatus, swings, 2 tennis courts with lights, 1 basketball court with lights, junior basketball rim, 1 Babe Ruth baseball field, 1 sand volleyball court (no net), walking trail.
Rank: 4.0

Presidential Lakes Beach and Park (4.99 Acres): Benches, restrooms, swings, climbing apparatus, 1 basketball court with lights, volley court (no net).
Rank: 3.0

Pinelands Center @ Mt. Misery (163.46 Acres): 1 general use field, 1 basketball court, benches, picnic area
Rank: 3.5

The Pinelands Center @ Mt. Misery Road is located at the southern boundary of the Township with Woodland Township at the end of Mt. Misery Road.

3.7 Neighborhood Planning Area #5: Lake Valley Acres and Magnolia Road
 The Boundaries of Area 5 (MAP REC-6) are North to Browns Mills Road, East to Four Mile Road, South to the borders of Woodland Township and Southampton Township, and West to Burns Mills and Vincentown Roads. The quantitative analysis for Area 5 is shown in Table 6.

Table 6: Neighborhood Area #5 Recreation and Need Analysis

**Pemberton Township - Neighborhood #5
Recreation Analysis and Need
Estimated Population in Area #5 = 4,225**

Facility	Total Standard	Current Facilities			Deficit (-) Surplus (+)
		State/Co/Twp	Schools/Church	Total	
<i>Community Park</i>					
5 Acres/1,000	21.25 Acres	1,536.31	36.10	1,572.41	+1,551.16
<i>Neighborhood Park/ Playground Equipment</i>					
2 Acres/1,000 Equipment is need based	8.45 Acres	95.93	36.07	132	+123.55
<i>Baseball Fields</i>					
1 Field/3,000	1 Field	3	-	3	+2
<i>Little League Baseball Fields</i>					
1 Field/3,000	1 Field	3	-	3	+2
<i>Softball Fields</i>					
1 Field/3,000	1 Fields	1	-	1	Even
<i>Tennis Courts</i>					
1 Court/1,500	3 Courts	1	-	1	-2
<i>Basketball Courts</i>					
1 Court/2,000	2 Courts	1	1	2	Even
<i>Volleyball Courts</i>					
1 Court/4,000	1 Court	-	-	0	-1
<i>Soccer Fields</i>					
1 Field/1,500	3 Fields	-	-	0	-3
<i>Football Fields</i>					
1 Field/10,000	0 Field	1	-	1	+1
<i>Lacrosse/Field Hockey</i>					
1 Field/4,000	1 Field	-	-	0	-1
<i>General Use Fields</i>					
1 Field/6,000	1 Field	2	-	2	+1
<i>Jogging / Fitness Trails</i>					
1 Mile/1,000	4.23 Miles	5.81	-	5.81	+1.58
<i>¼ Mile Running Track</i>					
1 Track/10,000	0 Track	-	-	0	Even
<i>Street Hockey</i>					
1 Rink/8,000	0 Rink	-	-	0	Even
<i>Community /School Pools</i>					
1 Public Pool/25,000	0 Pool	-	-	0	Even
<i>Lakes</i>					
Varies	Varies	1	-	1	+1
<i>Golf Course</i>					
Varies	Varies	-	-	0	Even
<i>Skating Park</i>					
Varies	Varies	-	-	0	Even

Recreation Priorities in Neighborhood Area #5

- Pemberton Lake is located within the Pemberton Lake Wildlife Management Area near Magnolia Road and the Pemberton Bypass. The lake is state owned. The NJDEP stocks the lake with bass fish prior to the opening of the fishing season in the spring. Parking spaces at Lake Pemberton are limited due to availability of land and its close proximity to Magnolia Road and the Pemberton Bypass. Users of Lake Pemberton Recreation Area park their vehicles either at the gravel parking lot on Magnolia Road or along Coleman's Bridge Road. Occasionally, vehicles will park along the Pemberton Bypass, but the Police Department is quick to enforce the no parking restriction along the roadway. It is recommended that the Township expand the existing gravel parking lot on Magnolia Road to provide additional parking for the Lake Pemberton Recreation Area. It is also recommended that the Township provide landscaping improvements around the parking lot including trees, picnic tables and trash cans. It is also suggested that the Township create a more defined trail around Lake Pemberton.



- The Dominique Johnson Recreation Center needs to expand its parking lot. It was recommended at the public workshop that the Township reach out to the owner of the adjacent tract, Light and Love Church, and inquire if an easement can be created to expand the recreation center's parking lot.



D. Johnson Recreation Center

- Imagination Kingdom was a wooden playground structure built in 1993 with funds from the community and Township. Unfortunately, in January 2008, the Township closed Imagination Kingdom and removed the entire structure and the soil around it. The Township was forced to demolish and remove the playground after tests confirmed arsenic and chromium in the soil. The original playground structure was treated with chromate copper arsenate, known as CCA, which was used to protect the wood against rotting and insect damage. In 2003, the Bush Administration banned pressure treated woods with

CCA because studies linked CCA to cancer. Imagination Kingdom is a staple in the community. The Township has stated that constructing a new Imagination Kingdom would cost close to \$400,000. The Township has budgeted \$200,000 to apply to a new Imagination Kingdom (now known as Imagination Kingdom 2). The Township is preparing a Green Acres application to acquire funds to help pay for the restoration of Imagination Kingdom. It is recommended that the Township continue to garner public participation into the redevelopment of Imagination Kingdom II.

- The Babe Ruth Baseball fields on Pemberton Browns Mills Road are in fair condition. Several residents and players indicated that there are some uneven spots in the outfield that require attention. They also indicated that the fields need to be irrigated and reseeded. It is recommended that the baseball fields be irrigated, leveled, and reseeded at the end of the baseball/softball season. It is also recommended that padding be installed along the top of the outfield fences.



Babe Ruth Baseball Facility



Inventory of Recreation Facilities in Area #5

Brendan T. Byrne State Forest (1,341.13 acres): Camping, picnic area, beach, multi-use trail, mountain biking, horseback riding, hiking, passive recreation space.

Rank: 5.0

Rancocas Creek Watershed Conservation (195.18 Acres): Canoeing along the Rancocas Creek, canoe drop area, restrooms, hiking trails.

Rank: 4.5

Babe Ruth Baseball Field (14.67 Acres): 1 Football Field, 3 Little League Fields, 1 softball field, bleachers, recreation/concession building, parking.

Rank: 4.0

Imagination Kingdom (Preteen playground equipment to be replaced).

Dominique Johnson Community Center (16.19 Acres): Recreation building, 1 basketball court, preteen playground apparatus, benches, picnic tables, grills 1 tennis court, 1 baseball field, 1 general use field, bleachers.

Rank: 4.5

Pemberton Township Community Park - 2nd Avenue and Estate Road (0.96 acres):
General use field, benches, picnic pavilion, horseshoe pit.
Rank: 4.0

Lake Pemberton (78.78 Acres): Hiking trail, benches, fishing, boat ramp, dock.
Rank: 4.0

Samuel T. Busansky and Howard L Emmons School (36.07 Acres): 1 basketball court, 1 general use field, playground equipment.
Rank: 3.5

3.8 Neighborhood Planning Area #6: Route 206 and North Pemberton Road
The Boundaries of Area 6 (MAP REC-7) are North to the borders of Wrightstown Borough and Springfield Township, West to US Route 206 and the borders of Easthampton and Southampton Townships, South to CR 530 and Pemberton – Vincentown Road, and East to the border of Ft. Dix. This area is the least populated area in the Township. The quantitative analysis for Area 6 is shown in Table 7.



Table 7: Neighborhood Area #6 Recreation and Need Analysis

Pemberton Township - Neighborhood #6
Recreation Analysis and Need
Estimated Population in Area #6 = 2,092

Facility	Total Standard	Current Facilities			Deficit (-) Surplus (+)
		State/Co/Twp	Schools/Church	Total	
<i>Community Park</i>					
5 Acres/1,000	10.46 Acres	17.56	144.42	161.98	+151.52
<i>Neighborhood Park/ Playground Equipment</i>					
2 Acres/1,000 Equipment is need based	4.18 Acres	102	-	102	+97.19
<i>Baseball Fields</i>					
1 Field/3,000	1	-	4	4	+3
<i>Little League Baseball Fields</i>					
1 Field/3,000	1	-	4	4	+3
<i>Softball Fields</i>					
1 Field/3,000	1	-	4	4	+3
<i>Tennis Courts</i>					
1 Court/1,500	1	1	5	6	+5
<i>Basketball Courts</i>					
1 Court/2,000	1	1	1	2	+1
<i>Volleyball Courts</i>					
1 Court/4,000	1	-	-	0	-1
<i>Soccer Fields</i>					
1 Field/1,500	1	-	8	8	+7
<i>Football Fields</i>					
1 Field/10,000	0	-	2	2	+2
<i>Lacrosse/Field Hockey</i>					
1 Field/4,000	1	-	1	1	Even
<i>General Use Fields</i>					
1 Field/6,000	0	1	3	4	+4
<i>Jogging / Fitness Trails</i>					
1 Mile/1,000	2.90	1.25	-	1.25	-1.65
<i>¼ Mile Running Track</i>					
1 Track/10,000	0	-	1	1	+1
<i>Street Hockey</i>					
1 Rink/8,000	0	1	-	1	+1
<i>Community /School Pools</i>					
1 Public Pool/25,000	0	-	-	0	Even
<i>Lakes</i>					
Varies	0	-	-	0	Even
<i>Golf Course</i>					
Varies	0	-	-	0	Even
<i>Skating Park</i>					
Varies	0	-	-	0	Even

Recreation Priorities in Neighborhood Area #6

- Recently in 2008, Sybron Chemical relocated the majority of its workers at the Pemberton facility to another location. Eventually, Sybron Chemical will be abandoning its location on Birmingham Road. Birmingham Softball Field is located in the western section of the Township just north of County Route 530 on Birmingham Road. The Birmingham Field consists of one softball field, one storage shed, garbage and recycling cans, and a gravel parking lot. The field is in good condition but the grass is starting to overgrow. Sybron Chemical built the field for its employees and allowed the Township to use it. It is recommended that the Township continue to lease the Sybron field for \$1.00 and add it to its park management plan.
- The Township is in the process of evaluating the possibility of constructing a canoe slip as part of the County's Park and Open Space Master Plan at the bridge by the Sybron Softball Field. It is recommended that the Township apply for a Smart Future ANJEC grant and/or a Green Acres grant to design and construct a canoe slip at this location. The Township should also reach out to the County to see whether they can provide additional funding for the project.

Inventory of Recreation Facilities in Area #6

Helen A. Fort School Middle School (29.28 acres)

Rank: 4.0

1 Football Field, 1 General Use Field, 1 Track (1/4 mile), 1 Outdoor Basketball Court, and active recreation space.

Newcomb School Elementary School (17.78 acres)

Rank: 4.0

1 General Use Field, Playground Apparatus, and active recreation space.

Pemberton Township High School (97.36 acres)

Rank: 4.5

5 Tennis Courts, 8 Soccer Fields, 3 Baseball Fields, 3 Softball Fields, 1 Practice Football Field

Sybron Chemical Recreation Field (Birmingham Road) (3 acres)

Rank: 4.0

1 Softball Field

Nesbitt Community Center at Sunbury (94.19 acres)

Rank: 4.0

1 Hockey Rink (No boards), 1 Basketball Court, 1 Tennis Court, Toddler Playground Equipment

American Legion Post and Recreation Facilities (4.81 acres)

Rank: 4.0

1 Basketball Court, 1 Baseball Field, Picnic area, Recreation facility

Pemberton Township Municipal Building (8.98 acres)

Rank: 3.5

1 General Use Field and active recreation space.

Pemberton Train Station and Rails-to-Trails (8.58 acres)

Rank: 4.0

1 Train Station, walking trail (1.25 miles), picnic area.

4.0 BURLINGTON COUNTY PARKS AND OPEN SPACE MASTER PLAN

In 2002, Burlington County’s Parks and Open Space completed a comprehensive plan which set forth short- and long-term strategies for the acquisition of open space and the development of a parks system that will meet future recreational needs in the region. This Plan builds on the Rancocas Main Branches Greenway Plan (DVRPC, December 2002) which recommends conservation and trail extension along the Rancocas Creek. The county’s open space Master Plan proposes two recreation improvements that impact Pemberton Township: the Rancocas Creek Greenway and Barker’s Brook Project. The

Rancocas Creek Greenway will consist of a 20-mile long, east-west multi-use spine through the center of the County linking communities from the Delaware River to Smithville Regional Park and Mirror Lake. Well-established County open space properties will be developed as “hub” sites, focusing on passive recreational opportunities and water access. In regards to Pemberton Township, the County proposes to extend the Rails to Trails program to include a trail extension from Arneys Mount Trail and the



Sybron Softball is conveniently located next to the Rancocas Creek, which is an excellent location for a canoe slip.

North Pemberton Trail Station to Lebanon State Forest. The Plan also provides a strategy to provide public access to the Rancocas waterway such as canoe portages, public boat launches, docks, fishing piers, etc.⁴¹ Pemberton Township has started to devise a plan to implement the County plan by determining the feasibility of creating a canoe slip by Sybron Softball Field similar to the canoe slip located behind Burlington County Community College.

The second trail improvement proposed in the County’s Plan that impacts the Township is the Baker’s Brook Project. This project is in the heart of the County’s Farm Belt (Springfield and Chesterfield) with portions in Pemberton Township. The purpose of this trail is to showcase the County’s agricultural heritage, which is featured at the Burlington

County Farm Fair, an annual event drawing approximately 70,000 attendees.⁴² Over the years, the Fair has outgrown its present location in Lumberton. Consequently, the County will seek to acquire land within this project area to host the Farm Fair and other special events that highlight the County's diverse agricultural industry. The County proposes the creation of a "working farm" in this project area and will look to develop trails along the abandoned rails of the Pennsylvania Railroad, connecting the Delaware River Project Area to the Arneys Mount spur of the Rancocas Creek Greenway. It is recommended that the Township work with the County on developing a strategy on connecting the trail with the North Pemberton Railroad Station and Rancocas Creek trail extension.

5.0 RECREATION ADMINISTRATION AND PROGRAMS

Pemberton Township Department of Recreation and the Senior Services Program organizes over 40 recreation programs and family events on behalf of Pemberton Township. The Department of Recreation maintains an office in Country Lakes. The Recreation Department is responsible for organizing annual activities on the lakes such as the Water Carnival, swimming lessons, and the Wal-Mart Kids All-American Fishing Derby. There are two and a half full time employees and five part time seasonal staff members who operate the After School Program and Teen Center. In the summer, the Recreation Department employs over 60 staff members as lifeguards and summer program administrators. The Director



Country Lakes Recreation Center is the main office for the Recreation Department. The building needs some minor renovations such as exterior painting, new doors and new windows.

of the Recreation Department has indicated the need for additional staff members to manage the various community events and sporting programs.

Paid staff members, volunteers and community organizations administered the programs in the Township. Events are publicized through the school district, Channel 19, informational slides, several community websites, mass e-mail notifications, outside marquee signs at the municipal building and Reflection Park, print media, and banners throughout the Township.

Pemberton Township's Department of Public Works (DPW) is in charge of maintaining the fields including cutting the grass, stripping the fields, and monitoring the beaches and

lakes. The DPW has implemented a Park Management Plan for the purposes of maintaining the fields and allocating funds for recreation amenities. It is recommended that the Park Management Plan be amended to include the recommendations listed herein.

6.0 RECREATION ORDINANCES AND DEVELOPMENT FEES

In 2007 and 2008, Builders League of South Jersey (BLSJ) challenged four of Pemberton's recreation ordinances: Sidewalk Fund, Bike Path Fund, Off-Tract Improvement, and Recreation Fee Ordinances. In October 2007 Ragan Design Group and the Township's Solicitor met with representatives from the BLSJ to review the ordinances. Subsequent to the meeting, the ordinances were revised in accordance with the Builders League suggestions and new ordinances were drafted and provided to the Township's governing body. It is recommended that the governing body adopt these ordinances.

7.0 SUMMARY OF RECOMMENDATIONS

- 7.1 It is recommended the Township embark on a marketing campaign to promote the utilization of Whitesbog, the Township lakes and recreation areas, and State Park system by posting trail maps on the Township's website, placing monthly advertisements in the Burlington County Times and other regional newspapers, and buying add space in outdoor magazines. These efforts should be coordinated with local non-profit preservation organizations and the Township's Recreation and Public Works Department;
- 7.2 In conjunction with the Browns Mills Strategic Revitalization and Redevelopment Study, it is recommended the Township explore the possibilities of creating a commercial corridor along Noteboom Road including an active recreation center for families such as a bowling alley, ice skating rink or skate park;
- 7.3 It is recommended that the Township work with the School District and repair the nature trail behind the Stackhouse School. It is suggested that the Township and School District consider reseeding the land south of the school building and creating two soccer fields to help meet the Township's need for additional soccer fields;
- 7.4 It is recommended that a trail be created from the Stackhouse School to Juliustown Road to improve pedestrian linkages between the school and Downtown Browns Mills;
- 7.5 It is recommended the Township repave and reoriented the parking lots at the Browns Mills Improvement Authority building and along Clubhouse Road to accommodate parking overflow during special events around Mirror Lake;
- 7.6 It is recommended that the Township organize a citizens recreation committee to create a Recreation and Marketing Plan for the Mirror Lake Recreation Area. The plan should include plans for a walking trail around Mirror Lake; boathouse locations for storing kayaks, canoes and sunfish sailboats etc.; beach restoration

- and playground maintenance; overflow parking areas; and an action plan to carry out the activities at Mirror Lake;
- 7.7 It is recommended that the graffiti on playground equipment in Country Lakes be removed and the older playground equipment be removed and replaced. It is also recommended the police patrols be increased at all park and recreation areas in Country Lakes;
 - 7.8 It is recommended that the Township initiate conversations with NJDEP to discuss the possibility of using the State's land south of Country Lakes to develop a soccer/football field. The Township could use Green Acres Funds and revenues from its Open Space tax to accomplish this recommendation;
 - 7.9 It is recommended that the Township work with the State Park Service and create a security management plan to monitor activities within the State Park. The goals of the plans should be to reduce the amount of ATVs on pedestrian trails, reduce of amount garbage/tires dumped in the State Park, and to increase police patrols around the parks;
 - 7.10 It is recommended that the Township evaluate the possibility of creating a soccer field behind the Presidential Lakes Fire and Emergency Squad Building. The Township may want to consider pursuing Green Acres Funds to bring this recommendation to fruition;
 - 7.11 It is recommended that the Township, the NJDEP, and ARH continue to work together to repair the dam and restore the lake in Presidential Lakes;
 - 7.12 It is recommended the Township install an irrigation system, level and reseed the fields, and place padding along the fences at the Babe Ruth Baseball fields;
 - 7.13 It is recommended that the following improvements be made to Pemberton Lake: increase the size of the gravel parking lot on Magnolia Road, install picnic tables and trash cans at the parking lot, and create a more defined walking trail around the lake with trail linkages to the Rancocas Conservancy Area and Brendan T. Byrne State Forest;
 - 7.14 It is recommended that the Township obtain a parking easement from Light and Love Church to expand the parking lot at the Dominique Johnson Recreation Facility;
 - 7.15 It is recommended that the Township continue to raise funds and garner public support to construct Imagination Kingdom II;
 - 7.16 It is recommended that the Township use open space tax revenues and Green Acres Funds and purchase the Sybron Chemical softball field; and
 - 7.17 It is recommended the Township develop a compliance plan so that all recreation facilities within the Township meet ADA requirements.

VIII. CONSERVATION AND OPEN SPACE PLAN ELEMENT

1.0 INTRODUCTION

As set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(8) a conservation plan element provides for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forest, soils, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threaten species wildlife and other resources, and which systemically analyzes the impact of each other component and element of the Master Plan on the present and future preservation, conservation and utilization of those resources.

Recently the Township was approached by the Delaware Valley Regional Planning Commission (DVRPC) to conduct a comprehensive natural resource inventory that will inventory all of Pemberton's natural resources and provide guidance on how to protect them. A critical part of the natural resource inventory will involve receiving input from various public and private stakeholders who deal with natural resources. The evaluations and recommendation of the natural resource inventory should be adopted as an addendum to this Master Plan.

With 90 percent of the Township's land within the Pinelands, the natural resources of the community are, in large, inventoried in detail in the ecological assessment of the Pinelands Comprehensive Management Plan. Therefore, this plan element provides a summary of these items herein and refers the reader to the Pinelands Comprehensive Management Plan and the anticipated DVRPC natural resource inventory for a more in depth analysis.

2.0 GOALS FOR CONSERVATION AND OPEN SPACE

- 2.1 To preserve environmentally sensitive land along streams and other areas characterized by the presence of natural resources such as wetlands, lakes, steep slopes, stream corridors, unique ecology, and prime wildlife habitat;
- 2.2 To protect and preserve threatened and/or endangered plant and animal species and their habitats;
- 2.3 To protect and maintain the quality of surface and ground waters;
- 2.4 To promote the continuation and expansion of agricultural and horticultural uses;
- 2.5 To improve public access points to open spaces and water amenities for passive and active recreational use;
- 2.6 To protect and preserve the Township's aesthetic character and scenic vistas;

- 2.7 To encourage the utilization of renewable energy resources that are essentially inexhaustible, including wind, sun, living organisms, biomass, methane, geothermal, and water;
- 2.8 To promote environmentally sensitive design solutions of all developments particularly near unique natural features including wetlands, streams, lake, and wooded areas;
- 2.9 To expand Pemberton's open space network by applying for open space grants from the State, county, and other agencies to be used for acquisitions and conservation easements;
- 2.10 To coordinate preservation efforts with the State, county, Pinelands Commission, and non-profit groups such as the Rancocas Conservancy; and
- 2.11 To promote water and energy conservation in Township facilities, businesses and residential homes.

3.0 SURFACE WATER and HYDROLOGY

The Township is bisected from east to west by the drainage basin of the North Branch of the Rancocas Creek and its tributaries. **Map COS-1** indicates the locations of streams, lakes, floodplains and wetlands in Pemberton Township. Elevations adjoining the creek range from 30' at Ewansville to 70' around Mirror Lake. The tributaries of the Rancocas extend beyond Township limits and several have been impounded to create the lakefront residential development at Country Lakes. Mirror Lake is the site of the mill pond which was created to power the grist mill and saw mill operating in Browns Mills during the 19th century.



Mirror Lake feeds into the North Branch of the Rancocas Creek

Within the Pinelands Management Area, nearly all surface waterways flow east to the Atlantic Ocean or South to the Delaware Bay. However, the Rancocas Creek is a major exception to this pattern, draining portions of the central Pinelands' surface water westwardly to the Delaware River. The distinctive brown color of the North Branch and its tributaries is typical of streams in the Pinelands. Frequently called "cedar water" because of the false assumption that this tea color results from the cedar roots in the creeks, the actual cause of the brown is the abundance of an iron in the soil. These complex results when plant by-products decomposing at the surface mix with oxide ions dissolved in ground water.

Streams and lakes in the Pinelands are typically low in hardness, alkalinity and ph value (less than 5) and are high in humic complex, especially during the growing season. Groundwater aquifers and most Pinelands' streams are still low in nutrients, and this unpolluted character make the region unusual. Sensitive to pollutants from sewage and agricultural runoff, land use patterns have significant impacts on stream quality.

In the North Branch watershed, McDonalds Branch in the Brendan T. Byrne State Forest was judged to be pristine. Located in Woodland Township, this stream strength has no point or non-point sources of pollution degrading water quality and has no land use patterns affected by man. Proceeding westward, the water quality of the North Branch deteriorates with sewage discharges, agriculture runoff and landfill operations.

4.0 GEOLOGY

Pemberton Township is divided into two geological regions: the eastern section lies in what is considered to be the Outer Coastal Plain of the Atlantic Ocean and the western area of the Township lies in the Inner Coastal Plain. **Map COS-2** indicates the geology in Pemberton Township. All of Burlington County is underlain by unconsolidated beds of clay, sand and gravel whose edges are exposed to the surface in bands trending in a northeast to southwest direction across the county. In Pemberton Township, the beds become thicker and the underlying formation becomes more numerous. There are six geological formations which outcrop in Pemberton Township. The Kirkwood formation is the dominant outcrop and is found throughout the central section of the Township.

The Cohansey Sand formation overlays the Kirkwood formation which is found in the central section of the Township as well as in the eastern section of the Township. The Cohansey Aquifer is considered the most important fresh water aquifer in New Jersey's Coastal Plain area. The Cohansey has a very shallow depth to ground water and is at risk for contamination. One of the main purposes of the Pinelands Protection Act was to protect the Cohansey Aquifer from contamination.

The western area of the Township (non-Pinelands) contains the Manasquan, Vincentown, Hornerstown San and Naviesink formations. The locations and thicknesses of these formations are important when evaluating ground water resources, since underlying formations serve either as aquifers, primary, secondary or tertiary recharge areas.

5.0 SOILS

There are a total of 82 different soil types within the Township. **Map COS-3** indicates the locations of these soils in Pemberton Township. The non-Pinelands portion of the Township is composed of soils from the Freehold-Holmdel-Adelphia association and the alluvial lands along the Rancocas Creek. As noted in the Farmland Preservation Plan Element, there are prime agricultural soils in the non-Pinelands area of the Township. Except for the alluvial lands which are poorly drained and subject to frequent flooding, the agricultural activities which prevail in this area are supported by soils which are capable of reasonable yields with improved surface or subsurface drainage.

The Pinelands' portions of the Township are composed of two associations: Lakehurst-Lakewood-Evesboro and Atsion-Muck-Alluvial. The Lakehurst-Lakewood-Evesboro soils in the Pinelands area have an extremely porous texture due to the high proportion of coarse particles which characterize these sands. Limited in their capacity to retain water and nutrients by their porous nature, the excessive drainage characteristics of these soils require that land use decisions address the leaching problems that are created from development and agricultural uses.

The Atsion-Muck-Alluvial soils are poorly drained, moderately permeable, and have a sand and loam content. These soils are subject to frequent flooding from streams and tributaries. Soils considered to be of statewide importance are rare within Pemberton's Pinelands area and are generally found near or adjoining prime agricultural soils.

6.0 VEGETATION

The existing vegetation and property boundaries in the non-Pinelands area of the Township are consistent with the development patterns of early European settlers. The settlers would clear the land and remove trees and shrubs for the purposes of farming. Areas that were too steep or near streams were left alone because it was too time intensive to turn them into productive agricultural land. These streams and remaining wooded areas still represent parcel boundaries in the non-Pinelands area. The wooded parcel boundaries are composed of oaks, sweetgum, ash, and red maple along trees.



The vegetation in the Pinelands area of the Township is much more densely wooded than the non-Pinelands area of the Township. The change in vegetation types is a direct result of the underlying geological formations and soils properties. The vegetation character and composition of the Pinelands are directly affected by the level of the water table. The vegetation in the Pinelands contains bogs, cedar swamps, hardwood swamps, and pitch pine lowlands. The common species found in the Pinelands area are pitch pines, red maple, blackgum, sweetbay magnolia, dangleberry, high bush blueberry, swamp azalea, fetterbush and bayberry.

During the Master Plan meetings, several residents stated that trees were being removed for new development or expansion of existing structures and were not being replaced. It is recommended that the Township adopt a tree management plan requiring developers to provide compensatory planting for any trees removed from a site. It is also recommended that the Township adopt a tree removal ordinance requiring a property owner to get a permit to remove a tree and either replace it with another on-site or pay a fee into an escrow fund. The Township can use this fund to plant trees on public property.

7.0 THREATENED AND ENDANGERED SPECIES

There are various animal species in Pemberton Township that are classified as threatened or endangered by the New Jersey Division of Fish and Wildlife. The NJDEP office of Natural Heritage Programs (NHP) and the NJ Pinelands Commission maintain an inventory of endangered and threaten species. The Pinelands Comprehensive Plan provides a detail summary of species that are endangered which is incorporated by reference herein.

8.0 OPEN SPACE AND RECREATION AREAS

As discussed in the Recreation Element of the Master Plan, Pemberton Township has an extensive network of active and passive recreation spaces. Specifically, in the southern portion of the Township, ±14,963.2 (36%) acres owned by the New Jersey Department of Environmental Protection which are part of the Brendan T. Byrne State Park network. The Rancocas Conservancy owns 198 acres of land along the Rancocas Creek near Burlington Community College/Pemberton bypass and three (3) acres in Browns Mills near Mirror Lake. Additionally, the Township has used Green Acres Funds and cost share to preserve recreation space and open space throughout the municipality. The Township has a total of ±825 acres listed on the State's Recreation and Open Space Inventory (ROSI).



Spring Lake in Country Lakes is listed on the ROSI

9.0 REGIONAL REGULATORY FRAMEWORK

In 1978, Congress created the 1.1 million acre Pinelands National Reserve to preserve, protect, and enhance the ecological values in the Pinelands region, including the Cohansey aquifer. To supplement the federal law, the New Jersey Legislature enacted the Pinelands Protection Act, N.J.S.A. 13:18A-23. The Act designated a Pinelands Area that is divided into a “Preservation Area,” which is highly regulated, and a “Protection Area,” which is permitted varying degrees of development activity. The Act established a State-level planning and regulatory framework for the Pinelands Area, set forth in the Pinelands Comprehensive Management Plan (CMP), N.J.A.C. 7:50. It requires all county and municipal Master Plans and land use ordinances in the Pinelands Area to conform to the CMP and to be certified by the Pinelands Commission.⁴³

The CMP is based on a regional approach to land preservation, land use and development. The CMP Land Capability Map establishes nine land-use management areas with goals, objectives, development intensities and permitted land uses for each management area. According to an overview of the Management Areas on the Pinelands Commission website,⁴⁴ the following are general descriptions of the various management areas:

- (1) Preservation Area District – This is the most critical ecological region. No residential development is permitted, except for one 1-acre lots in designated infill areas and special “cultural housing” on minimum 3.2 acre lots for property owned by families prior to 1979. Limited commercial use is permitted in designated infill areas.
- (2) Special Agricultural Production Area – These are areas primarily used for berry agriculture and horticulture of native Pinelands plants. Only residential farm-related housing on 40 acres is permitted, and expansion of existing non-residential uses is permitted.

(3) Forest Area- This area contains high quality water resources and wetlands and provides suitable habitat for many threatened and endangered species. Permitted residential densities average one house for every 28 acres.

(4) Agricultural Production Area- These are areas of active agricultural use, generally upland field agriculture and row crops, including adjacent areas with soils suitable for expansion of agricultural operations. Farm-related housing on 10 acres and non-farm housing on 40 acres is allowed. Permitted non-residential uses are agricultural commercial and roadside retail within 300 feet of preexisting commercial uses.

(5) Rural Development Area- This is a transitional area that balances environmental and development values between conservation and growth areas. Limited, low-density residential development and roadside retail is permitted. Residential densities average one home for every five acres.

(6) Military and Federal Installation Area- These are federal enclaves within the Pinelands Area. Permitted uses are those associated with the function of the installation or other public purpose.

(7) Pinelands Villages- These are existing, spatially discrete settlements which are appropriate for residential, commercial, and industrial infill consistent with their character. Residential development is permitted on minimum one-acre lots if not sewerred.

(8) Pinelands Towns- Existing spatially discrete settlements. Residential development is permitted on minimum one-acre lots if not sewerred and 2 to 4 homes per acre with sewers. Commercial and industrial uses are also permitted.

(9) Regional Growth Area- These are areas of existing growth and adjacent lands capable of accommodating regional growth influences. Residential development is permitted on approximately 3 houses per acre with sewers. Commercial and industrial uses are permitted.



The North Branch of the Rancocas Creek, within the Pinelands, provides recreation opportunities to Pemberton residents and tourists.

The Pinelands Commission is currently considering revisions to the Pinelands Management Areas, based upon a re-examination of the region's ecological characteristics recently completed by the Pinelands Commission's Science Department,⁴⁵ as well as other data sources. There are nine polygons under consideration for changes

within Pemberton Township. Specifically, one Forest Area is being recommended for change to a Regional Growth Area, while the balance of the polygon changes are being recommended for Forest Areas. 90% of Pemberton Township is located in the Pinelands Area. Specifically, eight of the nine management areas listed above are represented in Pemberton. As a municipality under the Pinelands Commission's control, development is automatically restricted in areas in the Township that the Commission has deemed to be environmentally sensitive.

10.0 LOCAL REGULATION AND FUNDING MECHANISMS TO PRESERVE OPEN SPACE

10.1 Steep Slope Ordinance

Though it is generally assumed that the southern part of New Jersey is flat, there are in fact topographical variations in the landscape that are notable and worthy of preservation. Steep slopes are defined as those slopes greater than 15%. There are areas along the North Branch of the Rancocas Creek and around Mirror Lake that have excessive slopes. These areas are vulnerable to erosion, siltation, flooding, and water run-off. The Township should identify and protect steep slopes. Steep slopes are important factors in maintaining aquifer recharge and ground water quality. Additionally, slopes that are forested may provide habitat for migratory birds and other animals.

In order to effectuate protection of steep slopes, an ordinance should be developed that will restrict critical slope areas, limit grading, and prohibit development, cutting vegetation and other disturbances where appropriate. Along streams, additional buffers should be added in locations with steep slopes in order to limit pollution and erosion. The controls should be both qualitative and quantitative as to provide protection for the unique land forms and maximize optimal use of the natural terrain. Effective and reasonable application of these regulations will protect health, safety and welfare of the citizens of the Township.

10.2 Open Space Tax

As noted in the Recreation Plan Element and in this element, the Township has an extensive network of active and passive recreation spaces. The Township acquired a majority of this land utilizing the Township's open space tax (0.077), cost sharing from the county and state (Green Acres Program), and land dedications. **MAP COS-4** indicates the location of preserved open space that is listed on the state's Recreation Open Space Inventory (ROSI). For the most part, properties listed on the state's ROSI cannot be developed unless authorized by an act of legislation from the state. It is recommended that the Township continue to raise funds for conservation through the Township's Open Space Tax. This will assist in acquiring or imposing conservation easements on priority parcels in the future.

10.3 Conservation Easements and Land Dedications

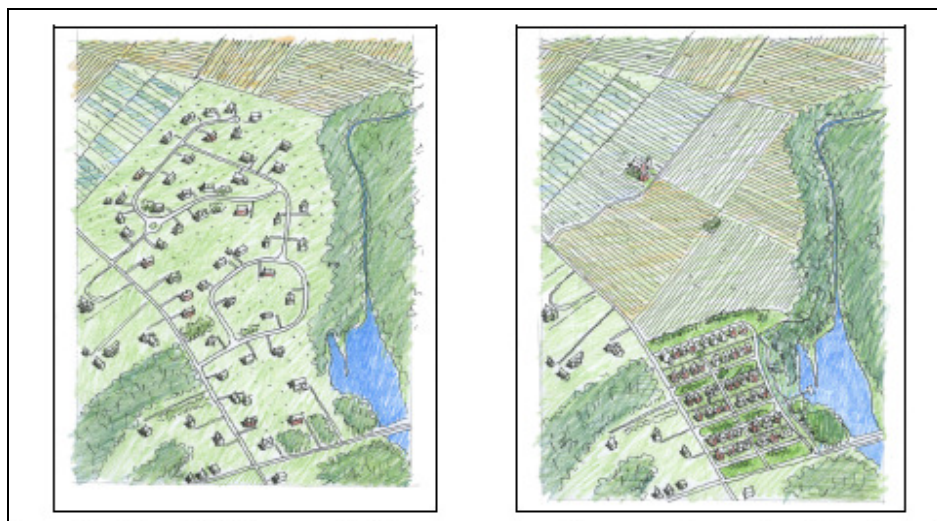
Acquisitions are not the only tool for open space and farmland preservation. Conservation easements placed on open land allow for protection of open space without ownership changing hands. Conservation easements are enabled by N.J.S.A. 13:8B-1. Owners of significant pieces of property may place a conservation easement on part of their land to protect the natural features or environmental quality of the land and they can

still live and conduct activities on the unrestricted portion of the property. In order for a land owner to qualify for a tax deduction for eased land, the deduction must be approved by the local tax assessor. The IRS requires that there be a public purpose for the land donation and it must be consistent with public policy. Eligible categories of land include land that is restricted in perpetuity exclusively for a conservation purpose, land that is accessible to the public for education or recreation, and land that has certified historic value.

There are responsibilities that come with the acceptance of a conservation easement. The land must be monitored in a systematic fashion to protect against environmental degradation, encroachments and potential adverse possession claims to land. The language of a conservation easement must include prohibited uses, the allowable uses, a clear mechanism for enforcement, and it must be properly recorded. Conservation easements may or may not include provisions for public access. It is recommended that the Township leverage local conservation efforts by coordinating with other levels of government and private organizations. As such, the Township should continue to meet with County officials to periodically review and contribute to the County's list of priority farmland and open space properties.

10.4 Cluster Ordinance

As available funds will purchase only a small fraction of sensitive or high priority lands, the Township has a cluster ordinance in place to help preserve and protect the Township's resources. Cluster developments differ from traditional land development in several ways. Clustering usually sites homes on smaller lots and there is less emphasis on minimum lot size. However, the total number of homes, or density, on a given acreage does not necessarily increase over that allowed in a traditional subdivision design. The same number of homes is clustered on a smaller portion of the total available land. The remaining land, which would have been allocated to individual home sites, is now converted into protected open space. Clustering helps preserve land, at little or no public cost.



Clustering a development such as shown above can yield the same amount of units as traditional Euclidian Zoning which preserve farmland and precious habitat Source Brown and Keener Urban Design (Burlington County Northern GAPP, 2008).

10.5 Zoning Changes

As stated in the Land Use Element, it is recommended that an area along Birmingham Road, just north of Indian Trail be rezoned from MI-Manufacturing Industrial to AR-Agricultural Production. The area is largely vacant farmland that is listed as a Class I agricultural soil and borders Indian Run Creek. Given the agricultural and environmental sensitivity of this land, it is being recommended that the 245± acres be rezoned to AR-Agricultural Production, which is consistent with existing and surrounding land uses. Approximately 185 acres of this land within the MI is already preserved by the County/State. It is recommended that the remaining 60 acres be preserved.

11.0 ENERGY CONSERVATION

There is an urgency for Townships to take the initiative to implement policies and design standards that reduces their ecological footprint. The need for conservation of limited energy resources and expanded use of renewable resources should be a main concern for everyone. The recent oil crisis has forced Americans to think of alternative sources to power our homes and cars. While the Township can exert only minimal influence on the national demand for energy, they can at a local level affect the local power production, sets standards for extraction and pollution, and establish criteria for building and site design.

11.1 Local Power Production

Pemberton Township successfully generated its own clean power in the 18th and 19th Century. Mirror Lake Dam and Whitesbog generated hydroelectric power by damming water, driving the water through a turbine/wheel, and through a generator to create power. Whitesbog was able to generate enough energy to power machines and buildings. Mirror Lake generated enough energy to power the mills, street lamps and buildings in Downtown Browns Mills. It is recommended that the Township explore the feasibility of installing a generator at Mirror Lake Dam to create hydroelectric power for areas in Downtown Browns Mills.



11.2 Land Use Design Standards

The Township can conserve energy by enacting land use regulations and design standards that require buildings to utilize energy efficient products and incorporate natural features such as the following:

- Encourage infill development in Downtown Browns Mills and along Route 38;
- Provide redevelopers with incentives to develop buildings that use energy efficient products and renewable sources of energy;

- Establish a green building program and codes that regulate energy efficiency, conservation of water, indoor air quality and recycling of waste in all residential buildings, non residential structures, and community facilities; and
- Enact a solar access protection ordinance as well as establishing requirements for street design in new building projects to maximize solar energy benefits.

The design, construction, and maintenance of buildings have a tremendous impact on our environment and our natural resources. Although the cost might be expensive to the owner at first, a green building will increase the occupant's comfort, health, and safety.

12.0 SUMMARY OF RECOMMENDATIONS

- 12.1 It is recommended that the Township and the Environmental Commission evaluate a natural resource inventory, review and adopt, where necessary, critical habitat ordinances, and provide incentives to encourage protection of open space.
- 12.2 It is recommended that the Township adopt a tree management ordinance that requires developers to prepare a tree management plan and provide compensatory tree planting for any tree removed from the site. The Township should adopt a tree removal ordinance requiring a property owner to get a permit to remove a tree and either replace it with another on-site or pay a fee into an escrow fund. The Township can use this fund to plant trees on public property.
- 12.3 It is recommended the Township adopt a steep slope ordinance to protect areas along the Rancocas Creek and Mirror Lake and throughout the Township.
- 12.4 It is recommended the Township continue to purchase open space with funds generated by the Open Space Tax, as well as with assistance from the State and County, and require clustering with conservation easements from new development.
- 12.5 It is recommended that the Township continue to meet with County officials to periodically review and contribute to the County's list of priority farmland and open space properties.
- 12.6 It is recommended that the Township rezone an area along Birmingham Road, just north of Indian Trail from MI-Manufacturing Industrial to AR-Agricultural Production.
- 12.7 It is recommended the Township establish a green building program and codes that regulate energy efficiency, conservation of water, indoor air quality and recycling of waste in all residential buildings, non residential structures, and community facilities.
- 12.8 It is recommended the Township enact a solar access protection ordinance as well as establishing requirements for street design in new building projects to maximize solar energy benefits.

IX. ECONOMIC PLAN ELEMENT

1.0 INTRODUCTION

One of the goals of the Master Plan is to improve the prospects for expanding the Township's ratable base. This element will provide some direction and options for pursuing economic growth. In accordance with Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) the economic plan element is intended to consider all aspects of economic development and sustained economic vitality, including: a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and b) an analysis of the stability and diversity of the economic development to be promoted.

2.0 GOALS FOR ECONOMIC DEVELOPMENT

- 2.1 To expand and diversify the economic profile of the Township;
- 2.2 To increase tax ratables so the Township can maintain and improve the quality of services it provides to its residences and businesses;
- 2.3 To stabilize and rejuvenate Downtown Browns Mills and its business and residential neighborhoods;
- 2.4 To have a vibrant downtown with a healthy mix of businesses and attractive storefronts;
- 2.5 To maintain the monthly Downtown Economic Steering Committee meetings in order to restore and revitalize the downtown shopping environment;
- 2.6 To promote agricultural businesses and provide farmers areas to sell their products;
- 2.7 To provide a business friendly environment for existing businesses which have invested in the Township, and provide a supportive environment for those wishing to upgrade or renovate;
- 2.8 To encourage redevelopment and full occupancy in existing commercial locations; and
- 2.9 To build an economy on the natural features of Pemberton and market Pemberton as a recreation destination.

3.0 DEMOGRAPHICS

3.1 Census Data

3.1.1 General characteristics regarding the workforce.

Pemberton Township's 28,691 residents live in 10,778 housing units. The census data illustrates a relatively even distribution of males to females, and 21,778 of the residents are over 16 years of age, and 14,842 residents are in the labor force with an additional 911 persons in Pemberton in the armed forces. As an economic base of residents the average median household income is \$47,390.00 at the time of the 2000 census. The total occupied household at the time of the 2000 census was 10,050. For this community the gross economic dollars generated by incomes produced in Pemberton Township approached \$474 million dollars.

The housing stock of the Township is, by comparison of other Burlington County communities, one of the least expensive. The median price for a single family home in 2000 was \$98,300. More recent tax data suggests prices have escalated to \$159,654 however the necessary characteristics of 2008 have lowered prices by twenty (20) percent since the highs of 2005 and 2006.

Highlights in Pemberton Township

1. Approximately equal number of women to men;
2. 72% of workforce between 18 and 65;
3. 65% of workforce is Caucasian, 23% African American, and 6% Asian or other race;
4. Owner occupied units are 73% of the community with 26% rental.
5. Education of populace over 25 is 18.049 persons; 80% have high school diplomas; 9.4% bachelors degree;
6. Civilian Veterans population is 20% of the 25+ popular;
7. Disability status is 5,600 persons or 22%;
8. Pemberton is one of the three least expensive Townships in Burlington County from a taxing perspective;
9. Pemberton taxes rank 429th out of 567 municipalities in New Jersey.
10. Families below poverty are 464 families and 2,612 individuals.

Pemberton Township is a complex community from a social and economic point of view. There are problems and opportunities on many levels.

- There are residents (20%) who have some form of disability and most likely are living on fixed income and receive residential tax relief.
- There are military retirees who live close to the base to take advantage of PX shopping and most likely are on fixed income.
- There are plentiful acres of public lands that have become a home to a group of 40+/- persons who live in the woods behind the Pine Grove Shopping Center in Browns Mills.

- The county and state have designated the Budget Inn on Juilistown Road as the location for welfare recipients.

Then there is the community of Sunbury Village that continues to be a haven for illegal activity. Police surveillance and arrest curtail the activity but the underlying cause, low cost rental, unkempt housing by absentee landlords have allowed the area to become an undesirable area. Each of these areas and sub-groups of individuals are mini societies within the fabric of one physically very large community. The diversity of the residential needs in these groups alone is difficult to imagine.

The community is then balanced by the hard working self motivated American family striving for a better environment, good education for their kids, ample recreational opportunities, and a quality place to raise a family. Pemberton fits that bill with a fabulous environment, beautiful lakes, lots of trees and parks and a great place to be.

3.1.2 Journey to Work

Mean travel time to work in 2000 (prior to 9/11) was 32 minutes. The majority of Pemberton's residents are working outside of the area, or enough are working 45 minutes away for those that travel fifteen minutes. There is no concrete data to confirm the number of residents who may have found employment at the joint base, but the years 1999 and 2000 did not have the military agenda that has evolved over the last eight year.



Deborah Heart and Lung Center is one of the largest employers in Pemberton Township

3.1.3 Existing Tax Base

Pemberton’s tax base comes from a total valuation of all land and improvements of \$1,090,665,895 dollars based upon the 2007 property tax class totals. (See chart ECON-1).

ECON-1: Property Class Values 2007

Property Class	# of Parcels	Land Value	Improvement Value	Total Value
Vacant Land	3,017	\$ 19,297,050	\$ -	\$ 19,297,050
Residential (4 of Less units)	7,989	\$ 178,700,360	\$ 583,558,650	\$ 762,259,010
Regular Farm	121	\$ 2,899,500	\$ 11,075,700	\$ 13,975,200
Qualified Farm	248	\$ 2,919,700	\$ -	\$ 2,919,700
Commercial	147	\$ 14,108,300	\$ 42,834,835	\$ 56,943,135
Industrial	5	\$ 424,900	\$ 3,898,900	\$ 4,323,800
Apartments	14	\$ 6,349,300	\$ 12,527,000	\$ 18,876,300
Total Ratables	11,541	\$ 224,699,110	\$ 653,895,085	\$ 878,594,195
Total Utility	1	\$ 4,133,574	\$ 5,172	\$ 2,137,884
Public School Property	20	\$ 1,517,400	\$ 50,755,800	\$ 52,273,200
Other School Property	5	\$ 781,700	\$ 26,710,400	\$ 27,492,100
Public Property	2,015	\$ 19,933,950	\$ 26,922,250	\$ 46,856,200
Churches and Charities	48	\$ 3,934,000	\$ 53,768,600	\$ 57,702,600
Cemeteries	2	\$ 117,800	\$ 74,400	\$ 192,200
Other Exempt	188	\$ 10,905,200	\$ 16,650,200	\$ 27,555,400
Total Exempt	2,278	\$ 37,190,050	\$ 174,881,650	\$ 212,071,700
Ratables + Exempt	13,819	\$ 261,889,160	\$ 828,776,735	\$ 1,090,665,895

Of the total \$212,071,700 are values exempted properties of schools and churches, leaving \$878,594,195 as taxable real estate. Based upon that total valuation of \$878,594,195 only 6.48% or \$56,943,135 is a commercial ratable and \$4,323,800 is an industrial ratable (0.5%) less than 7% of the Township’s revenue is derived from non-residential use. Fiscally sound communities are frequently found to have 18–26 percent of their land use in non-residential ratables.

- The current tax valuation is based upon 1990 valuations. New tax revaluations are recommended per state law to maintain an active status for the community. Vacant equalized assess ratios are 57.08 percent.
- The school budget is 37.68% of the municipal’s budget with a total tax for district schools of 1.285 from an overall tax rate of 3.41. This is an extremely reasonable rate to the taxpayers because Pemberton Township is an Abbott District which is considered an educational district “in need”. Consequently, Pemberton Township receives over \$15,000 for each child in the school system from the State of New Jersey Federal Sources. According to Superintendent Gorman, Pemberton’s

student population has a direct correlation to the amount of funding the school district receives. When the last Abbott review occurred there were 6,000 students; today there are 5,088. Consequently, a 1,000 student decline could easily mean a \$15,000,000 (fifteen million) dollar short fall to the programs. Superintendent Gorman will need to save all of the \$15 million or the taxpayers will be required to pay a substantially larger portion of the tax burden for the school.

4.0 ECONOMIC DEVELOPMENT MECHANISMS

4.1 Increase the Value of the Housing Stock

Pemberton Township is a beautiful community. The lakes of Browns Mills, Country Lakes, and Presidential Lakes makes the residential areas highly desirable. The sense of community needs to continue to be one of helping neighbors, cleaning up unkempt areas and encouraging beautification of the houses and lots. Revising the image of a less than adequate school is paramount to increasing the valuation of residential houses.

4.2 Increase the Value of our Business Real Estate Values

Non-residential real estate creates value by establishing interesting places. Encouraging safe, comfortable, and “town square” environments that allow a pedestrian to pause and enjoy the day while being surrounded by happy and healthy customers should be an objective for the Township. Browns Mills must reinvent itself to be a viable neighborhood shopping experience.



Beneficial Bank was able to assemble numerous parcels in Downtown Browns Mills to create a viable business, which generates needed ratable dollars.

4.3 Increase Areas for New Non-residential Ratables

This Master Plan, as a result of public input, is recommending modest but important additions to the potential development. These areas will hopefully encourage new creative development along South Pemberton Road (CR 530), Route 206, North Pemberton Road (CR 630) and the expansion of the Town Center in Browns Mills. Some of the recommendations can occur during the rezoning process. However, others will require infrastructure service. (*See item 4.7 below*).

4.4 Provide Opportunities for Senior Citizen Housing

Pemberton Zoning Code only provides for senior housing in one location; the RA zone in the Pinelands and adjacent to Country Lakes. This site has preliminary approval, but has extensive infrastructure and PDC requirements. This Master Plan

recommends a modest site of ±134 acres as senior housing adjacent to Pemberton Borough. Such a development is totally consistent with Smart Growth Principals, Burlington County’s GAPP Plan, and the Borough of Pemberton and represents a tax boost to the community.

4.5 Capitalize on PILOTs for in Urban Enterprise Zones and Redevelopment Areas

As new activity occurs, encourage redevelopers and developers to enter into a Payment In Lieu of Taxes (PILOT) program. A PILOT program allows the Township to enter into an agreement with a redeveloper on a tax rate for a development project in a UEZ and/or Redevelopment area. Such a mechanism has the benefit of providing a larger share of tax dollars to the municipality.

4.6 Proposed Land Use Changes

This will provide potential assistance in reaching the goals of this plan.

- a. Amend the zoning on the north side of Route 38 to GCLI
- b. Expand the zone depth of the GCLI along the south side of Route 38 from 300’ to 600’ to allow for more design creativity, landscaping, and buffering for a commercial/retail development.
- c. Rezone the PI along the north side of Route 38 to attract a broader range of developments.
- d. Expand the Redevelopment Area and commercial zoning in Browns Mills along Pemberton Browns Mills Road.
- e. Extend Neighborhood Commercial along Hanover/Ft. Dix and Arneys Mount Roads crossing over Route 630.
[Review the complete list in the Land Use Element.]

4.7 Expand Sewer Service Areas to all Proposed Development Areas

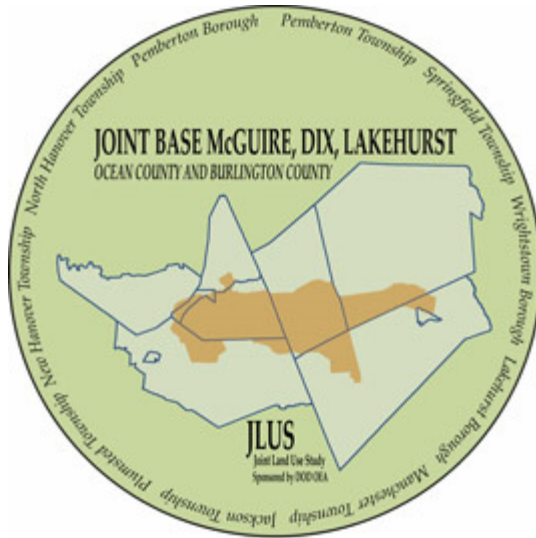
Pemberton Township’s waste water facilities management area (See **Map UT-1**) requires amendments to deliver sanitary sewer service to areas identified for future development. This process may take at least two to three years to achieve, but it is essential to the development.

4.8 Energy Freedom

Each community should strive to create energy independence. As a goal of this Master Plan, Pemberton Township has a unique opportunity to do so. Historically, Browns Mills harnessed hydroelectric power to turn the mills. Mirror Lake is a source of hydroelectric power that could power all of the publicly used electricity such as the night lights, Township buildings, ornamental lights, etc. Historically, even Whitesbog owned and utilized hydroelectric generators to power its operations. This is a technology that is well documented, and could assist Pemberton in reaching its energy independent status.

4.9 Military Interface

The U.S. Government has chosen the Army headquarters of Fort Dix, McGuire Air Force Base and Lakehurst Naval Air Station as the new 'Mega Base' for the northeastern portion of the United States. Many of the missions are national in scope bringing in soldiers, Air Force and Navy air men from the entire country to train and prepare for deployment. The volume of people, goods and services that go through the Mega Base are immense. Currently, the Joint Base has hired consultants to study the relationship of the base to the surrounding areas. Dialogue to date, has had a heavy emphasis on integrating activity with the community. Pemberton's opportunity is to remain close to the command in order to be appraised of private firms who may need to locate near the base because of support being supplied these opportunities need to be communicated on a regular basis to entice private sector companies to locate here.



5.0 A GENERAL APPROACH TO ECONOMIC DEVELOPMENT

So what is the vision of a future?

As noted in this Master Plan, the vision is a harmonious community with a beautiful town center in Browns Mills, successful businesses, a great school system, a pedestrian safe environment, and maintaining the quality of forest and farms while serving all the residents of this Township.

How do we get there?

Step One: Identify, forecast, establish goals and objects, and visioning

Is in the process of the Master Plan, and that is defining what we have, so we know who and what we are to enable us to move forward.

Step Two: Respond to the needs of the community.

- Create social connections for all groups.
- Continue to work in Browns Mills on new economic growth.
- Continue on working relationships with the school to bring the perceived quality of the school system to a higher standard.
- Maintain and expand the after school activities (recreation, arts, etc. for all school children).
- Provide opportunities for senior housing and senior volunteer programs.

Step Three: Implement and monitor

- Keep doing Step Two until it works.

- Capitalize on UEZ and Redevelopment PILOT opportunities to create new income into the local municipality.
- Establish the opportunity for new after school activities for all children who wish to participate.
- Realize that State Abbott Funding cannot continue at its current rate and prepare for a day when the local share may be much larger than it is today. (See school program).
- Fulfill Land Use recommendations and ratables of this plan by continuing economic marketing, advertising and creating a friendly environment for business.
- Then continually rework the vision, the response and the action steps again, and again. *“Patience is essential in the evolution of change!”*

5.1 Priorities to Economic Development

5.1.1 Increase the Value of the Housing Stock

Each community has its most desirable and least desirable areas. The goal is to maintain the excellent, and upgrade the down trodden. Many of the areas that are less desirable residential areas are rental units, mobile home parks, and apartments. The key to these uses is quality owners, and owners who demand on quality.

Meeting with the landlords and expressing a new vision will be necessary, even to the point of finding a responsible buyer who would be willing to make the upgrades necessary to turn the rental areas around. Below are some actions that Township can take to maintain and improve the residential characteristics in Pemberton:

- Create pedestrian friendly walking paths along Mirror Lake.
- Stop the truck traffic by weight limits through the residential areas.
- Create neighborhood contest for best landscaped yard for different areas of the Township, and give a trophy and award at the water carnival.
- Within redevelopment areas, take a serious look at redevelopment that will eliminate a poor housing condition in a way that works for everyone.



5.1.2 Increase the Value of Business Real Estate Values

Our primary business areas are Browns Mills, South Pemberton Road (CR 530) west of Pemberton Borough, Route 206 at North Pemberton Road (CR 630) and north of Pemberton Borough at Comical Corners (the “Triangle”).

1. Only Browns Mills has full water and sewer service, but is hampered by land restrictions. Additional land at Browns Mills should be rezoned for adding acreage available for additional larger uses as recommended here in. (See Land Use Recommendations).
2. Pemberton Township will need to provide water and sewer to the areas recommended for new business. Route 206 and North Pemberton Road (CR 630) could be achieved by extension of sewer lines from Eastampton Township via an agreement with the Mt. Holly Sewer Authority. A portion of South Pemberton Road (CR 530) is within the sewer service area. A Waste Water Management Plan Amendment for this area and the area north of Pemberton Borough would give a positive signal to businesses that this area is where the Township would like to see new commercial and retail activity.
3. Continue the Economic Strategy Sessions concerning Browns Mills. Create a specific plan and architectural vision. The Township should share the vision and seek additional marketing help and attract new development to the area. A separate Browns Mills report detailing revitalization and redevelopment recommendations will be made available in Summer 2009.
4. Improve the perception of safety in the downtown which will be a part of the plan. However, increasing police patrol such as “beat patrols,” bike, motor scooter patrols would be an improvement. Better lighting in the Township’s parking lot and other recommendations that are being made as part of the Browns Mills Study Area. When the Browns Mills Plan is completed in 2009 it is recommended that it be adopted as an addendum to this Master Plan document.

5.1.3 Tax Benefits of Current Land Use Changes

5.1.3.1 Noteboom Corridor

The Township has explored the possibility of creating a neighborhood commercial development along Noteboom Road. To the south of Noteboom Road is the Rancocas Creek which the Pinelands Commission has assigned a 240’ wetlands buffer. However, the Pinelands Commission, in certain circumstances, has allowed a 50’ buffer for an isolated wetland. The Township is in the process of having this buffer requirement reduced. Should the Township be successful, Noteboom would yield ±13 acres for development. A 13 acre site could be developed into 100,000 square feet of retail space which would generate \$800,000 in ratable. The tax revenue to the Township would be \$155,000

5.1.3.2 Extending Town Center Zoning on Pemberton Browns Mills Road

Extending the Town Center zoning westward on Pemberton Browns Mills Road on the south side could yield an additional ±60 acres for development. These 60 acres could potentially create 480,000 square feet for retail space. The projected value of the retail space would be \$38 million. The assessed value at 57% is \$21,888,008 and the revenue to the Township would be \$746,380 annually at full build out.

5.1.3.3 Route 206 & Route 630

There are currently ±314 acres of land in GCLI, the Master Plan proposes a modest increase by ±52 acres (totaling ±366 acres) The 366 acres, at full development, potentially could generate 2,920,000 square feet for commercial space. The assessed value at 57% is \$234,000,000 and the revenue to the Township would be \$4,548,258.

5.1.3.4 Route 530 west of Pemberton Borough

North Side – Changing the PI Designation to a GCLI will create 350 acres for general commercial/light industrial uses. The 350 acres could potentially generate at full development up to 2,8000,000 square feet of commercial space which would be valued at \$22,400,000. The assessed value at 57% is \$12,540,000 and the revenue to the Township would be \$4,353,888.

5.1.3.5 Southside of Route 38/South Pemberton Road

The existing Pinelands area of GCLI along Route 38 is limited to 300 feet back from the roadway. The recommendation here is 600 feet to allow for more green space along the highway and more flexibility for potential users. Sanitary sewer is recommended for this area. Increasing the depth from Route 38 to 600 feet would yield ±7.2 acres. This could potentially generate up to 57, 600± square feet of commercial space, at



full development which would be valued at \$4,680,000. The assessed value at 57% would be \$2,667,600 with tax revenue of \$89,565.

Father and Son’s Moving Company has limited space to place their trucks due to the narrowest of the GCLI zone on the south side of CR 530. Their trucks abut CR 530 and create an unattractive gateway into Pemberton Township. Expanding the GCLI to 600’ will allow business owners to expand their operations on CR 530 while providing a landscape buffer from the highway.

SUMMATION OF NON RESIDENTIAL TAX RATABLES

Total non-residential potential tax ratables	\$506,600,00
With PILOT program	\$9,893,091
<u>Less County Percentage (5%)</u>	<u>\$494,654</u>
Potential Revenue to Township	\$9,398,437*

* *This is a broad view as a maximum capacity with full market absorption.*

5.1.3.7 Provide Opportunities for Senior Citizen Housing

Currently, the only area zoned for Senior Citizen Housing is the RA zone located adjacent to Country Lakes. The land was assembled and submitted to the Planning Board and received Preliminary Approval in 2007. The current turn in the economy makes the economics of the project challenging due to the extensive infrastructure requirements and Pineland Development Credit obligations. This area remains a viable entity but may need some assistance to come to reality.

Therefore, this plan recommends another area for Senior Citizens, north of the Pemberton Borough, ±134 acres. This development could yield 250+/- units and combined with the potential non-residential development suggested above, a Redevelopment PILOT program would bring up to one million dollars a year. This is a substantial gain to the Township. The area for development is totally consistent with Smart Growth principals.

Analysis of Senior Projects in Pemberton Township

The Grande @ Pemberton Pines (non-redevelopment area, non-UEZ area, no PILOT)

587 senior homes @ \$220,000 per unit	= \$129,140,000
<u>Taxes per senior home @ \$4,276</u>	<u>= \$2,510,012</u>
50% of Tax Revenue to School	= \$1,255,006

North of Pemberton Borough/Hanover Road (UEZ with PILOT program)

250 senior homes @ \$225,000 per unit	= \$56,280,000
<u>Taxes per senior home @ \$4,373</u>	<u>= \$1,093,250</u>
PILOT 95% taxes per home to the governing body	= \$1,038,664 (\$4,154 x 250 units)

5.1.3.8 Capitalize on PILOTs (Payment In Lieu of Taxes)

Each and every new or remodeled building or development activity within a UEZ (Urban Enterprise Zone) or a Redevelopment Area should be required to create an urban enterprise entity for a PILOT. These funds are critical to the health, growth and financial future of the Township and cannot be ignored!

5.1.3.9 Expand Sewer Service Areas to All Proposed Development Areas

The Waste Water Facilities Area requires a NJ Department of Environmental Protection Approval. This 208 Map Amendment usually takes two to four years. This process will need to start upon adoption of this Master Plan. The Pemberton MUA, Mt. Holly MUA, Eastampton Township and the governing body will need to coordinate these activities. One option to expand sewer service is to seek service from the Mt. Holly Sewer through Eastampton for areas zoned GCLI along Route 206 and North Pemberton Road (CR 630). Mt. Holly currently has this portion in Eastampton along Route 206 at North Pemberton Road (CR 630)/Woodland Road in its sewer service area. Another avenue the Township can pursue to expand sewer service is to have the Pemberton MUA expand service to areas adjacent to their current service areas such as Comical Corners and the area proposed for senior citizen development north of Pemberton Borough.

5.1.3.10 Energy Freedom

Hydroelectric power, solar power, and other renewable source of energy as discussed earlier in this element as well as in the Conservation Element should be supported both as a business and community programs. An Engineering Feasibility Study should be conducted to investigate then cost benefit analysis for installing a hydroelectric system at the mouth of Mirror Lake Dam. NJ Clean Energy and the New Jersey Economic Development Authority provides grants for the installation and construction of renewable energy equipment. An energy ordinance that encourages and permits solar collectors without going to the zoning board for approval is recommended to encourage the construction of clean energy.

5.1.3.11 Military Interface

One of the recommendations of the current Joint Land Use Board Study is to have some consistent liaison with the Commander's Office. Historically, each branch of the military rotates their Chief Operating Officers every two years. You just get to know the person and he/she is reassigned to another business. A high level civilian assistant who could be in place to interface with the communities would be a significant improvement in the effort to maintain consistent dialogue.

There are competing community interests between the towns that surround the base (Pemberton, Springfield, Wrightstown, North Hanover, New Hanover, Plumstead, Jackson, Mansfield and Lakewood) vying to attract military families and disposable dollars. Each community has a unique interest in doing business with the military. Sorting out the best mix and maintaining a proper dialogue will clearly assist those communities that make this effort.

5.2 Agriculture Preservation

Agricultural and forest preservation are two important areas of business in Pemberton's history. Of the 62.5 square miles in Pemberton Township, 54.21 square miles ($\pm 34,696$ acres) are in the Pinelands. Of the 34,696 acres in the Pinelands, $\pm 7,468$ acres are preserved for open space and $\pm 3,358$ acres are in farmland preservation. In addition, 6.68 square miles (4,280 acres) are owed by the federal government and Fort Dix. Under the Pinelands' new clustering rules, almost 100% of the remaining farmland in the Pinelands AP, SAP and AR will be preserved. Therefore, 85 percent of all remaining lands in the Pinelands are in some form of preservation either by zoning, public ownership, or federal control. This Master Plan does not recommend any substantial land use or zoning changes in the Pinelands that would significantly reduce the quantity of farm land and open space.

This leaves 6.20 square miles (3,966 acres) in non-pinelands. The area in non-pinelands which is built upon is $\pm 1,037$ acres; 27 acres are preserved for open space; and 778 acres are preserved farms. This indicates that approximately 1,842 acres (46 percent) are preserved or are built upon in the non-pinelands area. There are approximately 2,200 acres of Class I soils in the non-pinelands part of the Township of which 1,974 are not protected. This plan recommends utilizing only ± 140 acres of those acres for development. The remaining 1,834 acres are available for preservation

Pemberton's farmland represents only 2% of the net taxable income. From a rezoning perspective, the percentage of farmland proposed after the changes of this plan is 2.0025%, which is a miniscule addition.

The argument that farmland is the best ratable may be valid in a total farm community, but Pemberton Township does not have 90 percent of its land in agriculture. There are already 28,000 people, 10,000 living units, and candidly the farms of Springfield, N. Hanover and Chesterfield represent substantial farm activity. The County's preservation efforts of which Pemberton is a part, has saved over 30,000 acres with an even greater goal. The plan applauds and encourages the balance of land uses in the 630 corridor. Land directly adjacent to an existing center (Pemberton Borough) which has been recommended for new senior housing is tempered by the elimination of the MI land use and farm preservation in that location. This plan has a net *de minimus* affect on the total farm acreage along North Pemberton Road/CR 630 corridor.



A Farmer's Market, such as the one in Collingswood (Camden County, NJ), encourages residents to buy local produce. A Farmer's Market can also serve as a marketing campaign to bring merchants to Downtown Browns Mills and Pemberton Township.

6.0 SUMMARY OF RECOMMENDATIONS

With the changes in land use recommended, Pemberton Township will have a substantial increase in tax revenue without a corresponding burden to the residents, unless the Abbott District derails. In that instance, at least, if these Land Use recommendation items come to fruition, then Pemberton Township may have the economic ability to adjust to a higher school costs as a result of new non-residential ratables.

X. HISTORIC PRESERVATION ELEMENT

1.0 INTRODUCTION

This Historic Preservation Plan Element is prepared pursuant to N.J.S.A. 40:55D-28(b)(10) for the purposes of: “(a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the Master Plan on the preservation of historic sites and districts.”

2.0 GOALS FOR HISTORIC PRESERVATION

- 2.1 To identify and locate all federal, state, and local historic districts and landmarks in Pemberton Township;
- 2.2 To promote awareness, education, and appreciation of the Township’s historic resources;
- 2.3 To recognize that Pemberton’s historic resources are integral elements of the Township’s character and identity, important factors in the Township’s economy, and contribute to the quality of life in Pemberton;
- 2.4 To make preservation of significant historic resources an integral part of planning and decision-making processes at the local level;
- 2.5 To encourage private reinvestment and preservation of historic resources in order to safeguard the heritage of the Township, to maintain and improve property values, and to strengthen the local economy;
- 2.6 To coordinate preservation efforts with the state, county, Pinelands Commission, and non-profit groups such as the Whitesbog Historic Trust the Pemberton Township Historic Trust.
- 2.7 To ensure that new construction, alterations to existing structures, and other exterior features are compatible with the Township’s historic, cultural, aesthetic and architectural heritage and are harmonious with adjacent historic buildings;
and
- 2.8 To organize a Historic Planning Commission to oversee that Pemberton’s historic attributes are preserved and new developments are consistent with Pemberton’s unique heritage.

3.0 HISTORY OF BROWNS MILLS

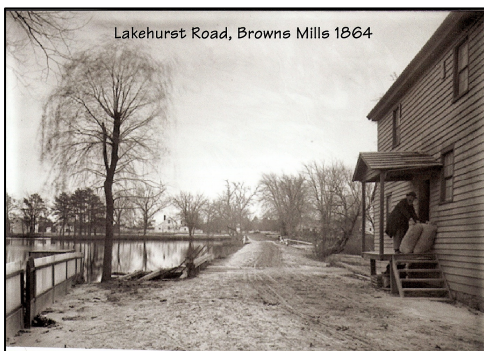
Pemberton Township has a rich heritage in iron production, tourism, recreation, agricultural, and military support. The first settlers to survey Pemberton Township were

the sons of Thomas Budd of Somersetshire, England. The Budd family moved to the area to escape religious persecution in England in the 1600s. The sons arrived in Pemberton in 1667 and established homes along the North Branch of the Rancocas Creek. The men were skilled tradesman and farmers. Soon after the brothers arrived in Pemberton, additional settlers came to the area to establish farmsteads. The first settlers to Pemberton lived in an agricultural economy where their lives were dominated by the constant concerns of supplying food, planting, harvesting, building and repairing. By 1752, the small community grew into a small village that required additional services. David Budd along with three other men purchased land in and around Pemberton and formed the New Mills Company. The New Mills Company built a gristmill, sawmill, timber landing, dam, millpond, Company Store, two taverns and was the most influential force in the development of Pemberton Township in the 1700s. New Mills became the company town in Pemberton Township.

The mid 1800s brought two waves of travelers to Pemberton Township – vacationers and farming entrepreneurs. In the 1850s, America experienced an influx of immigrants as expansion in manufacturing and goods production grew exponentially. Quickly the inner cities such as Philadelphia and New York were overwhelmed with air pollution from industrial buildings, criminal activities and people. To escape the pollution and crime of the city, many city dwellers boarded a train and headed to Browns Mills to reenergize. In 1863, the Camden and Burlington County Railroad Company expanded services to Pemberton.



Browns Mills and its cedar lakes were well-known as a place for sunbathing, fishing, recreation and boating. Several boarding houses were erected near the banks of Mirror Lake to accommodate travelers from New York City and Philadelphia who were taking a vacation from city life or traveling to the New Jersey shore.



In 1916, the Philadelphia Press started to sell lots (20' x 80') in Browns Mills to people who subscribed to the paper for six months. People who bought these “Philly Inquire Lots” originally planned to use the area for a summer home; however, they fell in love with Pemberton and moved to the area permanently. By the early 1900s, Browns Mills and its cedar lakes were so popular that people throughout America were traveling to the area in hopes of curing their ailments including tuberculosis, asthma, and other respiratory diseases. In the 1920s, Deborah Heart and Lung Center constructed a hospital in Browns Mills to treat people with heart and lung ailments.

Pemberton Township transformed cranberry and blueberry cultivation in America beginning in the 1830 and continues to lead the area in the production of blueberries and

cranberries. In 1857, Colonel James A Fenwick purchased drainage canal ponds (bogs) from Hanover Furnace and successfully started to cultivate large amounts of cranberries in them. The colonel's company was one of the largest employers in the Township. Every morning, hundred of workers would arrive by train to work in the bogs. The colonel's legacy as a successful horticulturist was passed onto his son-in-law, J.J. White, who had married Fenwick's daughter in 1869. White expanded his father-in-law's bog business by acquiring another 490 acres from the bankrupt Hanover Furnace. He also revolutionized bog production by inventing new methods of irrigation, sorting them, processing plants and packing houses.

Strategically located in the center of New Jersey, the US Army established Camp Dix on the border of Browns Mills in the early 1900s and has trained troops for over a century to protect Americans' rights. Families would travel to Pemberton Township to see their family members before they were deployed. Pemberton Township would open its doors to these family members and embrace them as their own. Men and women from Ft. Dix and McGuire Air Force Base have fought in World War I, World War II, the Korean Conflict, Vietnam War, the first Persian Gulf War and the current conflicts in Iraq and Afghanistan.



By 1975, the Township was nearly built to capacity. The Browns Mills' commercial center started to decline with the post-industrial economy and the onset of suburban sprawl and automobile-oriented land use patterns. When the nearby Cherry Hill Mall, Moorestown Mall, and other retail stores opened in the area in the 1970s, Pemberton's commercial center started its decline. Residents of Pemberton and the surrounding communities traveled to those retail centers, rather than to Pemberton for goods and services. Fort Dix and McGuire Air Force Base have experienced setbacks due to the BRAC Commission and the events of 9/11 which has impacted Pemberton Township and its economy. However, recent revitalization efforts by the Township are trying to reverse this trend. Also, the military has consolidated Fort Dix, McGuire Air Force Base, and Lakehurst Navel Station into Joint Base McGuire-Dix-Lakehurst (also known as Joint Base New Jersey). Potentially, this will add in the revitalization of the Township and bring more opportunities to the residents of Pemberton Township.

4.0 NATIONAL AND STATE HISTORIC POLICIES

4.1 National Historic Preservation Program

The National Historic Preservation Act of 1966 established the National Register of Historic Places as the official list of the nation's historic resources worthy of

preservation, which is administered by the National Park Services (NPS) under the Secretary of the Interior. The benefits of listing on the National Register include: (1) recognition that a property is of significance to the nation, the state or the community; (2) eligibility for federal investment tax credits for the rehabilitation of income-producing properties; and (3) a degree of review and protection from public encroachment from federal or federally-assisted projects, via “section 106” review. Under this review, projects that are federally funded, licensed, or authorized are required to take into account how an undertaking will affect historic properties. Under the law, a historic property is not only one that is already listed on the Register, but also extends to properties that are eligible for the National Register of Historic places.



Local businesses used to abut the banks of Mirror Lake and Dam.

4.2 State Historic Preservation Program

On the state level, the New Jersey Register of Historic Places Act of 1970 established the New Jersey Register of Historic Places as the State’s official list of historic resources. The New Jersey Register is modeled after the National Register and uses the same criteria for evaluating the eligibility of resources and the same forms for nominating properties. The benefits of listing on the New Jersey Register include: (1) recognition of a property’s historic importance; (2) eligibility of state, county, and municipal agencies and non-profit organizations for matching grants and low interest loans for rehabilitation and restoration activities through the New Jersey Historic Trust; and (3) protective review of state, county or municipal projects that might adversely affect the character of the historic property. Signature of the State Historic Preservation Officer on a nomination application simultaneously lists the property on the New Jersey Register and recommends National Register status to the NPS.

Standards to Assess Worthiness for Historic Site or District Identification on the National and New Jersey Registers of Historic Places

The following criteria are designed to guide State and local governments, Federal agencies, and others in evaluating eligibility for both the National and the New Jersey Registers of Historic Places:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling an association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in prehistory or history.⁴⁶

4.3 Pinelands Commission Cultural Resource Preservation Program

In the Pinelands the provisions for the protection of historic and cultural properties are contained in the Pinelands Cultural Resource Management Plan for Historic Properties (April 1991). These provisions allow for the creation of historic preservation commissions in each municipality and delineate their powers and duties for designating significant historic sites in the Pinelands. The procedures for designating a cultural resource as historic in the Pinelands are described in NJAC 7:50-6.154(c)-(e). A site may be designated either by a municipal governing body or by the Pinelands Commission. Similar to federal and state historically designated sites, Pinelands designated sites are given protection from certain projects. However, Pineland designated sites are afforded protection automatically from projects initiated by county, state or federal government. Pinelands designated sites must be done as an amendment to the local zoning ordinance and must be reflected in the Township's Master Plan.

The Pinelands Commission recommends that a Township organize a Historic Preservation Commission (HPC) prior to the designation of any cultural resources and historic site so that the Pinelands can lend its advice and expertise to the selection process. The Pinelands Commission has on its website a model historic preservation ordinance which includes provisions for evaluating and treating significant resources and defines the role of an HPC in the preservation process. Should the Planning Board and governing body want to consider organizing a HPC as either an advisory or decision-making body, it is recommended they contact the Pinelands Commission for additional guidance.

5.0 HISTORIC DISTRICTS AND SITES IN PEMBERTON TOWNSHIP

5.1 National and State Historic Districts

There is one historic district that is listed on the National and New Jersey Register: Whitesbog Historic District. There is one site that is only listed on the State Register:

John Davison Rockefeller Memorial Highway Historic District (Route 70). See **Map HP-1**, for the location of Existing Historic Resources. The districts are described below.

5.1.1 Whitesbog Historic District

The Whitesbog Historic District was listed on the New Jersey Register on June 17, 1988 and on the National Register on October 27, 1988. Whitesbogs is located on a 1,500-acre district that extends over Burlington's border into Ocean County. It can be access via Lakehurst Road or Whitesbog Road. Whitesbog's significance is largely derived from its association with cranberry and blueberry cultivation in the Pine Barrens. Cranberry cultivation began in early 1800s in New England and along the coastline of Cape Cod, MA and in New Jersey in the 1830s in the Pine Barrens. In 1857, Colonel James A. Fenwick purchased drainage canal ponds (bogs) from Hanover Furnace and successfully started to cultivate large amounts of cranberries in them. The colonel's legacy as a successful horticulturist was passed onto his son-in-law, J.J. White, who had married Fenwick's daughter in 1869. White expanded his father-in-law's bog business by acquiring another 490 acres from the bankrupt Hanover Furnace. He also revolutionized bog production by inventing new methods of irrigation, sorting them, processing plants and packing houses.



Whitesbog Historic Village - General Store

White's eldest daughter Elizabeth Coleman White, born in 1871, was herself a distinguished agriculturalist. In 1911, after reading a United States Department of Agriculture publication entitled *Experiments in Blueberry Culture*, Elizabeth White, Dr. Frederick Coville, and her father, embarked on a plan to propagate and hybridize this native Pinelands plant. In 1916, they successfully cultivated blueberries and hybridized bushes, which were shipped to other growers in the United States and Canada. In 1967, White's decedents sold the land to the state which is now leased to the nonprofit Whitesbog Preservation Trust for restoration.

The Whitesbog Historic district includes 43 cranberry bogs with their water supply system, 11 blueberry fields, and 27 buildings. The bogs include the original three built by James Fenwick. Almost all of the buildings are clustered to form a village along Browns Mills-Whitesbog Road (Route 530) and a road running north towards Hanover Furnace. Here, an open green space, loosely surrounded by buildings, provides the nucleus of the village. Almost all of the buildings were erected under the direction of J.J. White between 1882 and 1915. They include the water tank and pump house, general store-post office, and superintendent's dwelling. Buildings connected with the farm's operations, such as barns, equipment sheds, and packing house, were generally located to the west and south of the village green. The largest of these was the sorting, packing, and warehouse building. It was 32 feet wide and 570 feet long. Only the western end remains standing. To its northeast is the powerhouse, later used as an office building, and to its northwest is the barrel warehouse. This was originally connected to the barrel factory by a passageway.



Across the road from the sorting, packing, and warehouse building are four duplex workers' houses. Each unit originally had two rooms to a floor, a porch out front, a kitchen shed at the rear and a privy. Other housing for permanent workers is extant along the road to Hanover Furnace, including a 2-story cottage, a prefabricated "catalog" house and two 1-story bungalows. Also on this road are two buildings that have been converted to dwellings, but which once had other functions. One is the former general store, moved to this location when the new store was constructed in 1923; the other was the schoolhouse. Additional workers' communal housing was once clustered in two separate villages known as Rome and Florence. Florence also included a dance hall. These structures were demolished by the state in the 1970s.

The largest building at Whitesbog is "Suningive", built by Elizabeth White in 1923. Located east of the village, between one of Fenwick's original bogs and the blueberry fields, it housed her office on the first floor and residence above.

5.1.2 John Davison Rockefeller Memorial Highway Historic District

The John Davison Rockefeller Memorial Highway Historic District was listed on the New Jersey Register on January 27, 2003. Route 70 was known as Route 40 until 1953. Route 70 is a state highway in New Jersey. It extends from an intersection with Route 38 in Pennsauken to an intersection with Route 34 and Route 35 in Wall Township. Route 70 cuts across the mid-section of the state and is an alternative to Interstate 195, as most of it is a two lane highway through the Pine Barrens. It was the main route for travelers from Philadelphia to the New Jersey coast line.

5.2 National and State Recognized Historic Sites

There are three historic sites that are listed on the National and New Jersey Register: Fenwick Manor, Benjamin Jones House, and North Pemberton Railroad Station. See **Map HP-1**, Map of Existing Historic Resources. These sites are described below.

5.2.1 Fenwick Manor House

The Fenwick Manor House was listed on the New Jersey Register on September 7, 1990 and on the National Register on March 1, 1974. Fenwick Manor House is located on a 4.5 acre parcel on Springfield Road. Fenwick Manor contains a farmhouse, carriage house, barn, outbuilding and the recently constructed Richard J. Sullivan Center. Ironworker and railroad entrepreneur, Benjamin Jones, built the modest farmhouse on the parcel in the late 1820s. In 1844, Jones sold the farmstead to his cousin, Colonel James Fenwick, a cranberry farmer from Pemberton. The Colonel purchased drainage canal ponds (bogs) from Hanover Furnace and successfully cultivated large amounts of cranberries in them. Colonel Fenwick bequeathed the farmstead and the bogs to his son-in-law, Josiah White, upon his death in 1882. Throughout the 1890s and early 1900s, White expanded the cranberry farming operations in the southern part of the Township what is now known as Whitesbog (discussed below). His daughter, Elizabeth White, developed the first cultivated blueberry with Dr. Frederick V. Coville while living in Fenwick Manor House. The Pinelands Commission's offices have been located on the farmstead since 1980.



Fenwick Manor House is now home to the Pinelands Commission

5.2.2 Benjamin Jones House (Halstead)

The Benjamin Jones House was listed on the New Jersey Register on September 29, 1982 and on the National Register on November 30, 1982. The house is located on Pemberton Browns Mills Road. Benjamin Jones married Mary Howell in 1797, a decedent of one of the founders of Hanover Furnace, and acquired the company in 1811. Although Jones went bankrupt several years later, he regained control of Hanover Furnace in 1826. In

1830, Jones built the Benjamin Jones House which he called Halstead. It was named for his daughter Harriet, whose nickname was Hal. Jones and his family only used the home as a country house. The family maintained their primary residence in Philadelphia.

Halstead is a substantial center hall house with Federal/Greek Revival features. Unlike most 19th Century Farmhouses in Burlington County, the house has a gambrel roof rather than a gable roof. Due to his success in the pig iron business, Jones had numerous iron elements added to the house including front portico supported by four cast iron columns, one mantel is cast iron, the fireplace hood is decorated with acanthus leaf and shell motifs, a fireplace with elliptical designs, and a mantel shelf in the original kitchen. There is a water tower in the rear of the house, including a reservoir and water closet, a rare survivor of indoor plumbing of this period.

5.2.3 North Pemberton Railroad Station

The North Pemberton Railroad Station was listed on the New Jersey Register on December 19, 1977 and on the National Register on May 23, 1978. The railroad station is located on Hanover/Pemberton Juilistown Road. During the Industrial Revolution, railroads became the means of shipping precious metals, sand, lumber and agricultural products to growing cities. In 1863 the Burlington and Mount Holly Railroad opened a train stop on Hanover Street (North Pemberton). Pemberton provided many products needed by cities to grow including marl, sand, lumber and fruits/vegetables. Travelers or freight could transfer to the Camden and Amboy Railroad to Philadelphia, or north through New Brunswick to New York. By 1867, the line was extended to Hightstown, and in 1869, the name was changed to the Camden and Burlington County Railroad. By this time, there were fourteen trains a day. Eventually, in 1915, this line was merged into the Pennsylvania Railroad system.



North Pemberton Railroad Station

The existing brick building was built in 1892 by John S. Rogers of Moorestown which replaced the earlier frame station that had burned in November 1891. North Pemberton was designed as what is known as a "combination side" station. It accommodated both freight and passenger service, and was located to one side of the track. Although the interior partitions have been removed, the freight and passenger areas would originally have been separated. Probably the passenger area was also divided into two, with separate waiting rooms for males and females, as was customary. There was an interior ticket window and a bay along the track, which contained an office for the stationmaster and another ticket window.



In addition to the North Pemberton Railroad Station, there used to be a train stop in Browns Mills on Junction Road just South of Mirror Lake. The train station was a depot for tourists and blueberry bog workers/pickers.

The main feature of the station is its sweeping hip roof, which extends down to form wide, sheltering overhangs supported on heavy, trussed brackets, and a broad gable on each of the building's four sides. These have simulated half-timbering with plaster infill. The exterior brickwork is laid with mortar tinted to match the color of the brick. Other decorative features include tooled limestone window sills and lintels, toothwork ornament on the rafters and louvered openings in the gable.

In 1968, because of a merger, the station became the property of the Penn Central system. In 1976, it was turned over to Conrail, which abandoned its uses. In 1999, the train station underwent a \$1,000,000 restoration of which \$800,000 was funded by a grant from the state.

6.0 MUNICIPAL HISTORIC PRESERVATION ORGANIZATIONS

6.1 Historic Preservation Commission

There are two non-profit historic preservation trusts in Pemberton Township: Whitesbog Preservation Trust and Pemberton Township Historic Trust. Both of these organizations maintain historical artifacts at their facilities and educate visitors and students on the historic attributes of their particular trust.

It is recommended that the governing body create a unified historic committee to identify potential historic areas and landmarks in Pemberton Township. Several reexaminations recommended that the Township consider enacting a Historic Preservation Commission. The municipal land use law permits municipalities to organize a historic preservation commission to make surveys of historic sites, make recommendations to the planning board on the historic preservation of the Master Plan, and recommend to the planning board the creation of any historic district within the municipality.⁴⁷ The Historic Preservation Commission also acts as an advisor to the Planning Board/Zoning Board for development for historic sites and districts listed in the Historic Element in the Township's Master Plan. The Historic Preservation Commission can be very influential in the approval of a development within a historic district. The Commission can also proffer advice into the design of a building or sign within the Township's historic districts.

7.0 EVALUATION OF IMPACT OF OTHER ELEMENTS

The provisions of the other Master Plan elements can have a direct bearing on the preservation of historic sites and districts. Proposals for future land uses, circulation or community facilities can directly affect cultural resources. The components and elements of this Master Plan have no adverse affect on historic resources. In fact, the elements of this Master Plan encourage the preservation and utilization of historic assets in the Township. The recreation and open space elements encourage the Township to develop a marketing campaign to promote Whitesbog village as recreation destination and learning center. The circulation element recommends expansion of the Rails to Trails program in Pemberton Township. Land Use Element is guided by Smart Growth which includes historic preservation. All the elements within this Master Plan are consistent with the Historic Preservation Element and will not negatively impact historic preservation efforts.

8.0 RECOMMENDATIONS

- 8.1 It is recommended that the Township's governing body consider establishing a Historic Preservation Commission to perform the following functions:
- a. Prepare a survey of Historic districts and sites within the Township based on national and state criteria.
 - b. Make recommendations to the Planning Board/Zoning Board and the governing body on the preparation and periodic updating of the historic preservation plan

element of the Township's Master Plan, including but not limited to the addition or deletion of Historic Sites and Historic Districts identified in the Township's Master Plan.

- c. Make recommendations to the Planning Board and governing body on the historic preservation implications of any plan element of the Township's Master Plan which has been or may be adopted.
 - d. Advise the Planning Board on the inclusion of Historic Sites in the recommended capital improvement program.
 - e. Advise the Planning Board on development and zoning applications affecting Historic Districts and Historic Sites
 - f. Provide advisory, educational and informational services to promote historic preservation in the Township's municipal building.
- 8.2 It is recommended that the Township adopt historic preservation ordinances, encourage historic preservation through tax and other incentives for property owners, and make a commitment to preserve all state-owned historic sites.



Pemberton Township has a strong history of community support and respect for the environment.

XI. RECYCLING PLAN ELEMENT

1.0 INTRODUCTION

As set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(12), a recycling plan incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

2.0 GOALS FOR WASTE MANAGEMENT AND RECYCLING

- 2.1** To reduce solid waste in the most efficient way and to reduce costs of collection and disposition.
- 2.2** To encourage the reuse of reusable items by residents, businesses, schools and government departments located in the Township.
- 2.3** To recycle all possible materials that enter into the Township's solid waste stream.

3.0 STATE SOLID WASTE AND RECYCLING PLAN

In April 1987, the New Jersey Legislature adopted the New Jersey Statewide Mandatory Source Separation and Recycling Act, N.J.S.A. 13:1E-1 et seq. (the "Act"). The Act established the framework for the collection, transportation and disposal of solid waste in New Jersey. Since 1987, the Act and subsequent amended waste management plans have guided the waste management process in New Jersey. However, the 1993 Waste Management Plan and many statewide waste flows have been invalidated by Federal court. In January 2006, the New Jersey Department of Environmental Protection (NJDEP) adopted a new Statewide Waste Management Plan titled, *Solid Waste Management & Sludge Management State Plan Update, January 2006* (the "State Plan"). The State Plan requires districts⁴⁸ to revise, update and readopt the Statewide Solid Waste Management Plan. The State Plan recommends that districts implement stronger recycling and waste disposal guidelines.

The 1987 Act also required a mandatory separation of solid and waste material and established a goal of recycling a minimum of 25% of the total municipal solid waste stream. Subsequently in 1992, the New Jersey State Legislature increased the State recycling goal to 50%. In 2000, NJDEP and the Bureau of Recycling and Planning (the "Bureau") increased its statewide goal of recycling to 65% of New Jersey's total solid waste stream, but specifically, to recycle 50% of NJ's municipal solid waste (MSW) stream. NJDEP reports that the overall recycling rate for New Jersey was 52% in 2003

and the MSW was only 33%.⁴⁹ To increase recycling participation, the Bureau of Recycling and Planning have adopted the following goals to foster recycling in New Jersey:

1. Increase demand for recyclable materials and recycled products;
2. Increase the supply of high quality secondary materials;
3. Maximize the overall efficiency of the recycling infrastructure and;
4. Further recycling-related job development in the collection, processing and manufacturing sectors

These goals have enabled the Bureau to enact recycling policies that include standards on collecting and removing materials from the waste stream, expanding recycling centers and promoting the utilization of recyclable materials and reusable energy sources. Additionally, the Bureau works with districts and municipalities to meet the established goals through grants and business incentives, technical and regulatory assistance, and education and marketing techniques to recycling professionals throughout the state.

4.0 BURLINGTON COUNTY SOLID WASTE AND RECYCLING PLAN

The 1987 Mandatory Source Separation and Recycling Act required that each county prepare and adopt a district recycling plan as an amendment to its solid waste management plan. The County has drafted a new recycling plan in 2008 and it is now on the County's website for review and comment. The County is adopting the state recovery targets and commits to achieving these targets by 2012. Accordingly, the recovery targets for recyclable materials in the Burlington County District Solid Waste Management District shall be: a municipal recovery target of 50% of the total municipal solid waste; and a countywide recovery target of 60% of the total solid waste stream.



In 2006, the County attained a municipal recycling rate of 40.4% and total recycling rate of 55.5%. The Burlington County Regional Recycling Program, sponsored by the Burlington County Board of Chosen Freeholders, provides recycling collection services to all 40 municipalities in the County including Pemberton Township. Since 1982 the program has been operated by the Occupational Training Center of Burlington County, Inc.(OTC). The OTC is a private, non-profit agency that trains and employs individuals with disabilities. It is responsible for collection, processing and marketing the recyclable materials collected.

5.0 PEMBERTON TOWNSHIP SOLID WASTE AND RECYCLING PLAN

Pemberton Township adopted its first recycling ordinance in 1987 and has amended its ordinances to foster the State's goals of solid waste reduction and recycling. Pursuant to the New Jersey Statewide Mandatory Source Separation and Recycling Act, Pemberton coordinates its recycling collection through Burlington County's Department of Resource Conservation. It is recommended that the Township update its recycling ordinance to be consistent with the pending County Plan.

The County provides recyclable pick-up every other Thursday. Pemberton residents are responsible for disposing larger items such as electronics and furniture. Pemberton Township provides and maintains a recycling drop-off for the convenience of its residents and small business within its community at the Municipal Building. If Pemberton residents have a high volume of recyclables because of a party, or miss their regular recycling day, they can take their recyclables to the Township's drop-off area.

Pemberton Township strives to meet the statewide recycling goal of 65% or better. Working with the County's Recycling Coordinator, the Township recycles various materials including corrugated cardboard, newspaper, glass containers, aluminum containers, plastics, leaves/brush, concrete/asphalt etc. The Township participates in the New Jersey Department of Environmental Protection (NJDEP) municipal recycling tonnage grant program. Pemberton Township received a grant for \$10,603.06 for recycling in 2007.

Pemberton Township has taken an active role in recycling by organizing a volunteer committee which encourages the public to participate and take pride in protecting the Township's natural resources. The Township's Clean Communities Awareness & Recycling Committee (CCARC) meets several times a year to clean up parks, around the lakes, and within the residential neighborhoods. The committee also removes graffiti from buildings throughout the Township. It is recommended that the Township continue to market and support (CCARC) by providing additional recycling and trash bins at community parks, schools and government buildings.

N.J.S.A. 40:55D-28(b)(12) requires the incorporation of a "provisions for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land." As the Township's recycling ordinance does not contain this provision, it is recommended that the Township amend its land development ordinances (Section 147-9) and include this provision as well as require that all future development of such scale to submit a waste management plan for the collection, disposition and recycling of recyclable materials. Even if a private contractor ultimately provides these services, all commercial, residential, and industrial users should be engaging in recycling efforts. It is further recommended that the Township follow a consistent policy for the provision of these types of services in the future.

6.0 SUMMARY OF RECOMMENDATIONS

- 6.1.** It is recommended that the Township incorporate the State Recycling Plan goals and provision for recycling collection and disposition within one (1) year after adopting the Master Plan.
- 6.2** It is recommended that the Township place additional recycling bins for paper, plastic bottles, glass and aluminum cans at the Township's parks, community centers, schools and government buildings. The Township should use Clean Communities grants to satisfy this recommendation.
- 6.3** It is recommended that the Township mail pamphlets to residents and business owners regarding materials that can be recycled and the location of household chemical disposal facilities within tax bills and other Township-related mailings. It is also recommended that Township continue to post recycling pick-up dates on the Township's website.
- 6.4** It is recommended that the Township amend Section 147-9 within its land development ordinances to require each development application for the construction of 50 or more units of single family residential housing or 25 or more units of multi-family residential housing submit a waste management plan for the collection, disposition and recycling of recyclable materials per the State Plan. Further, Township Council should add a provision that requires each application for a nonresidential development utilizing more than 1,000 square feet to include a plan for the collection, disposition and recycling of recyclable materials.
- 6.5** It is recommended that the Township follow a consistent policy for the provision of large-scale trash and recycling services in the future.

XII. FARMLAND PRESERVATION PLAN ELEMENT

1.0 INTRODUCTION

As set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(13) a farmland preservation element includes an inventory of farm properties and a map illustrating significant areas of agriculture land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging monies made available by P.L. 1999, c152 (C.13:8C-1 et al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.

2.0 GOALS FOR FARMLAND PRESERVATION

- 2.1 To identify the location and size of existing farms, preserved farms, and farming soils in Pemberton Township.
- 2.2 To establish a criteria to determine which farming properties should be acquired and preserved.
- 2.3 To develop the framework for a farmland preservation program in Pemberton Township.
- 2.4 To establish policies and programs that support and protect farmers and agricultural related-businesses in Pemberton Township.
- 2.5 To establish a balance between farmland preservation and smart growth.

3.0 INVENTORY OF FARM PROPERTIES IN PEMBERTON TOWNSHIP

According to 2007 tax records, 10,184.33 acres are assessed as farmland land in Pemberton Township. Approximately 25 percent of Pemberton's land is assessed as farmland. Of those 10,184.33 farmland acres, 1,142.95 (11.22%) are preserved by Burlington County, 2,974.23 (29.20%) acres are preserved with Pinelands Development Credits (PDCs), and 663.88 acres (6.34%) are preserved through the State Agriculture Development Committee (SADC) program.⁵⁰ Of those 10,184.33 acres of assessed farmland in Pemberton, 4,781.06 acres are preserved (46.94%). **Map FP-1** illustrates the locations of farmland-assessed parcels in Pemberton Township as listed on the 2007 Assessor's Tax Roll. **Map FP-2** represents the location of State Preserved Farms, County Preserved Farmlands and PDCs Preserved Farmland Land. As of May 2009, there is one application the Township has approved for farmland preservation and is awaiting closing:

- Fenwick/Thompson Manor Farm Block 846, Lots 2.01 and 6 & Block 848, Lots 32.01 and 32.02

Pemberton Township farmers produce many agriculture-related products including the following:

- Asparagus
- Beans – lima, snap and wax
- Blueberries
- Broccoli
- Cabbage
- Corn - white and ornamental
- Cranberries
- Cucumbers
- Milk
- Eggs
- Egg Plant
- Melons – Cantaloupe and Watermelon
- Okra
- Peppers
- Pumpkins
- Spinach
- Squash
- Tomatoes

4.0 SIGNIFICANT AREAS OF AGRICULTURAL LAND

Pemberton Township is well-known throughout Burlington County as a farming community with areas of prime farm soils. In 1990, the United States Department of Agriculture (USDA) in cooperation with the SADC issued a report that categorized farming soils in New Jersey. Farming soils in New Jersey are classified into the following three categories:

- *Prime Farmlands* include those soils in Land Capability Class I and selected soils from Land Capability Class II. Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime Farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.”
- *Farmlands of statewide importance* include those soils in land capability Class II and III that do not meet the criteria as Prime Farmland. These soils are nearly Prime Farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yields as high as Prime Farmland if conditions are favorable.
- *Farmland of local importance* includes those soils that are not prime or statewide importance and are used for the production of high value food, fiber or horticultural crops.

Approximately 13.89 percent of the Township’s land area is comprised of prime farmland soils, 10.16 percent is comprised of statewide importance soil, and 0.56 percent

is comprised of local importance soil. **Map FP-3** represents the location of farming soils in Pemberton Township.

For over twenty years, Burlington County has been identifying farmlands that are highly viable and considered for preservation based on septic suitability, soil quality, and potential for traditional residential development. The county has preserved over 21,602 acres of farmland as of September 2008 and it actively continues to pursue farms. The State's Farmland Preservation Program Strategic Plan focuses on pursuing preservation of strategic farms in area of highest program priority. The County has implemented this policy and has created an Agriculture Development Areas (ADA) to compile an Acquisition Targeting List (ATL).⁵¹ The ATL has developed criteria for farmlands in non-Pinelands and Pinelands Area. In non-Pinelands areas, the County uses the following criteria:

Septic Suitability: Properties that have 75 percent or more septic or more septic incompatible soils are considered to be under minimal development threat. Therefore, farms must have less than 75 percent septic incompatible soils.

The quality of the soil for agricultural use: Farms are considered to have good agricultural soils if either (a) they have at least 60 percent prime soils; or (b) they have at least 80 percent prime and state wide important soils combined.

The adaptability of the soils for development use: Farms are considered to be under a reasonable degree of development threat if (a) 30 percent or less of the property is septic incompatible; or (b) 40 percent or more of the property is septic compatible.

For farmlands within the Pinelands, the County developed separate criteria to identify farmlands which should be preserved. The criteria for Pineland farms is as follows:

1. Traditional Agriculture Farms: Farms which have agricultural soils that are (a) at least 60 percent prime soils; or (b) at least 80 percent prime and state wide important soils combined.
2. Berry Agricultural Farms: Farms must have 20 acres or more in active berry production.

There are exceptions to the above-mentioned criteria such as size of the farmland, unique soils and nearby conflicting land uses. The ATL farms in Pemberton Township are listed in Table FP-1.

Table FP-1: ATL Farms in Burlington County

Block	Lot	Land Owner/ Farm Owner	Acres	Pinelands	Block	Lot	Land Owner/ Farm Owner	Acres	Pinelands
779	1	Route 206 Associates	66	No	841	5	Bush Jr., Francis W	8	Yes
794	7	Giberson, W. P	250	Yes	841	6	Bush Jr., Francis W	11	Yes
794	12.01	Allen, Edward W	48	Yes	841	7	Haines, Thomas R	11	Yes
794	12.02	Allen, Edward W	2	Yes	841	8	Haines, Thomas R	9	Yes
800	6.03	Detrick Jr., Frederick	26	No	841	9	Haines, Thomas R	10	Yes
801	1	Hinkson, Wayne	11	Yes	841	10	Haines, Thomas R	1	Yes
801	2	Hinkson, Wayne	2	Yes	841	11	Haines, Thomas R	4	Yes
801	3	Detrick Jr., Frederick	20	Yes	841	11.01	Haines, Timothy	15	Yes
802	1.01	Hinkson, Wayne	58	Yes	841	12	Haines, Thomas R	52	Yes
803	9	Engle, Helen H	28	Yes	841	13	Haines, Thomas R	53	Yes
804	1	Engle, Helen H	6	Yes	841	14	E.W. Bowker, Co.	26	Yes
804	2	Engle, Helen H	14	Yes	841	15	E.W. Bowker, Co.	16	Yes
804	4.01	Stavola, Michael J	48	Yes	841	22	E.W. Bowker, Co.	15	Yes
804	5.01	Emmons	61	Yes	841	24	E.W. Bowker, Co.	30	Yes
804	6.01	Emmons	27	Yes	841	31	Haines, Thomas R	26	Yes
805	1	Emmons	14	Yes	842	3.01	Monesson, Trust of Harry S	22	Yes
805	2	Emmons	84	Yes	842	7.02	Monesson, Trust of Harry S	3	Yes
812	2.01	Engle, Helen H	61	Yes	842	9.02	Monesson, Trust of Harry S	0	Yes
812	3	Engle, Helen H	7	Yes	842	13	Monesson, Trust of Harry S	53	Yes
812	5.01	Emmons	138	Yes	842	24	Big Jay Corporation	0	Yes
812	5.05	Kim, Mi	5.05	Yes	842	54.01	Big Jay Corporation	39	Yes
812	6.01	Stattel, Kenneth D	111	Yes	842	58	Haines, Timothy	12	Yes
812	7.01	Stattel, Kenneth D	45	Yes	842	59	Haines, Thomas R	1	Yes
812	8.01	Fenimore, Michael	79	Yes	842	61.01	Big Jay Corporation	40	Yes
839.01	4.01	Griffin, Harold	94	Yes	842	61.03	Big Jay Corporation	47	Yes
839.01	10	Griffin, Harold	12	Yes	842	69.01	Mach Realty Corp	56	Yes
840	10	Bush Jr., Francis W	12	Yes	842	69.02	E.W. Bowker, Co.	6	Yes
840	13	Bush Jr., Francis W	1	Yes	842	71	Bush Jr., Francis W	15	Yes
840	14	Bush Jr., Francis W	6	Yes	842	76	Bush Jr., Francis W	7	Yes
840	15	Bush Jr., Francis W	6	Yes	842	80	Chambers, Orville F	24	Yes
840	19	Bush Jr., Francis W	4	Yes	846	2.01	Thompson, Stephen	0	Yes
840	48.01	Bush Jr., Francis W	8	Yes	846	6	Thompson, Stephen	0	Yes
840	51.01	Bush Jr., Francis W	5	Yes	848	1	Sager, Harold	0	Yes
840	64	Bush Jr., Francis W	32	Yes	848	2.01	Sager, Harold	48	Yes
840	65	Bush Jr., Francis W	30	Yes	848	32.01	Thompson, Stephen	0	Yes
840	67	Bush Jr., Francis W	7	Yes	848	32.02	Thompson, Stephen	0	Yes
840	68	Bush Jr., Francis W	3	Yes	850	4.02	Sager, Harold	0	Yes
840	69	Bush Jr., Francis W	5	Yes	850	5	Sager, Harold	0	Yes
840	84.02	Bush Jr., Francis W	1	Yes	850	6	Sager, Harold	6	Yes
841	1	Bush Jr., Francis W	6	Yes	851	2	Sager, Harold	41	Yes
841	3	Bush Jr., Francis W	14	Yes	907	5	Wallace, John	35	Yes
841	4	Bush Jr., Francis W	7	Yes					
Total Estimated Acres List on Burlington County's Farmland Acquisition List								2,240 Acres	

Source: Burlington Department of Resource Conservation

It is recommended that the Township consider organizing an Agriculture Advisory Committee (AAC) which could act as a liaison between the farming community, the County's Farmland Preservation Program, and the governing body. The purpose of the ACC is to work with the Burlington County's Farmland Preservation program and create a prioritization list of farms that should be preserved based on the County's acquisition standards as well as input from the farming community. The ACC should include representatives from the farming community, environmental groups, residents, and other stakeholders. The AAC can prepare and maintain a list of farms that should be preserved and submit it annually to the governing body for their review and consideration. The AAC can keep the governing body abreast of concerns and needs within the farming community.

5.0 POLICIES SUPPORTING AGRICULTURAL USES AND BUSINESSES

5.1 Burlington County Agricultural Development Board (BCADB)

As noted above, the BCADB analyzes existing soils, infrastructure, and land uses to determine prime farmlands which should be considered for preservation. The BCADB also assist municipalities with drafting farming-related land use ordinances and promotes local farming businesses by posting the location and times of farmer markets on the County's website and in several of its brochures. Additionally, the county serves as a neutral facilitator when disputes occur between farmers and landowners. It is recommended that the Township continue to utilize the resources provided by the BCADB.

Additionally, the BCADB creates reports which analyze the farming community within the County and recommends policies which create a balance between farmland preservation and smart growth development. In 2004, The Heinrich-Schilling Joint Venture prepared the *Agriculture in Burlington County's Route 2006 Strategies for Farm Viability* for the Burlington County Department of Economic Development and Regional Planning. The report analyzes the viability of farms along Route 206 and develops policies that encourage smart growth development along the corridor. The *Agriculture in Burlington County's Route 2006 Strategies for Farm Viability* is incorporated herein by reference.

5.2 Review of Existing Master Plans and Policy Statements

The Township's 1972 Master Plan and subsequent Reexamination Reports stated that preserving open space and agricultural resources are priorities for the Township. As noted in the Land Use Element, the Township has not prepared a detailed comprehensive plan for the Township since 1972. This Master Plan, specifically the Farmland Preservation Element, begins to establish the framework for a farmland preservation program in Pemberton Township.

5.3 Land Development Ordinances

Throughout the United States, agricultural land is steadily being lost through non-farm development and soil erosion. Fortunately, Pemberton Township has been able to maintain its rural character by utilizing growth management techniques by establishing

Agricultural Farming Zone District, large lot zoning, and lack of infrastructure. Also, having 90 percent of its land within the Pinelands Management Area has enable Pemberton to preserve critical farmlands. Pemberton Township's land development code allows farming operation and road stands in 10 of the 28 zone districts. The districts are as follows: AP, AR, SAP, P, R-100, R-1, R-3, R-6, R-17, and PV. It is recommended that the Township continue to allow farming operations in these areas.

The Township's land development ordinance lacks a provision to protect farmers from nuisance actions filed by residential communities. The Township may want to consider enacting a Right to Farm Ordinance. In 1983, the State Legislature adopted the Right to Farm Act (amended 1998) for the purposes of protecting commercial farm operations from nuisance actions while acknowledging that a balance needed to be created



between conflicting land uses lawful activities. To qualify for the protections of the Right to Farm Act, a farm must meet the following eligibility criteria:

- The farm must qualify as a commercial farm. This means an operation larger than five acres must annually engage in agricultural or horticultural production worth at least \$2,500 and be eligible for differential property taxation under Farmland Assessment. For farms smaller than five acres, the annual production requirement is a minimum of \$50,000 and the farm must satisfy eligibility requirements for farmland assessment, other than the farm-size requirement.
- Agriculture must be a permitted use on the farm under the municipal zoning ordinance, or be consistent with the municipal Master Plan as of December 31, 1997. If the commercial farm was in operation on the effective date of the amendments to the Right to Farm Act (July 2, 1998), however, the zoning ordinance/Master Plan requirement does not need to be met.
- The farmer must conduct his operation, or a specific agricultural activity at issue, in compliance with the standards contained in agricultural management practices that have been promulgated by the SADC, or with generally accepted agricultural practices.

Although the Right to Farm Act is applicable to all municipalities in New Jersey, it is recommended that the Township enact a Right to Farm ordinance to reassure the farming community that the Township supports the farming community. The ordinance should also include a provision that requires for new development adjacent land owners to waive their right to file a complaint against an adjacent agriculture use. This waiver is included

in the deed for a subdivision. Currently the Township does not have a Right to Farm Ordinance to protect agricultural business owners from nuisance claims. It is suggested the governing body consider adopting a Right to Farm Ordinance to protect agricultural business owners within the Township.

6.0 FUNDING MECHANISMS

In the 1980s, New Jersey took a progressive role in developing legislation to preserve the depleting number of viable farms due to suburban sprawl in the 1960s and 1970s. In 1999, former governor Christine Whitman signed into law the Garden State Preservation Trust Act which established a stable source of funding for preservation of open space, farmland and historic sites/districts. The Trust allocates 56% for open spaces/green acres programs, 38% for farmland preservation programs and 6% for historic preservations. In November 2007, New Jersey voted in favor to allow the State to



borrow money to replenish the Trust.

6.1 State and Burlington County Preservation Funds

The SADC administers the Farmland Preservation Program, providing grants to counties, municipalities and nonprofit groups to fund the purchase of development easements on farmland; directly purchasing farms and development easements from landowners; and offering grants to landowners in the program to fund up to 50 percent of the cost of soil and water conservation projects. It also administers the Right to Farm Program, oversees the Transfer of Development Rights Bank, and operates the Farm Link Program, which helps connect farm owners with farmers seeking access to farmland and farming opportunities.⁵² The BCADB facilitates the farmland preservation process by determining cost sharing between the county, state and municipalities.



6.2 Farmland Preservation Techniques and Funds for Pemberton Township

During the Master Plan neighborhood meetings, several landowners stated that they would consider participating in the State and County's farmland preservation program if the Township contributed to the purchase of the land. Below are some funding and land use techniques the Township can utilize to assist property owners who want to preserve farms.

6.2.1 Permanent Land Preservation

There are three types of permanent preservation programs: sale of development easement, donation of development easement and sale of entire property. The rights to develop the land are purchased from the property owner, and the restriction runs with the land. Development rights are values through an appraisal process where the market value and the deed restricted value are assessed. The per-acre price is based on the land without any improvements (house, barn, etc). Under the sale of development rights, the farmer may continue to farm or sell the land to another farmer. A farmer or landowner can donate the development rights for all or a portion of the land they own. Donations can provide income and estate tax benefits to farmers or landowners such as deducting the donation amount equal to 30 percent of their adjusted gross income and the estate tax may be reduce by the value of the



donated development easement.

6.2.2 Short Term Land Preservation

There are two types of “eight year” preservation programs that provide cost share dollars for soil and water conservation projects. In the State Eight-Year program, the landowner commits the property to agriculture for a period of eight years. The Farmland Preservation Program will cost share with the applicant up to a maximum dollar amount decided based on the total acreage of the property. At the end of the eight years, the landowner may extend the program for another eight years and receive whatever distribution of funds is available. The municipal eight-year program is similar, but the program must be approved by the local governing body, by ordinance because the land is protected from being taken by eminent domain and the farmer is protected from water and energy shortages while enrolled.

6.2.3 Transfer of Development Rights (TDR)

TDR is a municipal planning and preservation tool used to protect agricultural, historic or environmental resources while accommodating the needs of development.⁵³ TDR is a realty transfer mechanism permitting owners of preservation area land to separate the development rights of their property from the property itself and sell them for use elsewhere. Developers who purchase these “development credits” may then develop areas deemed appropriate for growth at densities higher than otherwise permitted. Once the development rights of a property are sold the land will permanently restricted from further development.⁵⁴

6.2.4 Funding

New Jersey statute enables municipalities to levy a tax on property owners to collect for farmland preservation. Funds collected from the farmland preservation tax may be used for acquisition, preservation, required maintenance and debt service. Currently,

Pemberton Township does not have a farmland preservation tax. Should the Township want to implement a farmland preservation tax, the Township would have to list the tax as a ballot referendum in November for voter approval. A dedicated farmland preservation tax can provide the Township with funds to help with the cost share of preserving farms.

6.2.5 Planning Incentive Grant (PIG)

The PIG program seeks to preserve reasonably contiguous farms, preferably using innovating financial strategies, including installment payment, option agreements, donations, and bargain sales. The program is administered by the SADC and funding is available through the Garden State Preservation Trust. There are four requirements that must be met before a municipality or county can submit a PIG grant application:

- Identification of a reasonably contiguous project area;
- A dedicated source of funding or history of repeated bonding or alternative funding;
- A mayor-appointed Agricultural Advisory Committee; and
- An adopted Farmland Preservation Element of the municipal Master Plan.

7.0 SUMMARY OF RECOMMENDATIONS

- 7.1 It is recommended that the governing body consider establishing an Agricultural Advisory Committee (AAC) to act as a liaison between the governing body and the farming community. The AAC can keep the governing body abreast of events in the farming community, concerns farmers are facing, and updates on farming policy updates at the state level.
- 7.2 It is recommended that the governing body adopt a Right to Farm ordinance to protect farmers from nuisance lawsuits from adjacent landowners. Adopting a Right to Farm ordinance shows the Township's dedication to protecting agricultural business owners within Pemberton.
- 7.3 It is recommended that the Township continue communications with the County on which farms should be preserved.
- 7.4 It is recommended that the Township consider implementing a farmland preservation tax to allow Pemberton to provide its cost-share for farmland preservation.
- 7.5 It is recommended that the Township adopt the Farmland Preservation Element of the Master Plan so that additional funds and technical assistance can be procured from the state and County so that the Township can assist farmers with applications for these programs.

XIII. POLICY STATEMENT OF PLAN RELATIONSHIPS

1.0 INTRODUCTION

The Municipal Land Use Law, N.J.S.A. 40:55 D-28d, requires municipal Master Plans to include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the Master Plan to (1) the Master Plans of contiguous municipalities, (2) the Master Plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan, and the district solid waste management plan. The intent of this reflection is to require communities to look beyond their borders to consider the impacts of local decisions on adjacent municipalities and to acknowledge the importance of regional planning, which is essential to addressing region and State-wide environmental, social and economic issues.

2.0 POLICY STATEMENTS

2.1 Relationship to Master Plans of Contiguous Municipalities

2.1.1 Township of Eastampton, Burlington County, NJ

Pemberton Township shares its western border with Eastampton Township and Route 206. There are commercial and light industrial land uses in this part of Eastampton Township. Eastampton Township completed and adopted a reexamination of its Master Plan in November 2006. The last comprehensive review of the Master Plan occurred in 1998 which proposed new zoning and development regulations. The 1998 Plan called for creating a diverse ratable base through the development of new businesses facilities near or adjacent to the Route 206 corridor. Consistent with Pemberton's desire to increase business opportunities, Eastampton requested the State Planning Commission's endorse a commercial node at the Route 206 and Woodlane Road/North Pemberton Road under the Cross-Acceptance process (2004-2008). Eastampton has zoned the lands along Route 206 Commercial Highway (CH) and Business Park (BP). These areas are included in the State's sewer service area. This Master Plan recommends that a portion of Pemberton's land fronting 206 be rezoned from AR to GCLI to strengthen the economic conditions in Pemberton. This rezoning recommendation is consistent with the County's Plan as well as Eastampton's zoning and request for a commercial node in this area.

2.1.2 Southampton Township, Burlington County, NJ

Southampton Township borders Pemberton Township to the southwest. Southampton Township revised and adopted a reexamination of its Master Plan in November 2007. The land uses in this area are predominately agricultural production with pockets of commercial and light industrial along Route 38/South Pemberton Road. Southampton and Pemberton both zoned the area for Agricultural Production because of the farming operations and its location within the Pinelands. There are limited growth opportunities in this area due to the lack of infrastructure such as sewer and water. There are no zoning or land use recommendations within this Master Plan that are inconsistent with Southampton's zoning regulations.

2.1.3 Woodland Township, Burlington County, NJ

Woodland Township borders Pemberton Township to the southeast. Route 70 acts as a boundary line between the two municipalities. For the most part, the majority of the land in Woodland that is adjacent to Pemberton Township is zoned for Special Agricultural Protection and is located in the Pinelands. Woodland Township wants to expand its ratable base but is limited due to a lack of infrastructure such as sewer and water. Similar to Presidential Lakes, Woodland Township is concerned that their septic systems near Lebanon Lakes are failing and will eventually impact the health and safety of the residents. It is recommended that Pemberton Township and Woodland Township initiate a dialogue with the Pinelands Commission and NJDEP to determine the feasibility of bringing sewer service to Presidential Lakes and Lebanon Lakes residents. There are no zoning or land use recommendations within this Master Plan that are inconsistent with Woodland's zoning regulations.

2.1.4 Manchester Township, Ocean County, NJ

Manchester Township borders Pemberton Township to the southeast. The land uses in the area are densely wooded forest and agricultural production. This part of the Township is located in Pinelands and infrastructure such as water and sewer are not available. Both Pemberton and Manchester Township have zoned these areas for Special Agricultural Production (SAP) and Preservation (P). There are no zoning or land use recommendations within this Master Plan that are inconsistent with Manchester's zoning regulations.

2.1.5 Plumsted Township, Ocean County, NJ

Plumsted Township borders Pemberton Township to the northeast. The Township adopted a Reexamination of its Master Plan in March 2006. Plumsted's comprehensive Master Plan was adopted in February 1995. The eastern portion of Pemberton Township that abuts Plumsted Township is densely wooded wetlands that is owned by the military. Plumsted has zoned this area Military which is consistent with Pemberton's zoning for this area: Military Reserve (MR) and Preservation (P). There are no zoning or land use recommendations within this Master Plan that are inconsistent with Plumsted's zoning regulations.

2.1.6 New Hanover Township, Burlington County, NJ

New Hanover Township borders Pemberton Township to the north. A large portion of the Township's area is under the control of the military. The area is mostly densely wooded wetlands and is within the military's Accidental Potential Zone (APZ). In Pemberton Township, the land uses are residential and commercial. The land uses in New Hanover are vacant land because they are located in the APZ I and II. No development is proposed in this location since it will be utilized as a military safety zone for aircrafts. There are no zoning or land use recommendations within this Master Plan that are inconsistent with New Hanover's zoning regulations.

2.1.7 Wrightstown Borough, Burlington County, NJ

Wrightstown Borough shares a border with Pemberton Township to the North. Wrightstown adopted a reexamination to its Master Plan in 2008 and is currently drafting

a new Master Plan which the governing body anticipates adopting in 2009. Wrightstown is located within the Pinelands and a majority of its land is under the control of the military. The land uses in this part of the Township and in Wrightstown is vacant wooded land. This area is zoned R-3 in Pemberton Township. This area of Township is in the APZ I which continues into Wrightstown. No development exists or is proposed in this area. There are no zoning or land use recommendations within this Master Plan that are inconsistent with Wrightstown's zoning regulations.

2.1.8 Springfield Township, Burlington County, NJ

Springfield Township borders Pemberton Township to the north. The land uses in this area of Pemberton and Springfield are predominately farming and low density single family residential units. Springfield Township amended its Land Use Element in 2001 and adopted a reexamination of its Master Plan in 2005. Springfield's governing body is in the process of preserving a farmstead adjacent to Pemberton Township. They are also in the process of rezoning the area that borders Pemberton Township R-10 (1 dwelling unit/10 acres). This area in Pemberton Township is zoned AR (1 dwelling unit/6 acres). There are no zoning or land use recommendations within this Master Plan that are inconsistent with Springfield's land zoning regulations.

2.1.9 Pemberton Borough, Burlington County, NJ

Pemberton Borough is located in the middle of the Township along its western edge. Pemberton Borough is not in the Pinelands. The Borough is a historic district and recently completed a residential development adjacent to Comical Corners and the North Pemberton Railroad Station. This area is comprised of single family homes and small-scale retailers. The Township completed a reexamination of its Master Plan in July 1999. In that report, the Borough stated that there was a need to attract more business and improve circulation on South Pemberton Road (CR530). Pemberton's Master Plan is consistent with Pemberton Borough's Reexamination Report because it recommends GCLI along South Pemberton Road and requests that the Township work with County on improvements to the roadway. The proposed zoning changes along 530 (PI to GCLI) and near Comical Corners are consistent with Pemberton Borough's existing land uses and zoning as well as the Burlington County's GAPP.

2.2 Relationship of Master Plan of the County

The County has provided valuable assistance in crafting Pemberton's Master Plan and throughout the cross-acceptance process. As discussed in the Land Use Plan Element, the Burlington County Department of Economic Development and Regional Planning has developed the Northern Burlington County Growth and Preservation Plan (also known as GAPP) October 2008, which is a regional strategy to address the exponential rate of residential and commercial growth in Burlington County. The plan suggests that highway commercial/agricultural node be established at Route 206 and North Pemberton Road because it is one of the few areas that provide an economic development opportunity for the Township. The GAPP also recommends extending the town center/highway commercial zoning from Pemberton Borough along CR 530 to provide additional economic opportunities for both Pemberton Township and Pemberton Borough. The Master Plan is consistent with the County's Plans.

2.3 Relationship to the State Development and Redevelopment Plan (SDRP)

As discussed in more detailed in the Land Use Plan Element, the State Planning Act of 1985 mandated the New Jersey State Development and Redevelopment Plan (SDRP), which establishes State-level planning policy. It advocates Smart Growth planning by targeting the State's resources and funding in ways that are consistent with well-planned and well-managed growth.

The SDRP designated Pemberton as a Planning Area 4 and Pinelands. The 2001 SDRP sets forth the following planning goals:

- 1) Revitalize the State's cities and towns;
- 2) Conserve the State's natural resources and systems;
- 3) Promote beneficial economic growth, development and renewal for all residents of New Jersey;
- 4) Protect the environment, prevent and clean up pollution;
- 5) Provide adequate public facilities and services at a reasonable cost;
- 6) Provide adequate housing at a reasonable cost;
- 7) Preserve and enhance areas with historic, cultural, scenic, open space and recreational value; and
- 8) Ensure sound and integrated planning and implementation statewide

Pemberton's Master Plan promotes and implements these planning goals in several fashions. First, the plan encourages the redevelopment and revitalization of existing commercial areas including Browns Mills, Comical Corners (north of Pemberton Borough), and South Pemberton Road. The Master Plan recommends areas for economic development such as Route 206 and North Pemberton Road and Arneys Mount Road and North Pemberton Road because they build on existing actives that are consistent with the State and County Plans. These areas are appropriate for development due to the existing land uses and proposed infrastructure expansion. The Master Plan seeks to provide a diverse housing choice and opportunity, by maintaining the existing housing stock and encourages the redevelopment of older housing developments in Browns Mills and in Sunbury Village. It also seeks to establish multi jurisdictional policy of planning entities to ensure compatible and coordinated community planning, by identifying joint municipal strategic planning areas and encourages the exploration of shared services.

2.4 Relationship to the District Solid Waste Management Plan

As noted in the Recycling Plan Element, pursuant to the New Jersey Solid Waste Management Act, NJSA 13:1E-1 et seq., Burlington County prepared and adopted a district recycling plan as an amendment to its solid waste management plan. The County has drafted a new recycling plan in 2008 and it is now on the County's website for review and comment. The County is adopting the state recovery targets and commits to achieving these targets by 2012. Accordingly, the recovery targets for recyclable materials in the Burlington County District Solid Waste Management District shall be: a municipal recovery target of 50% of the total municipal solid waste; and a countywide recovery target of 60% of the total solid waste stream.

In 2006, the County attained a municipal recycling rate of 40.4% and total recycling rate of 55.5%. The Burlington County Regional Recycling Program, sponsored by the Burlington County Board of Chosen Freeholders, provides recycling collection services to all 40 municipalities in the County including Pemberton Township. Since 1982 the program has been operated by the Occupational Training Center of Burlington County, Inc.(OTC). The OTC is a private, non-profit agency that trains and employs individuals with disabilities. It is responsible for collection, processing and marketing the recyclable materials collected.

Pursuant to the New Jersey Statewide Mandatory Source Separation and Recycling Act, Pemberton coordinates its recycling collection through Burlington County. The County provides recyclable pick-up every other Thursday. Pemberton residents are responsible for disposing larger items such as electronics and furniture. Pemberton Township provides and maintains a recycling drop-off for the convenience of its residents and small business within its community at the Municipal Building. If Pemberton residents have a high volume of recyclables because of a party, or miss their regular recycling day, they can take their recyclables to the Township's drop-off area.

Pemberton Township strives to meet the statewide recycling goal of 65% or better. Working with the County's Recycling Coordinator, the Township recycles various materials including corrugated cardboard, newspaper, glass containers, aluminum containers, plastics, leaves/brush, concrete/asphalt etc. The Township participates in the New Jersey Department of Environmental Protection (NJDEP) municipal recycling tonnage grant program. Pemberton Township received a grant for \$10,603.06 for recycling in 2007. This Master Plan recommends that the Township update its recycling ordinance to be consistent with the Statewide and County Plan.