

Master Plan

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

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CHAPTER 1 - INTRODUCTION

A. INTRODUCTION

Planning of towns and cities, that is, the determination of future economic, physical and social development, can be traced back to the earliest civilizations. Planning was deemed a necessity in order to have some form of social control over people living in close proximity to each other. In the more recent past, though, much of the planning has been done as a corrective measure for blighted areas or improving living conditions.

Many people see planning as "police power" authorizing the town to have control over their personal property. While this is true to a certain extent, planning takes into consideration the public's interest, particularly their health, safety, convenience, economy and amenity. The first four of these areas are interconnected more closely with the people themselves whereas the last deals with the elements of the town. Amenities are factors which make a township a pleasant place to live and work. For the most part it was the natural amenities which induced many of the homeowners to buy in their particular area. Thus, planning strives to establish goals which will develop sensible development over a long-range period.

Shamong Township remains a rural community. Approximately 60% of land in the Township is owned by State, County and local government. The majority of these lands are within the Wharton State Forrest. Of the remaining lands within the Township, most are undeveloped forest or farmland. Over the past ten (10) years. The Township has experienced a population growth of only 0.4%, based on 2010 Census Data. This limited growth is largely due to development restrictions of the New Jersey Pinelands Commission.

The New Jersey Pinelands Commission was established by the adoption of the Pineland Protection Act of the State of New Jersey in June of 1979.

The responsibilities of the Pinelands Commission included the preparation of a Comprehensive Management Plan (CMP) implementing regional planning and land use in the Pinelands Area.

The Pinelands Area as delineated by the Pinelands Protection Act consists of approximately 368,000 acres of semi-wilderness Preservation Area and approximately 566,000 acres of Protection Area. All, or portions, of seven (7) counties and fifty-two (52) municipalities within the State of New Jersey are located within the Pinelands Area.

Shamong Township is located entirely within the jurisdiction of the Pinelands Commission, with approximately 18,643 acres of Preservation Area and approximately 11,187 acres of Protection Area.

The Pinelands Commission Comprehensive Management Plan (CMP) requires all municipalities within the Pinelands area jurisdiction to conform their master plans and zoning ordinance(s) to the standards of the CMP.

B. PURPOSE OF THE MASTER PLAN

The municipal Master Plan is a document, adopted by the Joint Land Use Board, which sets forth the policies for land use as envisioned by the municipality. The Master Plan is the principal document that addresses the manner and locations in which development, redevelopment, conservation and/or preservation may occur within a municipality in a manner which protects public health and safety and promotes the general welfare. It is intended to guide the decisions made by public officials and those of private interests involving the use of land.

Through its various elements, the Master Plan sets out a vision for the community in the future years. The Master Plan forms the legal foundation for the zoning ordinance and zoning map. New Jersey, among a handful of other states, specifically ties the planning of a community as embodied in the Master Plan with the zoning ordinance and zoning map. The zoning ordinance and map, which are adopted by the Township Council, constitute the primary law governing the use of land at the local level. Under New Jersey's Municipal Land Use Law N.J.S.A. 40:55D-1 et seq., a zoning ordinance must be substantially consistent with the Master Plan.

A Land Use Board may prepare, and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare.

C. BRIEF HISTORY OF SHAMONG

SHAMONG - an Indian name meaning "place of the horn," and indeed it must have been so named for the abundance of deer that supplied both meat and clothing for the Native Americans that lived or visited here for over four thousand years. Yes, long before this area became the first and last Indian reservation in New Jersey, Native Americans roamed its fields and forests. They lived in peace, hunted and farmed for subsistence while journeying to the seacoast for fish and shellfish each summer.

However the forty centuries of Indian culture are relatively recent era for Shamong Township. It is rather necessary to seek the very origin of its land, millions of years ago, when this area was near the west bank of an island some eighty miles long and forty miles wide. Over three thousand square miles of land that lay exposed as the ocean waters receded for the last time from the central and southern portions of New Jersey.

Development of a unique vegetation community occurred during this era; one that is found only in part along the northeastern Atlantic Coast - most notably in Cape Cod. Nearby, the unusual Curly Grass Fern (*Shizaea pusilla*) has been discovered, a species identified as existing only in this locality. Other plants, too; shrubs, moss, lichens and flowers, are native only to the areas in and adjoining Shamong township. Pitchpine, scrub oak, holly and cedar are the most common trees while laurel, bayberry, sand myrtle and other shrubs of the Pine Barrens provided the undergrowth. Eastern Shamong Township retains closely the wilderness and vegetation of formative years, while to the west are found deciduous forests encroaching upon the pinelands.

Edgepilleck was the name identifying this area by a survey in 1710 and again in referring to a saw mill in 1742. It was the saw mill and later a grist mill, both seen to be operated by the Indians, that lent Shamong it's most popular name today - Indian Mills.

Although the name Indian Mills is sometimes used to identify Shamong Township, it by no means composes its entirety; rather a place that joins Atsion, Dellett, Flyatt, Small Dingtletown, Willow Grove and other earlier settlements in the Township. Some of these names can be found on the more detailed maps of today; but localities, such as Taylor Town, Cheeseman Town, Little Mills, Fork Bridge and Cramer Town are identified only from documents and maps of a bygone era.

Governor Francis Bernard gave it the name Brotherton in 1758 when 3,285 acres were set aside for the aforementioned reservation. All remaining Indians south of the Raritan River were invited to reside here. When Missionary John Brainerd was named superintendent in 1762, he built a school, a church and encouraged natives to work the mills. Obviously, this was not a suitable way of life for the nomadic Indians and in 1801 the reservation was returned to the government as a majority of them moved to New York State where they lived with the Oniedas.

Farming, the most prevalent of Shamong's enterprises today, has long provided a livelihood for its natives. Great fields of corn, tomatoes, and potatoes and, to a lesser extent, other crops are still to be found in its environs. However, the pressures of a new economy find much of this farmland being considered for residential, industrial and commercial development.

Industry is not new to this area for at least three major industrial eras have prospered for varying periods of time in the village of Atsion; first iron, then paper and finally cotton.

Charles Reed was first on the scene when, in 1765 he built an iron forge on the Atsion (Mullica) River at Atsion. Through a series of owners, most notably the Richards family of Batsto, Atsion remained in blast until 1848.

Hampton Furnace, at the head of the Batsto River, was built in 1795 and in 1810 a forge was constructed nearby along with a second forge several miles below on the Batsto River. Clayton Earl is noted as the original builder and, like Atsion, Hampton passed through a series of owners until eventually becoming a part of the Richards holdings. At mid-century, Hampton suffered the fate of its neighboring iron works when the more efficient smelters in Pennsylvania drove the New Jersey furnaces out of business.

Atsion was not to lay dormant long, for in 1852 or 1853 William Fleming, a son-in-law of Samuel Richards, built a paper mill, of which little remains today. However, the manufacture of paper was not the salvation for Atsion's workers and after two years, at most, the mill ceased operation.

It was in 1871, when the Atsion Estate was sold to Maurice Raleigh, that industry of any significance returned to the area. In that year, Raleigh rebuilt the old paper mill with a considerable addition and outfitted it as a cotton mill. Within a short time the mill was turning out five hundred pounds of yarn a week and employed over 150 persons. Supporting the

community were three general stores, a post office, a flour and feed store, millinery store, a carpet weaver, wheelwright, a school building, a church and many homes.

Yes, taverns too were a part of the business world in this area now known as Shamong. Perhaps the earliest was Pipers Tavern at the intersection of Jackson and Atsion roads which was built sometime between 1797 and 1800. Serving also as a stagecoach stop for many years, before being destroyed by fire, it was replaced in 1880 by a building erected across Atsion Road. The new proprietor was Manassas Dellett, a son-in-law of the Pipers. From that time, until its recent demolition, it has been known locally as the Dellett Hotel.

In the same era there was a tavern at Flyatt (1800), where Tuckerton Road crosses Oak Shade Road, and one on Atsion Road at the entrance to Goshen Pond called Cline's (early 1800's). All taverns were utilized as stagecoach stops while also functioning as hotels and community gathering places in which dances and political rallies served the surrounding villages.

The only early tavern that did not actually serve as a stagecoach stop was Small's Hotel at the intersection of Indian Mills-Medford Road and Oak Shade Road. Built in 1830, it is notably the only one of these many inns to remain in continuous public service. Operated for most of the 1900s by the Jennings family as the Tumble Inn, it is was also known as the Countryside Restaurant, and most recently La Campagnola Restauraunt.

A history of Shamong Township would not be complete without recalling the names of three people whose lives are a part of its heritage. Indian Ann Roberts was the last local descendant of the reservation Indians whose final days were spent weaving baskets at her home in Dingtletown. The home was destroyed by fire many years ago although Indian Ann is often remembered, as her baskets are much sought after by collectors.

Dr. James Still, the "Black Doctor of the Pines," was born at Indian Mills in 1812 and lived to be a locally renowned physician in the nineteenth century. He is said to have cured many sicknesses through the use of roots and herbs, which were prepared as medicines at his office in nearby Medford. Using a horse-drawn, covered wagon, Dr. Still visited patients throughout Burlington County.

Most prominent of Shamong Township's residents was John Gardner, at one time serving as State Senator and later in the House of Representatives. Widely known and respected for his bill on Postal Savings, Congressman Gardner lived for many years at his estate on Stokes Road.

As a political entity, Shamong Township was formed in February, 1852 from parts of Medford, Southampton, and Washington Townships. It was larger then but soon gave ground to Woodland Township in 1866 and Tabernacle Township in 1901. Some of its former size was regained in 1902 when portions of Atlantic and Camden counties were annexed.

This, then, is the history of Shamong Township, its origin as an island, its vegetation, its industry and its people. A rural community of some 1800 people in 1970, and some 6,490 people in 2010.

Shamong Township lies near the geographic center of a great megalopolis extending from Boston to Richmond. The woodlands are largely a part of the Wharton Tract and State owned while its farms are still productive.

[Adapted from a Brief History of Shamong by George F. Atkins, Indian Mills Historical Society]

The adoption of the Pinelands Comprehensive Management Plan (CMP) on November 21, 1980, affected Shamong Township as a major environmental impact on its development and preservation. The CMP set out strategies to achieve the following overriding goals: To preserve, protect, and enhance the significant values of the land and water resources of the Pinelands.

D. PRIOR PLANNING EFFORTS

Shamong Township's Master Plan was initially adopted in 1988. The 1988 Township of Shamong Master Plan, hereinafter referred to as the "Master Plan," consists of several elements, including land use, circulation, community facilities/open space, recycling and solid waste, economic, and compatibility with other planning efforts. Since then, the Planning Board has adopted a number of Master Plan documents to guide the development and redevelopment of the Township. The most recent planning documents adopted by the Township are identified below.

1988 - Master Plan

1999 - Pinelands Memorandum of Agreement

2005 - Ordinance revisions: "Right to Farm", "Landscaping and Buffering, "Sign Regulations," "Architecture" "Architectural Standards "New Commercial Buildings", and "Design Standards/Existing Structures"

2007 - Municipal Stormwater Management Plan

2008 - Combine Zoning Board and Planning Board to form Joint Land Use Board

2009 - Open Space and Recreation Plan

2010 - Clustering Provision Ordinance

CHAPTER 2 - GOALS, OBJECTIVES AND POLICIES

A. INTRODUCTION

The following are the objectives, principles, assumptions and policies that form the basis of the Shamong Township Master Plan:

B. GOALS AND OBJECTIVES

The main goal of the Master Plan is to develop a basis for current and future planning in order to maintain and enhance the quality of life for the residents of Shamong Township.

Goal: Preserve existing rural character and heritage of the Township.

Objectives:

- Encourage the retention of farmlands
- Retain wooded areas
- Retain open space
- Preserve historic sites
- Limit intense development
- Maintain Architectural Standards

Goal: Protect natural resources.

Objectives:

- Promote the preservation of wetlands, water-bodies, floodplains and stream corridors in order to improve water quality.
- Protect native threatened and endangered species from the impacts of development.
- Preserve the natural environment within the municipality.
- Match zoning densities to the level of developable land available to avoid developing environmentally sensitive lands.
- Promote the use of renewable energy as an accessory to a permitted use.

Goal: Economic development.

Objectives:

- Protect agricultural lands and uses.
- Promote Commercial uses along the Route 206 corridor

Goal: Improve municipal services.

Objectives:

- Investigate possible shared services agreements with surrounding municipalities.
- Maintain adequate facilities and services to meet the needs of township residents and businesses.
- Plan for future streets, parks, fire protection, recreational programs and other services to meet the needs of residents and businesses.

Goal: Encourage the development of a cemetery.

Objective:

- Development of a cemetery to serve the residents within the township.

Goal: Managing Growth

Objective:

- Maintain zoning, uses and densities in line with the goals and objectives of the Pinelands Commission Pinelands Management Areas

Goal: To protect Shamong Township's agricultural lands from decimation by Major Solar and Wind Electric Power Generating Facilities.

Objectives:

- Promote a desirable visual environment through creative development techniques and good civic design and arrangements. Protect view sheds where appropriate and promote development which is sensitive to the surrounding rural environment.
- Promote the conservation of open space, energy resources and valuable natural resources in Shamong. Prevent urban sprawl and degradation of the environment through improper use of land.
- Encourage the more efficient use of land by promoting the co-location of renewable energy facilities on developed lands, and existing and new buildings, serving on-site energy needs.
- Prepare and adopt additional development regulations, standards and requirements for accessory renewable energy systems to provide additional clarification regarding system location and design. The standards and requirements for accessory structures should be evaluated and revised as necessary relative to each district as part of the ordinance update process. For example, accessory use and structure sizes vary depending on the size and need of the lot they are intended to be subordinate.
- Review the definitions contained in the Land Development Ordinance and update where necessary. Additions and amendments to clarify terms involving lot coverage, impervious coverage, and renewable energy system are examples of where updates may be necessary.
- Encourage planned development which incorporate the best features of design and incorporate co-location of renewable energy facilities.
- Promote the utilization of renewable energy resources through education and the preparation of a Green Buildings and Environmental Sustainability Master Plan Element.

C. POLICIES

- Encourage the co-location of cellular antennas. Restrict the location of cellular antennas in residential zones.
- Prevention of sprawl by consolidating development through the use of clustering.
- Discourage the development of large scale energy production and transmission facilities.
- The preservation of agricultural land and continuation of farming activities remain a crucial component to the future of the Township.

- The Township's rural and agricultural character must continue to be protected.
- Alternative methods to conventional farmland and open space preservation techniques will be continually evaluated and considered by the Township.
- All new electrical transmission lines associated with the installation of a solar or wind energy system should be located underground, unless the local utility can accommodate them on existing utility pole lines.
- The design of solar or wind energy systems should, to the maximum extent practicable, use materials, colors, textures, shades, screening and landscaping that will blend into the natural setting and existing environment. Potential negative offsite impacts including but not limited to aesthetics, glare, noise and other nuisances must be controlled.
- Recognize that energy produced from solar and wind facilities is not farming; it is an evolving technology for commercial energy production. Solar facilities (and other types of power generation facilities) have the potential to substantially negatively impact contiguous agricultural areas that are essential to the local, regional and N.J. State economies. Major standalone remotely monitored solar and wind facilities contribute few employment opportunities to local residents, add little to the local economy, and are inconsistent with Shamong's rural and agricultural character.
- Recognize that the pressure to develop standalone renewable energy power plants could be reduced if more homes and businesses incorporate accessory renewable energy systems into their building and site design.

CHAPTER 3 - LAND USE PLAN ELEMENT

A. INTRODUCTION

The following Plan Element represents a continuing evolution of planning for Shamong Township.

B. EXISTING NATURAL ENVIRONMENT

1. Topography/Slope

Based on the United States Geological Survey (U.S.G.S.) elevations in Shamong vary from a high point of approximately 150 feet above sea level located on Tuckerton Road between Forked Neck and Indian Mills Road to a low point of thirty feet above sea level in the southern portion of the Township by Springers Brook.

While there are some areas with slopes exceeding ten percent, such as the Hampton Gate area and the aforementioned Tuckerton Road area, the majority of the Township has little and in some cases no slope. This data is further backed by the soils and ground water study, which show large areas with ground water between 0 to 1 feet from the surface. In many cases, if there were a greater slope in some of these areas a large amount of the water would drain away.

Soil loss due to erosion is expressed as a function of soil texture, moisture conditions, steepness and length of slope. In Shamong, this becomes more of a problem in the open fields which when plowed improperly and left to the elements prior to plant growth, have greater soil loss than the few areas with steep slopes.

2. Soils and Ground Water

Shamong Township is located within the Outer Coastal Plain of New Jersey. The soils in this area have a very sandy surface layer and a sandy subsoil. Within the Downer-Sassafras-Woodstown association there are large areas of fine sandy loam and areas where the subsoil is clay-loam or clay. Other than these areas, the soil is basically infertile.

The Downer-Sassafras-Woodstown association is comprised of nearly level to gently sloping, well drained and moderately well-drained soils that are moderately and moderately slowly permeable and have a sandy loam and fine sandy loam subsoil. Another is the Lakehurst-Lakewood-Evesboro association. This is nearly level to strongly sloping, somewhat poorly drained to excessively drained soils that are rapidly and moderately rapidly permeable and have a loamy sand and sandy subsoil or underlying material. The third, the Atsion-Muck-Alluvial land, sandy association, is nearly level, poorly drained soils that are moderately rapidly permeable and have a sand and loamy sand subsoil, and very poorly drained Muck and Alluvial land which is subject to frequent flooding from streams.

For the purposes of this study, the various phases of the soil series were divided into three groups according to their seasonal high water table. These groups are well-drained soils

(seasonal high water table greater than five feet), moderately well-drained soils (seasonal high water between 1 " - 5 feet) and poorly-drained soils (seasonal high water between 0 and 1 feet).

The relationship established by the seasonal high water table is inter-related with the physical and biological properties of the Township and is a direct function of nutrient absorption, septic tank suitability and fire prone areas.

3. Aquifer

Except for a small outcropping of the Kirkwood Formation in the northern section of the Township, the primary outcrop consists of Cohansey Sand. In general the Kirkwood Formation is in two parts; the lower part of basal brownish-black clayey silt to very fine quartz sand and a thicker upper part of very light gray to light yellow orange, very fine to fine well sorted quartz sand. The water quality is extremely good except for the iron concentration.

Cohansey sand consists of light gray to yellowish brown, medium to coarse grained, ilmenitic, pebbly quartz sand with local pink and white Kaolinitic beds in the upper part of the formation. The thickness of the bed varies between 175 feet and 250 feet, and is considered one of the most important aquifers in Burlington County. Water from precipitation enters the high level areas and moves toward low-level areas where it discharges into the Rancocas Creek and the Mullica, Wading and Bass Rivers. Since this aquifer is subject to contamination, the quality of the water entering the ground surface should be of great concern to the Township and should be controlled by them.

By reference herein, the Shamong Township Master Plan adopts and incorporates the Pinelands Comprehensive Management Plan as the Township's Pinelands Area Natural Resource Inventory. The Comprehensive Management Plan provides information on Pinelands vegetation, soils, wetlands, endangered and threatened plants, wildlife, threatened and endangered birds, reptiles and amphibians and other natural resource data. The Land Use Board recommends the zoning ordinance of the Township include the appropriate standards of the Pinelands CMP necessary to protect these resources.

4. Drainage-Flood Plain

The availability of water is dependent upon the amount of precipitation an area receives. Eventually the precipitation:

- Evaporates into the atmosphere
- Infiltrates into the ground
- Is absorbed by plant life
- Becomes surface runoff

The evapo-transpiration rate accounts for approximately one half of the precipitation. The remainder is a runoff, infiltration process. Under normal conditions in a temperate climate as found in Shamong, even during heavy periods of precipitation, the water is absorbed into the soil with very little surface runoff. Whatever water that is not accounted for through evapo-

transpiration becomes part of the water table. Lateral movement of this water turns into streams whereas the majority of downward movement becomes a part of aquifers.

As an area succumbs to development, the infiltration process is changed considerably. In addition to removing vegetation which slowed down the rate of flow and absorbed a large amount of the water the development introduces hard surface materials which have greater runoff coefficients. Even when controlled through recharge-retention basins, etc., the increased runoff in most cases increases the flow of nearby streams. Flood plain areas then become critical points in a township, and their development should be handled with care.

5. Vegetation

For the most part, Shamong Township can be considered as the Pine Barrens Region. Over three quarters of the Township is forested, and is rather homogenous in appearance. Although the upland and lowland areas of the Atlantic Plain can not be differentiated easily through topographic changes, the two classifications tie in very closely with the existing high ground water level. Upland forests which are predominantly oaks and pines occupy areas that generally have high water tables below 1.5 feet. The lowland forests on the other hand are predominantly southern white cedar, red maple, black gum, sweetbay magnolia, and pitch pine, and are generally in flooded areas or sites with the high water table within one foot of the surface.

The upland forest complex is divided into two categories, pine/oak forests and oak/pine forests. The major difference here is whether one type of tree dominates over another, and the first listing is the most dominant type of that area. In the lowland forest complex there are three categories - the cedar swamp forest, the hardwood swamp forest and the pitch pine lowland forest or pine swamp.

The non-forest areas are comprised of open fields and berry cropland. The open fields vary between successional meadows and agricultural crops. The berry cropland is primarily blueberry fields and cranberry bogs.

The vegetation within the Township supports a unique variety of wildlife. While a large portion of the Township will remain basically untouched in a sense, since it lies within the Wharton State Forest, any development should take into account its immediate and primary effect upon the vegetation and the secondary effect this will have on the wildlife population of the specific site.

The southeastern portion of the Township is comprised mainly by the Wharton Tract. The vegetation in this area is mostly a pine-oak association or a pitch pine lowland association which are both prone to fires. At times these fires have been severe. The presence of surface water features, some housing and the high water table only tend to increase in the intensity and number of fires over the past forty years. Basically, this points to the increasing use by human habitats as the primary agent for starting the fires. Highly flammable litter and shrub layers removed by controlled burning can help reduced the incidence of fires. Any fire occurring during lengthy drought could develop into one which could not be controlled.

6. Geology

The soil as we know it today is the result of unconsolidated geologic strata or reworked unconsolidated material. The erosion and intermittent sea level fluctuation of the area resulted in the present day dip of the strata beds into wedge shapes which increase in thickness to the southeast. The sea advanced again over the area during the Tertiary period; and clays, sands and gravels were deposited. The Pleistocene or Ice Age produced the more recent deposits. While the glaciers themselves did not extend into the Shamong Township area, it is felt that the melt waters covered the entire country. This water mixed the older marine deposits, and the fluctuation most likely formed the various lakes that exist.

The changes in the climate during and after the Pleistocene Age had a great effect on the soil formation. When the melt waters receded, there were high winds which it is felt were responsible for sand deposits on the south side of the Rancocas Creek.

Since the water covered the lower areas, for longer periods; there was a greater accumulation of organic material, but little formation of iron oxides due to the flooding. The vegetation which eventually developed here was primarily pine. Leaching occurred due to the effect of the pine needles, branches, bark, and pine roots. Though the pitch pine seems to induce the leaching more than the Virginia pine, this may be due more to the fact that fires occur in the pitch pine forests more frequently than in areas of Virginia pine. The leaching in combination with the pines has caused the extremely acid conditions within the Township.

7. Climate

Shamong Township has a humid, temperate climate which is considered continental. Shamong seldom has temperatures that exceed 100d F, but the thermometer generally averages day time temperatures in the mid to upper 80 degree Fahrenheit range. The day time winter temperatures generally average between 41 and 45 degrees Fahrenheit.

For most years, this area can expect about 44 inches of rainfall per year. Generally, the precipitation is spread out fairly evenly throughout the various months of the year, but there are always periods during the summer months when there is not enough rainfall. However, the heaviest rainfall for this area occurs in July and August and is often damaging to crops.

Rain has been recorded as intense as 2.0 inches per hour and between 9 and 13 inches in one month. Hail infrequent as it is, generally causes crop failure with little to no residential damage. An average of 154 days are cloudy, 111 days are partly cloudy and 100 days are clear. It generally rains or snows about 117 days per year.

A comprehensive inventory of Pinelands natural resources is maintained and available for review at the office of the Pinelands Commission. Users of the data should recognize that the available natural resources inventory and mapping is of a generalized nature and may not provide site specific data in sufficient detail for the purpose of preparing individual development proposals.

C. DEMOGRAPHICS

1. Population

Based on the 2010 U.S. Census, the population of Shamong Township is 6,490. From 2000 to 2010, Shamong experienced an increase in population of 28 people, or just 0.4%. The table below charts the population and increase since 1970.

Year	Population	Increase
1970	1,318	--
1980	4,537	+244.2%
1990	5,765	+27.1%
2000	6,462	+12.1%
2010	6,490	+0.4%

2. Age Distribution

The distribution for the different age groups in 2010 is as follows, with the median age 41.9 years:

	Population	%
Under 5 years	314	4.8
5 to 9 years	485	7.5
10 to 14 years	576	8.9
15 to 19 years	535	8.2
20 to 24 years	307	4.7
25 to 29 years	220	3.4
30 to 34 years	222	3.4
35 to 39 years	357	5.5
40 to 44 years	609	9.4
45 to 49 years	662	10.2
50 to 54 years	615	9.5
55 to 59 years	544	8.4
60 to 64 years	408	6.3
65 to 69 years	287	4.4
70 to 74 years	146	2.2
75 to 79 years	85	1.3
80 to 84 years	58	0.9
85 years and over	60	0.9

3. Nativity and Racial Make-up

The 2010 U.S. Census data on the racial characteristics of the Township showed that 96.9 percent, or 6,286 people were white; 0.9 percent, or 60 were black; 0.6 percent, or 38 were Asian; 0.2 percent, or 13 were Native American Indian; and 1.4 percent, or 93 were other races.

4. Economical Characteristics

The median household income in Shamong Township is \$109,758 (2011 inflation-adjusted dollars), with the following distribution:

	Population	%
Less than \$10,000	47	2.2
\$10,000 to \$14,999	16	0.8
\$15,000 to \$24,999	116	5.4
\$25,000 to \$34,999	60	2.8
\$35,000 to \$49,999	161	7.6
\$50,000 to \$74,999	172	8.1
\$75,000 to \$99,999	355	16.7
\$100,000 to \$149,999	525	24.6
\$150,000 to \$199,999	363	17.0
\$200,000 or more	317	14.9

D. BUILD-OUT ANALYSIS

Based on available land for development and current zoning regulations, Shamong Township has the potential for 563 new housing units and/or 104,921 square feet of commercial development, as summarized below:

Management Area	Zoning District	SF	Units
Agricultural Production Area:	AP		-
Agricultural Commercial:	AC	12,140	-
Forest Area:	F		11
Pinelands Village:	PVO	2,359	
	PVC		15
	PVC-II		-
	PVI	79,728	-
	PVR	4,744	16
Preservation Area (Infill Residential)	IR		16
Preservation Area	P		-
Regional Growth Commercial	RGC	6,128	14
Regional Growth Area	RG		251
Rural Development Area	RD – I	1,758	199
	RD – II		12
	RD – III		14
	RD – IV		15
Rural Development Commercial	RDC	5,167	
Special Agricultural Area	SA		
Shamong Township Total		104,921	563

E. LAND USE PLAN

The Shamong Township land use plan evolved from a review and refinement of the Pinelands CMP. The Pinelands CMP provided the Township with generalized land capability mapping, establishing various management areas.

Within Shamong, the following Pineland Management Areas have been established and delineated on the Township Land Use Plan:

1. Agricultural Production Area:
 - a. Agricultural Production District (AP)
 - b. Agricultural Commercial District (AC)
2. Special Agricultural (SA)
3. Forest Area (F)
4. Infill Residential District (IR)
5. Pinelands Village:
 - a. Village Commercial District (PVC)
 - b. Village Commercial II (PVC-II)
 - c. Village Industrial District (PVI)
 - d. Village Residential District (PVR)
 - e. Village Office (PVO)
6. Preservation Area (P)
7. Regional Growth Area:
 - a. Regional Growth Residential District (RG)
 - b. Regional Growth Commercial (RGC)
8. Rural Development Area:
 - a. Rural Development Area I (RD-I)
 - b. Rural Development Area II (RD-II)
 - c. Rural Development Area III (RD-III)
 - d. Rural Development Area IV (RD-IV)
 - e. Rural Development Commercial (RDC)

1. Agricultural Production Area (AP, AC)

"Agricultural production areas are areas of active agricultural use, together with adjacent areas of prime and unique agricultural soils or soils of statewide significant, which are suitable for expansion of agricultural operations. In order to maintain agriculture as an essential element of the Pinelands region, the level and type of development must be controlled to prevent incompatible land uses from infringing upon these important land resources."

[Pinelands CMP]

The Agricultural production area within Shamong Township includes four different agricultural fields within the Township. Contained within the agricultural production area is

approximately 4,555.2 acres of agricultural lands. The Agricultural Production Area includes an Agricultural Production District and the Agricultural Commercial District.

Permitted uses in the Agricultural Production District shall be subject to the provisions of the Land Development Ordinance, and limited to the following:

- a. Farms and farm Buildings;
- b. Single-family residential dwellings on lots of 3.2 acres, subject to the Cultural Housing Provisions of the Land Development Ordinance;
- c. Residential dwelling units, not to exceed a gross density of one unit per 10 acres, accessory to an active agricultural operation;
- d. Residential dwelling units at a gross density of one unit per 40 acres, clustered on one acre lots;
- e. Agricultural employee housing as an element of an active agricultural or horticultural operation;
- f. Forestry operations;
- g. Low-intensity recreational uses;
- h. Agricultural commercial establishments excluding supermarkets, restaurants and convenience stores, provided that the principal goods or products available for sale were produced in the Pinelands, and the sales area of the establishment does not exceed 5,000 square feet;
- i. Agricultural products processing facilities;
- j. Roadside retail sales and service establishments;
- k. Pinelands resource related industries;
- l. Airports and heliports which are accessory to agricultural uses and are used exclusively for the storage, fueling, loading and operation of aircraft as part of an ongoing agricultural operation;
- m. Public service infrastructure, except that centralized wastewater treatment and collection facilities shall be permitted to service the Agricultural Production District only in accordance with the Water Quality Standards of the Land Development Ordinance;
- n. Signs;
- o. Pinelands development credits;
- p. Expansion of intensive recreational uses;
- q. Single family detached houses on minimum lots of 1 acre, with Pinelands Development Credits, and subject to the Cultural Housing provisions of the Land Development Ordinance.

The following conditional uses are permitted in the Agricultural Production District, and shall require a conditional use permit:

- r. Home occupation;
- s. Wireless local communications facilities.

Permitted principal uses in the Agricultural Commercial District shall include those listed in the Agricultural Production District. Planned commercial development is a conditional use subject to the standards for conditional uses in the Agricultural Commercial District and Pinelands Village Commercial District II.

2. Special Agricultural Area (SA)

"Special Agricultural Production Areas are discrete areas within the Preservation Area District which are primarily used for berry agriculture or horticulture of native Pinelands plants. They represent a unique and essential element of the Pinelands economy and, because they are generally compatible with the ecological values of the Preservation area, are a part of the essential character of the Pinelands. In order to maintain these agricultural uses in a manner which recognize their integral relationship to the Preservation Area, very strict limits on non-agricultural land uses are necessary."

Pinelands CMP, Page 50-105

Special Agricultural Production Areas are located exclusively within the Preservation Area. In Shamong, these areas were identified and approved for inclusion by the Shamong Township Land Use Board.

Permitted uses in the Special Agricultural Production District shall be subject to the provisions of the Land Development Ordinance, and limited to the following:

- a. Residential dwellings on lots of 3.2 acres, subject to the Cultural Housing provisions of the Land Development Ordinance;
- b. Agricultural employee housing as an element of an active agricultural or horticultural operation;
- c. Berry agriculture and horticulture of native plants and other agricultural activities compatible with the existing soil and water conditions that support traditional Pineland berry agriculture;
- d. Bee keeping;
- e. Forestry;
- f. Fish and wildlife management;
- g. Public service infrastructure, except that centralized wastewater treatment and collection facilities shall be permitted to service the Agricultural Production District only in accordance with the Water Quality Standards of the Land Development Ordinance;
- h. Signs;
- i. Pinelands development credits;
- j. Residential dwelling units, not to exceed a gross density of one unit per 10 acres, accessory to an active agricultural operation;
- k. Single family detached houses on minimum lots of 1.0 acres, with Pinelands Development Credits, and subject to the Cultural Housing provisions of the Land Development Ordinance.

The following conditional uses are permitted in the Special Agricultural Production District, and shall require a conditional use permit:

- l. Home occupation;
- m. Wireless local communications facilities.

3. Forest Area District (F)

"Forest Areas are similar to the Preservation Area in terms of their ecological value and, along with the Preservation Area, serve to provide a suitable ecological reserve for this maintenance of the Pinelands environment. These undisturbed, forested portions of the Protection Area support characteristic Pinelands plant and animal species and provide suitable habitat for many threatened and endangered species. These largely undeveloped areas are an essential element of the Pinelands environment, contain high quality water resources and wetlands, and are very sensitive to random and uncontrolled development. Although the overall type and level of development must be strictly limited, some parts of the Forest Areas are more subject to strict environmental performance standards."
Pinelands CMP, Page 50-105

The forest area as delineated in Shamong Township consists of one continuous undeveloped wooded area in the western section of the Township. The Pinelands CMP establishes the permissible number of residential dwelling units in the forest area by determining the total acres of uplands. Of the 279.3 acres contained within Shamong's forest area, there are approximately 239.2 acres of undeveloped uplands.

Permitted uses in the Forest District shall be subject to the provisions of the Land Development Ordinance, and limited to the following:

- a. Single-family detached houses on lots of one acre, with a maximum density of one unit per 18.6 acres, subject to the Clustering provisions of the Land Development Ordinance;
- b. Single-family detached houses on lots of 3.2 acres, subject to the Cultural Housing provisions of the Land Development Ordinance;
- c. Single-family detached houses on lots of 3.2 acres for property owners owning the land as of February 7, 1979, subject to additional provisions of the Forest Area as outlined in the Land Development Ordinance;
- d. Agricultural or horticultural uses; farms and associated farm buildings;
- e. Agricultural employee housing as an element of an active agricultural or horticultural operation;
- f. Forestry;
- g. Low-intensity recreational uses;
- h. Public service infrastructure, except that centralized wastewater treatment and collection facilities shall be permitted to service the Forest Area District only in accordance with the Water Quality Standards of the Land Development Ordinance;
- i. Institutional uses limited to municipal buildings, parks and playgrounds, churches, elementary, intermediate and secondary schools, and firehouses;
- j. Pinelands resource related industrial or manufacturing uses, excluding resource extraction operations and uses that rely on sand or gravel as raw products;
- k. Agricultural commercial establishments excluding supermarkets, restaurants and convenience stores, provided that the principal goods or products available for sale were produced in the Pinelands, and the sales area of the establishment does not exceed 5,000 square feet;

- l. Roadside retail sales and service establishments;
- m. Signs;
- n. Campgrounds, not to exceed one campsite per gross acre, provided that the campsites may be clustered at a net density not to exceed 10 campsites per acre;
- o. Single family detached houses on minimum lots of 1.0 acres, with Pinelands Development Credits and subject to the Cultural Housing provisions, or through the Density Transfer Program, as provided for in the Land Development Ordinance.

The following conditional uses are permitted in the Forest Area, and shall require a conditional use permit:

- p. Home occupation
- q. Hospitals and nursing homes, congregate care facilities, residential care facilities, preschools and daycare centers;
- r. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas or similar commercial or industrial related operations of such companies, except that sewer treatment and collection facilities shall be permitted to serve the Forest Area District only in accordance with Water Quality Standards of the Land Development Ordinance.

4. Infill Residential District (IR)

Infill Districts were established by the Pinelands Commission in recognition of existing small pockets of development within the preservation area. Commonly these areas were existing residential community/neighborhoods with limited potential for development available to them on existing subdivided lots of at least one acre in size. Essentially, the existing subdivided lots have created the potential for infill development, provided that the area must have direct access to an existing improved public road.

Permitted principal uses in the Infill District shall be limited to residential dwellings and commercial uses on lots existing as of January 14, 1981, of at least one acre in size, and subject to the following:

- a. The development must be on an existing subdivided lot of record. Residential development of single-family homes on lots of not less than one acre shall be permitted, provided that no new subdivisions shall occur;
- b. Commercial uses of a retail sales or service nature, subject to the provisions of the Land Development Ordinance.

The following conditional uses are permitted in the Infill District, and shall require a conditional use permit:

- c. Home occupation;
- d. Wireless local communications facilities.

5. Pinelands Villages

"Pinelands villages and towns are existing spatially discrete settlements in the Pinelands. These traditional communities are appropriate for infill residential, commercial and industrial development that is compatible with their existing character."
Pinelands CMP, Page 50-105

The Pinelands Village is centered around the intersection of Willow Grove Road and Indian Mills Road. The limits established for the Village were a combined attempt to include existing contiguous development, suitable soil type for future land development and a survey of existing residential and non-residential structures in the Village. The Village consists of five (5) Zoning Districts, with the following permitted uses:

- a. Pinelands Village Residential District (PVR):
 - 1) Single family detached houses on lots of 2.25 acres;
 - 2) Institutional uses limited to municipal buildings, parks and playgrounds, churches, elementary, intermediate and secondary schools, and firehouses;
 - 3) Signs.
 - 4) The following conditional uses are permitted:
 - a) Home occupation;
 - b) Hospitals or nursing homes, congregate care facilities, residential care facilities;
 - c) Pre-schools and day-care centers;
 - d) Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas or similar commercial or industrial related operations of such companies;
 - e) Wireless local communications facilities.
- b. Pinelands Village Commercial District (PVC):
 - 1) Single family detached houses on lots of 2.25 acres;
 - 2) Institutional uses limited to municipal buildings, parks and playgrounds, churches, elementary, intermediate and secondary schools, and firehouses;
 - 3) Cemeteries;
 - 4) Local retail activities including grocery stores, meat markets, delicatessens, bakeries, drug stores, furniture stores, sporting good shops, gift shops, hobby shops, bookstores, clothing stores, shoe stores, hardware stores, packaged liquor stores, pet shops, stationary stores, fabric stores, florists, garden marts, farm markets, small appliance sales, repair facilities, agricultural commercial establishments;
 - 5) Local service activities including barber and beauty shops, tailors, dry-cleaning and laundering operations, appliance repair shops, shoe repair shops and upholsterers;
 - 6) Restaurants, bars and taverns;
 - 7) Banks, including drive-in facilities;
 - 8) Offices and office buildings;
 - 9) Agricultural processing facilities and other light industrial uses;
 - 10) Public service infrastructure;
 - 11) Signs.

- 12) The following conditional uses are permitted:
- a) Home occupation;
 - b) Hospitals or nursing homes, congregate care facilities, residential care facilities;
 - c) Pre-schools and day-care centers;
 - d) Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas or similar commercial or industrial related operations of such companies;
 - e) Wireless local communications facilities.

- c. Pinelands Village Industrial District (PVI):
- 1) Offices;
 - 2) Manufacturing plants of a type which carry on processes within completely enclosed buildings including the manufacture, assembly, or treatment of products from previously prepared materials;
 - 3) Wholesale distribution centers and warehouses;
 - 4) All uses permitted in the Pinelands Village Commercial District;
 - 5) Signs,
 - 6) Public service infrastructure;
 - 7) The following conditional uses are permitted:
 - a) Home occupation;
 - b) Hospitals or nursing homes, congregate care facilities, residential care facilities;
 - c) Pre-schools and day-care centers;
 - d) Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas or similar commercial or industrial related operations of such companies;
 - e) Wireless local communications facilities.

- d. Pinelands Village Commercial District II (PVC-II):
- 1) All uses permitted in the Agricultural Production District
 - 2) Planned commercial development, as a conditional use.
- e. Pinelands Village Professional Office (PVO):
- 1) All uses permitted in Pinelands Village Residential District
 - 2) Professional Offices, not requiring occupancy by a resident of the property, as a conditional use.

6. Preservation Area (P)

"The Preservation Area District is the heart of the Pinelands environment and represents the most critical ecological region in the Pinelands. It is an area of significant environmental and economic values that are especially vulnerable to degradation. This large, contiguous, wilderness-like area of forest, transected by a network of pristine wetlands, streams and rivers, supports diverse plant and animal communities and is home to many of the Pinelands' threatened

and endangered species. The area must be protected from development and land use that would adversely affect its long-term ecological integrity." [Pinelands CMP]

As established by the Pinelands Protection Act, the Preservation Area in Shamong Township is delineated on the Township Land Use Plan. The Preservation Area comprises approximately 18,643.5 acres of Shamong, or 65% of the Township. However, approximately 86% of the Preservation area within Shamong is public owned, primarily the Wharton Tract.

Permitted uses in the Preservation Area District shall be subject to the provisions of the Land Development Ordinance, and limited to the following:

- a. Residential dwellings on lots of 3.2 acres, subject to the Cultural Housing provisions of the Land Development Ordinance;
- b. Agricultural employee housing as an element of an active agricultural or horticultural operation;
- c. Berry agriculture and horticulture of native plants and other agricultural activities compatible with the existing soil and water conditions that support traditional Pineland berry agriculture;
- d. Bee keeping;
- e. Forestry;
- f. Fish and wildlife management;
- g. Low-intensity recreational uses;
- h. Public service infrastructure, except that centralized wastewater treatment and collection facilities shall be permitted to service the Preservation District only in accordance with the Water Quality Standards of the Land Development Ordinance;
- i. Signs;
- j. Pinelands development credits;
- k. Expansion of intensive recreational uses;
- l. Single family detached houses on minimum lots of 1.0 acres, with Pinelands Development Credits, and subject to the Cultural Housing provisions of the Land Development Ordinance.

The following conditional uses are permitted in the Preservation Area District, and shall require a conditional use permit:

- m. Home occupation;
- n. Wireless local communications facilities.

7. Regional Growth Area

"Regional Growth Areas are areas of existing growth or lands immediately adjacent thereto which are capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands." [Pinelands CMP]

The Regional Growth Areas in Shamong Township are located in the northwestern portion of the Township, off of Tuckerton Road.

The Regional Growth Area in Shamong incorporates a substantial portion of existing development that occurs in a relatively concentrated area adjacent to both, Tabernacle and Medford Townships. Vacant lands included within the Regional Growth Area of Shamong exhibit soil conditions suitable for additional development.

In total, the Shamong Regional Growth Area constitutes 1,572 acres of which 75 acres are designated for commercial use-

- a. Regional Growth Area District (RG) permitted uses:
 - 1) Single-family detached houses, with an overall density of one dwelling unit per 2.1 acres, or one dwelling unit per 1.2 acres with Pinelands Development Credits;
 - 2) Farms and farm buildings, golf courses, municipal buildings, public parks and playgrounds, churches, elementary, intermediate and secondary schools, firehouses;
 - 3) Signs;
 - 4) Public service infrastructure; private energy or water collection facilities as accessory to a residential structure;
 - 5) Conditional uses:
 - a) Home occupation
 - b) Hospitals and nursing homes, congregate care facilities, residential care facilities
 - c) Preschools and daycare centers;
 - d) Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas or similar commercial or industrial related operations of such companies;
 - e) Quasi-public buildings and recreation areas;
 - f) Wireless local communication facilities.
- b. Regional Growth Commercial District (RGC) permitted uses:
 - 1) Local retail activities including grocery stores, meat markets, seafood markets, supermarkets, delicatessens, bakeries, drug stores, furniture stores, sporting good shops, gift shops, hobby shops, bookstores, clothing stores, shoe stores, hardware stores, packaged liquor stores, pet shops, stationary stores, fabric stores, and florists;
 - 2) Local service activities including barber and beauty shops, tailors, dry-cleaning and laundering operations, appliance repair shops, shoe repair shops and upholsterers;
 - 3) Restaurants, bars and package stores;
 - 4) Banks, including drive-in facilities;
 - 5) Professional offices;
 - 6) All permitted uses as set forth in the Regional Growth Area District;
 - 7) Conditional uses:
 - a) Motor vehicle service stations;
 - b) New and used car dealerships;
 - c) All conditional uses permitted in the Regional Growth District;
 - d) Wireless local communication facilities.

8. Rural Development Areas

"Rural Development Areas are areas which are, on an overall basis slightly modified and may be suitable for limited future development subject to strict adherence to the environmental performance standards of NJAC 7-50-6. They represent a balance of environmental and development values that is intermediate between the pristine Forest Areas and existing growth areas; however, some parts are more suitable for development than others due to existing development and an absence of critical ecological resources." [Pinelands CMP]

There are four (4) different Rural Development areas designated as residential in Shamong. Rural Development Area I is located surrounding the intersection of Grassy Lake Road and Atsion Road.

Rural Development Area II is located by the intersection of Oakshade Road and Tuckerton Road, (south of Tuckerton Road.)

Rural Development Area III is located south of Tuckerton Road, adjacent to Tabernacle Township.

Rural Development Area IV is located in the northwestern portion of the Township, north of Tuckerton Road.

There is also one Rural Development-Commercial area located off Route 206.

The Rural Development area in Shamong Township consists of 2,496.4 acres. The Pinelands Comprehensive Management Plan established the parameters for determining the total number of dwelling units to be permitted in the Rural Development Area. Specifically, the total number of residential dwelling units may not be the following density limitations:

- RD - I: one dwelling unit per 3.9 acres
- RD - II: one dwelling unit per 3.2 acres
- RD - III: one dwelling unit per 3.6 acres
- RD - IV: one dwelling unit per 6.7 acres

a. Permitted uses in the Rural Development Area Residential Districts shall be subject to the provisions of the Land Development Ordinance, and limited to the following:

- 1) Residential dwellings on lots of 3.2 acres, subject to the Cultural Housing provisions of the Land Development Ordinance;
- 2) Residential dwellings on lots of one acre, subject to the Clustering provisions of the Land Development Ordinance;
- 3) Agriculture and horticulture uses; farms and farm buildings;
- 4) Agricultural employee housing as an element of an active agricultural or horticultural operation;
- 5) Forestry;
- 6) Recreational facilities other than amusement parks;
- 7) Agricultural products sales establishments;
- 8) Agricultural processing facilities and other light industrial uses;

9) Public service infrastructure, except that centralized wastewater treatment and collection facilities shall be permitted to serve any Rural Development Area District only in accordance with the Water Quality Standards of the Land Development Ordinance;

10) Institutional uses limited to municipal buildings, parks and playgrounds, churches, elementary, intermediate and secondary schools, and firehouses;

11) Signs;

12) Single family detached houses on minimum lots of 1.0 acres, with Pinelands Development Credits, and subject to the Cultural Housing provisions of the Land Development Ordinance.

13) Wireless local communication facilities, as a conditional use.

b. Permitted uses in the Rural Development Area Commercial District shall be subject to the provisions of the Land Development Ordinance, and limited to the following:

1. All those commercial uses set forth as principal uses allowed in the Regional Growth Commercial District including retail activities, local service activities, restaurants, bars, package stores, banks including drive-in facilities and professional offices;

2) Roadside retail sales and service establishments;

3) Community commercial uses;

4) Agricultural products sales establishments;

5) Signs;

6) Public service infrastructure, except that centralized wastewater treatment and collection facilities shall be permitted to serve any Rural Development Area Commercial District only in accordance with the Water Quality Standards of the Land Development Ordinance;

7) The following conditional uses are permitted in the Rural Development Area Commercial (RDC) District:

a) Home occupation;

b) Hospitals or nursing homes, congregate care facilities, residential care facilities;

c) Pre-schools and day-care centers;

d) Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas or similar commercial or industrial related operations of such companies; except that centralized wastewater treatment and collection facilities shall be permitted to serve any Rural Development Area Commercial District only in accordance with the Water Quality Standards of the Land Development Ordinance;

e) Quasi-public buildings and recreation areas;

f) Wireless local communications facilities.

F. HOME OCCUPATIONS

Accessory home occupations are activities which must be incidental to the residential use of the premises. Such uses shall be compatible with residential uses and shall be limited in extent, degree and time. Residential home occupation uses should not detract from the residential character and quality of the neighborhood. Home occupation uses require special

regulations that apply in order to ensure that they will not be a detriment to the character and livability of the surrounding neighborhood. Home occupation uses and the applicable regulation should ensure that the home occupation use remains subordinate to the residential use and that the residential viability of the dwelling is maintained.

Accessory home occupations and the regulation should encourage incubator or start up business activities within the context of a home occupation for later removal of the business to the appropriate zone as the business grows and succeeds beyond the limitations and restrictions appropriate for a residential zone. In no event should residential home occupation negatively impair or diminish the residential character of a neighborhood or any home owner's own use and enjoyment of their residential dwelling.

Shamong Township understands the need to protect residential areas from any adverse impact associated with home occupations and the need to protect property values as well as ensuring the health, safety and welfare of its residents.

G. AGRICULTURAL HOUSING

Agricultural Housing must be incidental to an active agricultural use, and is intended for seasonal housing of workers. Agricultural Housing should consist of permanent structures, and should be adequately screened from adjacent roadways and properties.

H. ALTERNATIVE ENERGY

Shamong Township recognizes and accepts New Jersey State rules and regulations that provide adequate "By Right" opportunities for constructing Major Renewable Energy Power Stations in Industrial Zones; on qualified farms under the Right to Farm Act; and on preserved farms. Pending legislation also will permit these facilities on landfills and contaminated sites, both of which exist within the municipality. Shamong Township has determined that no additional areas within the Township are necessary, nor are they appropriate for said use, other than net metered accessory solar facilities serving energy needs on-site. Furthermore, as set forth in this Shamong Township Master Plan Land Use Plan Amendment, substantial detrimental effects are evident from such uses beyond "By Right" locations established under N.J. State Laws and Regulations.

CHAPTER 4 - HOUSING ELEMENT

A. EXISTING HOUSING

Based on 2010 U.S. Census Data, there are 2,181 total housing units in the municipality, including 2,132 occupied and 49 vacant units. Housing consists primarily of single family detached dwellings (1,899 units), with 69 attached and 213 mobile homes. Existing housing within the Township have between one (1) and five (1) bedrooms, with the majority of the houses having three (3) or four (4) bedrooms.

Of the 2,181 housing units in Shamong Township, the majority were constructed between 1970 and 1999, as outlined below:

<u>Year Structure Built</u>	<u>Housing Units</u>
2005 and later	11
2000 to 2004	64
1990 to 1999	446
1980 to 1989	500
1970 to 1979	861
1960 to 1969	196
1950 to 1959	39
1940 to 1949	14
1939 and earlier	50

B. HOUSING VALUE

According to the 2010 U.S. Census, the median value of owner occupied housing in Shamong Township is \$353,700, as detailed below:

<u>Value</u>	<u>Housing Units</u>
Less than \$50,000	192
\$50,000 to \$99,999	122
\$100,000 to \$149,999	53
\$150,000 to \$199,999	88
\$200,000 to \$299,999	288
\$300,000 to \$499,999	1,019
\$500,000 to \$999,999	312
\$1,000,000 or more	7

C. HOUSING OCCUPANCY AND TENURE

Of the 2,132 houses within the Township, 2,132 are owner occupied, with an average household size of 3.01 persons, and the remaining 51 units are renter occupied, with an average household size of 3.14 persons. Housing tenure is summarized as follows:

<u>Year Household Moved Into</u>	<u>Housing Units</u>
2005 and later	478
2000 to 2004	633

1990 to 1999	285
1980 to 1989	389
1970 to 1979	197
1960 and earlier	50

D. AFFORDABLE HOUSING

The New Jersey Municipal Land Use Law requires inclusion of a Housing Plan Element in municipal Master Plans. See N.J.S.A. 40:55d-28(b) (3). The Housing Plan element serves to address the low and moderate income needs of the municipality and to maintain a healthy and diverse housing mix to accommodate a growing and changing population. The Housing Element is intended to address Shamong Township's affordable housing obligation as mandated by the Fair Housing Act of 1985 and subsequent rules adopted by the New Jersey Council on Affordable Housing (COAH), the implementing state agency established by the Act.

Shamong Township understands that it may have an obligation to develop and advance an affordable housing obligation under the Master Plan. The Township will continue to monitor the developing State regulations and statutory requirements and amend the Master Plan when and if compliance is required and sufficient direction is available to permit the development and finalization of a compliant Inclusionary Housing Plan.

CHAPTER 5 - CIRCULATION PLAN ELEMENT

A. INTRODUCTION

Patterns of circulation are created by the utilization of the various carriers, such as roads, waterways, airways, and railroads. These carriers span the distance between traffic generators. A generator is a point (or place) that people want to get to and from. Some examples would be home, work, shopping facilities, and recreational areas. Hence, the various modes of travel, when considered on a whole, form a transportation network filling the gap between generators.

In Shamong Township, the primary mode of transportation is, of course, the private automobile. As would be expected, Shamong has most of its roads in the northern half of the Township where the population density is the greatest. Basically, the road system is divided into three main categories. There are State, County and Township roads. Each will be considered separately. All proposed roadways within Shamong Township must comply with the standards of the Pinelands Comprehensive Management Plan.

B. ROADWAYS - EXISTING AND FUTURE CONDITIONS

The only state road directly serving Shamong is Route 206, which is the Township's primary transportation link.

There are several county roads serving Shamong Township. The Proposed county right-of-way widths within Shamong Township are sixty-six feet. Some of the county roads are slated to have larger right-of way widths outside of Shamong Township.

Designation	Local Designation	Proposed Right-of-Way Width
State Route 206	Route 206	80' (eighty foot)
County Route 534	Jackson Road	66' (sixty-six foot)
County Route 534	Oak Shade-Flyatt Road	66' (sixty-six foot)
County Route 541	Stokes Road	66' (sixty-six foot)
County Route 620	Medford-Indian Mills Road	66' (sixty-six foot)
County Route 620	Burnt House Road	66' (sixty-six foot)
County Route 622	Tuckerton Road (west of Route 206)	66' (sixty-six foot)
County Route 648	Willow Grove Road	66' (sixty-six foot)

Jackson Road and Oak Shade Road from the Waterford Township line to Indian Mills Road have a proposed sixty-six foot wide right-of-way. This road is designated as County Route 534.

Stokes Road from the Medford Township line to Route 206 will eventually become sixty-six foot right-of-way. This road is designated as County Route 541.

County Route 620 is Indian Mills Road from the Medford Township line to the intersection with Willow Grove Road and then Burnt House Road to Stokes Road.

Tuckerton Road from the Medford Township line to Route 206 is County Route 622 with a 66' ROW.

Willow Grove Road from Atsion Road to Route 206 is existing County Route 648 with a ROW of sixty-six feet. From Route 206 westerly to Tuckerton Road, the road is a municipal road known as Old Indian Mills Road (aka Indian Mills-Tabernacle Road) and appears on the County Highway Master Plan as a possible extension to the County roadway system.

Also within the County Highway Master Plan are the 700 road series, which are long range possible county roads. Within Shamong, two 700 series roads appear on the County Highway Master Plan map, the first is the portion of Medford-Atsion Road between Willow Grove Road (C.R. 534) and Oak Shade-Flyatt Road (C.R. 648) which is denoted as Route 714. The second 700 series road is that portion of Stokes Road south of Route 206 to the municipal boundary with Washington Township. This is shown as Route 772.

It is anticipated that the proposed County rights-of-way will be adequate to handle future needs; nevertheless, care should be taken to provide development regulations that would prevent detrimental development along the main arteries.

The final category is, of course, Township Roads. Oak Shade Road, from Indian Mills Road to the Tabernacle Township line should eventually reach a maximum right-of-way width of sixty-six feet.

In addition to the above widening proposal, there are a number of ways to improve the Township road system. For example, by enforcing minimum building setbacks and requiring liberal sight triangles at all intersections, traffic flow will not only be faster and more efficient but safer as well.

At the time of this writing, Shamong Township has no airport facilities of its own. It is instead served by the Burlington County Air Park and the Flying W Airport, both located in Lumberton Township. Larger regional airports are in Atlantic City, Philadelphia and Newark. There are no docking facilities as there are no navigable waterways. As far as railroad service is concerned, the New Jersey Central Railroad has a line running roughly parallel to and a little over a mile north of the Shamong Southern Boundary.

C. PARKING ANALYSIS AND RECOMMENDATIONS

Most facilities within the township provide on-site parking which are analyzed individually. There is no downtown area requiring street parking or communal parking.

D. PUBLIC TRANSIT

Public Transit is limited to the Burlington County Transit System Paratransit program which is available to disabled individuals.

E. PEDESTRIAN AND BIKE PATH IMPROVEMENTS

There is currently no defined bike path system. Based on the increased popularity of bicycling, and the proximity of Shamong Township in relation to several existing bicycle routes, it is recommended that the Township establish a Plan for future bike paths to facilitate rider safety through and within the municipality. The overall plan should utilize existing roadways, and facilitate safe bike and pedestrian traffic between residential neighborhoods, schools and recreation facilities.

CHAPTER 6 - COMMUNITY FACILITIES PLAN

A. INTRODUCTION

This Community Facilities Plan Element includes data on existing and proposed municipal and other public facilities. Shamong provides a variety of recreational and community facilities to serve its population. The Existing Facilities Map appended hereto identifies the location and type of each community facility within the Township.

B. MUNICIPAL BUILDING

The Township Municipal Building is located on Willow Grove Road. All municipal offices are located in the building. The public works yard and recycling center are also located at this facility.

C. FIRE COMPANY/RESCUE SQUAD

The Indian Mills Volunteer Fire Company and Shamong EMS reside in a dedicated seven bay building located on Willow Grove Road.

D. PARKS AND RECREATION FACILITIES

1. Dingletown Recreation Complex located on Forked Neck Road. Complex includes a T-ball field, three (3) softball fields, five (5) baseball fields, batting cages, a basketball court, two (2) tennis courts, a full size soccer field, a field house and play ground.

2. Shamong Township Recreation Fields located on Atsion Road, this complex is also known as Stoney Creek fields. Complex includes five (5) soccer fields, a basketball court, and two (2) tennis courts.

3. Larkspur Development Playground located on Wheatsheaf Drive and includes a tots playground & basketball half court.

4. Grist Mill Park located on Manitoba Trail and includes a small dock, boat ramp and picnic area with bar-b-que grill on Indian Mills Lake.

5. Stowe Drive Recreation Area located on Stowe Drive and consisting of a playground and several open space areas.

6. Wheatsheaf Playground

E. RECOMMENDATIONS

With limited opportunity for new development in the Township, major additions or expansions of the existing community facilities are not anticipated.

CHAPTER 7- RECREATION PLAN

Consistent with the requirements of the Municipal Land Use Law (MLUL), the Township's Master Plan is comprised of a number of plan elements. The Open Space and Recreation Plan, dated November 17, 2009, and adopted in 2009 is published in a separate document, and is incorporated by reference into this Master Plan.

The Open Space Plan was further approved by the New Jersey State Green Acres Program on December 24, 2009.

CHAPTER 8- CONSERVATION PLAN

A. ENERGY PLAN

Energy conservation in relation to a Master Plan, particularly in a rural or semi-rural community, can be divided into three broad classifications:

1. Minimize heat transfer from building.
2. Minimize the use of fossil fuels.
3. Maximize the use of renewable energy resources.

The first aspect includes adequate insulation and proper construction or renovations. These items are controlled by the uniform construction code. The sheltering of doors, the provision of "air locks", and the construction of a small area of glass on northerly exposures is desirable. However, such items are presently beyond the scope of normal municipal regulation.

Fossil fuels as energy sources for vehicles can be conserved by extensive utilization of public transportation. Bikeways and pedestrian paths encourage walking and bike riding. As stated above, the low density in Shamong Township does not justify a public transportation system. Also, the lack of public sanitary sewer systems prevents densities that justify the expenditure of funds for separate systems of bicycle and pedestrian paths.

The clustering of houses as contemplated in the land use act (RS 40:55D-6, Planned Development) permits clustering of units.

This minimizes the area of street per lot, reduces street lighting, repair, and snow plowing costs per unit, and generally reduces travel distances for the occupants. Considering the soil characteristics generally existing in the Township, the Pinelands Comprehensive Management Plan, and the fact that the public sanitary systems are not available, Shamong Township cannot take advantage of these planning tools.

The utilization of renewable energy sources, such as solar and wind energy, should be encouraged on an individual basis as an accessory use for on-site consumption.

Therefore, the objectives of the energy conservation element of Shamong Township Master Plan are:

1. Encourage property owners to utilize energy conservation measures in construction and maintaining improvements.
2. Support the utilization of renewable energy resources for use on-site that are consistent with public health, safety, agricultural preservation and general welfare.

B. NATURAL RESOURCES

Our quality of life in New Jersey is intrinsically tied to our state's rich natural resources. Whether casting a fishing line into a clear stream or having access to clean and plentiful drinking water, our environment provides the basic requisites of life which cannot be taken for granted.

When development injures or destroys our natural resources, we are deprived of so very much. President Theodore Roosevelt once said, "*the nation behaves well if it treats the natural resources as assets which it must turn over to the next generation increased; and not impaired in value.*"

Shamong Township should continue to promote the preservation of natural resources throughout the Township.

CHAPTER 9- ECONOMIC DEVELOPMENT PLAN

Shamong Township is largely a farming community, with limited potential for major commercial development. The Township should continue to promote local farming and agri-business, and support limited commercial development on the Route 206 corridor.

CHAPTER 10 - HISTORIC PRESERVATION PLAN

A. The Pinelands Commission or Shamong Township may designate a historic district, archaeological or cultural resources in furtherance of public purposes as included within the Pinelands CMP.

In Shamong Township, the Joint Land Use Board also serves as the Township's Historic Preservation Board. In this capacity, the Board is responsible for evaluating the potential impact of development on historic, archaeological and cultural resources. Standards used to assess the value of historic sites are:

1. Sites associated with significant events in local, state, or national history
2. Sites associated with significant persons in local, state, or national history
3. Sites associated with significant architectural merit
4. Sites associated with important historical information

B. The following Historic Sites have been identified in Shamong Township:

1. Flyatt Tavern - Site of Half Moon & Seven Stars Tavern erected circa 1600 by John King, later called Filaturn Hotel, operated by M. Peck. Burned in late 1660's
2. Charter School
3. Smalls Hotel Tavern -Erected by Israel Small as a Tavern & Hotel in 1830. Town meetings and elections held here for many years. Later known as Baker's Hotel.
4. Still Burial Ground – Located off of Stokes Road near Rutland Court
5. Still Homestead - Pioneer log homestead of Levin & Charity Still, parents of learned 'Black Doctor of the Pines', James Still.
6. Wilkins Red Brick House - Erected by Clayton Wilkins in 1809 on land left to him by his father, Amos Wilkins. John Sorden purchased the homestead in 1841 and lived here for many years.
7. William R. Braddock & Sons Cranberry Farm (Braddocks Folly) - Site of the first successful attempt to raise cultivated cranberries in 1850 by William R. Braddock in Sorden's meadow.
8. Pipers Tavern (Sign of the Buck) - Site of tavern operated by John Piper in 1793. The Indian Reservation lands were sold at public sale in 1802. Josiah Smith ran the tavern until 1853.
9. Dellett Hotel - Site of hotel erected by Manassas Dellett in 1800. Hosted Town meetings and social affairs. Later known as Patterson's Hotel. Razed in 1975.
10. Willow Grove Farm
11. Hagerthey General Store – George W. Hagerthey operated a General Store at the intersection of Indian Mills and Old School House Roads for over 25 years during the late nineteenth century.
12. Free Soil School House - Site of Free Soil School erected in mid-1800's and used until 1922. It was then converted to a private dwelling. Torn down in 1972. Also known as Baker School.
13. Old Indian Mills School - (Hartford School) One-room frame schoolhouse erected by Upper Evesham Preparative Meetings in 1805. Demolished in 1906. Old Indian Mills School erected near the same site and later burned in 1923.

14. Centennial Baptist Church/Red Man's Hall - This structure was originally a Baptist church in the last quarter of the 19th century from 1876 to 1881, before other uses were found for the structure.
15. Brotherton - (Indian Reservation) - Founded in 1758 by the New Jersey Provincial Legislation on The Edgepillock or Brotherton Tract, now Indian Mills. Under the Guidance of the Reverend John Brainerd, a self-supporting community was established here. In 1801, the Indians accepted the invitation of the Oneidas in New York to "Come and eat out of our dish."
16. Bedford Mills -Site of grist and sawmill complex erected by Thomas Bedford in 1807. Once was the site of the original gristmill which burned in 1762.
17. Edward Thompson Home - Edward T. Thompson, former State Assemblyman (1871-73) and Township Official, resided here. The home was built in 1807 by Thomas Bedford. Also a store and Post Office.
18. Methodist Church - The Indian Mills United Methodist Church was built in 1879.
19. General Store - (Country Store) A general store was maintained continuously at this location since Civil War Days. A Post Office was also located here in the late 1800's.
20. Sawmill - Site of sawmill in operation for more than two centuries. Site of original Indian sawmill. Operation ceased in early 1900's.
21. John Branerd Home - Dwelling place of Reverend John Brainerd, who was missionary to the Reservation Indians from 1759-1777 located near this spot.
22. Indian Burial Ground Meeting House
23. Congressman Gardner Home – John J. Gardner, former U.S. Congressman (1893-1913) made his home here. He was also a former Mayor of Atlantic City, a State Senator, and a Civil War Veteran.
24. Indian Ann Homestead - Celebrated Ann Roberts, last of the Delawares in this State, resided here until her death in 1894. She has become a legend in the Pines.
25. Little Mill Saw Mill
26. Cline's Tavern
27. William
28. Gate Tavern
29. Hampton (Forge) Furnace
30. Atsion Church & Cemetery - Deeded by Samuel Richards to Church Trustees: Jesse Richards, Thomas S. Richards, John Richards, Samuel B. Finch, Thomas Sordan, Samuel Bareford and Henry Brown on June 13, 1826.
31. Catholic Burial Ground & Ice House
32. Nailors Corner (Oriental)
33. Pic-a-lilli Inn – On land originally owner by Osie Gaskill, Thomas A. Snider purchased the property. Snider was Justice of the Peace, and held court upstairs. The Pic-a-lilli Inn, as we know it today, has been owned and operated by four (4) generations of the Pickett Russell family.
34. Indian Mills Elementary School – Erected in 1921 to provide a central location for all Shamong Township students.
35. Indian Mills Volunteer Fire Station – Erected in 1942, this was the Township's first fire station.

CHAPTER 11- RECYCLING PLAN

A. INTRODUCTION

The Township of Shamong finds that reducing the amount of solid waste and conservation of recyclable materials is an important public concern.

B. EXISTING RECYCLING

Residential recycling is provided under a contract with Burlington County. Glass, paper, cardboard, and plastic bottles coded #1 & #2 are collected roadside under this contract. Commercial or industrial development using 1,000 square feet or more of land must include provisions for the collection, disposition and recycling of recyclable materials.

Used motor oil and antifreeze can be dropped off at the municipal garage for recycling. Through a shared services agreement, periodic collection is made for household hazardous waste. Scheduled pick up service is provided for residents to recycle white goods such as household appliances, tin, metal or aluminum.

Recycling of electronic items such as computer components and peripherals, televisions, VCR's, are accepted at the Good Will collection site at the Township Municipal Complex.

The county offers several recycling programs to county residents. Mobile shredding events are scheduled at least several times per month at various locations throughout the county, where residents can securely recycle confidential files and documents. Documents recommended for shredding include old files, receipts, bills, financial statements and any other documents that have not been recycled due to confidentiality concerns.

C. PROPOSED RECYCLING

The Township should continue to adapt to changing technologies, and expand recycling in conjunction with the County as more markets develop for the materials.

D. RECOMMENDATIONS

This Master Plan recommends that the Township encourage backyard composting as a part of its overall yard waste management program. All municipal collection, processing, and distribution costs are avoided for leaves, grass clippings, fruit and vegetable scraps that are composted by residents. Grass clippings are another major component of municipal solid waste. Lawn experts have shown that grass clippings left on your lawn act as a natural fertilizer. This Master Plan recommends that the Township encourage residents to leave the clippings on the lawn. The clippings will then filter down to the soil, acting as a natural fertilizer. The lawn will be healthier, and the taller grass will shade the soil, cooling roots and limiting weeds. Backyard Composting is also encouraged in the Township's Stormwater Management Plan.

CHAPTER 12- FARMLAND PRESERVATION PLAN

A. INTRODUCTION

Shamong Township encourages the continuation of a rural, agricultural community.

Agriculture contributes to the cultural, historical, social, visual, environmental and economic characteristics of Shamong Township and to the Pinelands. However, the lands best suited for conventional farming have been subjected to heavy development pressures. Being open, they are the easiest and most economical to develop. Suburban development adjacent to production agriculture contributes to an unfavorable economic environment for farmers through escalating taxes, enactment of inhibiting local ordinances and increased trespassing and vandalism. Therefore, the Master Plan herein adopts the CMP Agriculture Program which addresses the above concerns and protects the integrity of the Pinelands agricultural land.

Burlington County has been a leader in preserving farmland in the county. The mission statement of the County program is:

“The Burlington County Farmland Preservation Program exists to advance the quality of life in Burlington County by preserving a permanent agricultural land base and by maintaining a regulatory environment that supports a viable agricultural industry.”

As of June 30, 2013, a total of 336 acres in Shamong has been preserved through the Burlington County Farmland Preservation and State Agriculture Development Committee (SADC) programs. A total of 995 acres has been preserved through the Pinelands Development Credit (PDC) program.

B. INVENTORY OF FARM PROPERTIES

Shamong has a variety of agriculture properties. The table below lists the largest twenty-five tax lots listed as assessed for agriculture according to the current tax assessments.

Owner	Site Address	Block	Lot	Area (some farms include homestead)
MILLER, NANCY L	ATSION ROAD	10	31.00	184.40
WHALEN FARMS, LLC	OFF EAST STOKES ROAD	34	15.00	178.70
INDIAN MILLS FARMS, LLC	STOKES ROAD	28.01	4.01	168.50
H&M MACHINE CO % B PARNES	FORKED NECK & BARDS BRIDGE	35.01	10.01	162.90
WHALEN FARMS, LLC	OFF EAST STOKES ROAD	34	14.01	149.00
ARISTONE, ROLAND II TRUST	OLD INDIAN MILLS RD	23.01	10.09	129.50
MOZITIS, MARTIN D & DENISE J	INDIAN MILLS ROAD	19.01	10.01	115.90

CANTWELL, STEPHEN H & BETH ANNE	ORIENTAL ROAD	35.01	43.01	114.00
ALLOWAY FAMILY LIMITED PEARTNERSHIP	OLD INDIAN MILLS RD	23.01	9.01	108.50
ABRAMS, EUGENE & PEARL A	INDIAN MILLS ROAD	18	11.01	105.00
HOMESTEAD FARMS	INDIAN MILLS ROAD	19.01	6.00	104.00
CHUNG, PETER B & MONICA	STOKES ROAD	15.01	7.01	103.00
KARMA THEGSUM CHOLING (NJ) INC	ATSION ROAD	54	2.02	99.38
ABRAMS, GRACE H	655 ATSION ROAD	52	3.00	98.50
MEADOWBROOK FARM, LLC	S GRASSY LAKE RD	9.05	48.00	84.58
H&M MACHINE CO % B PARNES	SOUTH OF FORKED NECK ROAD	35.01	6.00	81.28
ABRAMS HOMESTEAD FARMS PARTNERSHIP	INDIAN MILLS ROAD	17	6.00	79.42
VALENZANO, LAWRENCE A & BARBARA	SOUTH OF FORKED NECK ROAD	35.01	2.02	71.80
EARLE, CATHERINE, GINSBERG, M. & BRUCE	528 ATSION ROAD	14	3.01	69.67
FOULKES, R M & HIRSCHMANN, S JR	37 OLD SCHOOLHOUSE ROAD	17	11.02	68.91
WILLOW FORESTRY, LLC	WILLOW GROVE ROAD	15.01	10.01	63.00
TASSONE, ANTHONY -R	454 & 456 EAST STOKES ROAD	34	11.00	53.70
SAMRAJYA FARMS, LLC	568 ATSION ROAD	16	2.02	52.87
WELLS, PAUL AND KATHLEEN	186 INDIAN MILLS ROAD	19.01	8.03	51.04
GATLEY, JOHN T III & TINA RENEE	INDIAN MILLS ROAD	19.01	8.01	49.39

C. MUNICIPAL SUPPORT FOR AGRICULTURE

2005-8 Ordinance revisions: "Right to Farm"

D. PROPERTIES TO BE ACQUIRED

The Burlington County Farmland Preservation Program 2011 Acquisition Targeting List contains 42 farms in Shamong Township, totaling 1,996 acres, targeted for preservation. All of the listed farms are designated as priority status. Five farms have pending preservation applications.

E. RECOMMENDATIONS

1. Assess the need to apply for Municipal Planning Incentive Grant (PIG) funding through the SADC and with the support of Freeholder Board and the CADB in order to preserve farmland smaller than 20 acres.

2. Review Pinelands regulations and township ordinances regarding farm stands to see if a more streamlined regulatory approach will encourage more direct farm marketing.
3. Develop Municipal Ordinance regarding an Agricultural Policy Statement and Notification Requirement in line with that recommended by the American Farmland Trust.
4. Develop real estate transfer notification for properties adjacent to farmland assessed properties and/or within Agriculture district.

CHAPTER 13- TRANSFER DEVELOPMENT PLAN

When land use and development of the Pinelands is concentrated in regional growth areas, the region can tolerate additional development without damaging the Pinelands environment. It is a purpose of the Shamong Township Master Plan to facilitate such patterns of growth and development by providing landowners in the preservation area district, special agricultural production areas and agricultural production areas with an opportunity to secure an additional beneficial use of their land without the risk of damaging the essential ecological character of the Pinelands.

The Shamong Township Master Plan herein adopts the Pinelands Development Credit (PDC) program contained in the CMP.

The Pinelands Development Credit (PDC) Program is a transfer of development rights (TDR) program that helps to redirect growth in the Pinelands from the preservation and agricultural districts to infrastructure-supported regional growth areas. PDCs are development rights which are allocated to certain lands (“sending areas”) that can be transferred to increase the amount of residential development permitted on other lands (“receiving areas”). Each PDC transfers the right to build four homes and can be bought and sold in 1/4 (or 1 right) increments. Sending areas include preservation and agricultural areas. PDCs may also be allocated to other properties that can’t be developed because of environmental problems. Conservation or agricultural easements are placed on the sending properties when the PDCs are transferred. Allocations to sending properties range from 0.2 PDCs for each 39 acres of undevelopable wetlands, to two PDCs for each 39 acres of upland farmland or active berry agriculture. Receiving areas consist of Regional Growth Areas where zoning allows roughly 50% more homes to be built using PDCs than would otherwise be permitted.

CHAPTER 14 - EDUCATIONAL FACILITIES PLAN

The Long-Range Facilities Plan which is required to be submitted to the Commissioner of Education by a school district pursuant to section 4 of P.L.2000, c.72 (C.18A:7G-4), was developed and is periodically updated by the Shamong Township Board of Education as a separate document, and is incorporated by reference into this Master Plan.

CHAPTER 15 - UTILITY PLAN

A. INTRODUCTION

Utility Infrastructure within the township is consistent with a rural area.

B. WASTEWATER ELEMENT

There is no public sewer system in Shamong. Wastewater is handled by private individual septic systems throughout the township. No centralized sanitary sewer collection or treatment systems are proposed.

C. WATER ELEMENT

There is no public water system in Shamong. Water is provided through individual wells throughout the township. No centralized water pumping or distribution system is proposed.

D. STORMWATER ELEMENT

Consistent with the requirements of the Municipal Land Use Law (MLUL), and in accordance with the requirements of N.J.A.C. 7:14A and N.J.A.C. 7:8, the Township prepared a Municipal Stormwater Management Plan (MSWMP).

The Municipal Stormwater Management Plan dated August 2007, prepared by Lord, Worrell, Richter, Inc., and subsequently adopted is published in a separate document, and is incorporated by reference into this Master Plan.

A Stormwater Management ordinance to prohibit the spilling, dumping, or disposal of materials other than stormwater to the municipal separate storm sewer system (MS4) operated by the Township of Shamong so as to protect public health, safety and welfare, was adopted by the Township Committee of the Township of Shamong 10-4-2005 by Ord. No 2005-8.

E. SOLID WASTE DISPOSAL

No solid waste disposal is provided by the Township. Property owners are responsible for securing service to dispose of their solid waste.

F. NATURAL GAS

Shamong Township is served by South Jersey Gas Company. The Township should encourage the expansion of natural gas service for existing development, but not for the purpose of new development.

G. ELECTRIC

Electric service is provided by Conectiv Power Delivery, d/b/a Atlantic City Electric, and Public Service Electric & Gas (PSE&G). No major expansion of electric service is anticipated.

H. TELEPHONE, LAND LINES AND CELLULAR

Land line service is available throughout the Township

Multiple cellular voice and data carriers are available, with service levels generally being better in the northwest portion of the Municipality and decreasing in level of service closer to the center of the Pinelands in the southeast. The Township should promote expansion of the cellular facilities on Commercial, Industrial and Municipal properties.

I. CABLE TELEVISION AND INTERNET ACCESS

Verizon and Comcast service is available within Shamong. The Township encourages local carriers to make service available to all residents.

J. RECOMMENDATIONS

Coordinate with Internet access providers to increase the availability of high-speed internet access to all residents.

CHAPTER 16 - FUTURE LAND USE PLAN

A. FUTURE LAND USE PLAN

All development in Shamong Township shall comply with the standards of the Pinelands Comprehensive Management Plan.

To encourage attractive developments from the beginning, the municipality should establish certain procedures and regulations to encourage the land to be managed and improved properly during the construction process.

A list of important elements on this subject follows:

1. Save trees and other existing vegetation wherever possible. If replanting occurs, the use of indigenous plant material should occur to insure their easy adaptation of the site.
2. Expose as small an area of land as practical at any one time during development. Hold lot grading to a minimum.
3. Develop an erosion control program for all phases of construction that must be included in all contractual agreements.
4. Plan streets properly to avoid long stretches of excessive grading to fit the contour of the land.
5. Provide adequate drainage to and from streets to storm sewers or other runoff disposal structures to deter erosion and flooding conditions.
6. The permanently exposed faces of earth cuts and fill should be vegetated or otherwise protected from erosion.
7. Adjoining property should be protected from excavation and filling operations caused by the development.
8. All fill should not be placed adjacent to the land of a stream or channel, unless provisions are made to protect the hydraulic, biological, aesthetic and other environmental functions of the stream.
9. Build sediment basins to remove any residue from runoff water during development.

APPENDIX A:

MAPS

Zoning Map

Road Map

Existing Facilities Map

Bike Path Plan

Wharton Tract, Historical and Special Features Map

Aquifer Map

Soils Map

Vegetation Map

APPENDIX B: PRIOR PLANNING DOCUMENTS AND ORDINANCES

1999 Memorandum of Agreement Pinelands Commission

Master Plan Reexamination 1994

Master Plan Amendment 2005- Rezoning

Ordinance 2005-1 Right to Farm

Ordinance 2005-2 Zoning Change

Ordinance 2010-03 Open Space Acquisition

Ordinance 2010-05 Recycling

Ordinance 2010-07 Zoning Change

Ordinance 2010-14 Clustering