

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