

WEAKNESSES

INFRASTRUCTURE

Road system and traffic control
 Traffic during specific hours
 Downtown parking
 Traffic flow
 Traffic control
 Traffic congestion
 Roads/congestion/traffic
 Poor drainage
 Inadequate retention ponds
 Flooding at Cologne/322
 Over development
 Lack of environmental commitment
 Poor emergency services especially in summer traffic
 Main Street
 Wheaton
 Diversified State/County/Township
 Lacking coordination of services within State/County/Township
 Growth draws in resources/straining
 Residential/commercial developments need impact statement
 Lack of Main Street parking
 Inadequate transportation
 Proximity to major highways draws away people
 Bottle neck of traffic from Misty Pines to mall
 Street lights insufficient, esp back roads
 Lack of parking for stores in Main Street
 Condition of rural roads
 Abandoned houses and facilities – blight
 Unavailability of water and sewer on western end of township

Obscured stop signs (especially in snow)
 No sub station
 Not enough street light in new house back roads
 Road conditions for township, county, state
 Lack of public transportation
 Heavy traffic = Safety concerns, Inadequate controls
 Traffic on Malaga Road and into mall area
 Overall traffic congestion
 Drainage problems throughout
 Recreation fields need maintenance
 Weak transportation infrastructure
 Local government not good with public relations and communications
 Lack of transportation
 Wheaton abandoned
 Rack track
 Unfinished bike path
 Pinelands

BUSINESS /TOURISM

Not business friendly
 Not recruiting businesses
 Developmental ordinances

GOVERNMENT

Government transparency
 Transparency - new business
 Township boards need to hold pro-active (planning) meetings instead of cancelling meetings
 Lack of community programs for seniors/juniors
 Abandoned properties/blight
 Public buildings in need of attention

Lack of code enforcement
 Entrances into Mays Landing need signage & beautification

REGULATIONS

Red tape to open business
 Traffic congestion
 Zip code diversity, (newspaper delivery)
 Lack of public transportation

FINANCES

Budget deficit
 High taxes
 Taxes
 Declining revenue
 Too many tax-exempt properties
 County properties – drawing resources not taxes
 Lack of diverse ratables
 Lacking CRDA funding
 School enrollment – monitoring multiple families/fairshare
 State mandates not funded
 Mandated growth
 Pinelands mandated housing
 Political spending-campaign/town
 High taxes for schools and property
 Overly dependent on state aid
 Mismanaged budget
 Structural deficit
 Excessive school taxes
 Growth of taxes
 Volunteer fire departments inequity of funding and disbursement for volunteer posts, etc.
 No direct control of expenses, benefits, loss of over-all fees

WEAKNESSES

FACILITIES

Lack of regional Master Plan
Utilization of existing large parcels of land
School facilities underutilized
Lack of community center
Over dependence on Atlantic City
Non-responsive from local government
Ill- kept entrance ways to town
Condition of recreations fields and properties including Underhill
Need better working with county for revitalization
Physical size of township limitations is too large
Oakcrest High School
No swimming at Lake
County control of lake and no support for swimming
No downtown parking

COMMUNICATION

Inadequate notification of major changes
Website needs better communication
Emergency contact, Channel 2, E-mail communication could be township wide (TOWN/GOWN)
Lack of coordination between various agencies (misinformation)
Lack of accountability for error
Public Relations – government to community
Store hours on Main Street unavailable
Lack of demo graphics and data

Lack of cohesiveness of communities, not all on same page
Lack of public transportation

COMMUNITY CULTURE

No swimming/lack of swimming
Lack of downtown Main Street
Identity crisis
Resistance to change
High growth
Growing pains
Size of township – segmentation
Losing traditions/community events
Pocket community
Lack of small town newspaper
Welcome information for new homeowners
Criminal activity
Crime
Disjointed neighborhoods/sections
No township-wide community center
No cultural center

PEOPLE/PERSONNEL

Lack of policing in this area
Lack of visibility of town leaders in small rural except during elections
Slow response police
Disproportional recreation and social services locations
No community sport for older teams (something to do)

CULTURE

Recreation resource allocation
Public works overhaul
Pocket population community
Township not taking full advantage of volunteer that could be available
Lack of integration of diverse population through events
Identity issue - Mays Landing vs. Township of Hamilton
Not business friendly
Unable to attract commercial business
Ordinances to attract commercial business
Ordinances turn away commerce, industry
Landlord/tenant issues
Non-contiguous communities
Non-connected communities
Lack of community pride
Wait and See attitude to other town's policies/activities
Procrastination of athletic activities
Voter turnout
Amount of government employees could skew these Strategic Planning sessions
Need greater involvement between towns/local businesses

FACILITIES

Recreational fields overused
Grass declining
Industrial Park has too many non-ratables
Infrastructures need repairs

WEAKNESSES

AESTHETIC

Race track eye sore – Magic
Sports type complex
would be appropriate for
that area
Wheaton
Overpopulation and planning
for growth

Main Street traffic nightmare
Overcrowded county
correctional facilities
Lack of public transportation
Recreation facilities in
outlying areas are lacking
Underdeveloped land not in
use

County Seat
Pinelands district
Underdeveloped downtown
Too much focus on Township
of Hamilton vs. Mays
Landing