

2019 MASTER PLAN REEXAMINATION REPORT

TOWNSHIP OF LUMBERTON BURLINGTON COUNTY, NEW JERSEY



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EXECUTIVE SUMMARY

The New Jersey Municipal Land Use Law (MLUL) requires the Lumberton Township (Township) Land Development (Board) to adopt a periodic reexamination of the Township's Master Plan and development-oriented regulations at least every ten years. (N.J.S.A. 40:55D-89) This report contains a reexamination of the *2009 Master Plan Reexamination Report and Update*, which the Board adopted on October 15, 2009. This 2019 report contains an Introduction chapter that explains the MLUL's statutory requirements for a reexamination report. A chapter outlining the Township's recent planning history since its adoption of its 1994 *Master Plan* then follows.

The next chapter is the report itself, which has five sections related to the five major report components required by the MLUL. The first section identifies that the *2009 Master Plan Reexamination Report and Update* focused on the Township's land development objectives in five master plan elements: Land Use (17 objectives), Circulation (13 objectives), Community Facilities (3 objectives), Recycling (1 objective), and Historic Preservation (1 objective).

The second section evaluated whether there was a need to change these objectives based upon changing conditions in the past decade. In terms of Land Use objectives, since 2009 the Township has been challenged to:

- Maintain the "rural character" of the Township because its court-mandated regional affordable housing obligations require it to plan for the development of new higher-density housing which will increase the number housing units by 24% of that listed in the 2010 U.S. Census;
- Encourage the enhancement of the historic character in Lumberton Village due to its location in the 100-year floodplain. (This is also a 2009 *Historic Preservation Plan Element* objective.);
- Advance the *Safe Routes to School* pilot program for Ashbrook School to other schools, as well as to effectuate a Township-wide pedestrian and bicycle pathway system, due to a lack of grant funding and other factors;
- Advance sustainable / green design standards in the *Development Regulations* or adopt an Economic Development Plan Element due to other priorities for redevelopment and affordable housing planning.

In terms of Circulation objectives, since 2009 the Township has been challenged to:

- Coordinate with the Burlington County Planning Board, which completed a three-year project to update its *Highway Master Plan* in 2018; and
- Encourage inter-modal transportation systems and pedestrian / non-motorized transportation alternatives due to a lack of regional coordination with neighboring municipalities and due to other priorities for redevelopment and affordable housing planning;

In terms of Community Facilities, the Township has completed all of its 2009 planning objectives. However, it has not amended its development application checklist to include recycling compliance, as recommended in the 2009 Recycling Plan Element.

This section also looked at five other Township Master Plan elements that the 2009 reexamination report did not consider. The 2019 report identified that the Board adopted the 2018 *Amended Transfer of Development Rights II (TDR II) Plan Element*, 2018 *Land Use Plan Element Reexamination Report Relating to the RA/S, RA/R-2, and RA-R-6, and RA/ST Districts* and the 2018 *Master Plan Reexamination Report*, which recommended termination of the Township's TDR program. Market interest in the Township's TDR II program stagnated as a result of the Great Recession of 2007-2009.

It recognized that the Township has progressed with several aspects of the Board's 2003 *Recreation and Conservation Plan Element* and 2005 *Farmland Preservation Plan Element*, but is challenged to find other ways to preserve natural and agricultural resources now that the Township's TDR program has been discontinued. Finally, the section notes that the Township has also moved forward by implementing recommendations in the Board's 2007 *Stormwater Management Plan* and has recently completed an update of its 2008 *Housing Plan Element and Fair Share Plan*.

The report's third section examined significant changes in planning assumptions, policies, and objectives since 2009. It identified several recent Board studies and plans, including several 2018 Master Plan elements and reports as noted above and two redevelopment plans completed as part of the Township's court-mandated affordable housing planning obligation. It next summarized the Board's 31 use variance approvals granted between October 2009 and July 2019, which identified that the three largest approval categories were for either second garage buildings, accessory dwelling units, or solar panels. Major development approvals for the past ten years were listed, as well as the four phases of the approved Wellington General Development Plan (GDP). The Township's population and employment projections for 2040 from the Delaware Valley Regional Planning Commission (DVRPC) were compared to those for Burlington County and with the estimated residential zoning build-out figures for the Wellington and Eayrestown Road redevelopment areas.

Much of the third section is a summary of the status of development-related Master Plan issues since the Board adopted the 2009 *Master Plan Reexamination Report and Update*. These issues included:

- Goals and Objectives;
- Land Use;
- Housing and Affordable Housing;
- Economic Development;
- Circulation;
- Community Facilities;
- Recreation;
- Natural Resource & Open Space Conservation;
- Farmland Preservation;
- Historic Preservation;
- Development Transfer;
- Solid Waste Management and Recycling;
- Stormwater Management;
- Utilities;
- Community Design; and
- Energy Conservation.

The Township's 2009 *Master Plan Reexamination Report and Update* was then evaluated for consistency with the master plans of adjacent municipalities, Burlington County, the DVRPC, and the 2001 *New Jersey State Development and Redevelopment Plan*.

The third section concluded with a summary of the status of Lumberton's development-related chapters of the Township Code, some of which have been amended since the Board adopted the 2009 *Master Plan Reexamination Report and Update*. This included a review of the following Township Code chapters:

- 3 Agricultural Advisory Board;
- 13 Environmental Preservation;
- 29 Land Development Board;
- 43 Open Space Encroachments Mediation Committee;

- 88 Massage, Bodywork, and Somatic Therapy Establishments;
- 89 Adult Uses;
- 90 Affordable Housing;
- 96 Amusement Parlors and Amusement Devices;
- 100 Bingo and Raffles;
- 109 Unfit Buildings;
- 117 Christmas Tree Sales;
- 119 Clothing Bins;
- 129 Development Maps and Plans, Article II Electronic File Submission Standards;
- 130 Development Regulations;
- 147 Farming;
- 157 Flood Damage Prevention;
- 168 Housing Standards;
- 174 Junkyards;
- 199 Newsracks;
- 206 Official Map;
- 219 Poolrooms and Billiard Rooms;
- 221 Property Maintenance Code;
- 227 Recycling;
- 236 Secondhand Dealers;
- 246 Soil Removal and Erosion Control, Article I Soil Removal;
- 246 Soil Removal and Erosion Control, Article II Soil Erosion and Sediment Control;
- 247 Stormwater Control;
- 248 Stormwater Management;
- 253 Swimming Pools; and
- 258 Taxicabs.

The report's fourth section begins with a summary of future development scenarios extrapolated from the Delaware Valley Regional Planning Commission (DVRPC) *Connections 2045* long-range plan for the metropolitan region encompassing Philadelphia and its eight suburban counties in Pennsylvania and New Jersey. The DVRPC summarized anticipated demographic trends, development patterns, travel demand shifts, and other factors on a general basis and then noted five "major change scenarios" for the metropolitan area that could have potential beneficial or adverse impacts on the Township, such as: Enduring Urbanism, Free-Agent Economy, Severe Climate Change, Transportation-on-Demand, and the U.S. Energy Boom. It then made recommendations for the Board and Township Committee to consider regarding the various development-related master plan issues and Township Code Chapters from the previous section.

The report's fifth section makes recommendation regarding how to incorporate the separate redevelopment plans for the A-1 Pallet Site, the Route 38 Corridor, the Eayrestown Road site, and the Wellington Redevelopment areas into the Township's *Chapter 130 Development Regulations*.

I. INTRODUCTION

The Municipal Land Use Law (MLUL), Article II. Periodic Reexamination of Municipal Plans and Regulations, under N.J.S.A. 40:55D-89. Periodic Reexamination, requires all municipalities to reexamine their master plans at least once every ten years from the previous reexamination.

The reexamination report shall state:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The absence of the adoption by the Land Development Board (Board) of a reexamination report shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable. (N.J.S.A. 40:55D-89.1) This *2019 Master Plan Reexamination Report* should be adopted by October 15, 2019 to comply with the statute.

II. LUMBERTON TOWNSHIP'S RECENT PLANNING HISTORY

Lumberton Township's last comprehensive *Master Plan* dates to 1994, when the firm of Queale and Lynch (Q&L) compiled a document that included a *Land Use Plan Element*, but not the MLUL-required *Statement of Goals and Objectives* element. It also contained the following plan elements: *Housing and Fair Share Housing, Traffic Circulation, Community Facilities, Utility Services, Conservation and Recreation, Recycling, and Historic Preservation*. The Land Development Board (Board) amended the *1994 Master Plan* in 1997 to include Q&L's *Transfer of Development Rights II (TDR II) Plan Element*. In 1999, the Board amended the *Circulation Plan Element* to include a new section for bicycles and pedestrian movement, which Q&L prepared.

The Board adopted a *2000 Master Plan Reexamination Report and Update*, which recommended changes to the *Land Use Plan Element* for additional buffering requirements in the I-3 District, among other things. It then adopted a *2002 Master Plan Reexamination Report* prepared by Marc R. Schuster, PP (Schuster), which recommended: removing the GB district overlay zoning for Block 22, Lots 7.01 and 7.03; reducing the density of the TDR's RA/R-6 district from 3 to 2 units / acre; removing proposed Bobbys Run Boulevard extension major collector from the intersection of Eayrestown Road (CR 612) to NJ Route 38; and deleting a number of permitted, accessory, and conditional uses in the I-2 district.

Since 2002, the LDB has adopted the following planning documents:

- 2003 *Recreation and Conservation Plan Element*, prepared by Schuster;
- 2005 *Amended Farmland Preservation Plan Element*, prepared by Clarke Caton Hintz (CCH);
- 2006 *Official Greenway Map*, prepared by DVRPC;
- 2007 *Environmental Resource Inventory*, prepared by DVRPC;
- 2007 *Municipal Stormwater Management Plan Element*, prepared by Lumberton Township Engineering Department; and
- 2008 *Housing Plan Element and Fair Share Housing Plan*, prepared by Schuster.

The Township Committee adopted a 2008 *Official Map* by Ordinance 2008-7. The Board adopted a *2009 Master Plan Reexamination Report and Update* on October 15, 2009, via Resolution #2010-9. Remington & Vernick Engineers (RVE) compiled this document by reexamining the *1994 Master Plan*, making a number of changes to it, and adding a new *Recycling Plan Element*.

As part of its effort to comply with its state constitutional obligation to provide its fair share of affordable housing for low and moderate-income households, the Board adopted the following planning documents:

- 2018 *Amended Transfer of Development Rights II (TDR II) Plan Element*, prepared by Environmental Resolutions, Inc. (ERI);
- 2018 *Land Use Plan Element Reexamination Report Relating to the RA/S, RA/R-2, and RA-R-6, and RA/ST Districts*, prepared by ERI;
- 2018 *Master Plan Reexamination Report*, prepared by ERI; and
- 2018 *Amended Housing Plan Element and Fair Share Housing Plan*, prepared by ERI.

III. REEXAMINATION REPORT COMPONENTS

A. Statement of Major Objectives

The Municipal Land Use Law (MLUL) requires the Land Development Board's (Board) periodic master plan reexamination report to state:

The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report. (N.J.S.A. 40:55D-89a)

The Board's *2009 Master Plan Reexamination Report and Update* focused on the following land development objectives:

Land Use (2009)

1. Preservation of the remaining rural and agricultural character of the Township through a deceleration of the overly rapid growth of the residential sector which has occurred.
2. A clear recognition that Lumberton Township is part of the Greater Philadelphia Metropolitan Region and that this poses special challenges and requires creative responses.
3. Re-evaluate the existing Transfer of Development Rights Program
4. Continue to preserve and acquire a substantial quantity of natural open space through the encouragement of agricultural activities and the use of Transfer of Development Rights provisions of the MLUL in furtherance of the goals herein, preservation of natural features in development areas, and public acquisition of open space for various public purposes.
5. Continue to concentrate new development and redevelopment in the northeastern part of the Township to encourage orderly growth and to permit the most economic extension of municipal facilities to newly developed or redeveloped areas.
6. Encouragement of an active local program to maintain and improve housing conditions.
7. Continued preservation and encouragement of the enhancement of the historic character of the Village of Lumberton.
8. Promotion of the redevelopment of NJ Route 38.
9. Provision of adequate and well-located shopping and service facilities to meet the needs of existing and planned residential development. Establishment of an outreach program to support existing and potential businesses.
10. Utilize the redevelopment process as well as the assistance available from Burlington County to establish proper design and maintenance standards to improve the appearance of commercial facilities along NJ Route 38.
11. Attraction and appropriate placement of industrial development of the type suited to the essential character of the Township and its facilities and resources.
12. Continue to update NJDEP's *Green Acres Registered Open Space Inventory (ROSI)* to ensure the provision of adequate and well-located recreation facilities centralized in convenient locations.

13. Utilizing the resources available under the *Safe Routes to School* pilot program, as well as other funding or planning assistance programs to design and effectuate a Township wide pedestrian and bicycle pathway system.
14. Recognition of the historic role of the existing air transport facilities and support for the continuance of the activities taking place at the existing level and size.
15. Consider adopting requirements for sustainable or green design in the *Land Development Ordinance [sic: Development Regulations Ordinance]*.
16. Revise the *Utility Service Plan Element* to reflect the proposed changes to the Township's sewer service area.
17. Adoption of an *Economic Development Plan Element* to provide guidance to the Township to improve the Township's economic climate.

Circulation (2009)

1. Continue to work to establish a system of arterial and collector roadways to encourage a smooth flow of traffic and to promote convenient access to regional highways for Township residents.
2. To promote and improve traffic circulation in and access to the commercial area of NJ Route 38 through the encouragement of shared parking facilities and cross-access easements between parking lots.
3. To improve those intersections which offer limited sight distance and which, if not improved, will present serious traffic problems.
4. For new development applications, mandate that sight triangle easements be provided at all intersections.
5. To encourage inter-modal transportation systems which are economically-efficient and environmentally-sound.
6. To continue to develop a system where residents and visitors to Lumberton Township are able to conveniently and safely walk and bicycle as part of a routine trip or recreational activity.
7. To continue to promote interconnections between public and quasi-public facilities, employment centers, adjacent residential communities, and recreational facilities.
8. Safely manage traffic near schools.
9. Continue participating in the Safe Routes to School pilot program.
10. To provide a plan that would identify priority road and bridge maintenance and development needs.
11. Eliminate the connection of Bobby's Run Boulevard to the Wal-Mart shopping area.
12. Officially recognize and change the name of Newbolds Corner Road to Municipal Drive.
13. Update all maps and documents accordingly.

Community Facilities (2009)

1. To continue to provide public facilities and services to areas in quantity and location as required in the most efficient manner practical.
2. Maintain sufficient and well-located school facilities that are capable of providing the children of the Township with the best education possible.
3. Support the construction of a new firehouse at the municipal complex.

Recycling (2009)

1. The Township should implement a checklist for all applications which appear before the Land Development Board regarding recycling and compliance with the Township ordinance.

Historic Preservation (2009)

1. Continue to encourage investment in the upgrading of historic properties.

B. Changes in Stated Major Objectives

The Municipal Land Use Law (MLUL) requires the Board's periodic master plan reexamination report to state:

The extent to which such problems and objectives have been reduced or have increased subsequent to such date. (N.J.S.A. 40:55D-89b)

The following is an evaluation of the need for a change in the objectives of the 2009 Master Plan Reexamination Report and Update based upon changing conditions in the past decade:

Land Use (2009)

1. Preservation of the remaining rural and agricultural character of the Township through a deceleration of the overly rapid growth of the residential sector which has occurred.

As part of its obligation to meet its local and regional affordable housing obligations, the Township's court-approved 2018 Master Plan Housing Plan Element and Fair Share Plan included re-development plans for the Wellington Area (formerly Block 22, Lot 8.01) and the Eayrestown Road Area (Block 22, Lots 7.01 and 7.02). The NJ Route 38 frontage of the Wellington Redevelopment Area was formerly within the General Business (GB) zone, while the remaining area south of the central wetlands corridor was in the TDR sending area. The Eayrestown Road Area Redevelopment Area was formerly a TDR receiving area designated for an age-restricted community with limited mixed-use and commercial development.

The total amount of planned and approved but not yet occupied, residential development outside the Rural Agricultural (RA), 2-acre agriculture and residential zoning district is 1,091 dwelling units with an estimated population of about 2,808 residents. If all of these units were built, the Township would have an estimated total 5,810 dwelling units and 15,367 residents. This would represent an increase of about 24% in the number of Lumberton Township's total number of dwelling units and 23% in the Township's estimated population from the Township's figures in 2010 U.S. Census.

This objective is still important to the Township, which has not yet revisited the Master Plan's Recreation and Conservation and Farmland Preservation plan elements to rebalance the Township's rural character preservation strategies since then.

2. A clear recognition that Lumberton Township is part of the Greater Philadelphia Metropolitan Region and that this poses special challenges and requires creative responses.

This objective has not changed in the past ten years. The DVRPC has improved its public information capacity by using the internet for public documents, instructional manuals and videos. Burlington County, which is a charter DVRPC member has increased its participation and commitment to pass along information to local governments.

3. Re-evaluate the existing Transfer of Development Rights (TDR) Program.

The Board adopted an amendment to the 1997 Transfer of Development Rights II Plan Element in 2018, which identified that the local TDR program had stagnated due to the Great Recession's housing market impacts. It recommended that the TDR program should be extinguished and the remaining properties in the TDR areas should be rezoned to be in the Rural Agricultural (RA), 2-acre agriculture and residential zoning district.

4. Continue to preserve and acquire a substantial quantity of natural open space through the encouragement of agricultural activities and the use of Transfer of Development Rights provisions of the MLUL in furtherance of the goals herein, preservation of natural features in development areas, and public acquisition of open space for various public purposes.

Since 2009, no farmland has been preserved through the Township’s TDR program. This could be due to lack of interested farmers within the TDR receiving area to sell their farms to housing developers, the lack of farmers within the TDR sending areas to sell their farms’ development rights to housing developers, the lack of interested developers to build additional housing in Lumberton since the Great Recession, or a combination of these and other factors.

Despite this, a total of 69 acres in Lumberton Township has been preserved through the Burlington County development rights easement purchase (EP) program, all of which were in the former TDR sending area. This could be because those farmers found it easier to preserve their farms through the County program than the TDR program. The following table identifies additions to the Township’s preserved farmland inventory since 2009.

Preserved Farmland (since 2009)

Owner	Acres	Block	Lot	Method
Spotts, Tracy L	47	31	4.01	EP
Murphy Family Trust	12	34	6	EP
Batten, Wayne	10	52	7.01, 7.03, & 7.04	EP
Total	69			

EP = Easement Purchase of Development Rights

5. Continue to concentrate new development and redevelopment in the northeastern part of the Township to encourage orderly growth and to permit the most economic extension of municipal facilities to newly developed or redeveloped areas.

The Township has recently approved one major mixed-use redevelopment plan and another major residential redevelopment plan in the northeastern part of the Township, as part of its affordable housing planning efforts. The Board has approved several development projects in the northwestern part of the Township on the Mount Holly Bypass and several small-scale, private sector redevelopment projects along NJ Route 38.

6. Encouragement of an active local program to maintain and improve housing conditions.

The Board and the Township approved a 2018 Housing Plan Element and Fair Share Plan which encourages this activity. The prior 2008 plan contained similar local strategies.

7. Continued preservation and encouragement of the enhancement of the historic character of the Village of Lumberton.

The Board has continued its program of historic preservation design review since 2009. The Township leases the former Township Building to the local historical society, which operates a museum there, and offers a local history program and community events there and at the Village Green.

8. Promotion of the redevelopment of NJ Route 38.

The Township works with and supports the Greater Lumberton Regional Business Association (GLRBA), which has the following programs:

- a. *Morning and after-hour networking events to connect with other local business owners and professionals;*
- b. *Fundraising events to provide scholarships for local students and support regional non-profit initiatives; and*
- c. *Collaborating with the Burlington County Chamber and local business associations to promote growth for all our members.*

9. Provision of adequate and well-located shopping and service facilities to meet the needs of existing and planned residential development. Establishment of an outreach program to support existing and potential businesses.

Since 2009, the Township has seen a resurgence of interest in development and small-scale redevelopment of commercial properties on the NJ Route 38 corridor east of Eayrestown Road. The GLRBA provides successful outreach business services. (See #8, above.)

10. Utilize the redevelopment process as well as the assistance available from Burlington County to establish proper design and maintenance standards to improve the appearance of commercial facilities along NJ Route 38.

The Board has not yet revisited the recommendations of Group Melvin Design’s 2012 Burlington County Route 38 Corridor - Land Use Management Plan, which contained several recommendations for the corridor.

11. Attraction and appropriate placement of industrial development of the type suited to the essential character of the Township and its facilities and resources.

The GLRBA provides successful outreach business services for industrial development. Since 2009, industrial development has expanded along the Mount Holly Bypass and some additional industrial development on Ark Road near the South Jersey Regional Airport. However, there has been no substantial industrial development of South Maple Avenue.

12. Continue to update NJDEP’s Green Acres Registered Open Space Inventory (ROSI) to ensure the provision of adequate and well-located recreation facilities centralized in convenient locations.

The 2009 Master Plan Reexamination Report and Update did not reexamine the Board’s 2007 ROSI Map. Since then, a total of 93.14 acres of open space has been deed restricted from future development, of which only 8.58 acres (9.2%) is public open space. The other preserved open space consisted of a private deed restriction donation of 58 acres of the former Camp Lumberton, presently called the Ironwood Outdoor Center. None of these properties were on the pending list of properties that the Township sought to preserve. Most of those properties were Township-owned lands left over from prior residential development approvals and a few farms located between Creek and Ark roads. The 107-acre Prickett North farm tract along Ark Road, however, was preserved for farming through the TDR program instead of open space. The following table identifies additions to the Township’s Register Open Space Inventory since 2007.

Preserved Open Space (since 2007)

Owner	Acres	Block	Lot	Method
NJDEP Blue Acres	2.57	17.02	1	Blue Acres
Camp Lumberton	26.33	21	15.01	Donation
Camp Lumberton	58.23	45	1.18	Donation
Other	6.01	33.05	44	Other
Total	93.14			

Currently, there are a total 324 acres of preserved land and water on the ROSI in the Township,

13. Utilizing the resources available under the *Safe Routes to School* pilot program, as well as other funding or planning assistance programs to design and effectuate a Township-wide pedestrian and bicycle pathway system.

The Township and Board of Education (BOE) have not been able to execute this objective since 2009 due to a lack of available funding. However, the Township Police Department provides crossing guards for all schools.

14. Recognition of the historic role of the existing air transport facilities and support for the continuance of the activities taking place at the existing level and size.

The Township continues to do this for the South Jersey Regional Airport; however. Chapter 130 Development Regulations does not currently provide sufficient guidance for compatible land uses near that airport's runway. The land around the Flying W airport is in the Rural Agricultural (RA), 2-acre agriculture and residential zoning district.

15. Consider adopting requirements for sustainable or green design in the *Land Development Ordinance [sic: Development Regulations Ordinance]*.

Chapter 130 Development Regulations has not been amended to include this objective due to other land use planning priorities.

16. Revise the *Utility Service Plan Element* to reflect the proposed changes to the Township's sewer service area.

The Township Master Plan does not include this element. Lumberton's sewer service is provided by the Mount Holly Municipal Utilities Authority (MHMUA). The Township and the MHMUA worked with Burlington County to update Lumberton's future sewer service area map in 2016.

17. Adoption of an *Economic Development Plan Element* to provide guidance to the Township to improve the Township's economic climate.

To date, the Board has not completed this objective due to other land use planning priorities.

Circulation (2009)

1. Continue to work to establish a system of arterial and collector roadways to encourage a smooth flow of traffic and to promote convenient access to regional highways for Township residents.

The Board has not worked on this objective since 2009, which requires support from and coordination with Burlington County. In 2018, The Burlington County Planning Board amended its Highway Master Plan without little municipal coordination and outreach. The County plan included amendments to the functional classification of most of the County road segments in Lumberton Township. The County and State consider road classification as part of their maintenance funding formulae, and the Township's Development Regulations Ordinance references road classifications for some permitted uses. The underlined cells in the last two columns below identify the substantive differences between the functional classifications of major roads in that 2018 document and the Township's 2009 Master Plan Reexamination Report and Update.

Lumberton Township Road Network: Functional Classification Designations

Route #	Route Name	From	To	2018 Function ¹	2009 Function
	Allspice Way	Savory Way	Eayrestown Rd	<u>Local</u>	<u>Min Collector</u>
	Ark Rd	Hainesport Twp Line	Medford Twp Line	<u>Local</u>	<u>Min Collector</u>
	Bella Rd	Main St	Bridge Rd	<u>Local</u>	<u>Min Collector</u>
	Bobbys Run Blvd	Main St	Eayrestown Rd	<u>Local</u>	<u>Maj Collector</u>
CR 612	Bridge Rd	Eayrestown Rd	Main St	<u>Maj Collector</u>	<u>Min Collector</u>
CR 641	Chestnut St	Hainesport Twp Line	Landing St	<u>Maj Collector</u>	<u>Min Collector</u>
	Country Club Dr	Bridge Rd	Medford Twp Line	<u>Local</u>	<u>Min Collector</u>

Route #	Route Name	From	To	2018 Function ¹	2009 Function
CR 640	Creek Rd	Hainesport Twp Line	Main St	<u>Local</u>	<u>Min Collector</u>
	Crispin Rd	Creek Rd	Fostertown Rd	<u>Local</u>	<u>Min Collector</u>
CR 641	East Landing St	Main St	Southampton Twp Line	<u>Local</u>	<u>Min Collector</u>
	Eayrestown Rd	Bridge Rd	Southampton Twp Line	<u>Local</u>	<u>Min Collector</u>
CR 612	Eayrestown Rd	Mount Holly Twp Line	Municipal Dr	Maj Collector	Maj Collector
CR 612	Eayrestown Rd	Municipal Dr	Bridge Rd	<u>Maj Collector</u>	<u>Min Collector</u>
	Fenimore Rd	Ark Rd	Fostertown Rd	<u>Local</u>	<u>Min Collector</u>
CR 636	Fostertown Rd	Hainesport Twp Line	Main St	<u>Maj Collector</u>	<u>Min Collector</u>
	Fostertown Rd	Main St	Medford Twp Line	<u>Local</u>	<u>Min Collector</u>
	Henderson Rd	Maple Grove Blvd	Westminster Dr	<u>Local</u>	<u>Min Collector</u>
CR 641	Landing St	Chestnut St	Main St	<u>Maj Collector</u>	<u>Min Collector</u>
CR 541	Main St	Bobbys Run Blvd	Twp Line	<u>Min Arterial</u>	<u>Maj Collector</u>
CR 691	Main St	Mount Holly Twp Line	Bobbys Run Blvd	Maj Collector	Maj Collector
CR 682	Maple Ave	Hainesport Twp Line	NJ Route 38	<u>Local</u>	<u>Min Collector</u>
	Maple Grove Blvd	NJ Route 38	Henderson Rd	<u>Local</u>	<u>Min Collector</u>
CR 541	Mount Holly Byp	Mount Holly Twp Line	NJ Route 38	Maj Arterial	Arterial
CR 541	Mount Holly Byp	NJ Route 38	Bobbys Run Blvd	Min Arterial	Arterial
	Municipal Dr	East Landing St	Eayrestown Rd	<u>Local</u>	<u>Maj Collector</u>
	Newbolds Cor. Rd	Eayrestown Rd	Southampton Twp Line	<u>Local</u>	<u>Min Collector</u>
NJ 38	NJ Route 38	Hainesport Twp Line	Mount Holly Twp Line	Maj Arterial	Arterial
NJ 38	NJ Route 38	Mount Holly Twp Line	Southampton Twp Line	Maj Arterial	Arterial
	Savory Way	Allspice Way	NJ Route 38	<u>Local</u>	<u>Min Collector</u>
CR 684	Smithville Rd	Eastampton Twp Line	NJ Route 38	<u>Maj Collector</u>	<u>Min Collector</u>
	Smithville Rd	NJ Route 38	Southampton Twp Line	<u>Local</u>	<u>Min Collector</u>
CR 612	Stacey Haines Rd	Fostertown Rd	Mt Laurel Twp Line	<u>Maj Collector</u>	<u>Min Collector</u>
	Westminster Dr	Henderson Rd	Bobbys Run Blvd	<u>Local</u>	<u>Min Collector</u>

¹The Burlington County Planning Board's 2019 Burlington County Highway Master Plan classifies roads as follows:

- Major Arterials provide a high degree of mobility to and through major centers and may serve abutting land uses. Minor Arterials are designed for trips of moderate length, and they serve smaller geographic areas.
 - Major Collectors channel traffic from Local Roads onto Arterials, but are characterized by higher speeds and lower driveway densities. Minor Collectors channel traffic from Local Roads onto Arterials, but are characterized by lower speeds and higher driveway densities.
 - Local roads are primarily residential streets and are not intended for long-distance travel.
2. To promote and improve traffic circulation in and access to the commercial area of NJ Route 38 through the encouragement of shared parking facilities and cross-access easements between parking lots.
The Board continues to encourage this through the site plan review and approval process.
 3. To improve those intersections which offer limited sight distance and which, if not improved, will present serious traffic problems.
The Township continues to work with Burlington County and the NJDOT to address the intersections noted for improvement in the 2009 Master Plan Reexamination Report and Update in addition to others identified by the Township Engineer since 2009.

4. For new development applications, mandate that sight triangle easements be provided at all intersections.
The Board continues to encourage this through the site plan review and approval process.
5. To encourage inter-modal transportation systems which are economically-efficient and environmentally sound.
The Township has not yet revisited this objective since 2009.
6. To continue to develop a system where residents and visitors to Lumberton Township are able to conveniently and safely walk and bicycle as part of a routine trip or recreational activity.
The Board continues to encourage this through the site plan review and approval process. The Township, however, has not worked on this objective since 2009, which is described on pages 62 through 65 of the 2009 Master Plan Reexamination Report and Update. This may be because many of Lumberton's major roads are owned by the State or County and because additional right-of-way improvements, such as shoulder widening, sidewalks, and traffic signage is costly and may require takings under eminent domain.
7. To continue to promote interconnections between public and quasi-public facilities, employment centers, adjacent residential communities, and recreational facilities.
The Township has not yet revisited this objective since 2009.
8. Safely manage traffic near schools.
This objective requires coordination among the Township, Lumberton Township Board of Education (BOE), and Burlington County Special Services District. There are no "Reduce Speed" or "School Zone" traffic safety signs for the Burlington County Special Services District Junior and Senior High School at 71 Ark Road, which is on a municipal street. Some of the "School Zone" signs for the Florence Walthers Elementary School on Chestnut Street are missing. The BOE does not have sidewalks along Dimsdale Drive for the Bobbys Run Elementary School and the Lumberton Middle School.
9. Continue participating in the Safe Routes to School Pilot program.
The BOE has completed most, but not all of the recommendations from the 2005 pilot program for Joseph Ashbrook School, some of which included pedestrian bridges over Bobbys Run, which requires NJDEP approval, or direct connections to Landing Street through Creekwater Farm. The BOE has not expanded this program to the joint Bobbys Run Elementary School and Lumberton Middle School campus. The BOE has communicated plans to close the Walther School on July 1, 2020.
10. To provide a plan that would identify priority road and bridge maintenance and development needs.
This objective recommends that the Board should update its Master Plan Circulation Plan Element. The Township Engineer works with the Township Committee each year to develop a capital improvements plan for improvement projects for municipal roads. The County is responsible for planning for improvements on County roads and all bridges on its roads and on Township-owned roads.
11. Eliminate the connection of Bobby's Run Boulevard to the Wal-Mart shopping area.
This objective was completed in Schuster's 2002 Master Plan Revisions report. Although the 2009 Master Plan Reexamination Report and Update re-included this objective, this proposed road segment is re-shown on page 62 of that document.

12. Officially recognize and change the name of Newbolds Corner Road to Municipal Drive.
This objective has been completed.

13. Update all maps and documents accordingly.
When the Board made this recommendation, the Township had engineering staff capable of doing this in-house. This function is now provided by the Township Engineer, as approved by the Township Administrator.

Community Facilities (2009)

1. To continue to provide public facilities and services to areas in quantity and location as required in the most efficient manner practical.
The Township continues to do this from its municipal complex on Municipal Drive, which is centrally-located to the bulk of the Township's residents.
2. Maintain sufficient and well-located school facilities that are capable of providing the children of the Township with the best education possible.
The Board and the Township Committee are incapable of fulfilling this objective because school facilities are operated and maintained by the BOE.
3. Support the construction of a new firehouse at the municipal complex.
The Township completed this objective in 2018. The new building, which is across the street from the municipal building now contains the Lumberton Fire Department, Bureau of Fire Protection, Lumberton Emergency Squad and Office of Emergency Management.

Recycling (2009)

1. The Township should implement a checklist for all applications which appear before the Land Development Board regarding recycling and compliance with the Township ordinance.
The Board and the Township Committee have not prioritized this objective since 2009, due to other land use planning priorities.

Historic Preservation (2009)

1. Continue to encourage investment in the upgrading of historic properties.
The Township Committee has not worked on this objective since 2009, which should be preceded by the Board's adoption of a Master Plan Historic Preservation Plan Element, which would explore, evaluate, and make recommendations for these and other preservation activities in the Township.

The 2009 Master Plan Reexamination Report and Update did not comment on Lumberton's other master plan elements. The following is an evaluation of the need for a change in the objectives of those plan elements based upon changing conditions in the past decade:

Transfer of Development Rights II (1997)

The Board's 2018 Amended Transfer of Development Rights II (TDR II) Plan Element recommended the following additional objective, which also was the recommendation of the 2018 Land Use Plan Element Reexamination Report Relating to the RA/S, RA/R-2, and RA-R-6, and RA/ST Districts and the 2018 Master Plan Reexamination Report:

1. Pursuant to the State's Affordable Housing Obligations' Third Round Court order:
 - a. Discontinue the inactive Transfer of Development Rights program (TDR II);
 - b. Restore the prior R-2 zoning standards, i.e., the lot size shall be set at one unit per two acres; and

- c. *Rescind the Master Plan's TDR II Plan Element originally adopted on November 6, 1997.*

Recreation and Conservation (2003)

1. Preservation of the rural and agricultural character of the Township.
This is a very broad goal with no correlating objective(s) by which to measure implementation.
2. Preservation and acquisition of a substantial quantity of natural open space through the encouragement of agricultural activities, use of Transfer of Development Rights (TDR) provisions of the Municipal Land Use Law, low density residential development, and public acquisition of open space for conservation and recreation purposes.
This objective is similar to Land Use items #4 and #12 in the Land Use (2009) section and Farmland Preservation item #2 in. (See above.)
3. Provision of adequate and well-located recreation facilities throughout the various residential neighborhoods.
The Township continues to follow this objective. The Burlington County Resource Conservation Department's municipal park development program also supports this objective.
4. Protect and preserve stream corridors and adjacent sensitive lands, protect and preserve water quality, and provide for appropriate passive enjoyment of these areas.
The Township has updated Chapter 157 Flood Damage Prevention in 2017 to make it consistent with the recently-updated federal floodplain maps.
5. Encourage the preservation of lands and wildlife through various means in a planned manner to eventually result in continuous corridors of open space.
This objective is still important to the Township, which has not yet revisited the Master Plan's Recreation and Conservation and Farmland Preservation plan elements to rebalance the Township's rural character preservation strategies since then.
6. Appreciate the Township's natural beauty and resources and aim to enhance and protect them through appropriate regulations and education.
Although the Township's resources were documented in its 2007 Environmental Resources Inventory, this is a very broad goal with no correlating objective(s) by which to measure implementation.

Farmland Preservation (2005)

1. Local agricultural land use preservation efforts should be coordinated with those of the State and County and with those of adjoining municipalities.
Because the Agricultural Advisory Committee become has inactive, the Land Development Board has assumed this coordination responsibility.
2. Land use regulations should be reviewed and updated to minimize deterrents to agricultural activity, and to provide opportunities for expansion of agriculture. This may include expanded opportunities for farm stands which allow direct marketing of locally-grown produce, allowing bed-and-breakfast inns and/or other agro-tourism opportunities, and support of equestrian activities.
This objective is still important to the Township, which has not yet revisited the Master Plan's Farmland Preservation Plan Element and correlation of Township Code Chapters Chapter 130 Development Regulations with Chapter 147 Farming, which permits these and other agricultural operations under the NJ Right to Farm Act.

3. The Township should consider reducing costs of building permits for structures associated with agricultural use.
(See #2, above.)
4. The Agricultural Advisory Committee should facilitate more direct communication between the Township and local farmers to ensure that the needs of the agricultural community are being met.
(See #1, above.)
5. A column on agricultural issues should be added to the Township newsletter.
The Township has not published such a column in its newsletter or on its website in many years due to a lack of interest.

Stormwater Management (2007)

1. Reduce flood damage, including damage to life and property;
The Township has updated Chapter 157 Flood Damage Prevention in 2017 to make it consistent with the recently-updated federal floodplain maps.
2. Minimize, to the extent practical, any increase in stormwater runoff from any new development;
The Board continues to do this through the development review and approval process to the extent permissible by State and local stormwater regulations.
3. Reduce soil erosion from any development or construction project;
The Board continues to do this through the development review and approval process to the extent permissible by State and local stormwater regulations.
4. Assure the adequacy of existing and future culverts and bridges, and other in-stream structures;
The Board continues to do this through the development review and approval process to the extent permissible by State regulation for new development. The Township Engineer is responsible for maintaining existing culverts on local roads, while the County Engineer is responsible for bridges and other drainage facilities, except of state roads.
5. Maintain groundwater recharge;
The Board continues to do this through the development review and approval process to the extent permissible by State and local stormwater regulations.
6. Prevent, to the greatest extent feasible, an increase in nonpoint pollution;
The Board continues to do this through the development review and approval process to the extent permissible by State regulation for new construction, particularly through §130-45.
7. Maintain the integrity of stream channels for their biological functions, as well as for drainage;
The Board continues to do this through the development review and approval process to the extent permissible by State and local stormwater regulations.
8. Minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, industrial, and other uses of water; and
The Township has amended Chapter 248 Stormwater Management to manage improper disposal of waste into a municipal separate storm sewer system (MS4), wildlife feeding, illicit connections to an MS4, manage stormwater pollution from refuse containers / dumpsters, and manage retrofitting of private storm drain inlets.

9. Protect public safety through the proper design and operation of stormwater basins.

The Board continues to do this through the development review and approval process to the extent permissible by State and local stormwater regulations.

Housing Plan Element and Fair Share Plan (2008)

The Board approved a 2018 Master Plan Reexamination Report and the Board, Township Committee, and Burlington County Superior Court approved a 2018 Housing Plan Element and Fair Share Plan update of the 2008 plan, which recommended the following additional objectives:

1. *Ensure the consistency of the Township's Master Plan with State-mandated affordable housing compliance;*
2. *Update the Housing Plan Element to ensure compliance with the former COAH rules and regulations; and*
3. *Use redevelopment opportunities to allow for realistic opportunities for the construction of affordable housing.*

C. Significant Changes in Planning Assumptions, Policies, and Objectives

The Municipal Land Use Law (MLUL) requires the Board's periodic master plan reexamination report to state:

The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives. (N.J.S.A. 40:55D-89c)

Studies and Plans

Since the Board adopted the 2009 *Master Plan Reexamination Report and Update*, it has adopted updates to the *Master Plan Land Use Plan Element*, *Transfer of Development Rights (TDR) II Plan Element*, and the *Housing Plan Element and Fair Share Plan* in 2018. On August 15, 2018, the Board adopted a series of master plan reexamination reports for the *Master Plan Land Use Plan Element*, *Transfer of Development Rights II Plan Element*, and the *Housing Plan Element and Fair Share Plan*. These documents recommended:

1. Consideration of redevelopment opportunities in the NJ Route 38 corridor and on Eayrestown Road at Newbolds Corner;
2. Termination of the Township's transfer of development rights (TDR) program, which had been used to preserve farmland properties in the RA/RS and RA/ST zones by transferring their development rights to the RA/R-2 and RA/R-6 zones; and
3. Several land use planning and other strategies to increase opportunities for the construction of affordable housing.

On September 11, 2018, via Ordinance 2018-25, the Township Committee repealed Lumberton's transfer of development rights (TDR) program, amended the Zoning Map to change the RA/S, RA/R-2, RA/R-6 and RA/ST zones to the Rural Agriculture (RA) zone, and amended the minimum lot size in the RA zone from two to five acres, as recommended by master plan reexamination reports and by the Board on August 15th.

In 2018, the Township Committee also adopted two redevelopment plans. The first redevelopment plan was for a 204.2-acre farm at 1788 NJ Route 38 (Block 22, Lot 8.01) in the northeast part of the Township, known as "Wellington". A portion of this property was included in an earlier 2008 redevelopment plan for the NJ Route 38 corridor. On May 23, 2017, via Ordinance 2017-006, the Township Committee adopted a redevelopment plan specifically for the Wellington project, which would provide for the development of: 70 units of rental affordable housing; 92 single-family detached houses; 300 multi-family rental units in ten apartment buildings and amenities; 106,020 square feet of retail development in three structures with off-street parking and loading areas; and the infrastructure to support it. On December 18, 2018, the Township Committee adopted Ordinance 2018-029 amending the Wellington Redevelopment Plan to ensure that it would be consistent with the Township's court-approved 2018 *Housing Plan Element and Fair Share Plan (HPEFSP)* for affordable housing.

On August 28, 2018, via Ordinance 2018-024, the Township Committee adopted a redevelopment plan for two adjacent Eayrestown Road properties, Block 22, Lots 7.01 and 7.02 which would provide for the construction of 274 age-restricted single-family detached units, 236 single-family detached units, and 119 townhouse units, or 629 total units. On December 18, 2018, the Township Committee adopted Ordinance 2018-028 amending this redevelopment plan to ensure that it would be consistent with the Township's court-approved *Housing Plan Element and Fair Share Plan (HPEFSP)* for affordable housing.

Variations

The Board approved 31 use variations and one sign variation between October 2009 and July 2019. The following table identifies and describes these variations by date, type, and zone. These data may indicate need to amend *Chapter 130 Development Regulations*, the Zoning Map, or both, to reflect changing land use conditions in the Township. The MLUL defines six types of use variations:

- d(1) Non-permitted use.
- d(2) Expansion of a non-conforming use.
- d(3) Deviation from conditional use standard.
- d(4) Increase in the permitted floor area ratio (FAR).
- d(5) Increase in permitted density (Units/Acre).
- d(6) Increase in height by 10 feet or 10% of maximum height permitted for principal structure.

Approved Variations by Date, Type, and Zone (October 2009 to July 2019)

Zone	Use Variance Type						Sign Variance	Total Variations
	d(1)	d(2)	d(3)	d(4)	d(5)	d(6)		
B-1								0
B-2	1		1				1	3
GB	1							1
H/A								0
I-1	1							1
I-2	1	3						4
I-3	2							2
R-2.0	2	1			1			4
R-6								0
R-12								0
R-75	1							1
RA								0
RA/S	13					1		14
RA/ST								0
RA/R-2	1							1
RA/R-6								0
RI								0
Total	23	4	1	0	1	1	1	31

Seven (23%) of the use variations involved approvals to construct a second garage building: §130-23H permits only one private garage per dwelling. Six (19%) variations involved an accessory dwelling unit to a single-family detached house for an older parent or other family member in the same structure or outbuilding: §130-71 does not permit accessory dwelling units in any zone. Three (10%) variations involved solar panels in one form or another: *Chapter 130 Development Regulations* do not have any provisions for solar panels as principal or accessory uses. Three (10%) variations concerned the PSEG substation property at 386 Main Street: §130-71 does not permit utility substations in any zone. The Board should consider whether some or all of these issues should be addressed in a future land use plan amendment.

The table below identifies those approved variations by type and zone. Twenty-three of the 31 (74%) use variations were d(1)s for non-permitted uses, such as second garages (6), accessory dwelling units (5), and solar panels (3). The remaining use variations were for more individual circumstances.

Approved Variances by Type and Zone (October 2009 to July 2019)

Month-Year	Variance	Zone	Comments
Sep-17	d(1)	R-2.0	Accessory dwelling unit
Feb-16	d(1)	R-75	Accessory dwelling unit
Dec-09	d(1)	RA/S	Accessory dwelling unit
Feb-14	d(1)	RA/S	Accessory dwelling unit
Jun-19	d(1)	RA/S	Accessory dwelling unit
Feb-11	d(1)	B-2	Cleaning business
Apr-13	d(1)	RA/S	Ground-mounted solar panels
Feb-10	d(1)	I-1	Heavy equipment repair and storage
Jan-17	d(1)	I-3	Landscape business
Apr-19	d(1)	I-3	Multiple uses
Aug-16	d(1)	GB	Office trailer
Dec-11	d(1)	I-2	Parking as principal use
Dec-11	d(1)	RA/S	Raising chickens
Mar-13	d(1)	RA/S	Roof-mounted solar panels
Feb-18	d(1)	R-2.0	Second garage
Feb-11	d(1)	RA/R-2	Second garage
Nov-09	d(1)	RA/S	Second garage
Aug-10	d(1)	RA/S	Second garage
May-16	d(1)	RA/S	Second garage
Apr-18	d(1)	RA/S	Second garage
Sep-11	d(1)	RA/S	Solar field
Jun-14	d(1)	RA/S	Utility substation
Aug-10	d(1), d(6)	RA/S	Telecommunications antenna
Apr-19	d(2)	I-2	Accessory dwelling unit; second garage
Oct-17	d(2)	I-2	Expand retail in industrial zone
Jun-19	d(2)	R-2.0	Landscape business
Jun-11	d(2)	I-2	Social services facility
Oct-13	d(3)	B-2	Accessory building expansion
Oct-09	d(3)	R-2.0	Home occupation: hair salon
Mar-16	d(5)	R-2.0	25-lot subdivision on Municipal Drive
Aug-12	Sign	B-2	Bottom Dollar sign

Major Development Approvals

The Board has granted preliminary and final major subdivision approval to only one property between October 2009 and July 2019. This was in 2016 for 25 single-family detached houses on the 14-acre Bruce Paparone tract at the northwest corner of Eayrestown Rd (CR 612) and Municipal Drive. It also approved 23 major site plans: 22 were for commercial and industrial development projects and one was for a residential major site plan for the Lumberton Family Apartment's 70-unit multi-family development, which is part of the Township's affordable housing obligation.

Nine of the 22 non-residential major site plan approvals (41%) were amendments of previously-approved developments. Three of those nine were for improvements at the PSEG Lumberton electric substation and two were Creek Road Properties, LLC's land on Ark Road. The Board granted preliminary major site plan approval for one non-residential project at 1558 Route 38. The remaining twelve non-residential projects received preliminary and final major site plan approval, and most of these were along the Route 38 commercial corridor. These projects included: a coffee restaurant, a steak and grill restaurant, a retail

bank, a liquor store, auto parts store, multi-tenant warehouse, and two solar panel farms. The following table identifies the Board’s major site plan approvals between October 2009 and July 2019. (Note: Board approval does not necessarily indicate completion of the development project. For example, the Board’s 2011 preliminary approval for Block 6, Lot 1 has since expired.)

Major Site Plan Approvals (October 2009 to July 2019)

Year	Type	Development Project and Location
2010	A	Lumberton LLC (Lucas Chevrolet), 1622 Route 38 (Block 19.05, Lot 9.03)
2010	A	PSEG (Lumberton Substation), 386 Main St. (Block 40, Lot 2)
2011	A	Creek Road Properties LLC (Ark Road Storage), 108 Ark Rd (Block 36, Lot, 12.01)
2012	A	Lumberton Plaza (Bottom Dollar), 1636 Route 38 (Block 19.50, Lot 13)
2014	A	PSEG (Lumberton Substation), 386 Main St. (Block 40, Lot 2)
2015	A	Lumberton Solar (Solar Field), Stacey Haines Rd (Block 37, Lot 7)
2015	A	PSEG (Lumberton Substation), 386 Main St. (Block 40, Lot 2)
2015	A	Wawa, 1522 Route 38 (Block 15.03, Lot 8)
2019	A	Creek Road Properties LLC, 106 Ark Rd (Block 36, Lot, 12.06)
2009	P&F	Frontier Development (Auto Zone), 1552 Route 38 (Block 15, Lot 5 & Block 60.01, Lot 1.10)
2011	P&F	Family Services of Burlington County, 79 Chestnut St (Block 15.04, Lot 2.07)
2011	P&F	Lumberton Solar W2-090, LLC (Solar Panel Farm), Stacey Haines Road (Block 37, Lot 7)
2013	P&F	Lumberton LLC (Lucas Chevrolet), 1622 Route 38 (Block 19.05, Lot 9.03)
2014	P&F	PSEG (Landfill Solar Field), 1775 Route 38 (Block 23, Lots 3, 7, and 10)
2015	P&F	Quaker Stake & Lube Restaurant, 1632 Route 38 (Block 19.50, Lot 11)
2016	P&F	Frontier Mt Holly LLC (Starbucks), 1537 Route 38 (Block 14.03, Lot 4.01)
2017	P&F	Republic First Bank, 1544 Route 38 (Block 15, Lot 2)
2017	P&F	Komal Realty LLC (Liquor Store), 1670 Route 38 (Block 22.010, Lot 1.04)
2017	P&F	Silvi Concrete, 1550 Route 38 (Block 15, Lot 4.01)
2018	P&F	1799 Route 38, LLC (Jesco), 1799 Route 38 (Block 23, Lot 3.01)
2018	P&F	Lumberton Family Apartments, 1788 Route 38 (Block 22, Lot 9.02)
2019	P&F	M Shen Assoc LLC (Warehouse), 111 Mount Holly Byp (Block 15.04, Lot 2.05)
2011	P	Haddad Apparel Group, 1558 Route 38 (Block 6, Lot 1)

A = Amended Site Plan; P = Preliminary Approval only; P&F = Preliminary and Final Approval

In 2019, the Board approved the Wellington General Development Plan (GDP) for a 204.2-acre farm at 1788 NJ Route 38 (Block 22, Lot 8.01) in the northeast part of the Township. The northern 68-acre portion of the property will contain all of the proposed retail and residential development, pedestrian and vehicular circulation, utilities, and stormwater management systems. The GDP will have four phases:

- I: A wastewater pumping station and partial completion of a larger stormwater basin, which will be shared with the previously-approved 70-unit Lumberton Family Apartments rental affordable housing project, which is located on an adjacent 7.22-acre parcel;
- IA: Subdivision of tract’s southern half for farmland preservation and natural resource conservation;

- II: 92 single-family detached dwellings with garages, driveways, and off-street parking on 92 individual parcels of varying lot areas in the eastern section of the tract, as well as the completion of the tract’s stormwater basins, street network, and open space and recreational amenities;
- III: 300 multi-family rental units in ten apartment buildings, a 6,300-square foot clubhouse, and a 1,915-square foot proposed leasing office with off-street parking areas on one 12.35-acre parcel in the tract’s west central and southern sections; and
- IV: 106,020 square feet of retail development in three structures with off-street parking and loading areas on an 11.75-acre parcel in the tract’s northwest section.

Population and Employment Projections

In 2016, the Delaware Valley Regional Planning Commission (DVRPC), the regional bi-state agency that coordinates transportation and other infrastructure projects published population and employment projections for the year 2045. The DVRPC projects that the Township’s population and employment will increase by 11.9% and 35.56% respectively, and the County’s population and employment will increase by 9.44% and 9.25% respectively from 2015 to 2045. The following table shows that the Township’s projected population and employment growth rates are higher than the projections for the County.

Township and County Population and Employment Projections (DVRPC 2016)

	Lumberton Township				Burlington County			
	2015	2045	Change		2015	2045	Change	
Population	12,428	13,907	1,479	11.90%	450,226	492,709	42,483	9.44%
Employment	6,605	8,954	2,349	35.56%	241,298	263,622	22,324	9.25%

The next table shows the Township’s historic and projected population trends for the Township from 1940 to 2040. The 1990 to 2000 period shows a significant increase in population in the Township. Between 2010 and 2040, DVRPC estimates that the Township will grow by 1,348 residents, or 10.7%.

Township Estimated and Projected Decennial Population Growth

Year	Population	Change	
1940	1,007		
1950	1,325	318	31.6%
1960	2,833	1,508	113.8%
1970	3,945	1,112	39.3%
1980	5,236	1,291	32.7%
1990	6,705	1,469	28.1%
2000	10,461	3,756	56.0%
2010	12,559	2,098	20.1%
2020	12,712	153	1.2%
2030	13,281	569	4.5%
2040	13,907	626	4.7%

It should be noted that DVRPC’s projections are extrapolated from regional figures and are not based on local zoning, redevelopment plans, wastewater and farmland preservation plans, or environmental constraints.

Econsult’s 2015 New Jersey demographic multipliers provided average household size for the following several housing types. A 2011 housing trends report from the National Association of Home Builders on age-restricted housing provided additional information on those household sizes.

- Single-family detached (SFD), own or rent – 3.134 persons / unit
- Townhouses (TH), own or rent – 2.797 persons / unit
- Multi-family: all sizes (MF), own or rent – 2.267 persons / unit
- Age-restricted single-family detached (AR SFD), own or rent – 2.200 persons / unit
- Age-restricted townhouses and multi-family, (AR TH/MF), own or rent – 1.500 persons / unit

The following table indicates that the number of housing units in the Township currently approved by way of a redevelopment plan or GDP more than accommodates DVRPC’s 2040 projection of future residents.

Approved Housing Development and Estimated Future Residents

Development Project	Type	Units	Multiplier	Residents
Wellington	MF	70	2.267	159
Wellington	SFD	92	3.134	288
Wellington	MF	300	2.267	680
Eayrestown Road	AR SFD	274	2.2	603
Eayrestown Road	SFD	236	3.134	740
Eayrestown Road	TH	119	2.797	333
Totals		1,091		2,803

SFD = Single-Family Detached
 AR SFD = Age-Restricted Single-Family Detached
 TH = Townhouse (Single-Family Attached)
 MF = Multi-Family

Master Plan Items

The following is a summary of the status of development-related master plan issues since the Board adopted the 2009 *Master Plan Reexamination Report and Update*.

Goals and Objectives

The MLUL requires that municipal master plans contain “A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.” The 2009 *Master Plan Reexamination Report and Update* does not contain this plan element.

Land Use

The 2009 *Master Plan Reexamination Report and Update* outlined seventeen goals and described the history of recent master plan-recommended amendments to *Chapter 130 Development Regulations* and the Zoning Map. It also included a section on the South Jersey Regional Airport (VAY) and included a copy of the Zoning Map, dated November 6, 2008. It did not suggest any land use plan / zoning amendments.

The MLUL requires a municipal master plan to show the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the “Air Safety and Zoning Act of 1983” (N.J.S.A. 6:180 et seq.). The South Jersey Regional Airport (VAY), a state-owned but privately-

managed reliever facility with a 3,881-foot runway, is located at 68 Stacy Haines Road in Lumberton Township. The 2009 *Master Plan Reexamination Report and Update* recounts the 1994 *Master Plan*'s discussion of a proposed 1,919-foot runway extension. The proposed extension is currently under federal agency review. The 2009 report does not discuss the air safety zone in Lumberton Township required for the Flying W Airport (N14), a privately-owned and managed general aviation facility with a 3,496-foot runway, which is located at 60 Fostertown Road in Medford Township. Both airports are managed by the same corporation.

Medford Township has designated the privately-owned Flying W Airport as an area in need of redevelopment and has included it as an inclusionary affordable housing site in its court-approved housing plan element and fair share plan. Both of these airports may experience substantial changes within the next few years that will have significant impacts on Lumberton Township's future land use and circulation patterns and opportunities for economic development.

Part of the historic character of Lumberton Village is that it is a predominantly residential tidal historic village with small mix of commercial, civic, and institutional uses. The post office and municipal complex have relocated from the village, leaving three houses of worship, an auto repair shop, a delicatessen (vacant), and the historical society as the only non-residential uses. The 0.9-acre former firehouse property in the village center has been empty since the fire company and emergency services moved to the new Municipal Drive facility in 2018. All of these uses are in the 100-year floodplain. An elementary school, the village green, a cemetery, and another house of worship are on large parcels at the edges of the village outside the flood plain. The Township and the BOE have an opportunity to discuss future short and long-term reuses for the 25.58-acre Walther Elementary School property, which is scheduled to close on July 1, 2020. Because *Chapter 130 Development Regulations* only permit residential uses in the Historic / Architectural (H/A) zone, the construction of new and the expansion of commercial, institutional, and mixed-use development requires a use variance.

The village core is in the 100-year flood zone, and there have been several severe flood events in the past few decades. Most of the uses in Lumberton Village are on small lots in the 100-year floodplain. Approximately 60% of the Lumberton Village's single-family dwellings in the floodplain are rental properties, as are two apartment buildings. Federal flood insurance is not required to own a property, but most private insurers require it for a mortgage, commercial building loan, or home improvement loan. Lumberton does not require landlords to have federal flood insurance. The Township is currently working with the US Army Corps of Engineers to evaluate flood prevention and mitigation strategies for the village area.

In addition, several of the residential properties initially appear to meet the criteria for an "area in need of rehabilitation" under N.J.S.A. 40A:12A-14, which may enable the Township to assist residential property owners to rehabilitate their houses.

Housing and Affordable Housing

The Board has approved a 2018 *Master Plan Reexamination Report* and the Board, Township Committee, and Burlington County Superior Court has approved a 2018 *Housing Plan Element and Fair Share Plan (HPEFSP)* update of the 2008 plan, which recommended the following additional objectives:

1. Ensure the consistency of the Township's *Master Plan* with State-mandated affordable housing compliance;
2. Update the Housing Plan Element to ensure compliance with the former COAH rules and regulations; and
3. Use redevelopment opportunities to allow for realistic opportunities for the construction of affordable housing.

The Township Committee and the Board have worked together to amend *Chapter 130 Development Regulations*, approve redevelopment plans for the Eayrestown Road tract and the Wellington tract, approve a 70-unit multi-family affordable housing project on the Wellington tract, approved a General Development Plan (GDP) for the Wellington tract, and completed other step identified in the HPEFSP.

Economic Development

The 2009 *Master Plan Reexamination Report and Update* recommended that the Board prepare and adopt a Master Plan Economic Development Plan Element. Preparation of this type of element should consider the methodology used by the DVRPC in its regional Comprehensive Economic Development Strategy (CEDS), which includes several programs and projects in Burlington County. (See <https://www.dvrpc.org/Reports/09008.pdf>.) It will also require partnering with the local and regional private for-profit and non-profit corporations and institutions because there is only so much local government can do to effectively encourage and support economic development.

Circulation

The 2009 *Master Plan Reexamination Report and Update* did not substantially amend the 1994 Master Plan's traffic circulation section. It comprised 2.5 pages of text on the ownership, functional classification, and traffic accidents on the vehicular roads in the Township, as well one map each for these topics. The ownership of roads has not changed much since then, and most of the major roads in Lumberton are county-owned roads, with the exception of NJ Route 38. Burlington County recently adopted its 2018 Highway Master Plan Update, which has significant differences in the roadway functional classifications from that in the Township's 2009 *Master Plan Reexamination Report and Update*. The Township Engineer has the opportunity to discuss the impact of the updated functional classifications of Lumberton's county roads to identify how these changes might affect future planned road and bridge improvement regulations, funding, and scheduling. Local traffic safety and congestion issues are also different today than they were in 1994. The master plan's current circulation section does not address mass transit, freight truck traffic needs, and complete streets policies.

Community Facilities

The 2009 *Master Plan Reexamination Report and Update* included three basic objectives.

1. To continue to provide public facilities and services to areas in quantity and location, as required, in the most efficient manner practical;
2. To maintain sufficient and well-located school facilities that are capable of providing the children of the Township the best education possible; and
3. To support the construction of a new firehouse at the municipal complex.

The first of these did not provide any strategies or indicators to measure how and whether it would be achieved. The second is a matter best addressed by the BOE, which is responsible for public school services and facilities and not the Board or Township Committee. The third goal was accomplished in 2018, when the Township opened a new building to house the Lumberton Fire Department, Bureau of Fire Protection, Lumberton Emergency Squad and Office of Emergency Management on the Township's public works property across the street from the municipal complex.

The 2009 *Master Plan Reexamination Report and Update* had recommended that this site be reserved for a municipal library and that the fire and emergency services facility be located on the northeast corner of Eayrestown Road and Bobbys Run Boulevard. There is no pressing need for a local Lumberton library. Since 2009, the Burlington County Library System has significantly expanded its main library in Westampton Township, which is less than a 5-miles and a 15-minute drive from the center of Lumberton Village, and now includes the nearby Rowan College in Burlington County at Mount Laurel campus library.

The purpose of community facility planning is to ensure that the municipality's Master Plan Land Use, Circulation, Capital Improvements, Emergency Management, and other plan elements are in sync with its projected future population and employment growth needs and demands for public services and facilities. The Township has not yet had the opportunity to evaluate its future community facility and service capacities and demands, such as for municipal community centers, youth / senior citizen centers, municipal offices and meeting rooms, police headquarters, fire stations, public works yards and garages, since these court-mandated changes were made in 2018.

Recreation

The 2009 *Master Plan Reexamination Report and Update* did not review the stand-alone 2003 *Master Plan Recreation and Conservation [Open Space] Plan Element*. A Master Plan Recreation Plan Element also should ensure that the municipality's Master Plan Land Use, Circulation, Capital Improvements, and other plan elements are in sync with its projected future population and employment growth needs and demands for public services and facilities. In this case, the 2003 document planned for what it anticipated Lumberton's projected 2020 population of 13,634 residents would need, based on the National Recreation and Park Association's (NRPA) 1990 Recreation, Park, and Open Space Standards and Guidelines.

While the current plan's 2020 population projection of 13,634 residents is close to DVRPC's 2045 projection of 13,907 residents, both are under an estimated projection of 15,367 residents based on the number of planned dwelling units in the Township's two recent redevelopment areas. In addition, the NRPA has amended its standards and guidelines that estimate the type, number, and size of recreational facilities required for each 1,000 residents from 29 years ago. It also has recreation planning and implementation guidance for community engagement to better evaluate recreation and park facility needs and policies for: including people with special needs, green infrastructure, and safe routes to parks.

In addition, since 2009 the Township has rehabilitated all of its municipal recreational facilities and acquired the former 58-acre Ironwood Outdoor Center, and has been able to revitalize and utilize the Village Green year-round since the Burlington County Farm Fair relocated to Springfield Township in 2011.

Natural Resource & Open Space Conservation

The 2009 *Master Plan Reexamination Report and Update* did not review the stand-alone 2003 *Master Plan Recreation and Conservation [Open Space] Plan Element*. The 2003 plan element was not based on an environmental / natural resource inventory, did not have any objectives to conserving those features, and did not consider the 2002 *Burlington County Parks and Open Space Master Plan*. In 2007, the Board adopted its *Official Greenway Map*, which recommended the following:

- High-priority sites along the old Medford Railroad and the Rancocas Creek and its South and Southwest branches for conservation easements or fee simple purchase;
- High and low-priority properties for farmland preservation; and
- The Burlington County Airport Natural Heritage Priority Site area on either side of Stacey Haines Road, but encompassing most of the South Jersey Regional Airport.

In 2007, with the help of the DVRPC, the Board completed the *Lumberton Township Environmental Resource Inventory (ERI)*, which provided a general history of the Township and analyses of the Township's physiography, topography, soils, surface water and groundwater resources, natural vegetation, priority habitats, animal communities, utilities, and environmental issues, such as known contaminated sites, flooding areas, and radon. In 2016, the Federal Emergency Management Agency (FEMA) updated its flood insurance relief map (FIRM), which identified additional environmentally-restricted areas, which might be of interest to the Township for passive recreation or conservation. The Township is currently working with the US Army Corps of Engineers to evaluate flood prevention and mitigation strategies for the Lumberton Village area within the floodplain. One strategy could be the use of the

State’s Blue Acres program, which provides partial funding to acquire and demolish improved properties in flood hazard properties for open space preservation. This program was not available in 2009.

Farmland Preservation

The 2009 *Master Plan Reexamination Report and Update* did not review the stand-alone 2005 *Master Plan Farmland Preservation Plan Element*. The Township’s plan element includes an inventory of farm properties from 2005, a map illustrating significant areas of agricultural land, and a statement showing that municipal ordinances support and promote agriculture as a business. The document also includes a plan for preserving as much farmland as possible in the short term through the TDR program and participation in the Burlington County farmland preservation program. In the latter, the Township would use proceeds from its dedicated 1% open space and farmland preservation property tax as a match to comparable dedicated county and state funds to purchase development deed restrictions or fee simple purchase of farms for resale with those restrictions.

The Township continues to collect the 1% tax for open space and farmland preservation, but discontinued the TDR program in 2018. Due to a lack of interest from the farming community and lack of agenda items, the Township Committee has not appointed members to the Township’s Agricultural Advisory Committee for a number of years. There is a difference in the definition for “farm” in *Chapter 130 Development Regulations*, which permits “commercial” and “hobby” farms” and *Chapter 147 Farming*, which only provides right-to-farm protections to “commercial” farms.

The following chart identifies that farmland preservation through the Township’s TDR program had run its course by 2002 and that only 69 acres of farmland has been preserved in the Township since 2009. The total amount of preserved farmland in Lumberton is 1,225 acres, which represents amount 15% of the Township’s total area.

Preserved Farmland in Lumberton Township

Owner	Acres	Block	Lot	Method	Year
Allen Sr. John E	0	51	9	EP	1992
Aviation Industrial Realty Co.	373	33	7, 8, 12, 13, and 14	TDR	1999
		36	2, 4, and 6(p/o)	TDR	1999
Miriam Pricket North LP	106	32	7	TDR	1999
		33	2	TDR	1999
Hoffman, Raymond and Kathryn	70	37	5	TDR	1999
Dare, Janice and Granville	14	36	12.05	TDR	2001
Irving, Irene and Jones, Doris	90	37	1	TDR	2001
		35	2	TDR	2001
Allen, Ellen S	4	51	6.02, 7	EP	2001
Living Bridges International	46	21	24	TDR	2002
Centurion Management Co	87	22	10	TDR	2002
Syroy Company, Inc.	6	22	12	TDR	2002
Bleznak, Philip	13	21	23.17	TDR	2002
Alvater, Paul and Betty	19	50	3.19	TDR	2002
McCarthy, Frederick and Patricia	15	21	23.01	TDR	2002
Rancocas Valley High School	125	51	3	FS	2002

Owner	Acres	Block	Lot	Method	Year
Giacchino, George E	188	22	16	FS	2005
		50	1, 2	FS	2005
		51	10	FS	2005
Spotts, Tracy L	47	31	4.01	EP	2010
Murphy Family Trust	12	34	6	EP	2010
Batten, Wayne	10	52	7.01, 7.03, and 7.04	EP	2012
Total Preserved Farmland	1,225				

Historic Preservation

The Township’s October 1994 *Master Plan* contained a historic preservation section comprising four paragraphs and an inventory and map of 35 potentially-eligible historic properties outside the downtown historic Lumberton Village. These data were compiled by the Township’s historic society in 1989. Only one property in the Township is listed on the New Jersey and National Register of Historic Places: the Eayres Plantation and Mill Site in Eayrestown. The New Jersey Historic Preservation Officer issued an opinion in 1977 that Lumberton Village was eligible for listing on the New Jersey Register of Historic Places.

The 2009 *Land Use Plan Element* included a goal to “continue preservation and encouragement of the enhancement of the historic character of the Village of Lumberton”. The *Historic Preservation Plan Element* included two recommendations:

1. Establish a Historic Preservation Committee, and
2. Continue to encourage investment in the upgrading of historic properties.

The Township amended *Chapter 130 Development Regulations* in 1995 to establish Historic/Architectural (H/A) districts in Lumberton and Eayrestown, which requires a separate procedure and architectural standards for property owners in those districts seeking to make exterior alterations to the structures on their properties or to build or demolish structures. (§130-35) The procedure is overseen by the Board and not a Historic Preservation Committee, as recommended in 1994.

The 2009 *Master Plan Reexamination Report and Update* indicated that the first 1994 recommendation was no longer applicable because the procedure in §130-35 managed by the Board was sufficient. It did, however, reaffirm that the Township should “continue to encourage investment in the upgrading of historic properties”, but it did not specify how the Township should do this. (The MLUL enables municipalities to establish a Historic Preservation Committee, but it does not require one to administer historic district zoning. See N.J.S.A. 40:55D-107 et seq.)

The 2009 *Master Plan Reexamination Report* recommended several changes to the boundaries of the H/A zone, which appear to involve the removal of undeveloped land from the district. The recommendations did not identify particular tax parcels or include an illustrative map. It is unclear whether the Township Committee revised the Zoning Map in accordance with these recommended zoning district boundary changes.

The 1991 amendments to the MLUL required that after July 1, 1994, all municipal historic zoning districts, such as the Township’s H/A zone, must be based on identifications in the master plan’s historic preservation plan element, unless the governing body’s ordinance establishing those districts affirmatively states why it chose not to do so. (N.J.S.A. 40:55D-65.1) The current Historic Preservation Element has not been updated.

Development Transfer

The 2009 *Master Plan Reexamination Report and Update* recommended that the Township should reevaluate the effectiveness of its Transfer of Development Rights (TDR) program, interest in which seemed to wane after 2002 when most of the land in the designated TDR receiving areas had been developed. The Board adopted an amendment to the 1997 *Transfer of Development Rights II Plan Element* in 2018, which identified that the local TDR program had stagnated and that the program should be extinguished and the remaining properties in the TDR areas should be rezoned into the Rural Agricultural (RA), 2-acre agriculture and residential zoning district. The Township Committee adopted ordinances implementing these recommendations later that year.

Solid Waste Management and Recycling

The MLUL indicates that municipal solid waste management planning issues should be incorporated into a utilities plan element, while recycling management planning issues should be in a separate recycling plan element, both of which are optional master plan elements. Some municipal master plans include these optional elements, but others simply refer and defer to the controlling county solid waste management plan, which addresses their municipal solid waste and recycling issues.

The 2009 *Master Plan Reexamination Report and Update* did not make any solid waste management planning recommendations, but did recommend that the Township “implement a checklist for all [Board] applications regarding recycling and compliance with the Township ordinance.” The 2009 document also included a Recycling Plan Element.

The Township’s October 1994 *Master Plan* contained a solid waste and recycling section comprising four paragraphs, the data for which has not been revised since then. The Township Department of Public Works (DPW) now has an automated solid waste collection system for residential pick-ups, as does the County Occupational Training Center (OTC), which administers the Township’s residential recycling program. DPW has special guidelines for residential disposal of bulk items, leaf and brush (yard) waste removal, and household hazardous waste. (Autumnal leaf management is now incorporated into the Township’s *Stormwater Management Plan*.) Residents may deliver their electronic waste to the Burlington County Resource Recovery Complex. Multi-family, commercial, industrial, and institutional property owners and managers are responsible for the collection and disposal of their own solid waste and recycling.

In 2011, the Township Committee amended *Chapter 227 Recycling* in its entirety to address several concerns found since the chapter’s original 1989 adoption. The Township Committee also added §130-48.3 to require all multifamily, qualified private communities, and mobile home parks to provide, for the use of its residents, centralized and common locations on its property for the storage, prior to collection, of source-separated recyclables generated by the residents of the property.

Stormwater Management

The 2009 *Master Plan Reexamination Report and Update* did not review the Township’s plan in 2009. The State last amended its stormwater management regulations (N.J.A.C. 7:8) on June 2016 and updated its NJ Stormwater Best Management Practices (BMP) Manual in November 2018. The Board has not amended its *Master Plan Stormwater Management Plan Element* since its 2007 adoption. The MLUL requires its reexamination at each subsequent scheduled reexamination of the master plan pursuant thereto. (N.J.S.A. 40:55D-93)

Utilities

The 2009 *Master Plan Reexamination Report and Update* did not incorporate the 1994 Master Plan Utilities Plan Element, which means that it has since expired. Public water service, where available, is supplied by the Mount Holly Water Company, while public sanitary sewer service, where available, is

provided by the Mount Holly Municipal Utilities Authority. There have been no substantial changes to utility service in Lumberton Township, other than extensions to residential and non-residential developments in NJDEP-approved service areas. In 2015, Burlington County amended its County Wastewater Management Plan, which removed undevelopable properties, such as those deed-restricted from future development or portions with other properties in environmentally-sensitive areas, such as freshwater wetlands and floodplains. The Township is currently working with the redeveloper of the Wellington redevelopment area to amend the NJDEP-approved service areas to include the development areas in the tract's Board-approved general development plan (GDP).

Community Design

Lumberton Township does not have a master plan element that would set policies for the design of public buildings, civic areas, streetscapes, landscapes, and gateways. Its design control concerns are focused using historic preservation standards for properties in the Historic / Architectural (H/A) zone in Lumberton Village. (See *Historic Preservation*, above.)

Energy Conservation

Lumberton Township does not have a master plan element that would set policies for the energy conservation in public buildings or for the promotion of energy conservation for buildings associated with other land uses. The Township has the opportunity to address energy conservation and climate change issues by amending *Chapter 130 Development Regulations* to permit renewable energy facilities for on-site consumption as accessory structures and uses in all zoning districts and as principal uses in its industrial districts. Currently, installation of these renewable energy facilities often requires a use variance.

Planning Consistency

Intra-Municipal Planning

There have been no substantial changes to local zoning in adjacent Mount Holly and Southampton townships since the Board adopted the 2009 *Master Plan Reexamination Report and Update*. In Eastampton Township, the former landfill property has been rezoned from the Industrial-1 (I-1) zone to the Business Park (BP) zone to encourage its redevelopment. The former Residential 4-acre (R-4) zone has been changed to the Rural Residential Low Density (RU-L) 5-acre zone. Neither of these zoning changes has had or will have an adverse effect on Lumberton Township.

In Hainesport Township, the area on Creek Road west of Chase Road has been rezoned from the Rural Residential 2-acre (RR-2) zone to the Residential 20,000 square foot lot (R-1) zone and has been developed as the Sage Run residential neighborhood. The remainder of the Rural Residential 2-acre (RR-2) zone along Lumberton's border has been changed to the Rural Residential 5-acre (RR-5) zone. Neither of these zoning changes has had or will have an adverse effect on Lumberton Township.

In Medford Township, the zoning along the Lumberton Township border has not changed since 2009; however, Medford has designated the Flying W Airport (N14) as an area in need of redevelopment and has identified as an inclusionary affordable housing site. This may allow for the development of about 450 dwelling units on the roughly 150-acre airport property, which may have an adverse impact on local traffic along Fostertown Road and Main Street.

Regional Planning

Burlington County does not have a county master plan or a regional plan that encompasses Lumberton Township.

Metropolitan Planning

The Delaware Valley Regional Planning Commission (DVRPC) amends its plan for Philadelphia's nine-county metropolitan planning area every five years. The DVRPC's *Connections 2045* plan for the nine-county Pennsylvania and New Jersey region, which may significantly affect the town positively or negatively, identifies what measures the town should consider to address them. Conclude by stating that the town bases its assumptions, objectives and policies on working together to achieve metropolitan planning objectives. DVRPC adopted its last metropolitan plan for the year 2045 in 2017. Although the development, redevelopment, and conservation policies remain generally the same for Lumberton Township as those in the prior metropolitan plan, the 2045 plan included significant changes to future metropolitan development scenarios, which are detailed in Section D.

Statewide Planning

The New Jersey State Planning Commission has not adopted any changes to the adopted 2001 *New Jersey State Development and Redevelopment Plan* nor has it approved any changes to its State Plan Policy Map since 2009.

Development-Related Code Chapter Items

The following is a summary of the status of Lumberton's development-related chapters of the Township Code, some of which have been amended since the Board adopted the 2009 *Master Plan Reexamination Report and Update*.

Chapter 3 Agricultural Advisory Board

On January 18, 2005, via Ordinance 2005-2, the Township Committee established a 5-member, volunteer advisory board to:

1. Keep the Township Committee and Board informed of developments in the farming community;
2. Respond to the Board on any ordinances introduced by the Township Committee that may impact upon the farming community;
3. Assist the Township Committee and Board by offering it advice with regard to matters, such as, farmland preservation and the enrollment of certain properties in a farmland preservation program;
4. Offer input with regard to land use applications relating to farmland and particularly qualified farm assessed properties;
5. Consider and make recommendations regarding the economic viability, economic needs and establishment and/or review of programs aimed at minimizing restraints on the agricultural industry and improving its opportunities; and
6. Perform such other duties, responsibilities and matters which the Township Committee wishes to delegate to it.

The Board, which is to be appointed by the Mayor with the consent of the Township Committee, is to meet at four (4) times per year and to issue reports to the Township Committee and the Board at least three (3) times per year. The Board was very active in developing the *Master Plan's Farmland Preservation Plan Element* and the transfer of development rights (TDR) program; however, since then, there has been little interest from Lumberton's farming community to participate on the Agricultural Advisory Board. This is why the Township Committee has not appointed members to it in many years. The Land Development Board has now assumed this general advisory role and receives support from the County Agricultural Development Committee when needed.

Chapter 13 Environmental Preservation

On January 20, 2004, via Ordinance 2004-2, the Township Committee repealed former *Chapter 13 Environmental Commission*, adopted in 2001, and former *Chapter 43 Open Space Advisory Committee*,

adopted in 2003, and substituted them with this new Chapter 13 to create an Environmental Preservation Council. This Township Committee-appointed, seven-member council is charged to:

1. Advocate for the preservation of open space and other natural resources within the Township;
2. Plan, implement, and inform the general public about local preservation programs;
3. Compile and maintain an index of all open spaces and other natural resources within the Township, both publicly and privately owned, including marshlands, swamps and other wetlands;
4. Conduct appropriate research into the possible use of remaining open space within the Township;
5. Recommend to the Board appropriate plans and programs for inclusion in the Township's master plan for general development and use of remaining open spaces and environmentally-sensitive areas;
6. Prepare and distribute advertisements, books, maps, charts and other appropriate materials necessary to the discharge of the council's duties;
7. Act as a coordinating agency in the community with respect to conservation matters and as a liaison between local conservation needs and the regional, state and federal agencies responsible for administering those needs;
8. Review and report to the Board on environmental matters with respect to any site plan or subdivision, as requested by the Board or the Township Committee; and
9. Commence any other such duties as the Township Committee may, from time to time, assign.

In 2007, three years after these actions, the Township completed a map of all private and publicly-owned preserved properties on the State's Registered Open Space Inventory (ROSI). That year it also completed an environmental resources inventory (ERI), which provided a comprehensive study and analysis of the Township's features.

Lumberton's Environmental Preservation Commission has most of the same powers as the former Environmental Commission, but does not require transmission of copies of Board applications for review. Since then, there has been little interest expressed from the community to participate on this Council. This is why the Township Committee has not appointed members to it in several years. The Land Development Board has now assumed this general advisory role and receives support from the County Department of Resource Conservation when needed.

Chapter 29 Land Development Board

On January 20, 2004, via Ordinance 2004-1, the Township Committee repealed former *Chapter 49 Planning Board* and former *Chapter 85 Zoning Board of Adjustment*, both adopted in 1976, and merged the two boards into one, as permitted by the MLUL for municipalities with a population of 15,000 or fewer. There have been no MLUL amendments since 2009 that would require the Township Committee to amend this chapter.

Chapter 43 Open Space Encroachments Mediation Committee

On May 16, 2005, via Ordinance 2005-14, the Township Committee established this advisory committee to:

1. Receive concerns, complaints, and suggestions from Township residents about open space encroachments; and
2. Discuss them, and, when appropriate, make recommendations to the Township Committee about them.

Since then, there has been little interest expressed from the community to participate on this Committee. The Land Development Board has now assumed this general advisory role and receives support from the County Department of Resource Conservation when needed. This is why the Township Committee has not appointed members to this advisory committee in several years.

Chapter 88 Massage, Bodywork, and Somatic Therapy Establishments

On December 1, 2009, via Ordinance 2009-9-011, the Township Committee added this chapter, which implies that this use requires a zoning permit in addition to other municipal permits. §130-68 indicates that all uses not expressly permitted in *Chapter 130 Development Regulations* are prohibited. Because this use is not expressly permitted as a principal, accessory, or conditional use, any such therapy business would require a d(1) use variance before receiving a zoning permit.

To receive a d(1) use variance, an applicant must prove to the satisfaction of the Board that there are “special reasons” to exercise its jurisdiction to grant the requested relief, demonstrating that the site is particularly suited to the proposed use and that the proposal will advance the purposes of the MLUL, and the municipal master plan and development regulations. Additionally, the applicant must show that the variance can be granted without substantial detriment to the public good and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinances.

In granting this variance, the Board may require conditions that might conflict with this chapter, which could be problematic. An alternative method to address this issue is to:

1. Amend §130-3B to include any applicable definitions from this chapter;
2. Amend §130-4 to include this use as a conditional use, and
3. Amend the various conditional use subsections in §130-71 to identify in which zones this new conditional use would apply.

Chapter 89 Adult Uses

On August 20, 1979, via Ordinance 1979, the Township Committee last amended this chapter, which predates the MLUL. This chapter has been superseded by §130-71P(4)(b), which the Township Committee adopted on April 5, 1999, via Ordinance 1995-5. This was done to make the local ordinance consistent with N.J.S.A. 2C:33-12.2, as last amended in 1995.

Chapter 90 Affordable Housing

On August 28, 2018, via Ordinance 2018-23, the Township Committee revised the existing chapter to address the Township’s fair share affordable housing obligation and affirmative marketing of that housing. It was approved by the Burlington County Superior Court in 2018 and is operable until 2025.

Chapter 96 Amusement Parlors and Amusement Devices

On January 18, 1982, via Ordinance 1982-1, the Township Committee last amended this article, which predates the MLUL in its original form. The chapter indicates that this use requires a municipal permit, but not a zoning permit. §130-5 requires a zoning permit as a precondition to receipt of a construction permit or certificate of occupancy. §130-68 indicates that all uses not expressly permitted in *Chapter 130 Development Regulations* are prohibited. Modern amusement parlors also include “escape rooms”, “ax throwing galleries”, “virtual reality chambers”, and other individual and group computerized gaming venues, which were not envisioned in 1982. Because this use is not expressly permitted as a principal, accessory, or conditional use, it would require a d(1) use variance before receiving a zoning permit or a municipal permit. (See comments for *Chapter 88 Massage, Bodywork, and Somatic Therapy Establishments*, above. See also, *Chapter 219 Poolrooms and Billiard Rooms*, below.)

Chapter 100 Bingo and Raffles

On October 6, 1997, via Ordinance 1997-21, the Township Committee last amended this chapter. The chapter indicates that this use applies only to events at the Burlington County Farm Fair, which relocated from the Village Green to Springfield Township in 2011. There may be opportunities to revise this chapter to make fundraising bingos and raffles available to other religious, charitable, youth, and non-profit groups.

Chapter 109 Unfit Buildings

On December 17, 1973, via Ordinance 1973-19, the Township Committee adopted this chapter, which references the NJ State Housing Code. The Township Committee last revised the chapter on June 16, 1997, via Ordinance 1997-12. That ordinance authorized the Burlington County Health Department to enforce the chapter. Since then, the Township Committee has adopted *Chapter 221 Property Maintenance Code*, which may potentially conflict with this chapter. It also may potentially conflict with *Chapter 168 Housing Standards*.

Chapter 117 Christmas Tree Sales

On September 22, 2015, via Ordinance 2015-7-09, the Township Committee amended the chapter in its entirety. It implies that this use requires a zoning permit in addition a municipal permit. §130-68 indicates that all uses not expressly permitted in *Chapter 130 Development Regulations* are prohibited. Because this use is not expressly permitted as a principal, accessory, or conditional use, any such use would require a d(1) use variance before receiving a zoning permit. (See comments for *Chapter 88 Massage, Bodywork, and Somatic Therapy Establishments*, above.)

Chapter 119 Clothing Bins

On August 21, 2006, via Ordinance 2006-13, the Township Committee added this chapter, which states that this use requires a zoning permit. §130-68 indicates that all uses not expressly permitted in *Chapter 130 Development Regulations* are prohibited. Because this use is not expressly permitted as a principal, accessory, or conditional use, any such use business would require a d(1) use variance before receiving a zoning permit. (See comments for *Chapter 88 Massage, Bodywork, and Somatic Therapy Establishments*, above.)

Chapter 129 Development Maps and Plans, Article II Electronic File Submission Standards

On June 10, 2008, via Ordinance 2008-9, the Township Committee added these standards for documents that would be used by the Board when reviewing applications submitted in accordance with *Chapter 130 Development Regulations*. This chapter would be more appropriately located as a new section in Article IV Development Review Procedures and Plat Details of *Chapter 130 Development Regulations*.

Chapter 130 Development Regulations

The Township Committee has amended this chapter a number of times since the Board's adoption of the 2009 *Master Plan Reexamination Report and Update* on October 15, 2009:

- April 5, 2011, via Ordinance 2011-2-002, add new section §130-48.3 for the design of containment areas for designated recyclable materials for multi-family dwellings with more than 20 residential units;
- August 22, 2017, via Ordinance 2017-009 repealed § 130-48.1, which was “Design and Construction Standards for Recreational Facilities”;
- May 22, 2018, via Ordinance 2018-08, replaced §130-79, which was “Growth Share Affordable Housing Obligation”, in its entirety with “Mandatory Affordable Housing Set-Aside in Future Rezoning or the Grant of Variances Authorizing Multi-Family Housing”;
- June 26, 2018, via Ordinance 2018-13, reestablished the Board's Technical Advisory Committee;
- June 26, 2018, via Ordinance 2018-14, amended the provisions for collecting development fees for affordable housing by adding §130-80;
- September 11, 2018, via Ordinance 2018-25, repealed the transfer of development rights (TDR) program, amended the Zoning Map to change the RA/S, RA/R-2, RA/R-6 and RA/ST zones to the Rural Agriculture (RA) zone, and amended the minimum lot size in the RA zone from two to five acres; and
- October 23, 2018, via Ordinance 2018-27, conditionally permitted some cannabis (marijuana) uses in the Industrial (I) zone.

The Zoning Map, Schedule of Limitations, and Schedule of Uses are soon to be updated to reflect the ordinance changes and Coventry Glen neighborhood zoning.

Chapter 147 Farming

On February 17, 2004, via Ordinance 2004-7, the Township Committee added this new chapter in concert with the Board's adoption of the *Master Plan Farmland Preservation Plan*. It declares that a "commercial farm" is a permitted use in all zones when it is a preexisting use. *Chapter 147 Farming* references the definition of "commercial farm" in N.J.S.A. 4:1C-3:

"A farm management unit of no less than five acres producing agricultural or horticultural products worth \$2,500 or more annually, and satisfying the eligibility criteria for differential property taxation pursuant to the "Farmland Assessment Act of 1964," P.L.1964, c.48 (C.54:4-23.1 et seq.), (2) a farm management unit less than five acres, producing agricultural or horticultural products worth \$50,000 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the "Farmland Assessment Act of 1964," P.L.1964, c.48 (C.54:4-23.1 et seq.), or (3) a farm management unit that is a beekeeping operation producing honey or other agricultural or horticultural apiary-related products, or providing crop pollination services, worth \$10,000 or more annually."

Almost all of Lumberton's active commercial farms are in the RA Rural Agriculture District, in the Wellington and Eayrestown Road redevelopment areas, or preserved farms in other zoning districts. *Chapter 130 Development Regulations* permits new "farms" in the RA, which it defines as:

"A lot of at least six acres, with the first acre devoted to the dwelling (if applicable) and at least five additional acres devoted to agricultural use, including the growing and harvesting of crops and the raising and breeding of farm animals, except that commercial piggeries are prohibited. Truck farms, fruit farms, nurseries, greenhouses, dairies and livestock produce are permitted."

This definition allows "commercial farms" and non-commercial, hobby farms; however, only "commercial farms" are protected by the Township's right-to-farm ordinance, *Chapter 147 Farming*.

Chapter 157 Flood Damage Prevention

On September 26, 2017, via Ordinance 2017-011, the Township Committee amended the former chapter to be consistent with the latest Federal Emergency Management Agency (FEMA) flood insurance relief map (FIRM) updates. The recent Chapter 157 amendments contain building and use restrictions based on FIRMs, as if the 100-foot flood zone were an official Zoning Map overlay zone. To reduce confusion and the need for cross-referencing, this chapter would be more appropriately located in *Article VI Zoning* in *Chapter 130 Development Regulations*. Although *Chapter 157 Flood Damage Prevention* includes variance provisions for "historic structures," the terms used in the chapter only apply to one property in Eayrestown. None of the properties in the Lumberton Village H/A zone meets *Chapter 157's* "historic structure" variance / exemption criteria.

Chapter 168 Housing Standards

On December 17, 1973, via Ordinance 1973-19, the Township Committee adopted this chapter, which references the NJ State Housing Code. The Township Committee last revised the chapter on August 21, 1989, via Ordinance 1989-11. That ordinance authorized the Burlington County Health Department to enforce that code, which is now under N.J.A.C. 5:28-1.1 *et seq.* Since then, the Township Committee has adopted *Chapter 221 Property Maintenance Code*, which may potentially conflict with this chapter. It also may potentially conflict with *Chapter 109 Unfit Buildings*.

Chapter 174 Junkyards

On October 21, 1991, via Ordinance 1991-14, the Township Committee added this chapter to specify that pre-existing junkyards could continue, but "if they shall cease to continuously operate or maintain a junkyard or engage in the business of keeping junk shall not thereafter be permitted to reestablish or again

operate or maintain said junkyard or to again engage in the business of keeping a junkyard within the township.” To reduce confusion, junkyards could be defined in §130-3B Word Usage and Definitions and enumerated as a prohibited use in §130-68 Prohibited Uses, with a cross-reference to this chapter.

Chapter 199 Newsracks

On January 18, 2002, via Ordinance 2002-2, the Township Committee adopted this new chapter to regulate this use by requiring a zoning permit. §130-68 indicates that all uses not expressly permitted in *Chapter 130 Development Regulations* are prohibited. Because this use is not expressly permitted as a principal, accessory, or conditional use, any such use would require a d(1) use variance before receiving a zoning permit. (See comments for *Chapter 88 Massage, Bodywork, and Somatic Therapy Establishments*, above.)

Chapter 206 Official Map

On June 10, 2008, via Ordinance 2008-7, the Township Committee added this new chapter, as permitted by the MLUL, and adopted an *Official Map*. An Official Map should be updated periodically to show the location of dedicated public areas, such as new public streets, basins, parks, facilities, etc. This chapter requires the Official Map be updated after the Board’s adoption of a master plan update, such as the one completed in 2009. (§206-4B) The 2009 *Master Plan Reexamination Report and Update* did not reference or make any recommendations to amend Lumberton’s *Official Map*.

Chapter 219 Poolrooms and Billiard Rooms

On December 17, 1973, via Ordinance 1973-19, the Township Committee last amended this chapter, which predates the MLUL. It requires Township Committee approval of applications to operate businesses for playing pool or billiards, but not a zoning permit. §130-5 requires a zoning permit as a precondition to receipt of a construction permit or certificate of occupancy. §130-68 indicates that all uses not expressly permitted in *Chapter 130 Development Regulations* are prohibited. Because these uses are not expressly permitted as principal, accessory, or conditional uses, any such use would require a d(1) use variance before receiving a zoning permit. The 1973 chapter does not include a definition for “pool hall” or “billiard hall” and does not include other similar modern games and variations, such as games played with disks or other balls with or without cues, or played indoors or outdoors, and other table games of skill, such as table hockey (air hockey), table football, table soccer (foozball), and table tennis. (See comments for *Chapter 88 Massage, Bodywork, and Somatic Therapy Establishments*, above. See also *Chapter 96 Amusement Parlors and Amusement Devices*, above.)

Chapter 221 Property Maintenance Code

On February 7, 2000, via Ordinance 2000-7, the Township Committee adopted a comprehensive code for property maintenance, which establishes duties and responsibilities for property owners, property occupants, and the Township Code Enforcement Officer. The chapter indicates that the Code Enforcement Officer is authorized to “perform such duties as may be necessary” to its enforcement, but it does not require regular property or fire inspections of commercial uses, rental housing, or both, which is a major property maintenance concern in many municipalities in the region.

Chapter 227 Recycling

On February 15, 2011, via Ordinance 2011-1-001, the Township Committee amended the chapter in its entirety adding §227-8 (Common Area Recycling Storage Locations), which correlated with the design standards in §130-48.3 for the design of containment areas for designated recyclable materials for multi-family dwellings and mobile home parks with more than 20 residential units. These minimum dwelling thresholds exempt a number of developments, whose recyclables are collected by private operators, from complying with these standards.

Chapter 230 Redevelopment Plans – See Section E.

Chapter 236 Secondhand Dealers

On December 3, 2013, via Ordinance 2013-11-010, the Township Committee added this new chapter, which indicates that this use requires a municipal permit, but not a zoning permit. §130-5 requires a zoning permit as a precondition to receipt of a construction permit or certificate of occupancy, per. §130-68 indicates that all uses not expressly permitted in *Chapter 130 Development Regulations* are prohibited. Because this use is not expressly permitted as a principal, accessory, or conditional use, it would require a d(1) use variance before receiving a zoning permit or a municipal permit. (See comments for *Chapter 88 Massage, Bodywork, and Somatic Therapy Establishments*, above.)

Chapter 246 Soil Removal and Erosion Control, Article I Soil Removal

On November 2, 1987, via Ordinance 1987-21, the Township Committee amended this article, which predates the MLUL in its original form, in its original form. It requires Township Committee approval of applications to remove soil from private property, which the 1975 MLUL defines soil removal as a form of development that would require Board approval in Lumberton and not from the Township Committee. This article is partially superseded by §130-34.1 Soil Removal Regulations, which the Township Committee adopted on October 16, 2000, via Ordinance 2000-22. To reduce confusion and the need for cross-referencing, the relevant part of this article would be more appropriately located as an amendment to §130-34.1.

Chapter 246 Soil Removal and Erosion Control, Article II Soil Erosion and Sediment Control

On December 17, 1973, via Ordinance 1973-19, the Township Committee last amended this article, which predates the MLUL in its original form. It also mentions the Site Plan Review Board, which has been replaced by the Board's Technical Advisory Committee, per Ordinance 2018-3 approved on June 26, 2018. This article is partially superseded by §130-56 Soil Erosion, Sediment Control and Topsoil and the State's Residential Site Improvement Standards (RSIS). To reduce confusion and the need for cross-referencing, the relevant part this article would be more appropriately located as an amendment to §130-56.

Chapter 247 Stormwater Control

On May 1, 2006, via Ordinance 2006-9, the Township Committee adopted this new chapter which incorporated the State's Residential Site Improvement Standards (RSIS) for residential development, as well as other stormwater control standards for other development types. The Township Committee adopted an NJDEP-required Municipal Stormwater Management Plan on July 10, 2007, via Ordinance 2007-10. This chapter may partially supersede §130-29 Drainage, which the Township Committee adopted on October 2, 1995, via Ordinance 1995-21. To reduce confusion and the need for cross-referencing, this chapter would be more appropriately merged with §130-29 and located there.

Chapter 248 Stormwater Management

The Township Committee adopted three separate ordinances, as recommended by NJDEP, as part of a municipal stormwater management implementation program:

1. May 2, 2005, via Ordinance 2005-10, to manage improper disposal of waste into a municipal separate storm sewer system (MS4), wildlife feeding, and illicit connections to an MS4;
2. July 19, 2011, via Ordinance 2011-5-005, to manage stormwater pollution from refuse containers / dumpsters; and
3. July 19, 2011, via Ordinance 2011-5-006, to manage retrofitting of private storm drain inlets.

Since then, NJDEP had developed additional model stormwater management ordinances for pet waste, litter control, and containerized yard waste. It has also developed design guidelines, educational materials, and best management practices (BMPs) for green infrastructure.

Chapter 253 Swimming Pools

On December 15, 1980, via Ordinance 1980-12, the Township Committee last amended this chapter, which predates the MLUL in its original form. This chapter is mostly superseded by §130-60 Swimming Pools. Private swimming pools are a permitted accessory use in the Township's residential zones. To reduce confusion and the need for cross-referencing, the relevant parts this chapter would be more appropriately merged with §130-60 and located there.

Chapter 258 Taxicabs

The Township Committee adopted this chapter, which predates the MLUL in its original form. The chapter indicates that this use requires a municipal permit, but not a zoning permit. §130-68 indicates that all uses not expressly permitted in *Chapter 130 Development Regulations* are prohibited. Because this use is not expressly permitted as a principal, accessory, or conditional use, it would require a d(1) use variance before receiving a zoning permit or a municipal permit. There are currently no taxicab operations in the Township. Modern technologies have superseded the traditional taxicab business model. Many municipalities find it difficult to regulate mobility service provider (MSP) companies, such as Lyft and Uber, whose drivers readily disregard older taxicab regulations, such as those in the chapter.

D. Specific Recommended Master Plan / Development-Related Code Chapter Changes

The Municipal Land Use Law (MLUL) requires the Board's periodic master plan reexamination report to state:

The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared. (N.J.S.A. 40:55D-89d)

Future Conditions

The Board adopted the 2009 *Master Plan Reexamination Report and Update* just after the end of the Great Recession of 2007-2009. In the decade since there have been notable changes and developing trends in the American and metropolitan Philadelphia population patterns, employment patterns, technology, economy, etc. In its *Connections 2045*, a long-range plan for the metropolitan region encompassing Philadelphia and its eight suburban counties in Pennsylvania and New Jersey, the Delaware Valley Regional Planning Commission (DVRPC) has identified the following changes and trends that will continue to influence Lumberton Township for the next 25 years.

While these changes and trends may not be realized in the Township directly, when they do occur in other adjacent and nearby municipalities, those changes may impact the Township indirectly. For example, if Burlington County's Delaware Riverfront communities experience an economic revival along the NJ Transit River Line and US Route 130 corridor, there may be more of a pull to that region for additional housing, commerce, and jobs and less to Lumberton and other suburban and rural municipalities.

Demographic Trends

- Young adults (20–34 years old) continue to flock to the region.
- There are fewer persons per household.
- Population is more transitory, as people constantly move in search of economic opportunity.
- Region receives some in-migration from other regions that are more severely-impacted by climate change.
- Technologies allow workers to live anywhere and work remotely.
- Population and jobs increase due to the regional natural gas energy hub and economic growth.

Development Patterns

- Population grows around dense regional centers, such as Mount Holly, Mount Laurel, Moorestown, Cherry Hill, and Evesham townships, but declines slightly in farther-out suburbs.
- New development centers emerge around universities, such as the Rutgers and Rowan campuses, which become the creators and incubators of new businesses.
- More infill development and increased density in regional centers, such as Mount Holly, Mount Laurel, Moorestown, Cherry Hill, and Evesham townships.
- Movement away from floodplains located along major rivers and creeks.
- Mix of infill development occurs near transit access and regional centers, and in more traditional suburban development
- Industrial growth reactivates the Delaware River waterfront, and spurs residential growth in areas with easy access to industrial jobs.

Travel Demand Shifts

- Increase in walking, biking, and transit trips.
- Fewer 9-to-5 work schedules harm transit agencies' ability to effectively deliver service.
- New transportation services, such as ride-sourcing and micro-transit, become major travel providers.
- Slower growth in trade and goods movement by highways.

- Overall increase in freight moved by pipeline, train, and waterways.

Miscellaneous

- Demand increases for new types of housing, such as micro-apartments.
- Urban schools slowly close the quality gap, reducing the push of families with children to the suburbs.
- Demand grows for co-working space, 3-D printing, automation, and robotics brings more local manufacturing back to the region.
- The need to rebuild and make infrastructure more resilient limits other investments that can encourage economic growth.
- A significant increase in one-car and zero-car households.
- Innovations in alternative energy sources lead to lower energy costs.

The DVRPC recommended that local governments should plan for a future that for the next 25 years will be greatly influenced by a combination of the five following major changes that will gradually change how we live and how local governments may adapt to provide public services in the future: enduring urbanism, a free-agent economy, severe climate change, transportation on demand, and a U.S. energy boom. A general description of those major change scenarios and the general beneficial effects and adverse effects of those regional scenarios are described in the table below.

MAJOR CHANGE SCENARIOS	BENEFICIAL EFFECTS	ADVERSE IMPACTS
ENDURING URBANISM: People and jobs moving to walkable communities is the start of a long-term trend.	More residents and jobs located in walkable communities, increased transit use, and improved urban schools	More gentrification and rising housing costs, particularly in urban areas; an increase in suburban municipalities with fiscal distress; and a loss of industrial land in urban areas.
FREE-AGENT ECONOMY: Increased outsourcing and automation means individuals must create their own economic opportunities.	Region would become more entrepreneurial. Innovative technology would enable working from anywhere. On-demand services would be widespread and available for anything.	Low-skilled workers may fall further behind, incomes may be less stable, and an increase in virtual education and medicine may weaken the region's two strongest economic sectors
SEVERE CLIMATE: Continued rise in atmospheric carbon levels lead to significant disruptions from climate change.	Longer growing season for agriculture, lower heating costs, and the region may become an attractive destination for climate refugees.	More extreme weather and weather emergency events; shortened infrastructure lifespans, with greater risk of sudden failures; and negative health and wildlife impacts
TRANSPORTATION ON DEMAND: Smart phones, apps, and real-time information help people get around using new and existing transportation modes.	More real-time information and new transportation options that reduce need for car ownership and parking space, lower travel costs, and enhance user experience.	Increased suburban sprawl and congestion, with associated negative impacts to transit service and quality
U.S. ENERGY BOOM: An abundance of domestically produced oil and natural gas keeps the cost of energy low.	Increased job opportunities for lower skill workers, reduced energy prices, and less reliance on foreign energy sources.	Greenhouse gas emissions could increase, more air pollution would harm health, and cheap energy may delay the move to cleaner energy and more efficient vehicles, facilities, and equipment.

Master Plan Recommendations

Given the abovementioned future trends and major change scenarios and the significant changes in Lumberton Township’s planning assumptions, policies, and objectives identified in the previous section,

the following specific changes are recommended for the Township's Master Plan and its individual plan elements:

Goals and Objectives

1. The Board should amend the *Master Plan* to include this element, which should include a short list of broad municipal goals that would have policy, program, and project objectives to implement them in the *Master Plan's* individual respective plan elements. The following sample goals are based on those in the 2001 *New Jersey State Development and Redevelopment Plan*:
 - a. Revitalize Lumberton Village and the NJ Route 38 Corridor east of Eayrestown Road;
 - b. Conserve the Township's agricultural and natural resources and systems.
 - c. Promote beneficial economic growth, development and renewal for all residents of the Township.
 - d. Protect the environment, prevent and clean up pollution.
 - e. Provide adequate public facilities and services at a reasonable cost.
 - f. Provide adequate housing at a reasonable cost.
 - g. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
 - h. Ensure sound and integrated planning and implementation throughout the Township and region.

Land Use

1. The Board should amend this plan element to provide a better understanding of compatible land uses in the respective sections of the Airport Safety Zones at the Township's two airports.
2. The Township Committee should continue to work with the Medford Township Committee to discuss the potential redevelopment of the Flying W Airport and how it may affect existing and future land uses and other development-related issues in the two municipalities.
3. The Board should amend this plan element to include a section for the revitalization of Lumberton Village given the recurring flood hazard and flood insurance issues, related land use limitations, the older housing stock in need of rehabilitation, future reuses for the soon-to-be closed Walther Elementary School and the abandoned fire station property, and the forthcoming flood protection recommendations from the US Army Corps of Engineers.
4. The Board also should amend this element to relook at the following:
 - a. Permitted principal and accessory uses, conditional uses, and prohibited uses in each zoning district, which have not been comprehensively reviewed since 1994;
 - b. Compatible land uses around the South Jersey Regional Airport;
 - c. Renewable energy facilities as principal and accessory uses in different zoning districts;
 - d. Keeping domestic poultry on residential properties;
 - e. Medical-related uses and businesses;
 - f. Cannabis-related land use issues;
 - g. Urban design guidelines along the NJ Route 38 corridor, based on the County's planning document; and
 - h. Short-term vacation rentals.

Housing and Affordable Housing

1. Given the recent 2018 court approval of the Township's Housing Plan Element and Fair Share Plan, there is no need for further action on this issue.

Economic Development

1. The Board should request the Township Committee's approval to work with the Greater Lumberton Regional Business Association, Mount Holly Township, and the Burlington County Bridge Commission's Department of Economic Development and Regional Planning to assist in the preparation of this plan element, using a methodology similar to DVRPC's Comprehensive Economic Development Strategy (CEDS) and other comparable economic development plans.

Circulation

1. The Board should update this plan element to:
 - a. Correlate the Township's circulation network planning with those of the County's high-way and bicycle master plans;
 - b. Evaluate current and projected future local traffic safety and congestion issues;
 - c. Recommend additional Safe Routes to Schools improvement needs;
 - d. Correlate the existing plan element's pedestrian and non-motorized vehicle guidelines with NJDOT's "complete streets" policies;
 - e. Incorporate planning for mass transit and freight truck traffic needs; and
 - f. Consider adjustment of right-of-way alignments with local roads on the boundaries of Hainesport and Southampton townships.

Community Facilities

1. The Board should update this plan element to consider the need to develop, redevelop, or share with other municipalities or institutions existing and future public community facilities given the Township's projected future population. This would include relooking at the future needs of:
 - a. Community centers for youth, senior citizen, and families;
 - b. The municipal administration and court building;
 - c. Police, fire stations, and emergency service facilities;
 - d. Public works yard and garages; and
 - e. The abandoned Lumberton fire station, etc.

Recreation

1. The Board should update this plan element to consider the need to develop, redevelop, or share with the County, other municipalities, or institutions existing and future public recreation areas, facilities, and programs given the Township's projected future population growth. This would include relooking at:
 - a. The Township's inventory of active and passive Township, County, institutional, and private recreational facilities; and
 - b. The National Recreation and Park Association's (NRPA) latest recreation, park, and open space standards and guidelines, and its guidance for community engagement, inclusion for people with special needs, green infrastructure, and safe routes to parks.

Natural Resource & Open Space Conservation

1. The Board should update this plan element to:
 - a. Separate it from the *Master Plan Recreation Plan Element*;
 - b. Consider information and recommendations of the Township's 2006 *Official Greenway Map* and 2007 *Environmental Resource Inventory*, as well as the 2002 *Burlington County Parks and Open Space Master Plan*;
 - c. Include objectives and an implementation strategy to conserve those features and provide public access and passive opportunities on the land and in and near the water; and
 - d. Incorporate the National Recreation and Park Association's (NRPA) latest open space standards and guidelines.

Farmland Preservation

1. The Board should update and revise this fourteen-year-old Master Plan element to provide a current perspective of the Township's existing remaining farms, current and future agricultural viability issues, and alternative mechanisms to preserve farmland and agriculture given that the Township can no longer rely on its Transfer of Development Rights (TDR) program to do this. The element should also focus on ways to re-balance the Township's planning and implementation agenda to conserve Lumberton's remaining rural character.

Historic Preservation

1. Upon completion of the recommended update of *Land Use Plan Element* for Lumberton Village, the Board should update this plan element to be consistent with MLUL requirements, which requires:
 - a. An inventory indicating the location and significance of historic sites and historic districts;
 - b. An identification of the standards used to assess worthiness for historic site or district identification; and
 - c. An analysis of the impact of each component and element of the master plan on the preservation of historic sites and districts. (N.J.S.A. 40:55D-28b(10))

Development Transfer

1. In 2018, the Board approved an amendment to its 1997 *Transfer of Development Rights (TDR) II Plan Element*, which recommended that Lumberton's TDR program be terminated. Therefore, there is no need for further action on this issue.

Solid Waste Management and Recycling

1. The Board should adopt / revise its plan elements to consider:
 - a. Methods for handling solid waste and recyclable materials for all minor site plan applications and for multi-family residential properties of less than 25 units, which are currently exempt from this requirement;
 - b. Standard construction detail or design guidelines for enclosures of solid waste and recycling storage containers.
2. The Township Committee should review *Chapter 162 Garbage, Rubbish, and Refuse*, which dates to 1973, particularly §162-2, -4, and -10, to ensure it is consistent with current standards, practices, and regulations.

Stormwater Management

1. The Board should update this plan element to be consistent with NJDEP's Stormwater Management Rules (N.J.A.C. 7:8), last amended June 20, 2016, which should include the following:
 - a. Include a new definition for "environmentally constrained area";
 - b. Describe how adequate long-term operation as well as preventative and corrective maintenance (including replacement) of the selected stormwater management measures will be ensured;
 - c. Evaluate the extent to which the municipality's entire master plan (including the land use plan element), official map, and development regulations (including the zoning ordinance) implement the principles expressed in N.J.A.C. 7:8-5.3(b). This evaluation shall also be included (with updating as appropriate) in the reexamination report adopted under N.J.S.A. 40:55D-89;
 - d. Include a revised Planned Land Use Map and Land Use Build-Out Analysis assuming full development under existing development regulations and approved redevelopment plans – this is necessary due to the termination of the Township's RDR program, rezon-

- ing of the uncommitted properties in the former TDR zones, and adoption of redevelopment plans for the Eayrestown Road and Wellington areas;
- e. Include revised estimates for each hydrologic unit code 14 (HUC 14) drainage area of the total acreage in the municipality of impervious surface and associated future non-point source pollutant load assuming full build-out under existing zoning and approved redevelopment plans;
 - f. Include a copy of the recommended implementing stormwater control ordinance(s) requiring stormwater management measures;
 - g. Include a stream corridor protection plan to address protection of areas adjacent to waterbodies;
 - h. Include a mitigation plan that identifies what measures are necessary to offset the deficit created by granting the variance or exemption from the design and performance standards in N.J.A.C. 7:8-5;
 - i. Revision of the description of the “non-structural stormwater management strategies” in *Chapter 136 Dogs and Other Animals* and addition of descriptions for new *Chapters 157 Flood Damage Prevention, 247 Stormwater Control, and 248 Stormwater Management*.

Utilities

1. Because the Township’s water supply and wastewater management utilities are managed by the Mount Holly Water Company and the Mount Holly Municipal Utilities Authority, there is no particular need to have a separate *Master Plan Utilities Plan Element*.

Community Design

1. Because the Township’s primary community design concern is the preservation of the historic character of Lumberton Village through the implementation of recommendations in its *Master Plan Historic Preservation Plan Element*, there is no particular need to have a separate *Master Plan Community Design Plan Element*.

Energy Conservation

1. The Township Committee should consider requesting the Township’s energy utility or an independent contractor to provide an energy audit for its existing municipal facilities. The audit should consider mechanical improvements, such as weatherization, switching to LED bulbs, motion activated room lighting controls, and CO2 sensors in the court room to adjust heating and air conditioning, as well as office procedures, such as green purchasing policies and passive energy saving tools, such as overnight office computer hibernation controls.

Development-Related Code Chapter Recommendations

Given the abovementioned future trends and major change scenarios and the significant changes in Lumberton Township’s planning assumptions, policies, and objectives identified in the previous section, the following specific changes are recommended for the Township’s development-related code chapters:

Chapter 3 Agricultural Advisory Board

1. Given the Agricultural Advisory Board’s inactive status, the Township Committee should consider deleting this chapter in its entirety.

Chapter 13 Environmental Preservation

1. Given the Environmental Preservation Council’s inactive status, the Township Committee should consider deleting this chapter in its entirety.

Chapter 29 Land Development Board (Board)

None.

Chapter 43 Open Space Encroachments Mediation Committee

1. Given the Open Space Encroachments Mediation Committee's inactive status, the Township Committee should consider deleting this chapter in its entirety.

Chapter 88 Massage, Bodywork, and Somatic Therapy Establishments

1. The Township Committee should consider amending: §130-3B Word Usage and Definitions to add "Massage, Bodywork, and Somatic Therapies" and "Massage, Bodywork, and Somatic Therapy Establishment" from *Chapter 88*; §130-4B Conditional Uses to add "Massage, Bodywork, and Somatic Therapy Establishment, per *Township Code Chapter 88*"; and *Article VI Zoning* in *Chapter 130 Development Regulations* to make it a conditional principal use in the various zones it finds appropriate.

Chapter 89 Adult Uses

1. Because this chapter has been superseded by §130-71P(4)(b), the Township Committee should consider deleting this chapter in its entirety after consultation with the Township Attorney.

Chapter 90 Affordable Housing

1. There is no need to make any changes to this chapter; however, the Township Committee should consider deleting this chapter in its entirety and reincorporating it as a new article in *Chapter 130 Development Regulations* to reduce confusion.

Chapter 96 Amusement Parlors and Amusement Devices

1. The Township Committee should consider amending: §130-3B Word Usage and Definitions to add "Amusement Parlor" and "Coin-operated Amusement Machine or Device" from *Chapter 96*; §130-4B Conditional Uses to add "Amusement parlors and coin-operated amusement machines and devices, per *Township Code Chapter 96*"; and amending *Article VI Zoning* in *Chapter 130 Development Regulations* to make it a conditional use in the various zones it finds appropriate.

Chapter 100 Bingo and Raffles

1. The Township Committee should consider revising this chapter to make fundraising bingos and raffles available to other religious, charitable, youth, and non-profit groups.

Chapter 109 Unfit Buildings

1. See *Chapter 221 Property Maintenance Code #2*.

Chapter 117 Christmas Tree Sales

1. The Township Committee should consider amending: §130-4B Conditional Uses to add "Christmas tree sales, per *Township Code Chapter 117*"; and amending *Article VI Zoning* in *Chapter 130 Development Regulations* to make it a conditional use in the various zones it finds appropriate.

Chapter 119 Clothing Bins

1. The Township Committee should consider amending: §130-4B Conditional Uses to add "Clothing bins, per *Township Code Chapter 119*"; and amending *Article VI Zoning* in *Chapter 130 Development Regulations* to make it a conditional use in the various zones it finds appropriate.

Chapter 129 Development Maps and Plans, Article II Electronic File Submission Standards

1. The Township Committee should consider deleting Article II in this chapter and amending *Article IV Development Review Procedures and Plat Details* in *Chapter 130 Development Regulations* by adding it as a new section.

Chapter 130 Development Regulations

1. The Board and Township Committee should continue their program to review the chapter to correct current inconsistencies in the chapter and to explore additional amendments based upon this 2019 *Master Plan Reexamination Report*. Additional amendments may be required after completion of the recommended *Master Plan Land Use Plan Element* update.

Chapter 147 Farming

1. The Township Committee should consider updating the Township's right to farm provisions to be consistent with the State's provisions.

Chapter 157 Flood Damage Prevention

1. The Township Committee should consider deleting this chapter in its entirety and relocating it to §130-34.
2. The Township Committee should consider amending *Article VI Zoning* in *Chapter 130 Development Regulations* by adding a new overlay zoning district for flood hazard areas.
3. After completion of the recommended *Master Plan Land Use Plan Element* update and Historic Preservation Plan Element for Lumberton Village, the Township Committee should consider amending the definition of "historic structures" or otherwise amend the chapter if it decides allow variance / exemption provision for properties in the Lumberton Village H/A zone.

Chapter 168 Housing Standards

1. See *Chapter 221 Property Maintenance Code #2*.

Chapter 174 Junkyards

1. The Township Committee should consider defining junkyards in §130-3B Word Usage and Definitions from *Chapter 174* and enumerating them as a prohibited use in §130-68 Prohibited Uses, with a cross-reference to this chapter.

Chapter 199 Newsracks

1. The Township Committee should consider amending: §130-3B Word Usage and Definitions to add "News rack" from *Chapter 199*; §130-4B Conditional Uses to add "Newsracks, per *Township Code Chapter 199*"; and amending *Article VI Zoning* in *Chapter 130 Development Regulations* to make it a conditional use in the various zones it finds appropriate.

Chapter 206 Official Map

1. The Township Committee should consider deleting this chapter in its entirety and amending the *Chapter 130 Development Regulations* to add it as a new article.
2. The Township Committee should consider amending the Official Map to include all:
 - a. Public streets and drainage ways accepted by the Township since June 2008;
 - b. Public parks on the State's Registered Open Space Inventory and other public areas deed restricted for recreation or open space since June 2008; and
 - c. Planned public streets and drainage ways that the Board has approved but have not yet been built or dedicated since 2008.

Chapter 219 Poolrooms and Billiard Rooms

1. The Township Committee should consider amending: amending *Chapter 219* to define and update the term “Billiard Hall” and to include playing games of skill generally with a cue stick to strike billiard balls, such as pool, snooker, carom billiards, or pocket billiards, as well as similar games played with disks or other balls with or without cues indoors or outdoors, and other table games of skill, such as table hockey (air hockey), table football, table soccer (foozball), and table tennis.
2. The Township Committee should consider amending: §130-3B Word Usage and Definitions to add “Billiard Hall to have the same definition of “Billiard Hall” from *Chapter 219*; §130-4B Conditional Uses to add “Billiard Hall, per *Township Code Chapter 199*”; and amending *Article VI Zoning in Chapter 130 Development Regulations* to make it a conditional use in the various zones it finds appropriate.

Chapter 221 Property Maintenance Code

1. The Township Committee should consider amending this chapter to require regular property maintenance and fire inspections of commercial uses, rental housing, or both, for example, as a condition of a certificate of continued occupancy, business license, etc.
2. The Township Committee should consider consolidating this chapter with *Chapter 109 Unfit Buildings* and *Chapter 168 Housing Standards*.

Chapter 227 Recycling

1. The Township Committee should consider requesting the Department of Public Works to evaluate whether to change the minimum dwelling thresholds for complying with these standards.

Chapter 230 Redevelopment Plans

1. See Chapter E, for recommendations.

Chapter 236 Secondhand Dealers

1. The Township Committee should consider amending: §130-3B Word Usage and Definitions to add “Secondhand goods” from *Chapter 236* and “Secondhand dealers”; §130-4B Conditional Uses to add “Secondhand dealers, per *Township Code Chapter 236*”; and amending *Article VI Zoning in Chapter 130 Development Regulations* to make it a conditional use in the various zones it finds appropriate.

Chapter 246 Soil Removal and Erosion Control, Article I Soil Removal

1. The Township Committee should consider deleting this article in this chapter and merging it with §130-34.1 Soil Removal Regulations, after review by the Township Engineer.

Chapter 246 Soil Removal and Erosion Control, Article II Soil Erosion and Sediment Control

1. The Township Committee should consider deleting this article in this chapter and merging it with §130-56 Soil Erosion, Sediment Control, and Topsoil, after review by the Township Engineer.

Chapter 247 Stormwater Control

1. The Township Committee should consider deleting this chapter in its entirety and merging it with §130-29, after review by the Township Engineer.

Chapter 248 Stormwater Management

1. The Township Committee should consider deleting this chapter in its entirety and adding it as a new section in *Article V Design and Performance Standards in Chapter 130 Development Regu-*

lations for design guidelines to manage: improper disposal of waste into municipal separate storm sewer systems (MS4), wildlife feeding, illicit connections to MS4, stormwater pollution from refuse containers/dumpsters, and retrofitting of private storm drain inlets

2. The Board should review additional NJDEP model ordinances to manage pet waste, litter control, and containerized yard waste, and report their findings and recommendations to the Township Committee.
3. The Board should review NJDEP design guidelines, educational materials, and best management practices (BMPs) for green infrastructure, and report their findings and recommendations to the Township Committee.

Chapter 253 Swimming Pools

1. The Township Committee should consider deleting this chapter in its entirety and merging it with §130-60 Swimming Pools.

Chapter 258 Taxicabs

1. The Township Committee should consider the practicality of enforcing, amending, or both maintaining this chapter, after review by the Township Police Chief and Township Attorney.

E. Incorporation of Redevelopment Plans into Development Regulation

The Municipal Land Use Law (MLUL) requires the Board's periodic master plan reexamination report to state:

The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. (N.J.S.A. 40:55D-89e)

Chapter 230 Redevelopment Plans provides background regulations for two redevelopment plan: the 2007 *A-1 Pallet Site Redevelopment Plan* and the 2008 *Route 38 Corridor Redevelopment Plan*. The Township Committee has not amended the chapter for the two additional 2018 redevelopment plans: the *Amended Wellington Area Redevelopment Plan* and the *Eayrestown Road Redevelopment Plan*. The information contained in the chapter for the first two redevelopment plans is not particularly necessary as a separate chapter.

It would be more effective and less confusing if the Township Committee deleted *Chapter 230 Redevelopment Plans* in its entirety and referenced the individual redevelopment plans as separate sub-sections *Chapter 130 Development Regulations* in the zoning districts in which incorporated the along with that required for the latter two redevelopment plans into a new article in *Chapter 130 Development Regulations*.

The following is a status report and recommendations for the properties covered by the four approved redevelopment plans in Lumberton Township:

1. *A-1 Pallet Site Redevelopment Plan, 691 Main Street (Block 16, Lot 1.02)*

The original 2007 redevelopment plan for this 7.72-acre property, which superseded its existing Planned Industrial (I-2) zoning, permitted ambulatory surgery facilities, medical laboratories, assisted living facilities, long-term care facilities, rehabilitation centers, office parks, professional offices, health / fitness centers, eat-in restaurants, specialty food stores, specialty retail trade establishments, and live/work units. There are also specific definitions; permitted principal, accessory, and prohibited uses; public improvement requirements; development regulations; and design guidelines applicable to this property and not others in the I-2 zone.

The property owner, Lumberton Urban Renewal LLC, completed rehabilitation of the site's 64,000 square feet of industrial/warehouse space on the property into a retail self-storage facility in 2017. The Township Committee previously approved the redevelopment plan to permit this. In 2019, Lumberton Urban Renewal LLC and the Township Committee agreed to a 30-year tax exemption that required the completion of two 6,000 square foot buildings for medical offices by December 31, 2020, and then future construction of some eat-in restaurants, and other tenants permitted by the amended redevelopment plan.

Recommendation: The Township Committee should consider adding a new sub-section, §130-71Q(6), which would reference the respective ordinances for the approved redevelopment plan and subsequent amendments for Block 16, Lot 1.02. This is important because it will inform future tenants, property owners, Zoning Officers, and Board and Township Committee members about the respective definitions, permitted principal, accessory, and prohibited uses, public improvement requirements, development regulations, and design guidelines applicable to this property, which supersede those in remainder of the I-2 zone.

2. Route 38 Corridor Redevelopment Plan,

Area 1: Block 14.03, Lots 1-3, 4.01, 4.02, and 4.03 on the northwest corner of NJ Route 38 and the Mount Holly Bypass (CR 541);

Area 2: Block 6, Lots 1 and 2; and Block 15, Lots 2, 4.01 (formerly Block 15, Lots 4.01, 4.02, and 6.02 and part of Block 60, Lot 1.01) on the southeast corner of NJ Route 38 and the Mount Holly Bypass (CR 541); and

Area 3: Block 8, Lots 3-9, and Lot 11 on the northwest corner of NJ Route 38 and Main Street (CR 691);

The original 2008 redevelopment plan for this combined 10.51-acre tract, which superseded its existing Highway Commercial (B-2) zoning, permitted the following uses:

Area 1: Medical equipment establishments, general offices, professional offices, print shops, and eat-in and drive-thru restaurants.

Area 2: Brewpubs, day spas, indoor entertainment venues, health /fitness centers, lifestyle centers, eat-in restaurants, specialty food stores, and specialty retail trade establishments.

Area 3: Ambulatory surgery facilities, day spas, health /fitness centers, hotels, medical clinics, medical equipment establishments, medical laboratories, office parks, general offices, professional offices, eat-in restaurants, specialty food stores, and specialty retail trade establishments.

There are also specific definitions; permitted principal, accessory, and prohibited uses; public improvement requirements; development regulations; and design guidelines applicable to this property and not others in the B-2 zone. The following is a status report of redevelopment activity in the three areas since 2008:

Area 1: In 2019, a new Starbucks drive-thru restaurant opened on Lots 4.01, 4.02, and 4.03.

Area 2: The separate parcels of Block 15, Lots 4.01, 4.02, and 6.02 and part of Block 60, Lot 1.01 have been consolidated into Block 15, Lot 4.01. (Block 60, Lot 1.01 was part of the former Medford Railroad line, which is identified as a rails-to-trails conservation easement from the Village Green to the Medford Township border.)

In 2010, Block 15, Lot 5 was developed as an Auto Zone specialty retail trade establishment at 1552 Route 38. In 2017, Block 15, Lot 2 was approved for development as a Republic First Bank specialty retail trade establishment at 1544 Route 38 and Silvi Concrete at 1550 Route 38 (Block 15, Lot 4.01) received approval to improve their existing industrial facility.

Area 3: No development or redevelopment activity has occurred in this area.

Recommendation: The Township Committee should consider adding a new sub-section, §130-71O(6), which would reference the ordinance for the approved redevelopment plan for the three different areas. This is important because it will inform future tenants, property owners, Zoning Officers, and Board and Township Committee members about the respective definitions, permitted principal, accessory, and prohibited uses, public improvement requirements, development regulations; and design guidelines applicable to this property, which supersede those in remainder of the B-2 zone. Considering that Virtua Memorial Hospital is planning to relocate to Westampton Township and to demolish and redevelop its consolidated properties in Mount Holly, the Township Committee should consider amending this

redevelopment plan to delete some of the permitted medical-related and office uses and add some other appropriate uses at the various areas.

3. Eayrestown Road Redevelopment Plan, (Block 22, Lots 7.01 and 7.02)

The 2018 redevelopment plan for these properties provides for the construction of 274 age-restricted single-family detached units, 236 single-family detached units, and 119 townhouse units, or 629 total units. On December 18, 2018, the Township Committee amended the Zoning Map to place these properties in the Rural Agriculture (RA) zone and to amend the redevelopment plan to ensure that it would be consistent with the Township's court-approved Housing *Plan Element and Fair Share Plan (HPEFSP)* for affordable housing.

Recommendation: Because one of these two parcels is 402.5 acres and the other is about 9.8 acres, the Township Committee should consider amending *Article VI Zoning in Chapter 130 Development Regulations* to create a new zoning district that would incorporate the redevelopment plan's particular definitions, permitted principal, accessory, and prohibited uses, development regulations, design guidelines, and other features applicable to this property and not in the remainder of the RA zone.

4. Wellington Redevelopment Plan, (Block 22, Lots 8.01 and 8.03), 1788 Route 38

The 2018 amended redevelopment plan for these properties provides for the construction of 70 units of rental affordable housing; 92 single-family detached houses; 300 multi-family rental units in ten apartment buildings and amenities; 106,020 square feet of retail development in three structures with off-street parking and loading areas; and the infrastructure to support it. On December 18, 2018, the Township Committee amended the Zoning Map to place the southern one-third of Lot 8.01 in the Rural Agriculture (RA) zone and to keep the remaining portion of the properties in the in General Business (GB) zone. It also voted to amend the redevelopment plan to ensure that it would be consistent with the Township's court-approved Housing *Plan Element and Fair Share Plan (HPEFSP)* for affordable housing.

Recommendation: Because these two parcels total 204.2 acres, the Township Committee should consider amending *Article VI Zoning in Chapter 130 Development Regulations* to create a new zoning district that would incorporate the redevelopment plan's particular definitions, permitted principal, accessory, and prohibited uses, development regulations, design guidelines, and other features applicable to this property and not in the remainder of the RA zone.