

**2018 REEXAMINATION REPORT  
OF THE MASTER PLAN  
LAND USE ELEMENT  
RELATING TO THE RA/S, RA/R-2, RA-R-6 AND RA/ST  
ZONING DISTRICTS**

**LUMBERTON TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY**



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**2018 Reexamination Report of the Master Plan Land Use Element**  
**Relating to the RA/S, RA/R-2, RA-R-6 AND RA/ST Zoning Districts**  
**Lumberton Township**

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**1.0 Introduction**

Pursuant to N.J.S.A. 40:55D-89 each municipality in the State is required to re-examine the master plan once every ten years and prepare a report of its findings and results of the review. Lumberton Township last adopted the Master Plan in 2009 and will complete a full reexamination report in 2019 pursuant to law. The Township, however, must consider portions of the Land Use Element in advance of the full re-examination to ensure compliance with its court order to comply with New Jersey's third round affordable housing plan. This 2018 Reexamination of the Master Plan Land Use Element specifically and solely relates to the RA/S, RA/R-2, RA-R-6 and RA/ST Zoning Districts.

**2.0 Major Problems and Objectives Relating to Land Development from the previous Master Plan and Subsequent Amendments/Extent to Which those Major Problems and Objectives have been Reduced or Increased**

As noted in the TDR II Element, the second round of a transfer of development rights program did not achieve the successes of the first round as individuals did not enroll credits or seek to acquire credits to allow for housing development in the R-2 sending and receiving areas. As a result, the program became a detriment to new housing stock and prevented opportunities for the Township to make reasonable opportunities for affordable housing available. In the course of preparing to meet third round compliance developers approached the Township with plans to create opportunities for affordable housing. Those plans required the removal of the inactive TDR program. The Township seeks to return the zoning in the sending and receiving areas to R-2 which requires a minimum lot size of one unit per two (2) acres. To encourage affordable housing, the Township has simultaneously identified the former RA-RA-6 Zoning District as an area in need of redevelopment to allow greater densities confined to that area. These initiatives result in similar growth initiatives and patterns as would have existed if the TDR II program had been successful.

**3.0 Extent of Significant Changes in the Assumption, Policies and Objectives Forming the Basis for the Master Plan and Development Regulations**

The removal of the TDR II program and replacement with the R-2 standard which requires a minimum lot size of one unit per two (2) acres, coupled with the area in need of redevelopment in the former RA-RA-6 zoning districts continues the policies and objectives established in the TDR program without reliance on willing buyers and sellers of credits in a TDR market.

#### **4.0 Recommend Revisions to the Development Regulations**

The proposed amendments to the R-2 Zoning District eliminate the RA/S, RA/R-2, RA-R-6 and RA/ST Districts and replaces each with the former R-2 Zoning District. The proposal creates one unit per two acre lots requirements and keeps all other standards consistent with the prior R-2 zoning standards.

#### **5.0 Summary**

This limited re-examination report is in conformance with N.J.S.A. 40:55D-89 and reflects the most recent goals, objectives, assumptions and problems regarding land use in the vicinity of the existing RA/S, RA/R-2, RA-R-6 and RA/ST zoning districts. This report is intended to support the aforementioned amendments to the Land Use Plan and Zoning Plan.