

2013 Master Plan Reexamination Report

TOWNSHIP OF SHAMONG



Prepared pursuant to N.J.S.A. 40:55D-89 of the
New Jersey Municipal Land Use Law

Shamong Township Joint Land Use Board
105 Willow Grove Road
Shamong, New Jersey 08088

10/14/2013

SHAMONG TOWNSHIP
JOINT LAND USE BOARD MEMBERS, STAFF & PROFESSIONALS

The following past and present Joint Land Use Board Members and Professional Staff have contributed to this Master Plan Reexamination:

Members (2011-2013)

Lynn Heinhold
Jonathon Shevelew
Christopher Norman
Timothy Gimbel
Kenneth Long
Michael Di Croce
Gary Vinciguerra
Kevin Wise
Susan Onorato
Noni Bookbinder Bell
James Sweet
Charlie Burgin
Colin Cumming
Christopher Bouffard
Bonnie Lynn Schnieder

Professionals:

Peter C. Lange, Esq.
Dante Guzzi, P.E., C.M.E.
Addison G. Bradley, P.P.

Table of Contents		Page
Introduction		4
I.	Provision a. of N.J.S.A. 40:55D-89 of the Municipal Land Use Law (MLUL)	4
II.	Provision b. of 40:55D-89 of the MLUL	4
III.	Provision c. of 40:55D-89 of the MLUL	5
IV.	Provision d. of 40:55D-89 of the MLUL	7
V.	Provision e. of 40:55 D-89 of the MLUL	7

INTRODUCTION

According to the Municipal Land Use Law (MLUL), “the governing body shall, at least every ten years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board. A notice that the report and resolution have been prepared shall be sent to the municipal clerk of each adjoining municipality, who may, on behalf of the governing body of the municipality, request a copy of the report and resolution. A reexamination shall be completed at least once every ten years from the previous examination.” (N.J.S.A. 40:55D-89)

A Master Plan Reexamination Report is a review of the municipal planning documents and the changing circumstances related to planning and land development.

The last adopted Master Plan Reexamination Reports were in 1994, 1997 and 2005. Prior to the 1994 Reexamination Report, the Planning Board adopted a comprehensive Master Plan in 1988.

The 2013 Reexamination Report is not intended to be a comprehensive review of all the master plan elements and the Shamong Township land development regulations. Shamong Township is currently performing a comprehensive Master Plan review, which is due in 2014.

I. The provision of N.J.S.A. 40:55D-89a.

The Municipal Land Use Law (MLUL) states that the Reexamination Report shall address the major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.

The 1994 Master Plan Reexamination report was the result review of the Township’s planning and zoning documents from 1988 through early 1994. The reexamination process included public hearings prior to the adoption of the report. The adopted report included a recommendation that a shade tree committee be established.

Some of the problems facing the municipality were saving existing native trees; provide adequate drainage for stormwater runoff and retaining historic structures. A stated goal was to improve municipal services.

The objectives included promoting commercial uses along Route 206, to retain agricultural lands, to develop recreational opportunities within Shamong, and to maintain the township’s rural character.

The 1997 Master Plan Reexamination report included a review of the Township's planning and zoning documents from 1994 through early 1997. The reexamination process included public hearings prior to the adoption of the report.

The significant problems addressed were the changes to the underlying assumptions, policies and objectives forming the basis of the 1988 master plan and the reexaminations thereafter. Rather than encouraging large scale commercial development, the Board sought to encourage limited local commercial development and to provide for local jobs.

The objectives of the 1997 review included promoting commercial uses along Route 206, to retain agricultural lands, to develop recreational opportunities within Shamong, to maintain the township's rural character, to increase the commercial tax base, and to provide additional local jobs

A stated objective of the 2005 re-examination of the master plan was to promote non-strip type commercial development. To further that goal, a Design Standard for Commercial Development ordinance was enacted in 2005.

II. The provision of 40:55D-89 b.

The MLUL requires that the Reexamination Report address the extent to which such problems and objectives have been reduced or have increased subsequent to such date.

Many of the problems listed in the reexamination reports of the master plan have been addressed through changes in the Land Development Ordinance and through the preservation strategies contained in the Pinelands Comprehensive Management Plan.

In order to encourage retention of historic structures an ordinance addressing historic preservation was adopted.

In the 1997 re-examination report, various sites were noted that were zoned for mixed-uses, some of which were not compatible. Since the development which occurred was residential, the suggestion that the areas be rezoned was accomplished through rezoning the areas residential.

A right-to-farm ordinance was enacted in order to enumerate the rights of farmers and other agricultural, horticultural and related practitioners, so that they remain viable. The recently enacted clustering provision provides additional tools to promote buffers between differing uses.

The township previously maintained both a Planning Board and a Zoning Board of Adjustment. The boards were combined to form a Joint Land Use Board.

In order to address the goal of developing recreation opportunities and preserve open space, Shamong Township adopted a comprehensive Open Space and Recreation Plan.

An inventory of existing open space and recreation facilities was prepared. A survey was taken to gauge the residents demand for additional recreational facilities. Based upon the survey results and review of sports enrollment figures, a long-range plan was developed to provide additional recreational opportunities. A map was prepared to identify potential lands for those sites as well as the existing open space, recreation, and preserved natural lands.

The township adopted a comprehensive stormwater control ordinance based on the model stormwater control ordinance for Pinelands area municipalities as promulgated by the Pinelands Commission and the New Jersey Department of Environmental Protection.

III. The provision of 40:55D-89c.

The MLUL requires that a Reexamination Report address 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.

The underlying assumptions, policies and objectives forming the basis of the Shamong Township Master Plan and the Shamong Township Land Development Ordinance have not changed significantly since the 1997 re-examination. The population growth has maintained a slow pace. Commercial development has been less than anticipated.

In order to both provide new housing opportunities while limiting sprawl, the township adopted a clustering ordinance.

An ordinance was enacted to address recycling.

IV. The provision of 40:55D-89d.

The MLUL requires that the Reexamination report address 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.

Based on the preceding sections, the Joint Land Use Board is of the opinion that the most prudent step is to maintain the preservation goal.

The JLUB desires to develop a plan to discourage large scale energy production and transmission facilities.

The Pinelands Commission Comprehensive Management Plan (CMP) requires all municipalities within the Pinelands area jurisdiction to conform their master plans and zoning ordinances to the standards of the CMP. Additional ordinances may need to be adopted to reflect changes to the CMP.

The update to the master plan which is currently under way by the planning board and is to be completed in 2014 is to be a comprehensive review of the master plan. It will incorporate the previously enacted ordinances and changes to the Pinelands CMP. The Master Plan will address such issues as the impacts to the community due to changing technologies and societal changes.

V. The provision of 40:55D-89e.

The MLUL requires that the Reexamination report address the recommendations of the planning board concerning the incorporation of the 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 element of the municipal master plan, and recommend changes, if any in the local development regulations necessary to effectuate there development plans of the municipality.

Shamong Township does not contain a redevelopment area.