TOWNSHIP OF NORTH HANOVER
BURLINGTON COUNTY, NEW JERSEY

MASTER PLAN REEXAMINATION

Pursuant to N.J.S.A. 40:55D-89

Adopted by the Township of North Hanover Joint Land Use Board on June 22, 2016.

Township of North Hanover
41 Schoolhouse Road
Jacobstown, NJ 08562-2106

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An original copy of this document is signed and sealed and filed with the municipal clerk.

STATUTORY REEXAMINATION OF MASTER PLAN

Previously, the New Jersey's Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1 et seq., required all municipalities to reexamine their master plans at least every six year. After North Hanover Township's last re-examination in 2006, The State of New Jersey lengthened the reexamination period to ten years. The purpose of reexamination is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C.40:55D-89 of the MLUL, the following language is set forth:

The governing body shall, at least every ten years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality...

The Township of North Hanover Planning Board adopted an updated master plan on November 8, 2000. That master plan was based on the previous master plan that was adopted on December 27, 1995. The 2000 master plan made no new land use recommendations. A periodic review of the master plan took place in 2006, which revised and added several recommendations and objectives.

A. REVIEW OF PAST CONDITIONS

C.40:55D-89a of the MLUL provides that the reexamination report shall review:

The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.

The 2006 reexamination report recommended that the thirteen objectives in the 2000 Master Plan be replaced by the five goals and twenty objectives listed below. Specific changes to these 2006 goals and objectives are detailed in section D. The revised set of goals and objectives for 2016 forward are located in the Appendix.

Goals

Goals concisely describe a vision for the future in a way that every citizen can remember and communicate. Within ten to twenty years from now, we desire to ensure through the master plan that:

1. *Our landscape of fields, forests and small settlements will continue to define our rural and historic character; and*

2. *Our natural areas and ecosystems will be protected from pollution, flooding, and damage to the ecology of wildlife; and*

3. *Agriculture will continue to be a viable and valuable contributor to our economy and quality of life enhanced and protected by appropriate zoning; and*

4. *Areas for shopping, business growth, housing, recreation and public and private services will meet our needs as residents, workers and visitors; and*

5. *Our commercial area on Sykesville Road adjacent to Wrightstown will be revitalized as a village utilizing a "town center" focal point, aesthetically pleasing and appropriate to the Township, connecting the various and diverse elements with encircling trails / pathways providing us with a choice to walk/bike from one area to another while minimizing the need for vehicles for shopping, housing, civic functions and recreation.*

Objectives

Achieving the following objectives will help ensure that the master plan achieves the above goals:

1. Provide for a range of land uses that include agricultural, residential, professional, commercial, industrial, public, recreational and conservation land uses.

2. Control development intensities and population densities to be appropriate to the overall character of the Township, our community services and facilities, and the natural constraints of the environment.

3. Ensure that development does not conflict with environmental constraints and is adequately served by municipal facilities.

4. Protect the quality and quantity of our groundwater supply.

5. Protect stream corridors.

6. Preserve and restore sites and areas of local, regional and national historic and cultural value.

7. Improve the energy efficiency of development, both for individual structures and for transportation and services within the Township.

8. Provide opportunities for residential, commercial and industrial resource recovery, reuse and recycling using collection and processing facilities and procedures that are located and managed to prevent environmental contamination and other conflicts with nearby land uses.

9. Preserve the most productive agricultural soils for farming.

10. Recognize and promote the diversity, productivity and long-term sustainability of our active farms with the intent of making the agricultural industry the highest and best use of our most productive soils instead of an interim use that gives way to residential development.

11. Buffer new development from farmlands to minimize land use conflicts arising from the temporary negative aspects of agricultural operations including the generation of truck and car traffic, noise, odors, lights and dust.

12. Define locations and design requirements for new development that minimize conflicts between new development and nearby land uses, reduce traffic generation and minimize the costs of our public services.

13. Design new housing development in the form of traditional hamlets and villages that maintain rural character, open landscapes and views, landscaped buffers at the development perimeter and internal circulation systems for cars, bicycles and walking that reduce traffic generation on existing roads and highways.

14. Provide locations for public facilities and services that support the existing and future needs of the Township.

15. Provide locations for recreational facilities that can benefit Township residents of all age groups in future years.

16. Protect the McGuire AFB flight hazard zone and the McGuire Access Highway (CR 545) from encroachment by housing and by commercial and industrial structures.

17. Provide locations for services, retail, entertainment and recreational industries and professional, high-tech and incubator (“start-up”) type industries that enhance the Township's economic and property tax ratable base and that may support the “Fort Dix-McGuire-Lakehurst Megabase [now Joint Base McGuire-Dix-Lakehurst].

18. Maintain an economic development committee advisory to the Joint Land Use Board to pursue funding sources and programs to finance local initiatives to explore and promote redevelopment and rehabilitation of vacant and underutilized sites, both residential and nonresidential, and to facilitate economic development in and revitalization of the Township.

19. Provide opportunities for new high-amenity village housing as well as modest, attractive, affordable housing and mixed-use commercial development in the designated Phase I redevelopment area on Sykesville Road near Wrightstown.

20. Provide efficient mechanisms that use new development and redevelopment as a means to preserve farmland and open space in rural areas of the Township, establish viable commercial areas, and prevent further low-density suburban sprawl.

21. Ensure that development is consistent with existing and proposed development of adjacent communities and those programs proposed by the State of New Jersey and affected County governments.

Land Use Plan Element

1. Review boundaries of all proposed zoning districts.

2. Designate specific land use districts for designated flight hazard zones for management of land uses and intensities consistent with United States Department of Defense regulations.

3. Provide for mixed-use development in the C-1 commercial zones.

4. Revise provisions of the R-A zones to reduce conflicts between agricultural operations and adjacent residential, recreational and institutional land uses, including:

    a. Community design guidelines for new and existing villages and hamlets using provisions for non-contiguous parcel cluster or transfer of development rights for residential development.

    b. Site design guidelines for agricultural operations accessory to residential uses on lots of ten acres or smaller.

5. Ensure that the new land use plan element is consistent with the recently adopted housing plan element.

6. Promote LEED-certified development.

Housing Plan Element

1. Ensure that the new land use plan element is consistent with the recently adopted housing plan element.

Circulation Plan Element

1. Plan for road improvements associated with new paving and drainage.

2. Plan for sidewalks, pedestrian paths and bicycle routes in developed areas.

3. Promote the development of highway access management plans for County roads coordinated with Township land use and circulation objectives.

4. Prepare an infrastructure needs assessment identifying conditions, needs and estimated costs for construction and maintenance of existing and planned roads, sidewalks, recreation paths and other transportation infrastructure in the Township to guide future capital budgeting.

Utility Service Plan Element

1. Plan for a public water system for the redevelopment area and Town Center for improved water supply and fire protection.

2. Plan for access to sewers limited to the redevelopment area and Town Center.

3. Consider providing historic style (compatible with the local architecture) streetlights for Jacobstown.

4. Define areas of the Township (away from the glare of the military base lighting) where "dark skies" standards for public lighting (such as street lighting, signage illumination and security lighting for public facilities) should be applied to retain the rural character of the Township.

5. Prepare an infrastructure needs assessment identifying conditions, needs and estimated costs for construction and maintenance of existing and planned water supply, wastewater disposal, power, telecommunications and other utilities in the Township to guide future capital budgeting.

Community Facilities Plan Element

1. Plan for needed additional police, fire and emergency medical services equipment, personnel and facilities associated with new growth and redevelopment.

2. Prepare an infrastructure needs assessment identifying conditions, needs and estimated costs for construction and maintenance of existing and planned community facilities in the Township to guide future capital budgeting.

Recreation Plan Element

1. Define guidelines identifying recreational facilities that promote physical fitness to be provided within new development.

2. Prepare an infrastructure needs assessment identifying conditions, needs and estimated costs for acquisition, construction and maintenance of existing and planned lands and facilities for active and passive recreation in the Township to guide future capital budgeting.

Conservation Plan Element

1. Provide guidelines for vegetated buffers between agricultural operations and adjacent residential, retail or services development that also protect water resources, natural areas and wildlife.

2. Restrict residential and non-residential development and provide guidelines for vegetated buffers in the immediate area surrounding the Township landfill.

3. Provide guidelines for prioritizing areas for preservation through non-contiguous parcel cluster development or transfer of development rights provisions.

4. Prepare an infrastructure needs assessment identifying conditions, needs and estimated costs for acquisition, construction and maintenance of existing and planned lands and associated facilities (such as trails, comfort stations and signage) for conservation in the Township to guide future capital budgeting.

Economic Plan Element

1. Provide opportunities for economic development that supports or complements [Joint Base McGuire-Dix-Lakehurst], including but not limited to provisions that enhance economic development in the designated HUB zones.

2. Provide "right-to-farm" guidelines for incorporation into zoning and right-to farm ordinances.

Historic Preservation Plan Element

1. Acknowledge the existence of the village of Jacobstown through the U.S. Postal Service by also entitling it to use the zip code 08562.

2. Promote appropriate street lighting and other streetscape improvements for Jacobstown compatible with the existing architectural style of the village.

Recycling Plan Element

1. Provide for recycling containers to be situated next to trash cans in any commercial, public and recreational area.

Relationship of the Master Plan to Surrounding Communities

1. Update and map the relationships of the North Hanover Township master plan to surrounding municipalities and to the McGuire AFB (including the flight hazard zones).

2. Update the relationship of the master plan to the Northern Burlington County Regional Strategic Plan.

3. Update the relationship of the master plan to the 2001 State Development and Redevelopment Plan and to the Burlington County 2004/2005 State Plan Cross-acceptance Report, including identifying opportunities for, and benefits of, Plan Endorsement by the New Jersey State Planning Commission.

B. CHANGING CONDITIONS

C.40:55D-89b. provides that the following shall be stated in the reexamination report:

The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

Notable ordinances and resolutions passed by the Township since the last update include:

1. Plans
   The township adopted updates to the Master Plan Land Use Element, (2008-07) and endorsed the North Burlington County Growth and Preservation Plan (2011-41)

2. Zoning
   The Township revised the zoning districts and zoning map, and revised the "Right to Farm" Ordinance, permitting farming as a use in all Township zones. (2009-04)

3. Development
   The Township established standards and procedures for the review and approval of applications for Planned Unit Residential Development, and adopted a checklist for applications for general development plan approval. Uses, conditional uses, and bulk regulations for the R-A Residential-Agricultural and Planned Unit Residential Developments were also established. (2009-17, 2009-19) These, and other steps, have helped prioritize areas for preservation through non-contiguous parcel cluster development.

4. Conservation
   The Township adopted an ordinance enabling establishment of a Municipal Environmental Commission to protect and preserve natural resources, although one has not yet been appointed. (2008-12) The Township also adopted and amended the stormwater site plan regulations from the Pinelands Comprehensive Management Plan, and adopted a Residential Lot Grading Plan for residential building permits and established minimum stormwater management requirements and controls for major developments (2006-13, 2008-01, 2007-08, 2008-02)

5. Housing
   The Township adopted the Housing Element and Fair Share Plan to the Master Plan, made a number of amendments, and incorporated requirements into the Land Development checklist. The Township also created an administrative position called the "Municipal Housing Liaison" with the responsibility for oversight and administration of the affordable housing program for North Hanover. It repealed a 1988 provision that allowed mobile home park owners to apply for 5 additional mobile home permits. As the Township is in excess of affordable housing, the provision was deemed no longer necessary. (2007-12) The Township also amended the zoning ordinance to extend approvals of single-family home development in R-A zones planned prior to the 2009. (2013-01)

6. Services
   The Township took several steps toward new or improved municipal services such a municipal recycling program (2010-03), a new fire vehicle and equipment (2012-01), a new trash compactor (2012-06), and a new tanker truck (2013-05). Service agreements were also continued or established for water and sewer (2013-06) and cable (2013-08). Additionally, a number of traffic management improvements were adopted for signage,

speeds, and turning lanes. A phased, township-wide, road improvement program was planned and bonded (2015-04).

Notable site plan and subdivisions approved by the Township Planning Board since the last update include:

1. Several telecommunications site plans

2. A number of minor single-family subdivisions

3. One major subdivision for 9 lots, which has had 6 new SF homes built to date

4. A number of non-residential use variances, and structure expansions.

5. One variance to allow a mobile home park to percolate sewage over one acre of land on an adjacent lot rather than discharging to a stream.

6. Several solar power array installations were approved.

Changes involving the Township's relationship with the Joint Base were addressed in the 2006 reexamination, and continue to evolve in 2016. The most significant change was in the privatization and redevelopment of the Falcon Court military housing complex, which resulted in the razing of substandard units and construction of new housing. In 2006 there were approximately 1,600 military housing units, which accounted for approximately 40% of the Township's total housing units and 45% of the total population in the township. However, between 2006 and 2016 there have been complete overhauls in the housing facilities within North Hanover Township. Neighborhood-sized areas of dense, apartment-style, housing units were demolished and replaced with suburban-style, cul-de-sac neighborhoods of single family, twin, and 4-unit townhome buildings. These development plans are not subject to Township review, but the process appears to be about 80% complete. As of 2016 these changes have reduced the number of military housing units within North Hanover Township to 1,153.

Actions taken by the Township, and changes in economic conditions, that have affected the major areas of concern from the 2006 Reexamination Report include:

1. Suburban sprawl development trends in the Township, and in the U.S. as a whole have been reversed. Since 2005 home ownership rates have steadily declined nationally. Following the 2008 national economic downturn, new home construction fell by about 50%, but has steadily increased since 2011. However, demand has shifted away from large lot, suburban, single family homes, to smaller rentals in walkable cities and towns.

2. The number and condition of vacant and underused properties and structures along Sykesville Road has gotten worse since 2006.

C. CHANGING OBJECTIVES AND ASSUMPTIONS

C.40:55D-89c. provides that the reexamination report shall state:

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

Changes in Planning Assumptions

The following changes in assumptions are made for the 2016 reexamination report:

1. State Plan Endorsement
   The State Planning Commission no longer has a program for endorsing municipalities'' planning agendas as being in conformance with the New Jersey State Development and redevelopment Plan (State Plan). This means that this avenue for financial and technical support for master plan implementation and permit facilitation is not available to the Township.

2. Northern Burlington County Growth and Preservation Plan
   The 2006 master plan reexamination report noted that the rapid pace of new development was an impediment to sustainability planning. The 2008 national recession and market trends since then, which have reversed large-lot suburban sprawl, have changed this assumption. The slowdown of development applications has enabled the Township to participate in Burlington County's Northern Burlington County Growth and Preservation Plan (GAPP) efforts.

   The GAPP's vision of sustainable town and country planning, which the Township endorsed in 2011, is consistent with the Township's vision. This participation also enables the Township to request County planning assistance, which has addressed the 2006 reexamination report's concern about the lack of funding for planning. In addition, the Township and County now have shared goals and priorities for open space and farmland preservation, which helps to address the 2006 reexamination report's concern about lack of adequate funding for open space preservation.

3. Population Projections
   The Delaware Valley Regional Planning Commission (DVRPC) expected the population of North Hanover Township to increase from 7,347 in 2000 to 8,380 (14.1%) in 2015. However, the 2008 economic downturn stalled, and then drastically altered housing construction patterns in the U.S. The suburban sprawl patterns that greatly increased subdivision construction and population before 1990 has generally stopped. The 2014 Census estimates shows only a modest increase to 7,655. Still, DVRPC forecasts the Township population to be 8,804 in the year 2025, which is an increase of 1,149 (15%) new residents. Using an average household size of 2.76 persons per household, this would mean an increase of 416 new homes over an eleven-year period, or 38 new homes per year until 2025. This projection was made using "trend-based" methodologies and did not consider "plan-based" issues, such as local land and sewer availability, zoning, military housing locations and land preservation practices.

Age	1990		2000		2010		2014		est 2025
< 5	1265	17%	818	11%	787	10%	948	12%	n/a
5 - 17	2362	24%	1650	22%	1479	19%	1550	20%	n/a
18 - 64	5920	81%	4427	60%	4764	62%	4614	60%	n/a
65 <	447	6%	452	6%	648	8%	543	7%	n/a
total	**9994**		**7347**		**7678**		**7655**		**8804**
change			-26%		5%		0%		15%

In 2013, Burlington County calculated the development capacity of residentially-zoned land in the Township and estimated that if all of the land were developed and none were preserved, it would generate 838 new homes and 2,313 new residents. This would bring the Township's total population to just over 11,000 persons, which would be an increase in about 45% more than those already living in the Township.

4. Employment Projections
   The 2006 Reexamination report had a pessimistic outlook for employment; DVRPC forecasted Township employment to decrease from 782 in 2000, to 757 (-3.2%) in 2015, and 623 (-20.3%) in 2025. However, these forecasts have been revised more optimistically; actual reported employment in 2010 was 1,420 (+81.5%), with estimates for 2015 up to 1,440 (+84.1%), and 1,628 (+108.2%) by the year 2025. The 2013 County calculations also estimated that current zoning in North Hanover would allow nearly 7 million square feet of additional commercial and industrial development if built to its maximum capacity.

5. Joint Base Impacts
   The civilian economic stimulus associated with the amalgamation of the three military bases into one joint base, which was anticipated in the 2006 master plan reexamination report, never materialized in North Hanover Township. Although the Joint Base did realize some programmatic and facilities expansions, there was no perceptible effect felt in the civilian part of the Township. This trend is expected to continue because joint base has sufficient developable land to provide their personnel on-base opportunities for purchasing goods and services in direct completion to buying them off-base in the Sykesville Road commercial area near Wrightstown.

6. Affordable Housing
   The Council on Affordable Housing (COAH) certified North Hanover Township's plan for affordable housing in 2009. This certification remains in effect until December 30, 2018. Since the Township's certification, COAH was been eliminated and protection from builders' remedies lawsuits requires filing new affordable housing plans with Superior Court. The methodology for estimating a municipality's fair share of regional and indigenous affordable housing has yet to be resolved

Changes in Planning Objectives

While most of the 21 objectives provided in the 2000 master plan and 2006 Reexamination (set forth in the previous section) remain valid today, continual review and revision of these objectives are necessary to support changes to the master plan. New and revised objectives (see next sec-

tion) should be included in the master plan to help progress toward the more generalized goals be measured or evaluated for the next (2026) reexamination report.

Since 2006, North Hanover Township has successfully accomplished the following specific objectives:

a) Ensure that the new land use plan element is consistent with the recently adopted housing plan element. (Land Use Plan Objective 2 and Housing Plan Objective 1)

b) Plan for road improvements associated with new paving and drainage. (Circulation Plan Objective 1)

c) Provide "right-to-farm" guidelines for incorporation into zoning and right-to-farm ordinances. (Economic Plan Objective 2)

d) Update and map the relationships of the North Hanover Township master plan to surrounding municipalities and to Joint Base, including the flight hazard zones. (Surrounding Communities Plan Objective 1)

e) Update the relationship of the master plan to the Northern Burlington County Regional Strategic Plan [now Growth and Preservation Plan (GAPP)]. (Surrounding Communities Plan Objective 2)

f) Update the relationship of the master plan to the 2001 State Development and Redevelopment Plan and to the Burlington County 2004/2005 State Plan Cross-acceptance Report, including identifying opportunities for, and benefits of, Plan Endorsement by the New Jersey State Planning Commission(Surrounding Communities Plan Objective 3

Changes in Planning Policies

Since it was recommended in the 2006 master plan reexamination report, North Hanover Township has been studying the opportunities for preserving farmland and open space through a transfer of development rights (TDR) program, similar to that in adjacent Chesterfield Township. Implementation of a TDR program in North Hanover Township would require designation of TDR "receiving areas," where development at greater housing densities would occur, and "sending area," where the preservation would occur. Critical to this program would be the installation of sewer service to the receiving areas.

Initial TDR conceptual planning located one receiving area along Sykesville Road just north of Wrightstown and another just north of Cookstown. Because on-going conversations with Joint Base to connect sewer service have been unproductive, the prospects for higher density residential development in the receiving areas are unrealistic and for the TDR program in general are limited. For these reasons, the Township should no longer pursue a TDR program policy. In addition, because the Township wishes to maintain its current rural character, the Township should not encourage development greater than what is now permitted under current zoning.

D. SPECIFIC RECOMMENDATIONS

C.40:55D-89d. provides that the reexamination report shall state:

The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

MASTER PLAN

Based on the significant changes in the assumptions, policies and objectives identified in Section C, the following specific recommendations are made to the master plan goals and objectives, and plan element objectives, as recited in Section A. The revised set of goals and objectives for 2016 forward are located in the Appendix.

Statement of Master Plan Goals

- Delete reference to a proposed "Towns Center" in Goal 5. Amend it to read as follows:
  Our commercial area on Sykesville Road adjacent to Wrightstown will be revitalized as a mixed-use commercial and light industrial area.

Statement of Master Plan Objectives

- Amend Objective 5, which referred to protecting stream corridors to read as follows:
  Preserve stream corridors in accordance with State guidelines.

- Delete Objective 18, which referred to maintaining an economic development committee advisory to the Joint Land Use Board. This Joint Land Use Board advisory board is unnecessary at this time, and economic development policy is more appropriately a function of the Township Committee.

- Delete Objective 19, which referred to providing opportunities for village housing on Sykesville Road near Wrightstown. This policy in no longer necessary as the area will no longer be considered for a transfer of development rights (TDR) receiving area. This area will be maintained for future commercial and light industrial development.

- Delete Objective 20, which referred to new mechanisms to preserve farmland and open space. This policy in no longer necessary as the Township has adopted a non-contiguous parcel cluster provision for residential development.

Land Use Plan Element

- Delete reference to transfer of development rights (TDR) in Objective 4a and to site design guidelines for agricultural operations accessory to residential uses on Objective 4b. This language is no longer necessary because the Township will not be exploring TDR and will not be mandating agricultural site design guidelines, which conflicts with the Township's right-to-farm policy.

- Delete Objective 5, which referred to aligning the land use plan with the adopted housing plan, because it has been completed.

- Delete Objective 6, which referred to promoting LEED (Leadership in Energy Efficient Design) certified development. While LEED-certified developments are welcome in the

Township, the Township does not wish to provide any additional incentives to encourage future non-rural development.

Housing Plan Element

- Delete Objective 1, which referred to aligning the land use plan with the adopted housing plan, because it has been completed.

- Because it will expire in December 2018, the Township should begin to update its Housing Plan element and Fair Share Plan.

Circulation Plan Element

- Delete Objective 1, which referred to planning for road improvements, because it has been completed.

Utility Service Plan Element

- Delete reference to a "Town Center" in Objectives 1 and 2, because the Township will not be exploring TDR and a potential receiving area on Sykesville Road near Wrightstown.

- Delete Objective 3, which referred to considering historic style streetlights for Jacobstown.

- Delete Objective 4, which referred to "dark skies" standards for public lighting. The current standards for no glare lighting are sufficient.

- Delete Objective 5, which referred to preparing an infrastructure needs assessment for the Township to guide future capital budgeting. This assessment is not necessary as the Township desires to remain rural with limited population increases. Such assessments will be borne by future developers for their individual projects.

Community Facilities Plan Element

- Delete Objective 1, which referred to planning for future public safety and emergency facilities, personnel and equipment associated with future growth. This planning is not necessary as the Township desires to remain rural with limited population increases.

Recreation Plan Element

- Delete Objective 1, which referred to defining guidelines for identifying recreational facilities associated within new development. This planning is not necessary as the Township desires to remain rural with limited population increases.

- Delete Objective 2, which referred to preparing an infrastructure needs assessment for future lands and facilities for new growth. This planning is not necessary as the Township desires to remain rural with limited population increases.

Conservation Plan Element

- Delete reference to transfer of development rights in Objective 3.

- Delete Objective 4, which referred to preparing an infrastructure needs assessment for future lands and facilities for new growth. This planning is not necessary as the Township desires to remain rural with limited population increases.

Economic Plan Element

- Delete Objective 2, which referred to "right-to-farm" guidelines because it has been accomplished.

Historic Preservation Plan Element

- Delete Objective 2, which referred to considering historic style streetlights for Jacobstown.

Recycling Plan Element

- Delete reference to commercial uses in Objective 1 because this is a private development matter addressed during site plan review.

Relationship of the Master Plan to Surrounding Communities

- Delete this section because it has been completed.

DEVELOPMENT REGULATIONS

Based on the significant changes in the planning assumptions, objectives and policies identified in Section C, there are no specific recommendations for amending the Township's development regulations. However, it appears that the adopted Zoning Map contains overlay zones for Accidental Potential Zones (APZs) 1 and 2, for the Joint Base airport runways. Because the Zoning Ordinance does not have corresponding regulations for these overlay zones, the Township must either remove the APZs from the Zoning Map or add overlay zone language to the ordinance. A draft model APZ ordinance is included in the Appendix.

E. REDEVELOPMENT PLANS

C.40:55D-89e. provides that the following shall be stated in the reexamination report with regard to redevelopment plans:

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

To date, North Hanover Township has prepared a preliminary investigation for determining that the area situated along Sykesville Road next to Wrightstown Borough is an area in need of redevelopment. That study has been adopted and the area is now designation as a redevelopment area. A redevelopment plan must be prepared for this redevelopment area before the Township can implement any special redevelopment powers or provide any financial incentives to potential redevelopers. To ensure economic viability, this redevelopment area should include a mix of residential, commercial, mixed-use residential/commercial, public/cultural, and recreation uses.

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APPENDIX

2016 GOALS AND OBJECTIVES

Master Plan Goals

Goals concisely describe a vision for the future in a way that every citizen can remember and communicate. Within ten to twenty years from now, we desire to ensure through the master plan that:

1. *Our landscape of fields, forests and small settlements will continue to define our rural and historic character; and*

2. *Our natural areas and ecosystems will be protected from pollution, flooding, and damage to the ecology of wildlife; and*

3. *Agriculture will continue to be a viable and valuable contributor to our economy and quality of life enhanced and protected by appropriate zoning; and*

4. *Areas for shopping, business growth, housing, recreation and public and private services will meet our needs as residents, workers and visitors; and*

5. *Our commercial area on Sykesville Road adjacent to Wrightstown will be revitalized as a mixed-use commercial and light industrial area..*

Master Plan Objectives

Achieving the following objectives will help ensure that the master plan achieves the above goals:

1. Provide for a range of land uses that include agricultural, residential, professional, commercial, industrial, public, recreation and conservation land uses.

2. Control development intensities and population densities to be appropriate to the overall character of the Township, our community services and facilities, and the natural constraints of the environment.

3. Ensure that development does not conflict with environmental constraints and is adequately served by municipal facilities.

4. Protect the quality and quantity of our groundwater supply.

5. Preserve stream corridors in accordance with State guidelines.

6. Preserve and restore sites and areas of local, regional and national historic and cultural value.

7. Improve the energy efficiency of development, both for individual structures and for transportation and services within the Township.

8. Provide opportunities for residential, commercial and industrial resource recovery, reuse and recycling using collection and processing facilities and procedures that are located and managed to prevent environmental contamination and other conflicts with nearby land uses.

9. Preserve the most productive agricultural soils for farming.

10. Recognize and promote the diversity, productivity and long-term sustainability of our active farms with the intent of making the agricultural industry the highest and best use of our most productive soils instead of an interim use that gives way to residential development.

11. Buffer new development from farmlands to minimize land use conflicts arising from the temporary negative aspects of agricultural operations including the generation of truck and car traffic, noise, odors, lights and dust.

12. Define locations and design requirements for new development that minimize conflicts between new development and nearby land uses, reduce traffic generation and minimize the costs of our public services.

13. Design new housing development in the form of traditional hamlets and villages that maintain rural character, open landscapes and views, landscaped buffers at the development perimeter and internal circulation systems for cars, bicycles and walking that reduce traffic generation on existing roads and highways.

14. Provide locations for public facilities and services that support the existing and future needs of the Township.

15. Provide locations for recreational facilities that can benefit Township residents of all age groups in future years.

16. Protect the McGuire AFB flight hazard zone and the McGuire Access Highway (CR 545) from encroachment by housing and by commercial and industrial structures.

17. Provide locations for services, retail, entertainment and recreational industries and professional, high-tech and incubator ("start-up") type industries that enhance the Township's economic and property tax ratable base and that may support Joint Base McGuire-Dix-Lakehurst.

18. Ensure that development is consistent with existing and proposed development of adjacent communities and those programs proposed by the State of New Jersey and affected County governments.

Land Use Plan Element Objectives

1. Review boundaries of all proposed zoning districts.

2. Designate specific land use districts for designated flight hazard zones for management of land uses and intensities consistent with United States Department of Defense regulations.

3. Provide for mixed-use development in the C-1 commercial zones.

4. Revise provisions of the R-A zones to reduce conflicts between agricultural operations and adjacent residential, recreational and institutional land uses, including community

design guidelines for new and existing villages and hamlets using provisions for non-contiguous parcel cluster.

5. Ensure that the new land use plan element is consistent with the recently adopted housing plan element.

Housing Plan Element Objectives

1. Ensure that the new land use plan element is consistent with the recently adopted housing plan element.

Circulation Plan Element Objectives

1. Plan for road improvements associated with new paving and drainage.

2. Plan for sidewalks, pedestrian paths and bicycle routes in developed areas.

3. Promote the development of highway access management plans for County roads coordinated with Township land use and circulation objectives.
4. Prepare an infrastructure needs assessment identifying conditions, needs and estimated costs for construction and maintenance of existing and planned roads, sidewalks, recreation paths and other transportation infrastructure in the Township to guide future capital budgeting.

Utility Service Plan Element Objectives

1. Plan for a public water system for the redevelopment area for improved water supply and fire protection.

2. Plan for access to sewers limited to the redevelopment area.

Community Facilities Plan Element Objectives

1. Prepare an infrastructure needs assessment identifying conditions, needs and estimated costs for construction and maintenance of existing and planned community facilities in the Township to guide future capital budgeting.

Recreation Plan Element Objectives

1. Prepare an infrastructure needs assessment identifying conditions, needs and estimated costs.

Conservation Plan Element Objectives

1. Provide guidelines for vegetated buffers between agricultural operations and adjacent residential, retail or services development that also protect water resources, natural areas and wildlife.

2. Restrict residential and non-residential development and provide guidelines for vegetated buffers in the immediate area surrounding the Township landfill.

3. Provide guidelines for prioritizing areas for preservation through non-contiguous parcel cluster development.

Economic Plan Element Objectives

1. Provide opportunities for economic development that supports or complements [Joint Base McGuire-Dix-Lakehurst], including but not limited to provisions that enhance economic development in the designated HUB zones.

2. Provide “right-to-farm” guidelines for incorporation into zoning and right-to farm ordinances.

Historic Preservation Plan Element Objectives

1. Acknowledge the existence of the village of Jacobstown through the U.S. Postal Service by also entitling it to use the zip code 08562.

Recycling Plan Element Objectives

1. Provide for recycling containers to be situated next to trash cans in any public and recreational area.

MODEL ORDINANCE
APZ 1& 2 - Military Aircraft Accident Potential Zones 1 & 2

A. PURPOSE

Areas around military airfields are exposed to the possibility of aircraft accidents. Military flights at Joint Base McGuire AFB are primarily for training purposes, but even with rigorous maintenance of aircraft and training of aircrews the potential for accidents exists. Designation of safety zones around airfields and restriction of incompatible land uses can reduce the potential for public exposure to aircraft safety hazards.

The Department of Defense (DoD) has determined that the areas immediately beyond the ends of runways along the approach and departure flight paths have significant potential for hazards associated with aircraft accidents. The DoD has developed three overlay zones that have relative potential for aircraft related accidents. The accident potential criteria used to define these Safety Zones are based on statistical analyses of past military aircraft accidents. The three planning overlay zones (CZ, APZ 1, and APZ 2) relate to runway configuration and aircraft missions:

> CZ - Clear Zone: These zones are the areas closest to the ends of the runway and have the highest potential for accidents. (Approximately 27% of the total accidents within ten nautical miles of airfields studied occurred in this zone.) Runways typically have a CZ at each end of the runway that extends outward along the runway centerline 3,000 feet for a width of 3,000 feet. The DoD has a general policy of acquiring property rights through purchase or easement in CZs to prevent development in these areas. (All Joint Base McGuire Dix Lakehurst CZs are on DoD property.)
>
> APZ 1 - Accident Potential Zone 1: These zones have significant, though reduced, potential for aircraft related accidents. (About 10% of the total accidents within ten nautical miles of airfields studied occurred in this zone.) APZ 1 areas extend outward from the CZs an additional 5,000 feet along the runway centerline with a width of 3,000 feet.
>
> APZ 2 - Accident Potential Zone 2: These zones have lesser, but still significant, potential for aircraft related accidents. (About 5% of the accidents studied within ten nautical miles of airfields occurred in this zone.) APZ 2 areas extend from the outer end of each APZ 1 an additional 7,000 feet along the runway centerline with a width of 3,000 feet.

The purpose of these land use and development standards is:

1. to prevent conflicts with sensitive land uses, such as housing, schools, medical facilities, motels, etc. in the APZ 1 and APZ 2 zones; and
2. to foster land use and quality of life compatibility with the adjacent Joint Base airport and flight missions, as recommended in the 2009 Air Installation Compatible Use Zone Study (AICUZ) for McGuire Air Force Base (now Joint Base McGuire – Dix – Lakehurst).

The following standards are in addition to those standards in the zoning districts the zones they overlay.

B. Principal Uses

Within the Military Aircraft Accident Potential Zone (APZ) 1 and 2 overlay zones, permitted uses shall be those permitted within the underlying zoning district and indicated with a “Yes” in the following Land Use Compatibility Chart. All other principal uses are prohibited.

LAND USE COMPATIBILITY CHART[1]

RESIDENTIAL USES	APZ I	APZ II
Single and Two-Family Units	No	Yes[2]
Mobile Home Parks or Courts	No	No
Multifamily Dwellings	No	No
Group Quarters[13]	No	No
Other Residential	No	No

LODGING USES	APZ I	APZ II
Bed & Breakfast Inns	No	No
Conference and Convention Facilities	No	No
Hotels and Motels	No	No

INDUSTRIAL & MANUFACTURING USES[3]	APZ I	APZ II
Apparel	No	No
Construction Trades	Yes	Yes
Food Processing	No	Yes
Furniture and Fixtures	Yes	Yes
Light Manufacturing	Yes	Yes
Lumber and Wood Products	Yes	Yes
Printing, Publishing	Yes	Yes
Scientific, Research / Information Tech.	No	No
Transportation and Warehousing[4]	Yes	Yes
Waste Management Services	No	No
Wholesale Trade	Yes	Yes

TRANSPORTATION & UTILITY USES	APZ I	APZ II
Auto Parking	Yes	Yes
Communications Facilities[4]	Yes	Yes
Highway and Street Rights-of-Way	Yes	Yes
Railroad, Rapid Rail Transit (on-grade)	Yes[4]	Yes
Solar Panel Arrays[4]	Yes	Yes
Utilities	Yes[4]	Yes
Other Similar Uses	Yes	Yes

COMMERCIAL & RETAIL USES[5]	APZ I	APZ II
Building Materials	Yes	Yes
Eating and Drinking Establishments	No	No
Finance, Insurance and Real Estate Uses	No	Yes
Food, Clothing and General Merchandise	No	Yes
Furniture and Home Furnishings	No	Yes
Indoor Recreation Services	No	Yes
Motor Vehicle-Related Businesses	Yes	Yes
Personal and Household Services	No	Yes
Other Retail Trade Uses	No	Yes

OFFICE USES[5]	APZ I	APZ II
Administrative and Support Services	No	Yes
Business Services	No	Yes
Professional and Technical Services	No	Yes

CIVIC USES	**APZ I**	**APZ II**
Cemeteries	Yes[6]	Yes[6]
Civic Organizations	No	No
Cultural Activities	No	No
Educational Services, including Day Care	No	No
Government Services	No	No
Medical and Other Health Services	No	No
Military-Related Uses	Yes[5]	Yes[5]
Religious Uses	No	No
Other Similar Uses	No	No

OUTDOOR RECREATION USES	**APZ I**	**APZ II**
Community and Regional Parks	Yes[7]	Yes[7]
Entertainment Assembly Areas	No	No
Golf Courses[8] and Riding Stables[9]	Yes	Yes
Nature Exhibits	Yes	Yes
Playgrounds and Neighborhood Parks	No	Yes
Resort and Group Camps	No	No
Spectator Sports, Including Arenas	No	No
Water Based Recreational Areas	Yes	Yes
Other Outdoor Recreation	Yes[7]	Yes

RESOURCE-RELATED USES	**APZ I**	**APZ II**
Agriculture[10]	Yes	Yes
Fishing Activities and Related Services[12]	Yes	Yes
Forestry Activities	Yes	Yes
Livestock Farming, Animal Breeding[11]	Yes	Yes
Mining Activities	Yes	Yes
Permanent Open Space	Yes	Yes
Water Areas[12]	Yes	Yes

Notes:

1. A “Yes” or “No” designation for compatible land use is to be used only for gross comparison. The Zoning Officer and the Joint Land Use Board should evaluate proposed uses and structures by the Aircraft Safety Performance Standards in Section G.
2. At a minimum, the maximum density of one unit per acre and only permitted if the underlying zoning district permits residential uses.
3. Factors to be considered include labor intensity, structural coverage, explosive characteristics and air pollution.
4. No passenger terminals and no major above ground transmission lines are permitted in the APZ I overlay zone.
5. Low intensity office uses only. Meeting places, auditoriums, etc. are prohibited.
6. Excludes chapels.
7. Facilities must be low intensity.
8. Clubhouses are prohibited.
9. Concentrated rings with large classes are prohibited.
10. Includes livestock grazing, but excludes feedlots and intensive animal husbandry.
11. Includes feedlots and intensive animal husbandry.
12. Includes hunting and fishing.
13. Military, educational, health care/assisted living, penal, etc. institutional housing.

Accessory Uses

1. The following accessory uses are permitted within the Military Aircraft Accident Potential Zone (APZ) 1 and 2 overlay zones:
   a. Farm stands;
   b. Off-street parking;
   c. Home occupations;
   d. Fences and Walls;
   e. Signs;
   f. Contained waste management and recycling facilities;
   g. Stormwater management facilities and underground wastewater recharge facilities designed and maintained to limit concentration of birds; and
   h. Other customary accessory building and structures.

2. The following accessory uses are prohibited within the Military Aircraft Accident Potential Zone (APZ) 1 and 2 overlay zones:
   a. Above-ground bulk storage of compressed flammable or compressed toxic gases and liquids, except those used for agricultural / horticultural operations;
   b. Child and adult day-care facilities; and
   c. Other accessory uses not compatible with the Aircraft Safety Performance Standards in Section G.

C. Prohibited Uses

Those uses not explicitly permitted within the Military Aircraft Accident Potential Zone (APZ) 1 and 2 overlay zones are prohibited.

D. Area and Bulk Standards

Area and bulk standards are the same as those for the underlying zoning district.

E. Off-Street Parking Standards

Off-Street Parking standards are the same as those for the underlying zoning district.

F. Aircraft Safety Performance Standards

1. An application for a permit shall provide documentation that the intended use will comply with the performance standards enumerated below. A new application and a new certificate of occupancy shall be required in the event of a change of any user of any structure. In the event any use fails to meet the performance standards after the certificate of occupancy is issued, the Zoning Officer may, after proper notice, revoke the certificate and the use shall terminate.

2. Proposed uses and structures within the Military Aircraft Accident Potential Zone (APZ) 1 and 2 overlay zones shall not:
   a. Create electrical interference with navigational signals, radar, or radio communications between Joint Base McGuire Dix and Lakehurst and the aircraft;
   b. Cause confusion or otherwise make it difficult for pilots to distinguish between airport lights and other lights;
   c. Result in glare in the eyes of the pilots using the airport;
   d. Impair visibility of the airport;
   e. Emit or discharge smoke (e.g., exhaust from a smoke stack), that interferes with the health and safety of pilots and the public in the use of the airport, or that is otherwise detrimental or injurious to the health, safety and general welfare of the public in the use of the airport;

f. Emit thermal discharge (e.g., steam from a power plant), that interferes with the pilot's vision in the use of the airport;
g. Cause significant air turbulence (e.g., exhaust from industry or utility) where aircraft limit loads may be exceeded;
h. Cause any other kind of emission that may cause a safety of flight issue;
i. May attract birds, which may create a bird or wildlife strike hazard that in any way endangers or interferes with the landing, takeoff, or maneuvering of aircraft using or intending to use the airport;
j. Create a vertical obstruction that physically intrudes on protected airspaces around the airport; and
k. Concentrate people within zones to expose them unduly to noise or aircraft accident risk.

3. The Zoning Officer and the Approval Board shall contact the Joint Base Community Planning and Liaison Officer (CPLO) for additional guidance, if needed.