

2022 Master Plan Reexamination Report

Hainesport Township, New Jersey

DRAFT

Planning Board

Township of Hainesport

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I. Master Plan Reexamination Report

Master Plans affect quality of life issues for all communities such as, healthy environments, clean water, safe and reliable transportation and commerce, compatible land use, adequate public facilities, open space, recreation, and property values, and taxes. Master Plans provide community focus by outlining development goals and objectives for the community and identify suitable areas for all types of land uses, as well as open space, environmental, historic, and cultural resources; transportation and complete streets; and community facilities and utilities. Most of all, a Master Plan provides a vision for the community at a physical, economic, social, and cultural level, which transcends time, but is never static. For the ease of the reader, responses of the municipality to state and county policies or the Joint Land Use Board (JLUB) to the Master Plan municipal land use and development policy and optional Master Plan Elements are highlighted in gray.

A. Report Contents

The NJ Municipal Land Use Law at N.J.S.A. 40:55D-89 requires a periodic reexamination of the master plan and development regulations by the Joint Land Use Board (JLUB) acting as a planning board. The JLUB is charged with preparing and adopting by resolution a report which is required to address the following five topics.

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

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

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

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

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

“f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.”

II. Introduction

A Master Plan is a composite of one or more written or graphic policy proposals for the development of the municipality, guiding the use of land which protects the public health and safety and promotes the general welfare. For a general characterization of Master Plan contents, please see Appendix A. A Reexamination Report analyzes the adopted Master Plan and any amendments, as well as the land use ordinances of the community. The role of the Reexamination Report is to evaluate timely topics and trends, which have arisen since the previous Master Plan and subsequent Reexamination Reports.

The 1996 Master Plan update cited Hainesport's complex development issues beside the uses of vacant land which included the balancing development and environmental concerns; managing growth; providing affordable housing; encouraging land use, which supports employment; and maintaining the unique physical characteristics, which contribute to quality of life. The plan seeks to balance land uses to retain rural character in the southern portion of the Township and permit reasonable densities within planned development area.

A. Prior Master Plan Elements, Studies and Reexamination Reports

Hainesport has completed Reexamination Reports in 2008 and 2002. In 2001, the Open Space and Recreation Plan Element was adopted. The 1996 Master Plan, included a Land Use Plan as well as the Circulation, Community Facilities, Recycling, Utility Service, Recreation, Conservation, Economic Development, and Historic Preservation Elements, and superseded the 1987 Master Plan, citing complex policy issues beyond the use of vacant lands, including:

- Evaluate development together with environmental resource concerns.
- Manage growth.
- Provide affordable housing opportunities.
- Encourage land use focused on employment.
- Maintain unique physical features, contributing to quality of life.

The plan envisioned a balance between agriculture, open space, residential, and commercial development within the context of community roads, facilities, services, natural features, existing development, and available vacant land.

III. Significant Changes in Assumptions, Policies, and Objectives

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, regarding 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 policy and objectives.

A. Density and Distribution of Population

Population, Age, Gender, Race/Ethnicity,

The 2008 Reexamination Report utilized Delaware Valley Regional Planning Commission (DVRPC) forecasts which estimated a population of 7,544 persons in 2020. Further a municipal build-out analysis by the planner, determined that the ultimate population through 2030 would be 6,837, far less than the DVRPC forecast of 8,514 persons. Based upon actual figures the actual population according to the 2020 US Census is more akin to the build-out analysis. Prior master plan reexaminations accommodate the estimated build-out population.

POPULATION			
Year	Hainesport		Burl Co
1990	3,249		395,066
2000	4,126		423,394
2010	6,110		448,734
2016	6,105		450,236
2017	6,083		449,192
2020	6,035		461,860

Courtesy, United States Census Bureau

The population had been steadily climbing from 1990 until 2010 where there were 6,105 persons, as outlined by the Housing Plan, however, the population estimates for 2016 (6,105 persons) and 2017 (6,083 persons) illustrate that the population is slowly declining, and further reinforced by the 2020 census data indicating 6,035 persons. Over the same period, Burlington County's population has risen.

AGE			
	Hainesport	Percent	Burl Co
Under 5 years	163	3%	23,276
5 to 9 years	409	7%	26,567
10 to 14 years	426	7%	28,393
15 to 19 years	553	9%	28,065
20 to 24 years	376	6%	29,396
25 to 34 years	347	6%	54,531
35 to 44 years	748	12%	55,747
45 to 54 years	989	16%	69,581
55 to 59 years	766	13%	35,106
60 to 64 years	304	5%	27,062
65 to 74 years	530	9%	39,775
75 to 84 years	327	5%	21,836
85 years and over	145	2%	9,857
Total	6083	100%	

Courtesy, United States Census Bureau

The median age in Hainesport 45.5 is slightly higher than Burlington County at 41.4. School aged children comprise 28% of the population in Hainesport, while those aged 60 and above comprise 21% of the population. The 2008 Reexamination Report articulated an objective of evaluating land use patterns to determine suitable locations for age-restricted housing.

GENDER			
	Hainesport		Burl Co
Male	3219	53%	220,995
Female	2864	47%	228,197
Total	6083		228,197

Courtesy, United States Census Bureau

Gender, race, and ethnicity is reflective of the composition of the county. Though men and whites comprise slightly higher percentages of the population in Hainesport.

RACE & ETHNICITY				
	Hainesport	Percent	Burl Co	Percent
White	4,839	79.5%	306,647	68%
Black or African American	609	10.0%	70,545	16%
Hispanic/ Latinx	165	2.7%	34,356	8%
American Indian/Alaska Native	0	0.0%	165	0%
Asian	350	5.8%	21,696	5%
Native Hawaiian and other Pacific Islander	0	0.0%	136	0%
Other	0	0.0%	1,648	0%
Two or More	120	2.0%	13,999	3%

Courtesy, United States Census Bureau

Educational Attainment, Employment, Commute, and Income

The educational attainment of Hainesport's population is almost consistent with that of Burlington County, except for slightly larger cohorts with no high school diploma or a bachelor's degree. 93% of the population have attained high school graduation or higher, consistent with the county's 94%.

It would be helpful to understand the number of persons undergoing technical and apprentice training to become a trade journeyman or other skilled worker, though figures are not available. The New Jersey Department of Labor and Workforce Development has an apprenticeship network for the construction trades, healthcare, information technology, telecommunications, energy, advanced manufacturing, finance and business, hospitality, and transportation.

EDUCATIONAL ATTAINMENT				
	Hainesport	Percent	Burl Co	Percent
Less than 9th grade	3	0%	6,770	2%
9th to 12th grade, no diploma	282	7%	13,926	4%
High school graduate (includes equivalency)	1,146	28%	90,581	29%
Some college, no degree	829	20%	59,479	19%
Associate degree	363	9%	27,444	9%
Bachelor's degree	1,118	27%	74,439	24%
Graduate or professional degree	415	10%	40,856	13%
TOTAL	4,156	100%	313,495	100%

Source: US Census Bureau Quickfacts 2019, based upon the population 25 years plus.

The unemployment rate in Hainesport is low and commuting times are below the county mean with both less than 30 minutes. 72% of Hainesport's population aged 16 years and over is working which is higher than the county at 67%. Most commuters are in single occupancy vehicles which is typical of suburban communities where public transportation opportunities are limited.

EMPLOYMENT STATUS		
	Hainesport	Burl Co
Population 16 years and over	4,943	364,927
In labor force	3,563	244,902
Civilian labor force	3,544	240,681
Employed	3,444	223,990
Unemployed	100	16,691
Armed Forces	19	4,221
Not in labor force	1,380	120,025
Unemployment Rate	2.80%	6.90%

Source: US Census Bureau Quickfacts 2019, based upon the population 25 years plus.

COMMUTING TO WORK				
	Hainesport	Percent	Burl Co	Percent
Workers 16 years and over	3,408		222,712	
Car, truck, or van -- drove alone	3,064	90%	185,111	83%
Car, truck, or van -- carpooled	170	5%	15,870	7%
Public transportation (excluding taxicab)	81	2%	7,931	4%
Walked	-	0%	3,164	1%
Other means	9	0%	2,240	1%
Worked at home	84	2%	8,396	4%
Mean travel time to work (minutes)	26.60		29.30	

Source: US Census Bureau Quickfacts 2019, based upon the population 25 years plus.

The persons in poverty are approximately 6% of the population, which is slightly higher than the county at 5.7%. The median household income of \$108,363 in Hainesport is higher than the county at \$87,416. The per capita income of \$52,738 in Hainesport is also higher than the county at \$43,187.

HOUSEHOLD INCOME		
	Hainesport	Burl Co
Less than \$10,000	59	5,491
\$10,000 to \$14,999	32	4,018
\$15,000 to \$24,999	57	9,945
\$25,000 to \$34,999	161	10,734
\$35,000 to \$49,999	207	16,430
\$50,000 to \$74,999	367	28,100
\$75,000 to \$99,999	306	23,620
\$100,000 to \$149,999	425	32,253
\$150,000 to \$199,999	253	16,865
\$200,000 or more	428	16,948

Housing Characteristics

HOUSEHOLD DATA		
	Hainesport	Burl Co
Total Households	2,295	164,404
Average Household Size	2.64	3
Owner Occupied	94.40%	76.40%
Renter Occupied	5.60%	23.60%

Courtesy, United States Census Bureau

The average household size is slightly less than Burlington County. But the owner-occupied percentage of households at 94.4% is higher when compared to Burlington County at 76.4%.

HOUSING UNITS		
	Hainesport	Burl Co
Housing Units	2,323	178,178

HOME VALUE		
	Hainesport	Burl Co
Less than \$50,000	90	3,998
\$50,000 to \$99,999	115	4,543
\$100,000 to \$149,999	173	3,467
\$150,000 to \$199,999	320	22,354
\$200,000 to \$299,999	514	38,415
\$300,000 to \$499,999	790	32,806
\$500,000 to \$999,999	140	9,061
\$1,000,000 or more	25	913
Median (dollars)	\$ 278,800.00	\$245,300.00

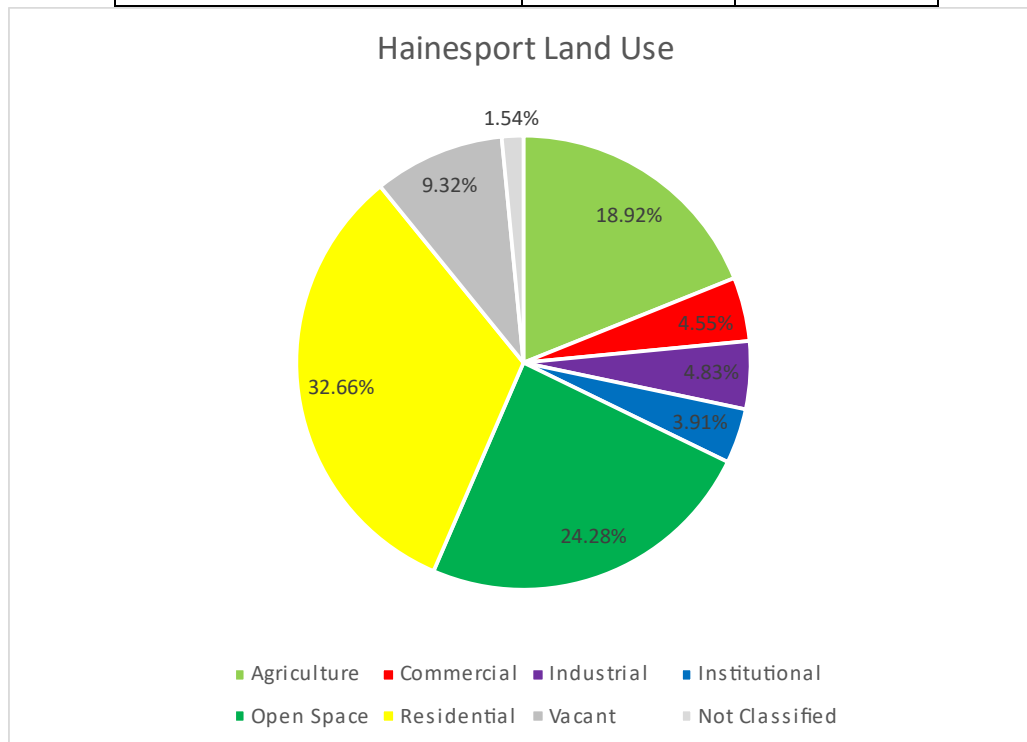
Source: US Census Bureau Quickfacts 2019, based upon owner-occupied units.

The Housing Plan provides a summary of the household size and type, illustrating a preponderance of units or 91.6% are single-family detached units. The housing values exceed that of the county, as outlined, but as the Housing Plan illustrates 26.8% of the owner-occupied units with a mortgage pay over 30% of their income on housing costs, and 27.8% of renters pay over 30% of their income on housing costs. Further, the Housing Plan estimates that only 2.9% of units within Hainesport could be considered substandard.

B. Distribution of Land Use

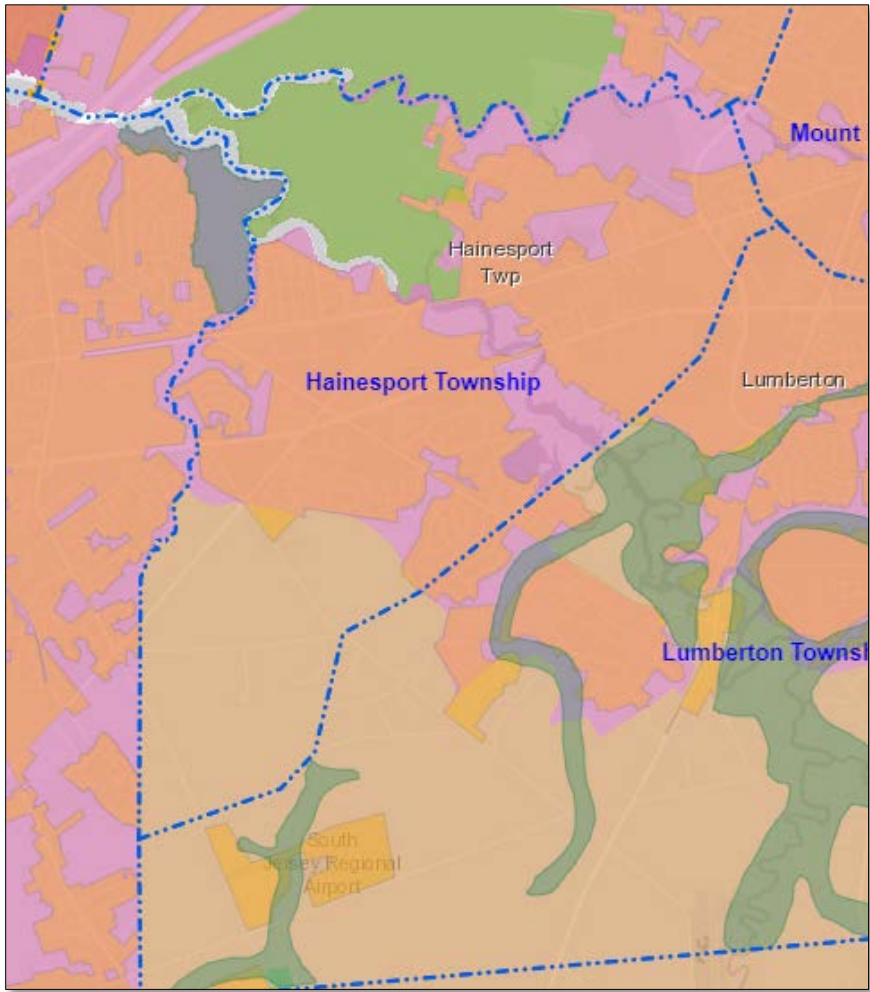
The existing lands uses within Hainesport Township have not experienced drastic change. In the 1987-(revised 1989) Master Plan the percentage of agricultural lands was 21.68%, where today that percentage is 18.92%. In that same time period industrial lands consisted of 6.25%, where today the percentage is reduced to 4.83%. Commercial lands have increased from 1.68% to 4.55%. The most notable increase in committed land area is residential, where it was 11.14% previously and today is 32.66%. Existing land uses are identified on the existing land use map, which is in Section IX . See the Table and pie chart below for an existing land use summary.

Land Use Summary	Acres	Percent
Agriculture	730.8262	18.92%
Commercial	175.6805	4.55%
Industrial	186.5251	4.83%
Institutional	150.8338	3.91%
Open Space	937.5878	24.28%
Residential	1261.536	32.66%
Vacant	359.8582	9.32%
Not Classified	59.35246	1.54%
Land Area	3862.2	100.00%








Data provided, 2015 MOD IV land use data, modified to incorporate changes in existing land use for a limited number of properties, which changed from one land use to another in the interim.

C. State of New Jersey
2001 State Development and Redevelopment Plan



Key to State Plan Mapping

-  Light green – PA 8 (State Park);
-  Light Pink – PA 2 (Suburban);
-  Peach – PA 2 (Suburban with Sanitary Sewer Service Area (SSSA));
-  Orange – PA 4 (Rural within SSSA); and
-  Beige PA 4 (Rural)

A basic policy of the State Planning Commission is to achieve the public interest goals, including the benefits and burdens, of implementing the State Plan, while protecting and maintaining the equity of all citizens, through equitable impact distribution. Identified impacts of the State Plan include resource allocation, investment in open space, tax burden, disinvestment, regulatory constraints, population distribution, land development, growth, utility distribution, and preservation. The Township of Hainesport's Master Plan is consistent with the goals of the New Jersey State Plan as outlined below.

- Goal #1 Revitalize the State's Cities and Towns.
- Goal #2 Conserve the State's Natural Resources and Systems.
- Goal #3 Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey.
- Goal #4 Protect the Environment, Prevent, and Clean Up Pollution.
- Goal #5 Provide Adequate Public Facilities and Services at a Reasonable Cost.
- Goal #6 Provide Adequate Housing at a Reasonable Cost.
- Goal #7 Preserve and Enhance Areas with Cultural, Scenic, Open Space, and Recreational Value.
- Goal #8 Ensure Sound and Integrated Planning and Implementation Statewide.

Implementing public sanitary sewer in the developed portion of Hainesport reduces contamination and enhances water quality of the groundwater, streams, and creeks.

Development and redevelopment of the Route 38 corridor seek to revitalize Hainesport Township, promote economic growth, and restore brownfield sites to productive uses.

Reducing density and development in the southern portion of the community preserves open space and agriculture opportunities.

Implementing buffer ordinances, flood protection, and stormwater controls preserves wildlife and scenic corridors, protects the public welfare, and enhances water quality.

Enhance public facilities and services by reducing costs through shared service agreements with municipalities and the county. Advancing public and private partnerships using the Local Housing and Redevelopment Law provides financial incentives for development and employment opportunities.

Provide a variety of lot areas through the existing zoning ordinances. The existing principally single-family development of Hainesport provides an assortment of home sizes including 19th Century dwellings, trailer communities, smaller post-World War II housing, attached dwellings, and contemporary housing to accommodate the needs of a variety of Hainesport's citizens. The Housing Plan and Settlement Agreement advance the goals of a diversity of ownership and housing types.

Implement ordinances to maintain scenic value through buffers; and acquire open space and agricultural lands for active and passive recreation, preservation, and locally sourced agricultural products. The efforts maintain the open surrounds in the environs of suburbanized Hainesport.

Balance the needs of residents, visitors, and employers to provide a variety of land uses, public open space, circulation, and cultural value, enhancing quality of life.

Affordable Housing Third Round

The Township petitioned the Council on Affordable Housing (COAH) for Third Round substantive certification on or about May 15, 2006. No review was undertaken by COAH prior to 2007 when the Court overturned COAH's Third Round 2004 rules. The Township adopted on December 3, 2008, a second plan which responded to COAH's second attempt at Third Round rules. In 2010 the Court again overturned COAH's rules. In 2012 Township Committee adopted an amended spending plan, submitting it to COAH in July 2012. The DRAFT 2021 Housing Plan notes that in 2015 the Township filed a Declaratory Judgment action and sought immunity from builders' remedy lawsuits. The Township has established consistent and steady implementation of affordable housing to meet the needs of its citizens and the larger region.

Statewide Transfer of Development Rights Act

In order to participate in transfer of development rights, a planning board must adopt Transfer Plan and Utility Elements; the governing body must develop a capital improvement plan and a real estate market analysis; and the State Planning Commission must endorse the Master Plan. This opportunity is not able to be reasonably implemented in Hainesport due to the existing development patterns, sanitary sewer service area, and the amount of restricted lands, particularly open space, wetlands, and stream corridors. However, it appears that at one time a development was undertaken which utilized a Transfer of Development Rights (TDR) program, as there are properties restricted by same.

Permit Extension Act

As of January 11, 2022, the COVID-19 state of emergency has been extended for 30 days. This continues to be a fluid situation. It is incumbent upon the administrative and professional staff to maintain an understanding of any permit extension acts by the governor or legislature.

Master Plan Sustainability Element

In 2008, the Municipal Land Use Law was amended to include a green buildings and environmental sustainability element. These elements are required to express the following:

- provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems
- consider, encourage, and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops
- consider the impact of buildings on the local, regional, and global environment
- allow ecosystems to function naturally
- conserve and reuse water

- treat storm water on-site; and
- optimize climatic conditions through site orientation and design

Time of Application Law

Municipal development regulations in effect at the date of submission and determination of a complete application govern review of said application.

Water Quality Management Planning

The Water Quality Management program advances water quality through the coordination of planning and permitting, including technical support to counties undertaking Wastewater Management Plans, planning and implementation processes, and interagency and intergovernmental coordination. In 2017, Burlington County Commissioners authorized the Burlington County Wastewater Management Plan to be submitted to NJDEP for adoption. In 2018 the required septic component was submitted for review.

NJDEP Stormwater Management Requirements

The New Jersey Pollutant Discharge Elimination System addresses the concentration of pollutants which may be discharged into ground or surface waters through Treatment Works Approvals and wastewater financing programs. Regulated facilities include private discharges as well as municipal or utility wastewater treatment discharges.

As required by the Stormwater Management Rules the Township prepared a Stormwater Management Plan, dated February 2005, and revised to February 2006. These rules seek to reduce flood damage, minimize increases to stormwater runoff, reduce soil erosion, assure culverts and bridges are functional, maintain groundwater recharge, prevent increases to nonpoint source pollution, maintain stream channel integrity, and protect public safety through basin design and maintenance. In 2020, NJDEP amended these same rules to require green infrastructure, which use or simulate natural water cycles to capture, filter, absorb, and reuse stormwater throughout a site, enhancing water quality. The Township has adopted the rules.

Wireless Telecommunications Facilities

The Municipal Land Use Law was amended at N.J.S.A. 40:55D-46.2 regarding collocated telecommunications equipment, exempting same from site plan review if certain conditions are met. These include locating on a previously approved structure which cannot be increased in height by more 10 percent, in width, or increase the existing equipment compound by more than 2,500 SF; and comply with all conditions of the prior approval and not require variance relief.

Renewable Energy

The Municipal Land Use Law was amended in 2009 at N.J.S.A. 40:55D-66.11 permitting renewable energy facilities, including wind and solar, on sites or tracts comprising 20 or more contiguous acres, owned by the same entity. There are also amendments at N.J.S.A. 40:55D-66.12-15 which limit municipal control over small wind energy systems, provide technical

assistance, require compliance with Federal Aviation Administration regulations, and abandonment. Further, the MLUL requires that solar facilities be permitted on the site of any landfill or closed resource extraction operation; and wind facilities are similarly permitted outside of the pinelands area. It should be also noted that solar panels are not considered impervious surface.

Environmental Justice Legislation - 2020

The law requires NJDEP to evaluate existing environmental and public health stressors in overburdened communities, which is defined as 35% of households qualify as low-income, 40% are minorities or members of a tribal community, and at least 40% of households have limited English proficiency. Hainesport Township does not contain any overburdened communities which are subject to criteria and mapped by the NJDEP.

Municipal Land Use Law Amendments

When a land use plan is undertaken by a municipality, climate change vulnerability assessments are required, consistent with the change to the Municipal Land Use Law in February 2021. The identified threats include climate change related natural hazards including but not limited to temperature extremes, drought, flooding, storms, fire, and sea-level rise. The assessments are required to provide a build-out analysis, identify critical facilities and infrastructure, analyze impacts to other aspects of the master plan, provide implementation such as ordinances, integrate other plans such as floodplain management or emergency response plans, and rely upon NJDEP technical assistance.

The first step is to conduct a vulnerability assessment, a process to identify how climate impacts affect Hainesport, incorporating a team of community members to gather plans and data, and conduct a buildout and capacity analysis. One of the main purposes is to identify community buildings, infrastructure and places that are essential for evacuation purposes or maintaining quality of life and stability during or after a natural disaster. Identifying populations with mobility issues, limited resources, or language barriers; and facilities worthy of protection or management such as sewer services and potable water supply are critical to the process. The overarching goal is to protect the public health through existing planning efforts, disaster preparedness, educational and informational programs, and functioning implementation and follow-through.

New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act 2020

The legislation approved on February 22, 2021, established cannabis licensing, municipal non-participation, land use controls, taxation, penalties, and regulatory commission. The law created distinctions between six license classes as defined in the law and as follows below:

- Class 1 – Cultivator (grows or produces raw product)
- Class 2 – Manufacturer (Processes raw product)
- Class 3 – Wholesaler (obtains, stores, and transfers processed product)
- Class 4 – Distributor (transports and temporary storage of product)

- Class 5 – Retailer (sells products to consumers from a retail store)
- Class 6 Cannabis Delivery Service (courier service for consumer purchase of product from retailer)

Locally, cannabis can be taxed 2% for cultivation, manufacture, and retail and 1% for wholesale. Municipalities were required to adopt certain land use ordinances or opt-out of the legislation by August 20, 2021. If no action was taken by municipalities, then growing, cultivation, manufacture, processing, sale, resale, transport, storage, distribution, and delivery of cannabis, would be conditionally permitted in all industrial districts. Further if no action was taken, sale of cannabis items would be conditionally permitted in commercial districts or retail districts. The state law permits municipalities to govern hours of operation, location, manner, number, and type of cannabis licenses provided same conform to the law and established commission rules.

The Cannabis Regulatory Commission rules and regulations (N.J.A.C. 17:30) were required to be adopted by August 22, 2021 (actual adoption date August 19, 2021), after the official opt-out period. Considering that state regulations were not provided before the opt-out period, Hainesport elected to opt-out through Ordinance Number 2021-8 entitled Ordinance prohibiting the operation of any class of cannabis businesses within its geographical boundaries and amending Chapters 77 and 104 of the code of the Township of Hainesport, introduced and published in July 2021 and adopted in August 2021. The Township formed a cannabis subcommittee to evaluate the appropriateness of the various classes of cannabis businesses in the Township.

A Subcommittee consisting of governing body, planning board, municipal and professional staff, and community members was formed to evaluate the state promulgated rules and regulations. The recommendation of that Subcommittee to the governing body is that the Township should consider Class 3, wholesaler, and Class 4, distributor cannabis business as permitted or conditionally permitted uses within the Township.

Electric Vehicle

The State of New Jersey has prioritized electric vehicle infrastructure through two approaches, 1.) development of public electric vehicle infrastructure and 2) permitting electric vehicle infrastructure as an accessory use, in all zone districts.

The first, as characterized at N.J.S.A. 40:55D-89.f requires the JLUB to make recommendations for the development of public electric vehicle infrastructure in commercial districts, near transit facilities, and along transportation corridors. The municipal development regulations should be evaluated to effectuate the development of public electric vehicle infrastructure.

The second, is the New Jersey Department of Community Affairs Model Statewide Municipal Electric Vehicle Ordinance. The model ordinance is the result of a law enacted in July of 2021, which requires that electric vehicle service equipment and make ready spaces be a permitted accessory use in all zoning districts. The model ordinance includes language requiring installation of equipment or make-ready spaces for multi-family housing developments or all

parking lots subject to preliminary site plan approval. Hainesport adopted the model ordinance in December of 2021.

D. Changes in County Plan(s) Policies and Objectives

The Burlington County Comprehensive Farmland Preservation Plan (2009-2018) West Project Area encompasses the far southern portion of Hainesport which is contiguous with Lumberton and continues into Medford and Southampton.

There are preserved agricultural farms and deed restricted lands in Hainesport. The New Jersey Farmland Preservation Program Permanently Preserved Farmland by County List includes two farms within Hainesport Township, including the following:

- Block 110, Lot 16.01 is listed as the Murphy Farm and has deed restricted 68.374 acres as permanently preserved farmland in 2012. Lot 16.02 is an exception area currently occupied by a residential use.
- Block 111, Lot 12.01 is listed as Hainesport, LLC and has deed restricted 79 acres as permanently preserved farmland in 2012. Lot 12.02 is an exception area currently occupied by a residential use.

There are also agriculturally deed restricted lands in Hainesport, which are not included on the New Jersey Farmland Preservation Program Permanently Preserved Farmland by County List. See the August 28, 2001 Open Space and Recreation Plan which characterized the following:

"In 1997 [sic] {1993-94}, Hainesport initiated one of the first Transfer of Development Rights Programs in the State of New Jersey. This resulted in the preservation of approximately 140 acres for agricultural purposes."

The agriculturally restricted lands included the following parcels:

- Block 114, Lot 8.01, is approximately 58.10 acres per the description, which is deed restricted for agriculture pursuant to instrument number 1031929, Deed Book 4705, Page 51.
- Block 114, Lot 8.02 is approximately 81.68 acres per the description, which is deed restricted for agriculture pursuant to instrument number 1019079, Deed Book 4705, Page 65.

E. Changes in Municipal Policies and Objectives

A reexamination report must review contiguous municipalities, county, and state to characterize areas of the municipal plan which are consistent or inconsistent. (See N.J.S.A. 40:55D-28d below)

Hainesport is mostly surrounded and interspersed by creeks and wetlands which provide natural buffers between the Township and the surrounding municipalities of Westampton, Mount Holly, Lumberton, and Mount Laurel. There continues to be no conflict between the existing zone districts in Hainesport and the surrounding communities.

The North Branch of the Rancocas Creek forms the northern boundary between Hainesport and Westampton Townships. In Westampton, travelling from west to east along the creek the zone districts are all residential, R-6, R-5, and R-1. Rancocas Creek State Park, isolated single-family neighborhoods and Longbridge Park are located along the north side of Hainesport. The zoning is consistent between the two communities.

Hainesport Township shares an eastern boundary with Mount Holly Township. This area of Mt. Holly is comprised of housing within the R1 Residence District, but also includes vacant wooded wetlands, which is zoned B2 Central Business District and I Limited Industrial District. The zoning designations and land use do not conflict between the two municipalities.

A portion of the eastern boundary and southern boundary are joined to Lumberton Township. Beginning in the Lumberton at the north and moving south, the commercial and industrial land uses, Zones I-1 General Industrial, B-2 Highway Business, and I-2 Planned Industrial located along the Route 38 corridor is consistent with the Hainesport Districts. Further south the commercial and industrial development gives way to large areas of wooded wetlands and surface water broken by clustered residential development within the R-2 Residential and giving way to large lot residential and agricultural properties within the RA Residential, which are consistent with Hainesport Township. Lumberton has dispensed with the transfer of development rights program between the residential sending and receiving districts due to a lack of participation.

The western boundary with Mount Laurel Township beginning in the north at the Rancocas Creek and following south along the South Branch and Masons Creeks where the adjoining zoning is not of any particular concern due to the presence of the stream corridors and surrounding wooded and open wetlands. The zoning is consistent between the two municipalities. Further south within Mount Laurel there are contiguous areas of clustered residential development within the R-8 Residential Zone, large residential lots within the R-3 Residential Zone, and agricultural tracts.

IV. Identified Major Problems and Objectives and Extent of Reduction or Increase

This section combines N.J.S.A. 40:55D-89a&b. The first “a,” to address the major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report. The second “b” to address the extent to which such problems and objectives have been reduced or have increased subsequent such date. Following are the goals as outlined by prior reports.

A. Overarching Goals of the Community

- “1. Protection and preservation of established residential neighborhoods within the Township.*
- “2. Meet the housing needs of a wide range of income and age levels, with particular attention paid to accommodating the Township’s low and moderate-income housing obligation through the provision of various types of housing.*

- “3. Promote the incorporation of energy conservation features in the design of new buildings to reduce energy consumption.*
- “4. Continue to investigate alternative forms of residential growth the promote cluster residential development, in turn, maximizing the amount of open space and encouraging farmland preservation.*
- “5. Encourage the development and improvement of existing commercial, office, and business uses along the Route 38 corridor and encourage uses which emphasize realistic future growth. 2002 partial; 2008 Redevelopment Plans cited*
- “6. Maintain strict performance standards for the development of industrial, office, and commercial uses so that compatibility with the environment will be assured.*
- “7. Encourage retention of farmland as an agricultural business to the extent practical, adding diversity to the Township’s economy and local employment [sic] base.*
- “8. Continue to develop a minor collector road network to ensure [sic] a more even distribution of traffic.*
- ~~*“9. Continue to develop a collector road from Route 38 to Creek Road that will provide an access alternative to Route 38 and discourage local traffic from congesting residential neighborhood streets.*~~

This goal has been satisfied.

- “10. Continue the application of off-tract road improvements as stipulated in the circulation element.*
- “11. Encourage the location of new public facilities, such as parks and schools and municipal facilities, so that they are within effective service areas of future population centers.*
- “12. Continue adequate public safety services (fire, rescue squad, etc.) with appropriate facilities, manpower, and equipment distributed according to existing and proposed development patterns.*
- “13. Continue the coordination and development of appropriate recreation facilities and open space for use and enjoyment by present and future residents.*
- ~~*“14. Continue to provide the opportunity for public sewer to existing neighborhoods.”*~~

This goal has been satisfied.

The JLUB suggests that the overarching goals of the community can be consolidated into the following ten (10) goals:

1. Embrace community character and enhance the built environment within established residential neighborhoods, while meeting the future housing needs of a wide range of households, incomes, and age cohorts, with continued accommodation of the Township's low and moderate-income housing obligation.
2. Encourage the development and retention of the existing mixed-use, retail and service commercial, and industrial warehouse and distribution uses and buildings, along the Route 38 corridor and arterial roads. Economic development should emphasize realistic growth and consider the existing built environment, while maintaining consistent performance standards.
3. Retain valuable open space, scenic vistas, trails, corridors, open waters, and agricultural lands, promoting community health, cultural values, educational opportunities, and local agricultural products and employment.
4. Continue to obtain, coordinate, and develop open space, greenways, flood prone properties, and recreation opportunities and facilities satisfying the open space and recreational needs of current and future residents.
5. Provide adequate public safety services to maintain the public health, safety, and welfare, through support of appropriate facilities, paid and volunteer workforce, and functional equipment.
6. Support educational facilities such as the Hainesport School District and other public education efforts regarding historic sites and structures, stormwater quality, surface waters, recycling, conservation, open space, municipal facilities, agriculture, and environmental sustainability.
7. Foster sustainability, which promotes the health and balance of economic needs, cultural values, and environmental requirements for generations. A sustainable community supports high quality of life through conservation of energy, water, agricultural and environmentally sensitive land, and resources. These efforts support our community through the incorporation of energy conservation features in the design of new buildings to reduce energy consumption; materials reduction, re-use, and recycling; alternative energy programs and facilities; stormwater and agricultural best management practices; and auto-dependency and fleet energy reductions.
8. Promote the incorporation of energy conservation features in the design of new and rehabilitated buildings to reduce energy consumption.
9. Promote the incorporation of all methods of travel into existing municipal streets, county routes, and state highways to encompass commerce, personal vehicles, bicycles, pedestrians, and accessibility. Planning, designing, and maintaining complete streets enables safe and convenient access to residential neighborhoods, commercial and employment centers, public and private facilities, open space and parks, and historic and cultural resources for all ages and abilities.

10. Monitor climate change related natural hazards, such as temperature extremes, drought, floods, and storms, which negatively impact public safety, health, and general welfare; municipal facilities and infrastructure; and economic security.

B. Land Use

The 2008 Reexamination Report outlines three areas of land use as priorities for the community including the agricultural, commercial, and industrial Route 38 corridor, farmland preservation, and age-restricted housing development.

The State Highway Route 38 corridor has been continuously identified as an area requiring government intervention through use of the Local Housing and Redevelopment Law and the financial tools available to promote investment and reinvestment. This approach has resulted in the development or planned development of age restricted residential, commercial, and industrial development and investment. Nonetheless, this continues to be a land use priority to enhance employment growth, remediate brownfield sites, and reduce the number of abandoned sites along the corridor.

Farmland Preservation continues to be a significant cultural value for preservation and maintenance of properties within the southern portion of the community outside the sewer service area and between Mt. Laurel and Lumberton Townships. As part of any new Open Space and Recreation Plan, properties for acquisition should be identified and funding sought.

Age-restricted housing has been incorporated into a series of communities within the Township. At this time, the JLUB is satisfied that the needs of an aging population have largely been met.

Circulation

The 2008 Reexamination Report cites the implementation of Bancroft Parkway, Industrial Drive, and improvements to NJDOT turnarounds along the limited access highway Route 38 as largely satisfying community needs for vehicular transportation and commerce. The planned improvements have been completed.

Conservation of Natural Resources

The 2008 Reexamination Report cites that preservation and protection of woodlands, wetlands, habitat corridors, viewsheds, flood mapping, and buffers are a priority. The Master Plan Amendment with Land Use, Open Space, and Conservation Elements was updated in 2004. Within the context of conservation, the 2004 Plan provided maps of streams and water bodies, flood plains, depth to seasonal high-water table, soils, agricultural soils, septic soil suitability, geology, and composite maps. The existing land use patterns and zoning map, follow the conservation plan.

V. Specific Changes Recommended for the Master Plan

The specific changes recommended for the master plan, if any, including underlying objectives, policies, and standards, or whether a new plan or plan elements should be prepared. It is incumbent upon the planning board to maintain a Land Use Plan and Housing

Plan Element in order for the municipality to have the power to zone, consistent with N.J.S.A. 40:55D-62.

Land Use Plan

At this time the Land Use Plan does not require significant changes. The existing land use map and Land Use Plan provide all land use types, the location of which has been largely static since 1987. There are a few areas noted to be changed, but these are due to the presence of nonconforming structures and uses, the majority of which have been in existence since the mid-1800s. The existing land use and land use plan are consistent with the NJ State Plan and smart growth principles.

The community planners seek to incorporate storm resiliency into the current performance standards which are consistent with state models and best management practices. With respect to environmental sustainability, the municipality will designate areas for public electric vehicle charging infrastructure along major transportation corridors, within or nearby residential neighborhoods, and at employment centers as may be practical. This is not a major amendment to the land use plan, but an incorporation of a stated public policy and purpose.

Housing Plan

The DRAFT 2021 Housing Plan characterizes population and land use trends consistent with this Reexamination. Most notable is the increase of population aged 55 and above. Hainesport satisfied the Prior Round (1987-1999) obligation. As the current Housing Plan was prepared it became apparent that Hainesport can accommodate 240 units, which includes the Gap (1999-2016) and Prospective Need (2016-2025) obligations. The Township's reputable record of implementation provides a backdrop for the Housing Plan. The units are proposed to be provided through 100% affordable housing development, existing isolated dwellings, supportive and group housing, inclusionary development, extension of controls, and expansion of existing rental developments. The Township has updated ordinances as required to provide realistic opportunities for development through rezoning and funding, including but not limited to the following:

- 2021-13 Ordinance amending Chapter 104, of the code of the Township of Hainesport, entitled "Land Use" to create a new zoning district to be known as the "AH-1: Affordable Housing Zoning District to Rezone Lot 1.06, Block 104
- 2021-9 Davenport Village tax exemption
- 2021-7 Affordable Housing Development Fees

Optional Master Plan Elements

Hainesport has Circulation, Community Facilities, Recreation Plan, Conservation Plan, Utility Plan, Historic Inventory Elements, which should be evaluated for conformance with the statute, applicable rules, NJ Administrative Code, or agency requirements such as NJDEP – Green Acres or similar. These elements are characterized below in "Specific Changes Recommended for Master Plan or Development Regulations". As described in N.J.S.A.

4055D-28c (see Appendix) these elements may be divided into sub-plans and the timing of these elements can be developed over time and staged outside of the regular reexamination or required plan elements. So, it follows that these elements could be recommended by the planning board to be developed, staged, or revisited as part of a reexamination report.

Circulation Element

The 1996 Master plan does not consider all modes of transportation as required. The 2002 and 2008 Reexamination Reports identify the need for bicycle and pedestrian routes in the community consistent with the 1987 Master Plan Circulation Map which included proposed roads and proposed bikeways.

The existing Circulation Element accounts for the functional highway classification system of the Federal Highway Administration as characterized on the following table.

Numbered Route	Street Name	Functional Classification
NJSH Route 38	NA	Other Principal Arterial
County Route 541	Mount Holly By-pass	Other Principal Arterial
County Route 537	Marne Highway	Minor Arterial
County Route 674	Hainesport Mt. Laurel Road	Minor Arterial
Portion County Route 636	Masonville-Fostertown Road between Route 38 and Hainesport Mt. Laurel Road	Minor Arterial
Portion County Route 636	Masonville-Fostertown Road between Hainesport Mount Laurel Road and Lumberton Township	Major Collector
County Route 641	Lumberton Road	Major Collector
NA	Ark Road	Major Collector
County Route 640	Creek Road	Shown as local but looks like a Minor Collector
NA	Bancroft Lane	Minor Collector
All other Streets	All other Streets	Local Streets

The NJDOT Bicycle Map of Southern New Jersey indicates that Hainesport has on-road only bicycle routes which are measured for suitability for the average adult cyclist to provide guidance on the level of comfort or challenge a bicyclist might experience on a given roadway. The map illustrates the following:

1. A small portion of Creek Road from Chase Road to Easton Way is classified as mostly suitable for on-road cycling.
2. Marne Highway and Hainesport Mt. Laurel Road are classified as moderately suitable for on-road cycling.
3. The remainder of the county routes are classified as least suitable for on-road cycling.

The continued development and connection of bicycle and pedestrian infrastructure remains a high priority for the Township to provide complete streets and transportation alternatives. The freight railroad continues to operate through Hainesport, which provides opportunities for industrial uses and development. The vital railroad infrastructure has not been addressed by prior master plans, for commerce, circulation, or linear, off-road, open space opportunities.

The Delaware Valley Regional Planning Commission (DVRPC) provides travel monitoring in the form of volume data for the region. Within Hainesport Township the volumes or annual average daily trips (AADT) taken in a 24-hour over a period from August 2018 to December 2019 reflect pre-pandemic traffic volumes. These vehicular trips provide insight into travel habits and identify where vehicle trips are highest, offering insights into appropriate locations for public electric vehicle infrastructure. The focus of these counts are state and county routes.

- The most trips are located at the Mount Holly Bypass (CR 541) in the north and south bound lanes, of 16,306 and 17,205 AADT, respectively.
- A close second occurs along Route 38 near the Mt. Laurel border in the east and west bound lanes the trips were 16,400 and 16,877, respectively.
- Along Route 38 near the center of Hainesport in the east and west bound lanes the trips were 14,953 and 15,520 AADT, respectively.

The remaining county routes were much less travelled by comparison, which would be expected. Marne Highway (CR 537) near the Bypass led in volume at 3,989 to 4,024 AADT, Hainesport-Mt. Laurel Road (CR 674) with a volume of 2,869 to 2,966 AADT, and Lumberton Avenue (CR 641) and Masonville-Fostertown Road (CR 636) ranging from 2,060 to 2,545 AADT.

Another measure known as, 15-minute, or peak hours volumes were provided for a few streets. Though these figures can be difficult to compare to AADT without the input of a traffic engineer. These figures can be interpreted to be consistent over the hour or simply suggesting a variable flow over that same hour. The 15 minute or peak hour volumes for Ark Road ranged from 2,151 to 2,181 and Creek Road (CR 640) ranged from 768 to 1,490 in September 2019.

The JLUB makes the following recommendations with respect to the Circulation Element:

1. Generate a pedestrian and bicycle plan and map connecting facilities, open space, commercial areas, and neighborhoods.
2. Identify suitable sites or zone districts for public electric vehicle infrastructure along transportation corridors, particularly along highly traveled corridors.
3. Maintain the freight railroad and alternatively if the railroad is abandoned, the state, county, and/or Township should acquire the right-of-way.

Utility Service Plan

Burlington County Hazard Mitigation Plan (BCHMP) identifies hazard risks from various hazards such as flood (medium hazard), wildfire (low), severe storm (high), and severe winter weather (high). The BCHMP notes the status of the Master Plan and subsequent

Reexamination Reports as pending, with the appropriate National Flood Insurance Program Flood Damage Prevention Ordinance in place.

The BCHMP characterizes that back-up power generation is needed at critical facilities including utility infrastructure. Further, the plan notes that the Township will participate with partners to promote and support non-structural flood management mitigation for at-risk properties and specifically the Creek Road area with repetitive loss and severe repetitive loss. This plan incorporates components including public information regarding public grant mitigation funding, public education, development controls, information distribution, education regarding proper use of backup power, and outreach with partners.

The JLUB suggests that the governing body and administration continue to participate in the Burlington County Hazard Mitigation Program (BCHMP) and seek funding along with partners for backup power generation of critical facilities. Further, where flood hazard losses are high, those sites should be identified, and blue acres funding and acquisition should be undertaken to reduce risk.

Water Supply & Distribution

New Jersey American Water supplies municipal water to Hainesport Township.

Drainage & Flood Control Facilities

The municipal Storm Water Management Plan (see c.40:55d-93 et. al.) is updated on a yearly basis. Further, the municipal staff must maintain all public records for public and private storm sewer infrastructure including stormwater management basins on a yearly basis. All best management practices and green infrastructure improvements have been implemented via municipal ordinance. The BCHMP notes that the municipal stormwater management ordinance and separate storm sewer system are regulated by Chapter 161.

Sewerage & Waste Treatment

As noted, in the 2008 Master Plan the implementation of public sanitary sewer to 95% of Township homes and businesses improves surface water quality by removing failing private septic systems. Sanitary sewer service has been continued down the Route 38 corridor as envisioned by the 2008 Master Plan.

Mount Holly Municipal Utilities Authority provides wastewater treatment services to Hainesport Township consistent with their mission statement to ensure public health through improved water quality.

Solid Waste Disposal

Hainesport contracts out to private waste hauler and participates in the Burlington County Recycling Program.

Community Facilities

The following educational and cultural facilities are integral to a highly functioning full-service community such as Hainesport and these include the following both within and outside of the Township:

- Hainesport Township K-8 School District campus is located on Broad Street adjacent to the municipal complex and Hainesport Township Municipal Park.
- Rancocas Valley Regional High School is located on Jacksonville Road in Mt. Holly, NJ. Hainesport is one of five sending districts which includes Eastampton, Lumberton, Mt. Holly, and Westampton Townships.
- Historic Sites and Buildings
- Burlington County Library System
- Hainesport Volunteer Fire Company and Rescue Squad – North Broad Street
- Police Station – Marne Highway
- Municipal Offices – Marne Highway
- Public Works – Marne Highway

The JLUB recommends the following:

1. Update the Historic Inventory list from the 1987 Master Plan mapping so that it is legible.
2. Incorporate the Historic Inventory and Neighborhood mapping into the pedestrian and bicycle plan. This map addition offers opportunities to connect historic and cultural resources, with interpretive signs identifying buildings and sites.

The JLUB respectfully suggests that community facilities, historic sites, and cultural facilities be mapped when any pedestrian and bicycle plan is generated.

Recreation (and Open Space) and Element

Comprehensive System of Areas and Public Sites for Recreation

The Hainesport Township Municipal Park provides recreational opportunities in the form of passive and active recreation facilities. Typically, these elements determine if additional lands or improvements are warranted such as pocket parks, passive recreation, public water access, trails. A Recreation and Open Space Inventory is on file, however the mapping from 1999 requires updating to identify sites which have been acquired as well as identify sites for acquisition.

The JLUB respectfully suggests that community facilities, historic sites, and cultural facilities be mapped when any pedestrian and bicycle plan is generated.

The JLUB makes the following recommendations with respect to the Recreation and Open Space Element:

1. Generate a legible map of open space to illustrate public access points, which connects to the pedestrian and bicycle circulation mapping.

2. Identify suitable sites for future acquisition of conservation lands, open space, agricultural lands, and blue acres.
3. If the freight railroad is abandoned, the state, county, and/or Township should acquire the right-of-way.
4. Continue to evaluate the recreational needs of the citizens of Hainesport and respond with facilities, events, and improvements, as may be identified.
5. Provide community education, arts, and culture in Hainesport Township municipal park through plant identification, events, and displays.

Conservation Plan Element

Preservation, conservation, and utilization of natural resources, including to the extent appropriate, energy and open spaces, water supply, forests, slopes, soils, geology, bedrock, septic suitability, Depth to seasonal high water table, land suitability, marshes, wetlands, harbors, rivers, floodplains, and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each component and element of the master plan on the present and future preservation, conservation, and utilization of these resources.

The Land Suitability Composite Map illustrates that the oldest developed portions of the community are typically the most suitable for development due to the high-quality soils, lack of surface water, and depth to seasonal high water. The land use plan clearly illustrates that the southern portion of the community is not as well suited to development but is suited for agriculture due to the higher seasonal high-water table, agricultural soil suitability, and the presence of surface waters. Efforts have been made and continue to preserve the rural character of the southern portion of the Township by lowering residential density; and protect scenic vistas and habitat corridors along roads, streams, open space, and woodlands. The stormwater Plan touches upon water quality issues and all three streams.

The Conservation Plan element provides insight into the most suitable areas for development, preservation, and conservation. The JLUB recommends that if any changes to the Land Use or Housing Plan are sought, that the Conservation Plan element be consulted as it provides clear insight into land suitability, resiliency, and sustainability.

Economic Plan Element

Comparison of the types of employment expected to be provided by the economic development to be promoted and labor pool characteristics in the municipality and nearby areas. As noted previously the educational attainment in Hainesport notes that 28% of the population graduated high school or equivalent, 20% with some college but no degree, 9% with an Associates degree, and 27% with a Bachelor's degree, leaving a small population with limited education. Seeking apprenticeship information for workers with limited educational attainment and/or skills through the Department of Labor and Workforce Development could provide a further boost to the available skilled labor pool and the economic development of the community.

Lastly, the Township has struggled to maintain restaurants and other eateries even before the pandemic. Offering culinary opportunities for residents and visitors provides a more full-service community atmosphere.

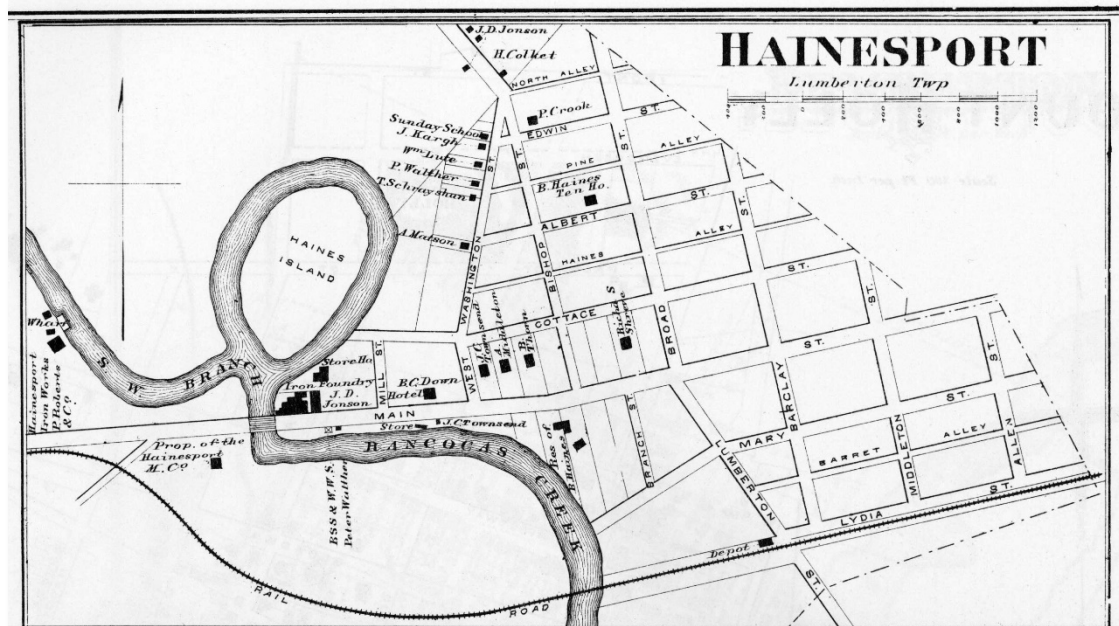
The JLUB recommends that the governing body consider making Ordinance 2020-05 Outdoor Dining permanent, with some amendments to accommodate returns to customer normalcy beyond the current pandemic.

Historic Preservation Plan Element

The forks of Rancocas Creek where the North and South Branches of the Rancocas Creek come together was the subject of a study undertaken by the Burlington County Commissioners in 2013. The study characterizes that the land was an important Native American settlement as illustrated on early maps. Though due to sand and iron ore mining, which took place in the first decade of the 20th Century, archeological evidence at the forks is nonexistent. The West Jersey Proprietors purchased the land in 1677, but European settlers were not present until the 1690s by one Daniel Wills Jr. Another prominent landowner was one Charles Read, who served in both the judicial and legislative branches of colonial government and is famous for ironworks located further south at Aetna, Taunton, Atsion, and Batsto forges. Charles Read constructed a residence, now destroyed, and studied agriculture on the high ground above the South Branch at “Breezy Ridge,” which is the now the lands of the Rancocas State Park. Charles Read’s land became Joseph Bischof’s, then John Bischof’s, then Hannah Haines Bischof’s land, falling at last to Lydia Bishop Van Sciver Amos. Slightly before and after her death, mining of sand and gravel occurred at the forks until 1910 to 1913.

Portions of what is now Hainesport was part of the land granted to the Haines family in the late 1600s, which included 1,700 acres of land. Joseph Haines purchased lands in Lumberton and what was the Village of Long Bridge, named after a long wooden toll bridge which crossed the Rancocas Creek between Moorestown and Mount Holly. The timber bridge was destroyed by local patriots during the Revolutionary War to slow the progress of the British army. The Haines family and other settlers mostly made their living by harvesting timber, growing agricultural products, and shipping same to urban centers, such as Philadelphia. The name Long Bridge was abandoned once Hainesport is named after the Haines family. The earliest detailed maps are from JD Scott in 1876, which illustrate Hainesport as part of Lumberton Township. The Barclay Haines home, constructed in 1848, as well as the foundry, hotel, store, and other properties are shown on the maps below.

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The December 3, 1987, and as amended July 5, 1989, Master Plan contains an Historic Preservation Element. The element characterizes structures and buildings which either existed or still exist in the community. The Historic Inventory Map is barely legible to illegible.

The 1987 Master Plan provides the location and significance of existing historic sites and buildings in the Township. The mapping and characterization are not fully legible and should be updated so that the information is not lost. Hainesport was incorporated on March 12, 1924.

The JLUB recommends that the list be updated and perhaps historic site and building markers be considered as an exceptional way to celebrate Hainesport's 100th Anniversary in 2024.

Technical Reports

There are none.

Recycling Plan

The recycling plan is by the municipality and Burlington County.

Farmland Preservation

Farmland Preservation is a priority to maintain agriculture within the southern portion of the community outside the sewer service area and between Mt. Laurel and Lumberton Townships. As part of any new Open Space and Recreation Plan, acquired properties and those targeted for acquisition should be identified and funding sought.

The JLUB recommends updating the existing and Proposed Open Space, Agriculture, Preservation Plan, and Targeted Acquisition Map

Transfer Development

Based upon the preservation of two agricultural properties within the community, as previously referenced, a transfer of development rights program was in place in Hainesport in the mid-1990s, however, there is little within the Master Plan to explain the program, except within the 2001 Open Space and Recreation Plan. The program is no longer in place.

Educational Facilities

This document has typically been undertaken by school districts, see statute and N.J.S.A. 40:55D-31b. The JLUB acting as a planning board would review any Educational Facilities plan provided by the school district.

Green Buildings & Environmental Sustainability

- Provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems.
- Consider, encourage, and promote the development of PEV charging infrastructure.
- Consider the impacts of buildings on the local, regional, and global environment.
- Allow ecosystems to function naturally.

- Conserve and reuse water
- Treat storm water on-site.
- Optimize climatic conditions through site orientation and design.

The JLUB recommends that objectives related to this goal (currently Goal #3) be provided and that incorporation of environmental sustainability be added where practical to §89, Flood Damage Prevention, §94, Housing Standards, and Article XII - §104, Design and Performance Standards. The Township currently has an Environmental Commission. If sufficient interest exists or volunteers are interested a Green Team, then this sustainability team could focus a mission upon developing plans, implementing programs, and assisting with educational opportunities to support a sustainable community through effective government practices. These efforts could include but not be limited to recycling and reclamation, urban forestry and shade tree programs, community wide yard sales (one person's trash is another person's treasure), foster a tree programs, Arbor Day celebrations and other similar events.

Public Access Plan

Provides for, encourages, and promotes permanently protected public access to all tidal waters and adjacent shorelines consistent with the public trust doctrine. Currently, there is no public access plan, however, the presence of the Rancocas offers opportunities for physical connections to the waterway, public boat, canoe, and kayak launching opportunities, and trailheads.

The Planning Board recommends that the circulation map include an inventory of public access points, public facilities that support access, parking, boat ramps, and marinas.

Upon the creation of the map an assessment of the need for additional public access could also be undertaken. Any public access plan would include a statement of goals and administrative mechanisms to ensure that access will be permanently protected. Further an implementation schedule and tools for implementation should be incorporated into any plans for existing or planned public access.

VI. Public Electric Vehicle Infrastructure

The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

As noted above, the Planning Board recommends identifying suitable sites or zone districts for public electric vehicle infrastructure along transportation corridors, particularly along highly traveled corridors.

VII. Specific Changes Recommended for the Development Regulations

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

Cannabis – Add definitions of warehouse and distribution into the Land Development Ordinance and incorporate “cannabis” as a product which can be warehoused or distributed.

Electric Vehicle Infrastructure - Private electric vehicle infrastructure is controlled by the New Jersey Department of Community Affairs Model Statewide Municipal Electric Vehicle Ordinance. The model ordinance is the result of a law enacted in July of 2021, which requires that electric vehicle service equipment and make ready spaces be a permitted accessory use in all zoning districts. The model ordinance includes language requiring installation of equipment or make-ready spaces for multi-family housing developments or all parking lots subject to preliminary site plan approval. The model ordinance is not permitted to be amended except to provide municipal standards addressing location, layout, and signs. The model ordinance was adopted in December of 2021.

District standards should be evaluated to add Public Electric Vehicle Infrastructure as a permitted use in identified districts.

Accessory Structures - A number of Zoning Board variances have been requested from the existing ordinance for accessory structures, including fences and pools.

Agricultural fences are permitted in the Residential-5 District within the agricultural area. However, fences outside the agricultural area, and within the residential exception area are not permitted in the front yard. Further, there are large lot residential dwellings within the Residential-1 District fronting primarily along county roads and outside of major subdivisions, where fences are not permitted in the front yard. Front yard fences should be permitted in the R-5 District associated with the residential exception area; and R-1 District outside of major subdivisions and on a county road; consistent with the maximum permitted height and materials. It is recommended that these fences have a setback 10 feet from the right-of-way; and any gates should be setback 30 feet from the right-of-way to permit a vehicle to pause outside the cartway before entry for public safety.

Due to reductions in lot size, a number of requests for pool variances have been requested to permit a ten (10) feet setback to the nearest pool line to the property line instead of the required fifteen (15) feet. While fifteen (15) feet is preferable and should be encouraged, this deviation has been viewed as relatively small. The zoning ordinance should be amended to permit a ten (10) feet setback to the pool line and any pool equipment, encourage fifteen (15) feet, and require a grading plan on an as determined need basis by the code enforcement officer. Any grading plan would require an escrow deposit for the Township Engineer’s review.

Nonconforming residential uses - There are three issues associated with nonconforming residential uses and structures, including within commercial districts; and duplex and two-family buildings.

There are Commercial Zone Districts, including the Special Restricted Commercial, General Commercial, and Highway Commercial where there are existing residences, which are not permitted. These districts should be evaluated along with the Business Commercial with Residential District to determine how to mitigate disinvestment and encourage rehabilitation, through use and dimensional regulations.

There are duplex and two-family dwellings within the Residential-2 District, however existing duplex and two-family dwellings are not permitted within the district. Any increase in height or expansions of the structures requires a variance from the Zoning Board, which contributes to disinvestment. These properties should be evaluated, existing structures permitted, and dimensional regulations produced consistent with the built environment to encourage investment and rehabilitation.

Block 47.02 is located at the intersection of NJSH 38 ramp, north of Maine Avenue, east of Lumberton Avenue, and southwest of Haines Avenue. All the lots within that block contain single family, and single family attached (duplex) dwellings, most of which constructed in the early 1800s. The zone designation should be changed to R-2 consistent with the surrounding neighborhoods to the north. The Tax maps illustrate the lots 7.01, 8, 9, 9.01, 10, 10.01, 11, 11.01, 12, 12.01, 13, and 24 in Block 47.02 on Sheet 8.01.

Sustainability and Resiliency – The Design and Performance Standards and Regulations Applicable in All Zones should be regularly evaluated to insure sustainability and resiliency goals are met.

Zone Map - Review the current Zoning Map and make corrections as may be required, including but not limited to adding the Affordable Housing -1 District and Redevelopment Areas.

VIII. 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 al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The 2008 Reexamination Report characterized that the entirety of the Route 38 frontage was determined to be an Area in Need of Redevelopment. However, it is not clear that the statutory criteria were met for that declaration. Since that time, the specific areas have been modified and the which have been declared in Need of Redevelopment have been formalized with some properties having active Redevelopment Plans. The zoning map should be amended to reflect the blocks, and lots declared in Need of Redevelopment or active Redevelopment Plans, including the Longbridge, Route 38 – Mount Holly Bypass, Lawrence Boulevard, Bancroft Lane, and HITCO Redevelopment Areas as characterized below.

A. Longbridge Redevelopment Area

On November 12, 2019, the Hainesport Township Committee authorized by Resolution 2019-161-11, the Township Joint Land Use Board to undertake an investigation to determine whether the below-identified parcels may be designated as either a:

- *Non-Condemnation Area in Need of Redevelopment*, according to the criteria set forth in N.J.S.A. 40A:12A-5, or alternatively, an
- *Area in Need of Rehabilitation* pursuant to the criteria set forth in N.J.S.A. 40A:12A-14.

Block 103.01	Lots 1, 2, 2.01, 8, 9, 10, 10.01
Block 103.02	Lots 1, 1.01, 5.01, 7, 7.01, 8, 9, 10, 11
Block 113	Lots 4.05

The Determination of Need/Preliminary Investigation Report was reviewed by the Joint Land Use Board at public hearings held on July 9, 2020, and August 5, 2020. The Board determined that multiple statutory criteria of N.J.S.A. 40A:12A-5 were met, and that the following parcels may be designated as an *Area in Need of Redevelopment, Without Condemnation*. (See Aerial Location Map and Tax Map figures below following)

- | | | |
|----------------|----------|----------|
| • Block 103.01 | Lot 1 | Parcel A |
| • Block 103.01 | Lot 2 | Parcel B |
| • Block 103.01 | Lot 2.01 | Parcel C |
| • Block 103.01 | Lot 8 | Parcel D |
| • Block 103.02 | Lot 1 | Parcel H |
| • Block 103.02 | Lot 1.01 | Parcel I |
| • Block 103.02 | Lot 10 | Parcel O |
| • Block 103.02 | Lot 11 | Parcel P |
| • Block 113 | Lot 4.05 | Parcel Q |
| • Block 103.02 | Lot 5.01 | Parcel J |

Further, the Board determined that multiple statutory criteria of N.J.S.A. 40A:12A-14a were met, and that the following parcels may be designated as an *Area in Need of Rehabilitation*.

- | | | |
|----------------|-----------|----------|
| • Block 103.01 | Lot 9 | Parcel E |
| • Block 103.01 | Lot 10 | Parcel F |
| • Block 103.01 | Lot 10.01 | Parcel G |
| • Block 103.02 | Lot 7 | Parcel K |
| • Block 103.02 | Lot 7.01 | Parcel L |
| • Block 103.02 | Lot 8 | Parcel M |
| • Block 103.02 | Lot 9 | Parcel N |

The Board’s recommendations were memorialized by Resolution 2020-9, adopted by the Joint Land Use Board on August 5, 2020.

On October 13, 2020, by Resolutions 2020-147-9 and 2020-148-9, the Township Committee designated the parcels as either an *Area in Need of Redevelopment, Without Condemnation, or Area in Need of Rehabilitation*, consistent with the above breakdown.

The Redevelopment Plan provides a mechanism for the orderly planning and development of a portion of the designated Redevelopment Area, and has been prepared pursuant to the LRHL, N.J.S.A. 40A:12A-7 which provides, “no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated Redevelopment Area is located in an Area in Need of Redevelopment or in an area in need of rehabilitation, or in both...”

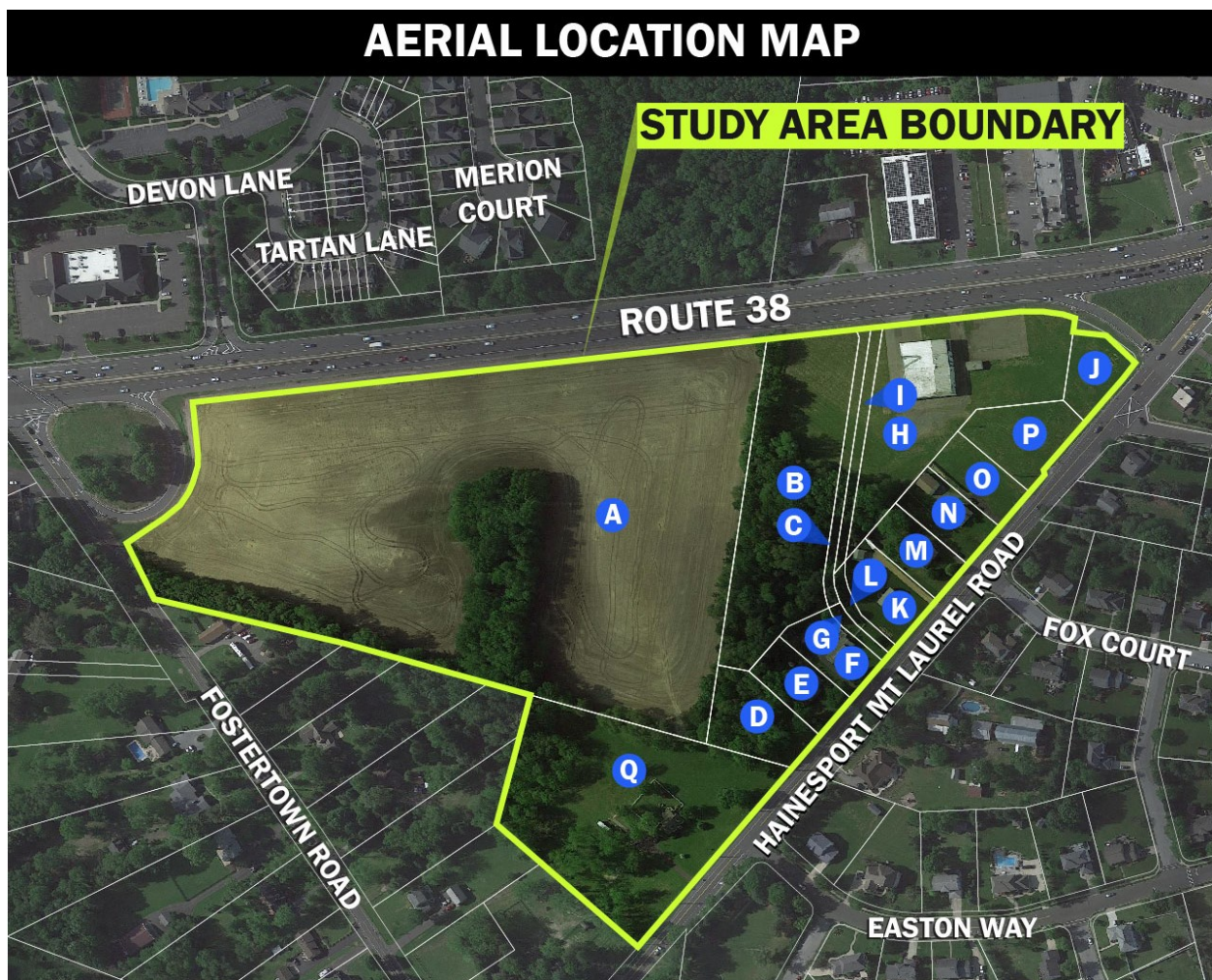
Specifically, this This Redevelopment Plan includes the only following parcels, which shall hereafter be referred to as the *Longbridge Redevelopment Area*:

Block 103.01 Lot 1 Parcel A

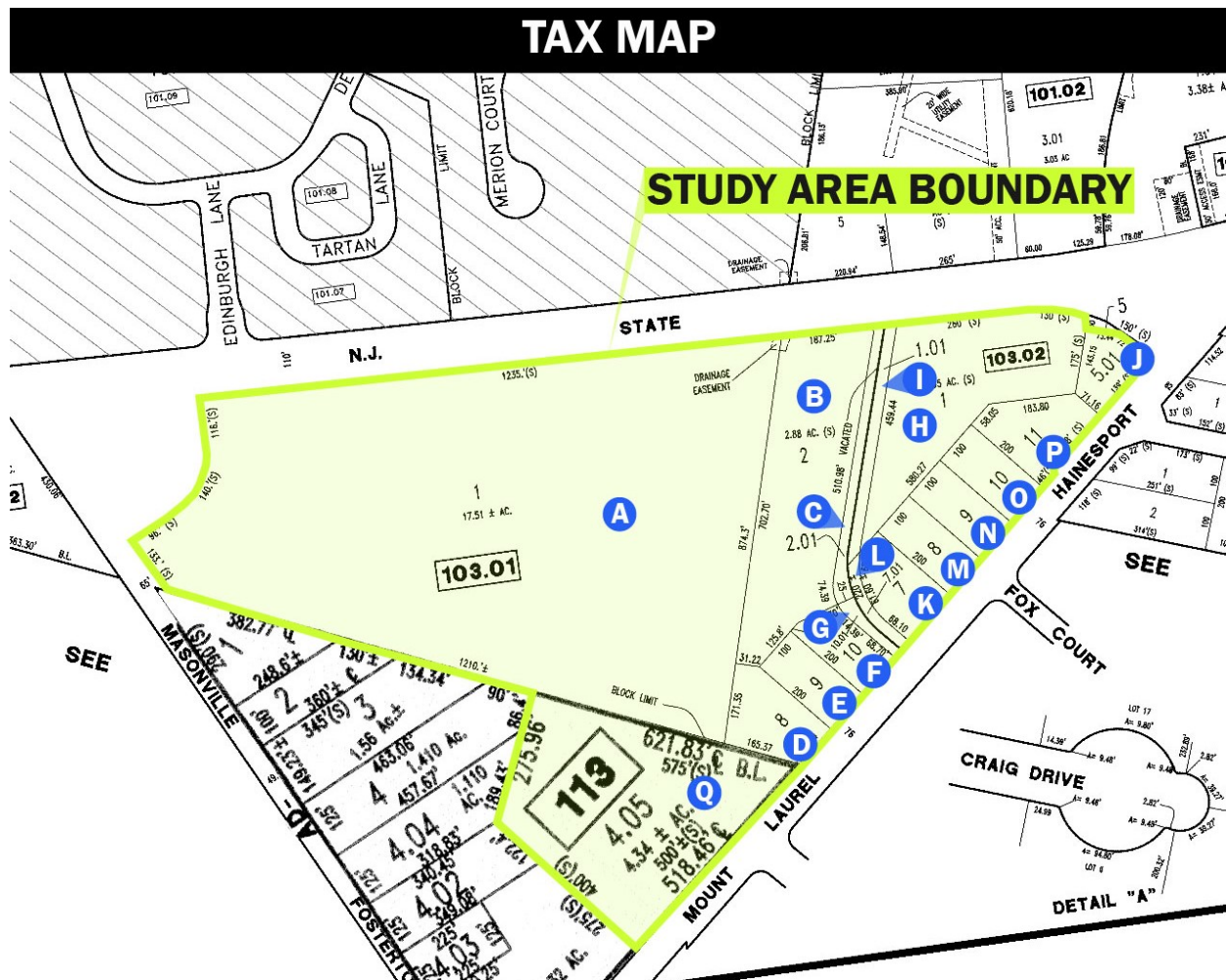
Block 103.01 Lot 8 Parcel D

Block 113 Lot 4.05 Parcel Q

Aerial Imagery courtesy of Google Satellite.



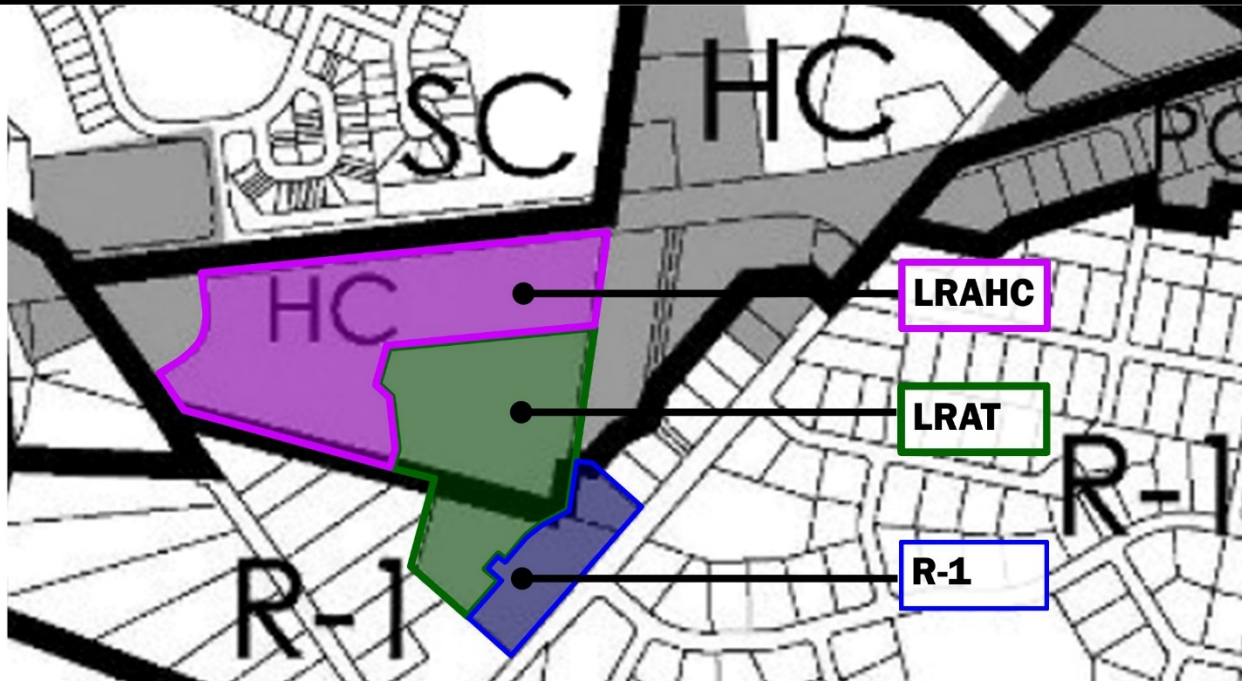
Tax Map



The Redevelopment Plan created and established the *Longbridge Redevelopment Area Highway Commercial (LRAHC) Zoning District*, and the *Longbridge Redevelopment Area Townhouse (LRAT) Zoning District*, which are applicable to and govern the development of the identified parcels. The boundaries of these Zoning Districts are as set forth in the Zoning Map Figure below.

The remaining parcels identified in the *Preliminary Investigation* Report will remain under their current zoning designation(s) at this time and were not modified. As permitted by Statute, any Redevelopment Plan may be amended in the future by the Redevelopment Entity to address specific proposals for any properties located within designated Redevelopment or Rehabilitation Areas.

Longbridge Redevelopment Area Zoning Map

Longbridge Redevelopment Area Zoning Map**B. Route 38 – Mt. Holly Bypass Redevelopment Area**

On May 12, 2020, Hainesport Township Committee passed Resolution 2020-111-5, authorizing the Hainesport Township Joint Land Use Board to undertake an investigation to determine whether the following parcels meet the statutory criteria to be considered an *Area in Need of Redevelopment, Without Condemnation*, pursuant to the Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A et seq.)

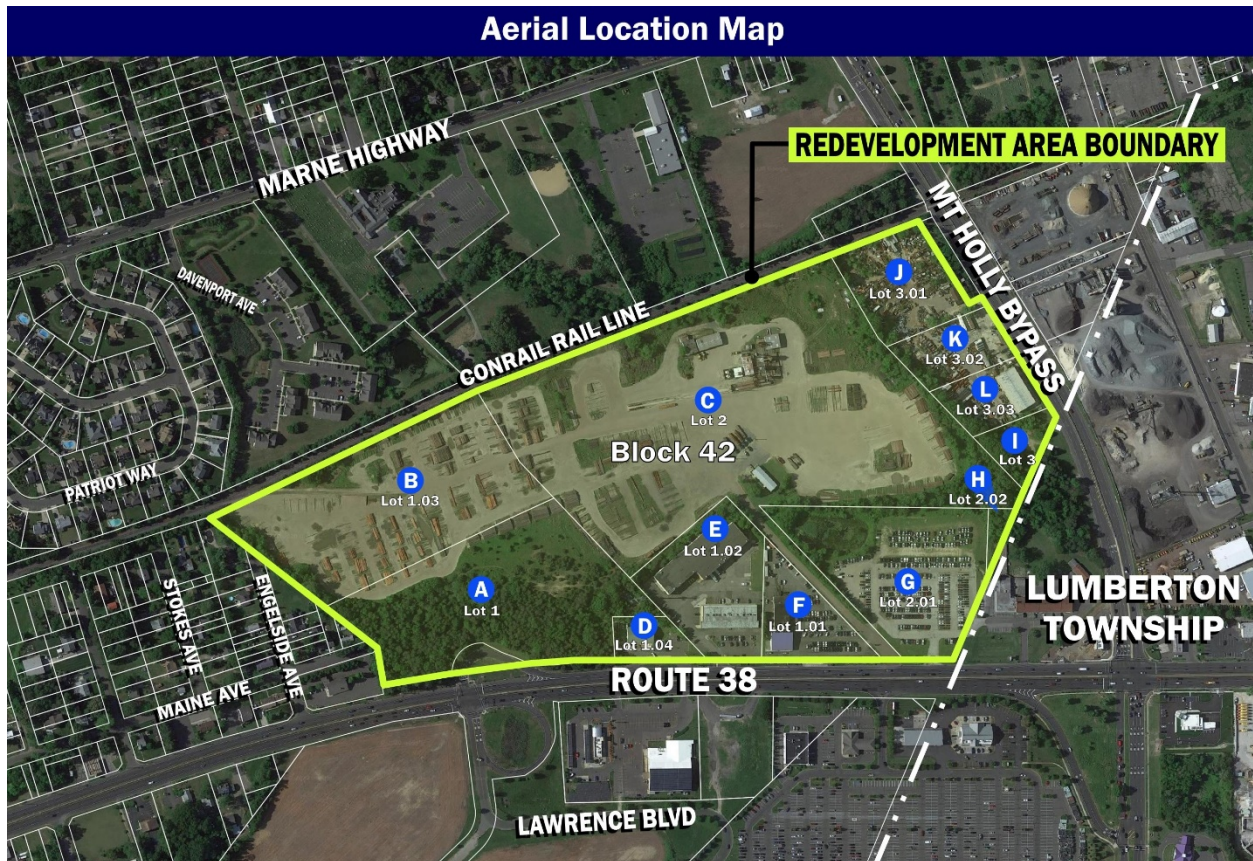
Block 42; Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 2.01, 2.02, 3, 3.01, 3.02, 3.03.

The Determination of Need/Preliminary Investigation Report was reviewed by the Joint Land Use Board at a public hearing held on October 7, 2020, where the Board determined that multiple statutory criteria of N.J.S.A. 40A:12A-5 were met. The determination that the area qualified as an *Area in Need of Redevelopment, Without Condemnation*, was memorialized by the Joint Land Use Board by the adoption of Resolution 2020-12 dated October 7, 2020. On October 13, 2020, by Resolution 2020-159-10, the Township Committee designated the parcels as an *Area in Need of Redevelopment, Without Condemnation*.

The Redevelopment Plan provides a mechanism for the orderly planning and development of a portion of the designated Redevelopment Area, and includes the following parcels:

Block 42 Lots 1, 1.01, 1.03, 2, 2.01

Aerial Image Location Map



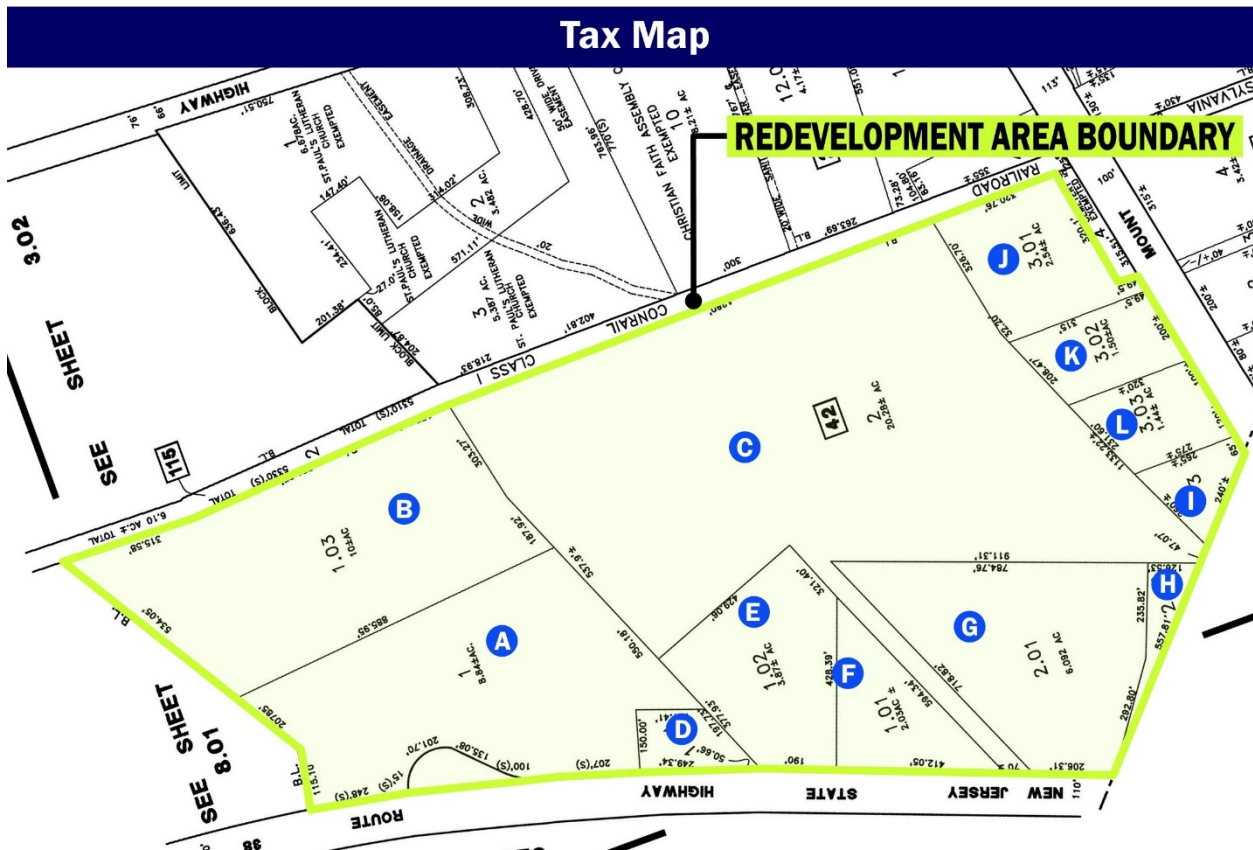
Parcel Data

Parcels D, E, H, I, J, K, and L are within the designated Redevelopment Area, but are not the subject of this Redevelopment Plan.

Parcel Data					
Map ID	Block	Lot	Owner	Property Address	Acres
A	42	1	1499 RT 38 LLC	1499 RTE 38	9.34
B	42	1.03	ATLANTIC WOOD INDUSTRIES INC	RTE 38	10.00
C	42	2	ATLANTIC WOOD INDUSTRIES INC	1517 RTE 38	20.28
D	42	1.04	MGN BUSINESS SERVICES,LLC	1505 RTE 38	0.81
E	42	1.02	VENTIMIGLIA, GIUSEPPE	1509 RTE 38	3.67
F	42	1.01	SEAGULL HOLDINGS, LLC	1513 RTE 38	2.03
G	42	2.01	SEAGULL HOLDINGS, LLC	1521 RTE 38	5.71
H	42	2.02	DURGA CORP.	1533 RTE 38	0.06
I	42	3	HOLLY HAINES INC	227 MT HOLLY BY-PASS	0.89
J	42	3.01	HOLLY HAINES INC	233 MT HOLLY BY-PASS	2.54
K	42	3.02	HOLLY HAINES INC	229-231 MT HOLLY BY-PASS	1.50
L	42	3.03	HOLLY HAINES INC	229-231 MT HOLLY BY-PASS	1.44

Source- NJ. Dept. of Treasury, Div. of Taxation, Burlington Co., NJ MOD-IV data, record details as of Jan. 10, 2019.

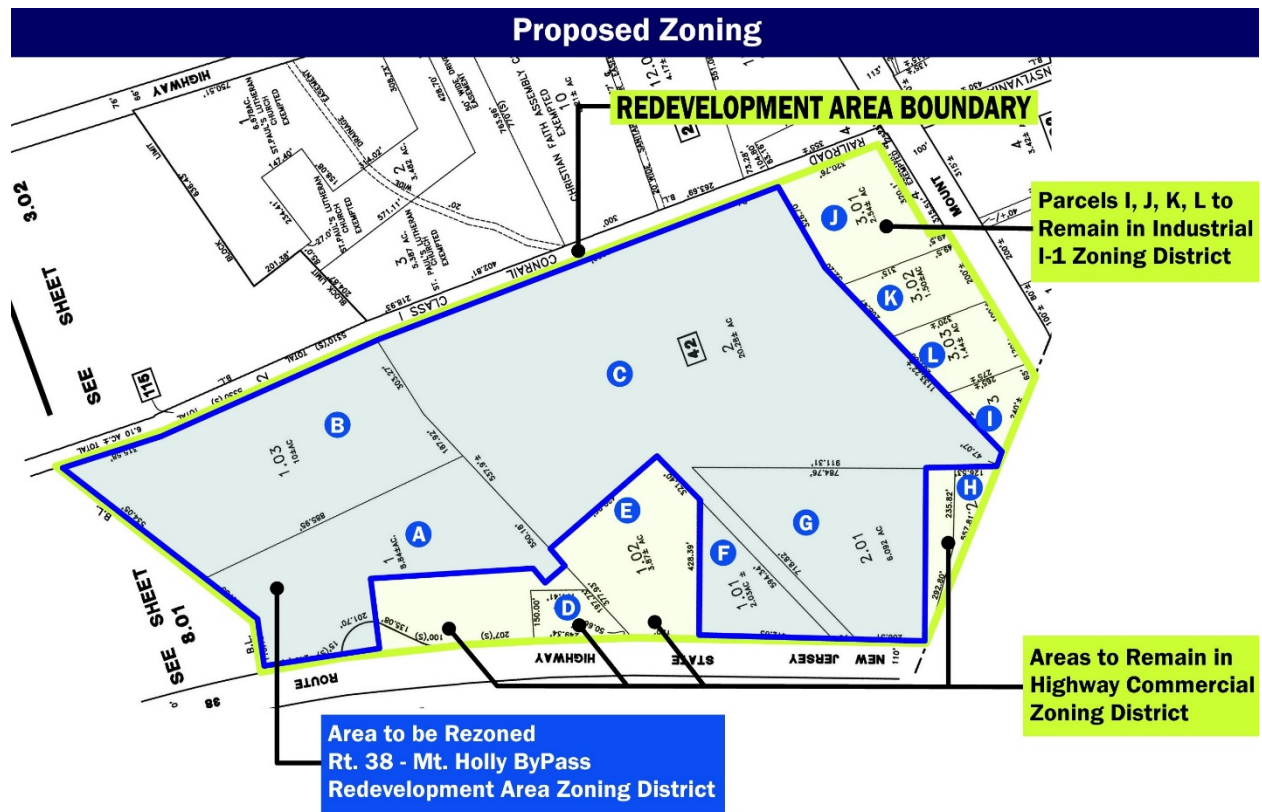
Tax Map



The Redevelopment established the **Rt. 38- Mt. Holly Bypass Redevelopment Area (38MHBP) Zoning District**, which governs the development of the central portion of the overall Redevelopment Area and includes Block 42: Lots 1, 1.01, 1.03, 2, and 2.01 , as shown in the Proposed Zoning image below.

The remainder of the parcels in the Redevelopment Area will remain under their current zoning designation(s) at this time and are not modified by any provision of this Redevelopment Plan. Any Redevelopment Plan may be amended in the future by the Redevelopment Entity to address specific proposals for any properties located within the designated Redevelopment Area.

Route 38 – Mt. Holly Bypass Redevelopment Area Zoning District



C. Lawrence Boulevard Redevelopment Area

On June 11, 2019, and July 16, 2019, Hainesport Township Committee passed Resolution 2019-106-6 and 2019-123-7 respectively, authorizing the Hainesport Township Joint Land Use Board to undertake an investigation to determine whether the referenced area meets the statutory criteria to be considered an *Area in Need of Redevelopment, Without Condemnation*, pursuant to the Local Redevelopment and Housing Law (LRHL).

The Determination of Need/Preliminary Investigation Report dated July 31, 2019 prepared by Scott D. Taylor, PP, AICP, LLA, LEED-AP, Consulting Planner, was reviewed by the Joint Land Use Board a public hearing held on August 7, 2019, where the Board determined that multiple statutory criteria of N.J.S.A. 40A:12A-5 were met. The determination that the area qualified as an *Area in Need of Redevelopment, Without Condemnation*, was memorialized by the Joint Land Use Board by adoption of Resolution 2019-06 dated August 7, 2019.

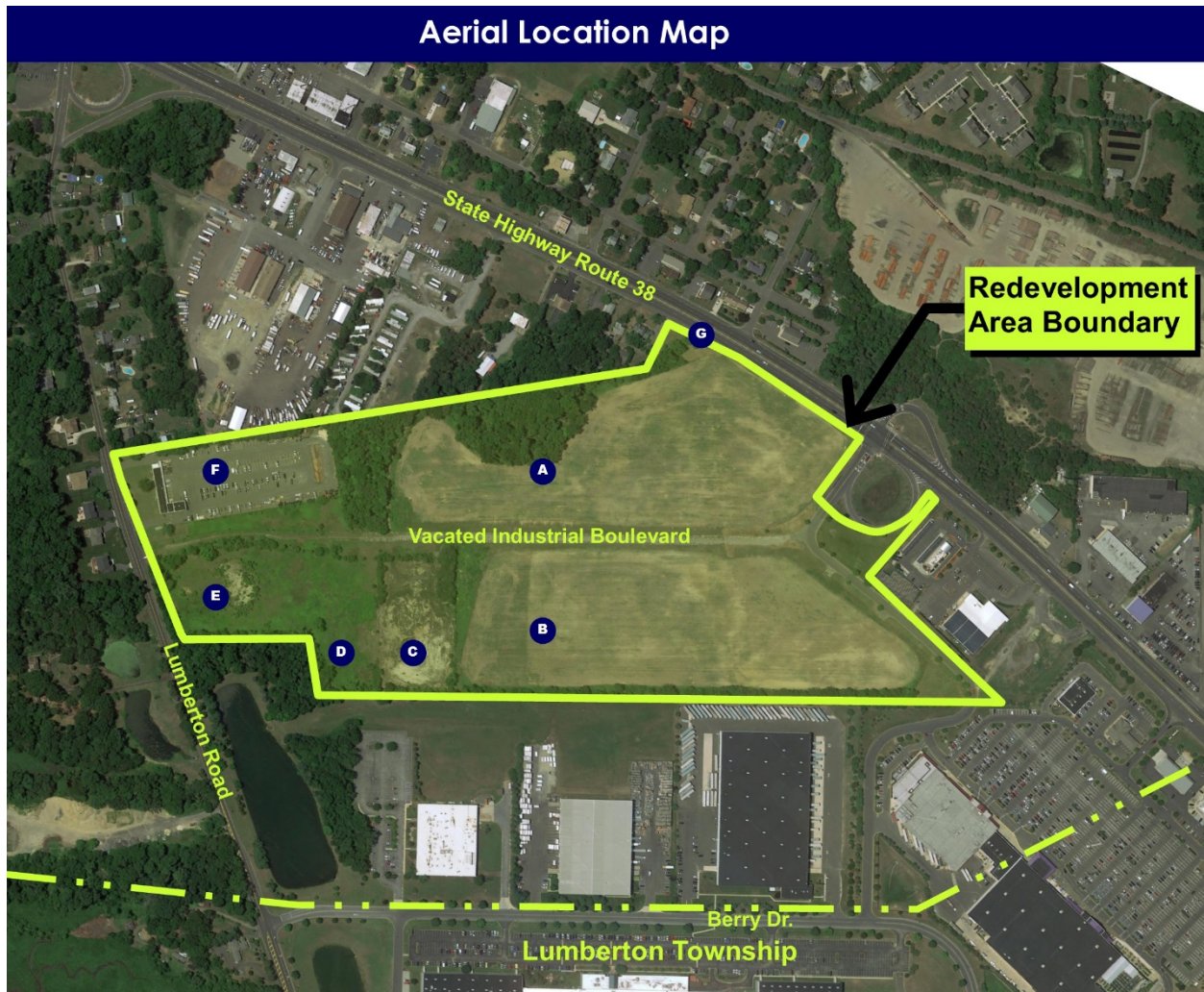
On August 13, 2019, by Resolution 2019-133-8 the Township Committee designated the parcels as an *Area in Need of Redevelopment, Without Condemnation*.

The Township of Hainesport desires to effectuate redevelopment of the **Lawrence Boulevard Redevelopment Area**, comprised of:

- Vacated Industrial Boulevard
- Block 96, Lot 1, 1.02, 1.03, and 1.07
- Block 96.01, Lot 1

- Block 96.02 Lot 1
- Block 83.01; Lots 1, 2, and 3.

Aerial Image Location Map



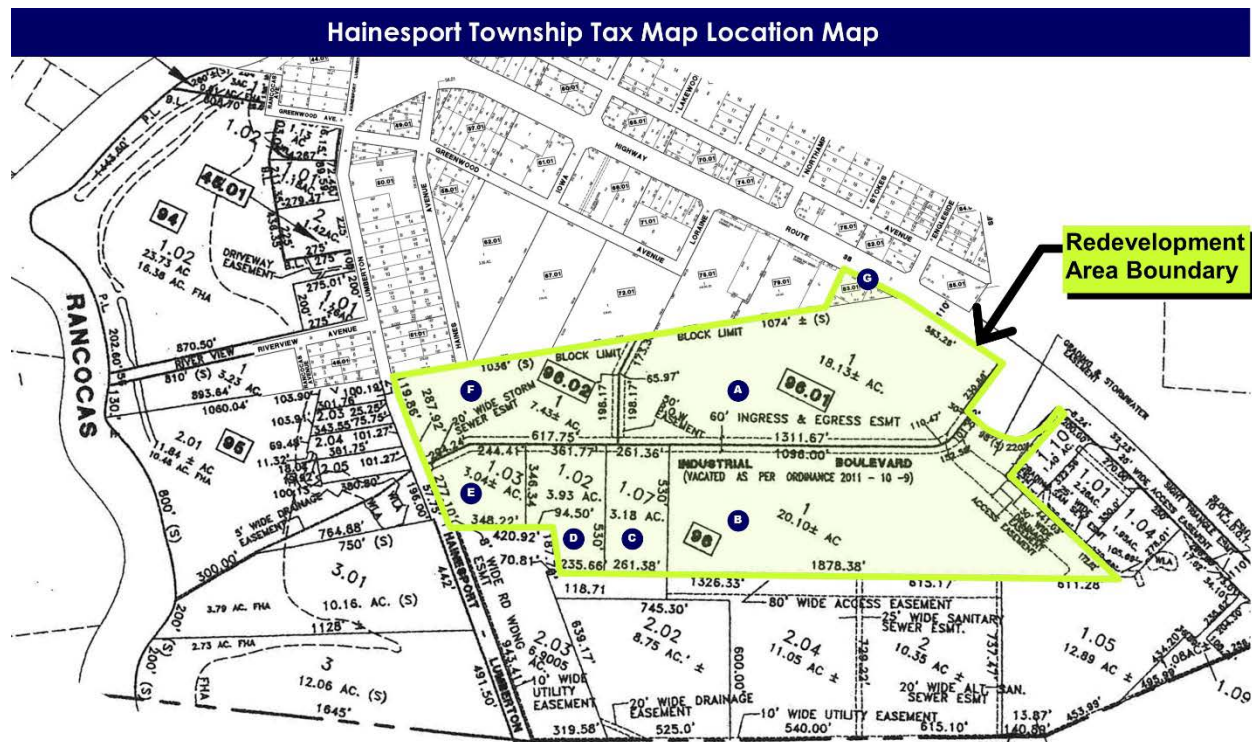
Parcel Data

Source- Department of the Treasury, Division of Taxation, Burlington County, NJ MOD-IV data, record details as of January 10, 2019.

Parcel Information–

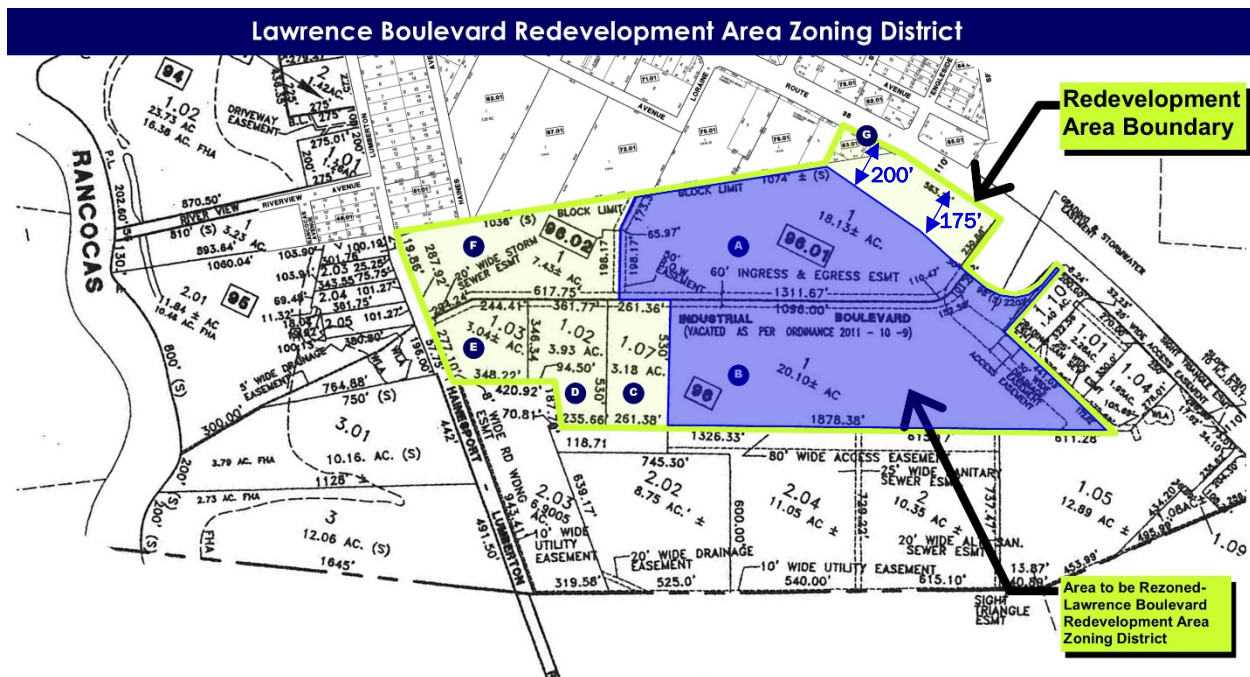
Map ID	Block	Lot(s)	Owner	Property Address	Approx. Acres	Prop. Class	Zone	Use/Description
A	96.01	1	ZENITH PROPERTIES, LLC	RTE 38	17.07	1	HC/I	Vacant
B	96	1	SENECA PROPERTIES, LLC	RTE 38 & INDUSTRIAL BLVD	19.06	1	I	Vacant
C	96	1.07	HAINESPORT TOWNSHIP	1225 INDUSTRIAL BLVD	3.0	15C	HC	Vacant, Former Tank Farm
D	96	1.02	CJ&M ASSOC OF HAINESPORT	1315 INDUSTRIAL BLVD	3.68	1	HC	Vacant
E	96	1.03	STA-SEAL	LUMBERTON RD	2.75	1	HC	Vacant
F	96.02	1	LUMBERTON RLTY, LLC C/O BACKES/HILL	625 LUMBERTON RD	6.86	4B	I	Verizon Facility
G	83.01	1, 2, 3	SENECA PROPERTIES, LLC	1488 RTE 38	-	1	HC	236'X194'

Tax Map



The Redevelopment Plan established the **Lawrence Boulevard Redevelopment Area (LBRA)** Zone District which governs the development of the central portion of the overall Redevelopment Area and includes all of Block 96, Lot 1 and a majority portion of Block 96.01, Lot 1, as shown in the image below. The remainder of the parcels in the Redevelopment Area will remain under their current zoning designation at this time.

Lawrence Boulevard Redevelopment Area Zoning District



D. Bancroft Lane Redevelopment Area

On August 13, 2018, the Hainesport Township Committee passed Resolution 2018-126-8, authorizing the Hainesport Township Joint Land Use Board to undertake an investigation to determine whether the referenced area meets the statutory criteria to be considered an ***Area in Need of Redevelopment or an Area in Need of Rehabilitation***, pursuant to the Local Redevelopment and Housing Law (LRHL).

The Determination of Need/Preliminary Investigation was reviewed by the Joint Land Use Board at a public hearing held on November 1, 2018, where the Board determined that multiple statutory criteria of N.J.S.A. 40A:12A-5 were met. The determination that the area qualified as an ***Area in Need of Rehabilitation***, was memorialized by the Joint Land Use Board by adoption of Resolution # 2018-13 dated November 1, 2018.

On November 7, 2018, by Resolution 2018-156-11 the Township Committee designated the tract, comprised of Block 100.14; Lot 12, as an ***Area in Need of Rehabilitation***.

The “**Bancroft Lane Rehabilitation Area**” or “**BLRA**,” is comprised of Block 100.14; Lot 12 and encompasses approximately 12 acres, located within the Highway Commercial (HC) Zoning District.

Aerial Image Location Map

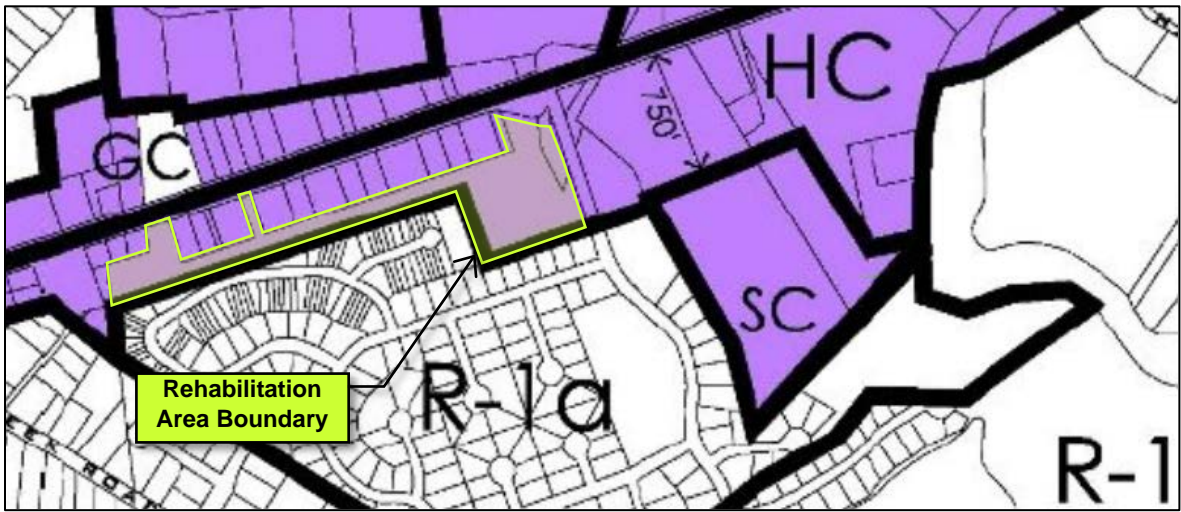


Zone Map

Excerpt from Hainesport Zoning Map (below)

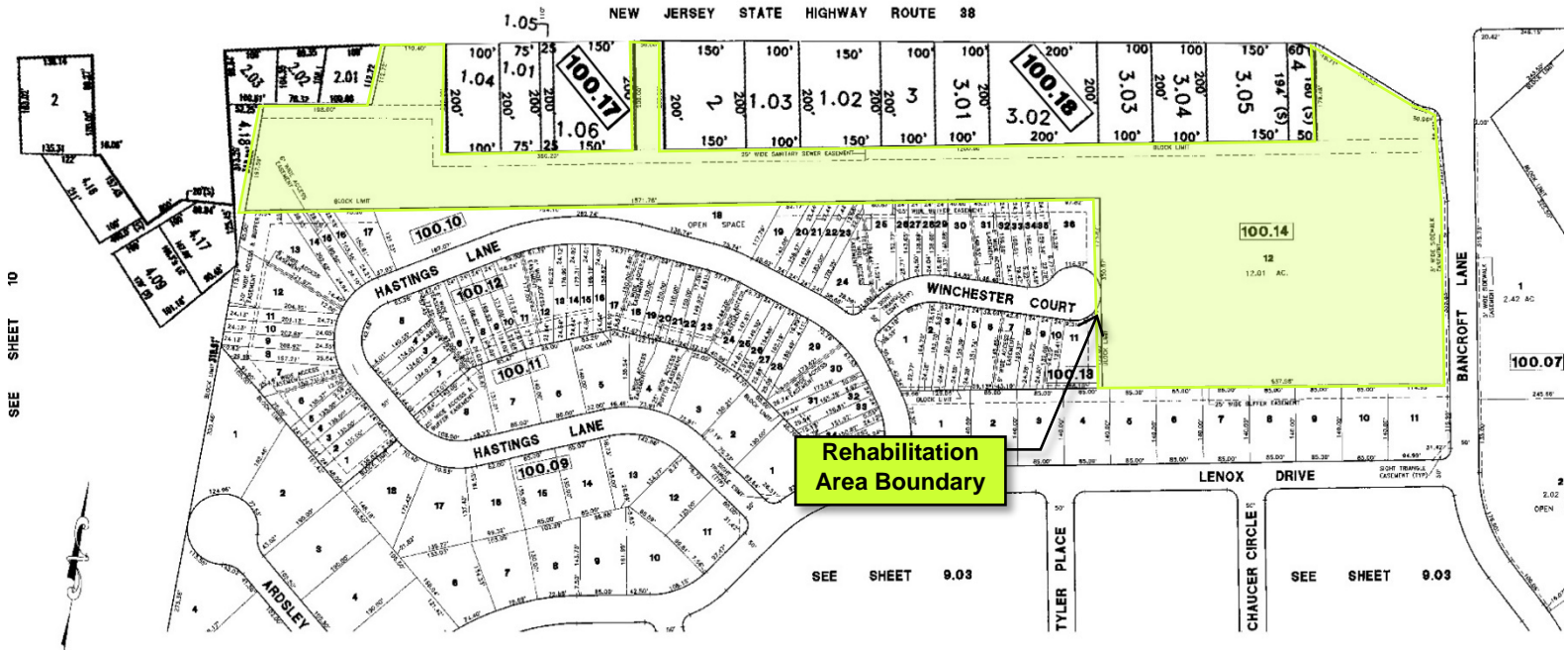
HC = Highway Commercial, SC= Senior Citizen, GC= General Commercial

R-1a =10,500 SF Residential (formerly PRD), R-1 = 20,000 SF Residential



Tax Map

The Composite Tax Map below illustrates the **Bancroft Lane Rehabilitation Area- Block 100.14, Lot 12.**



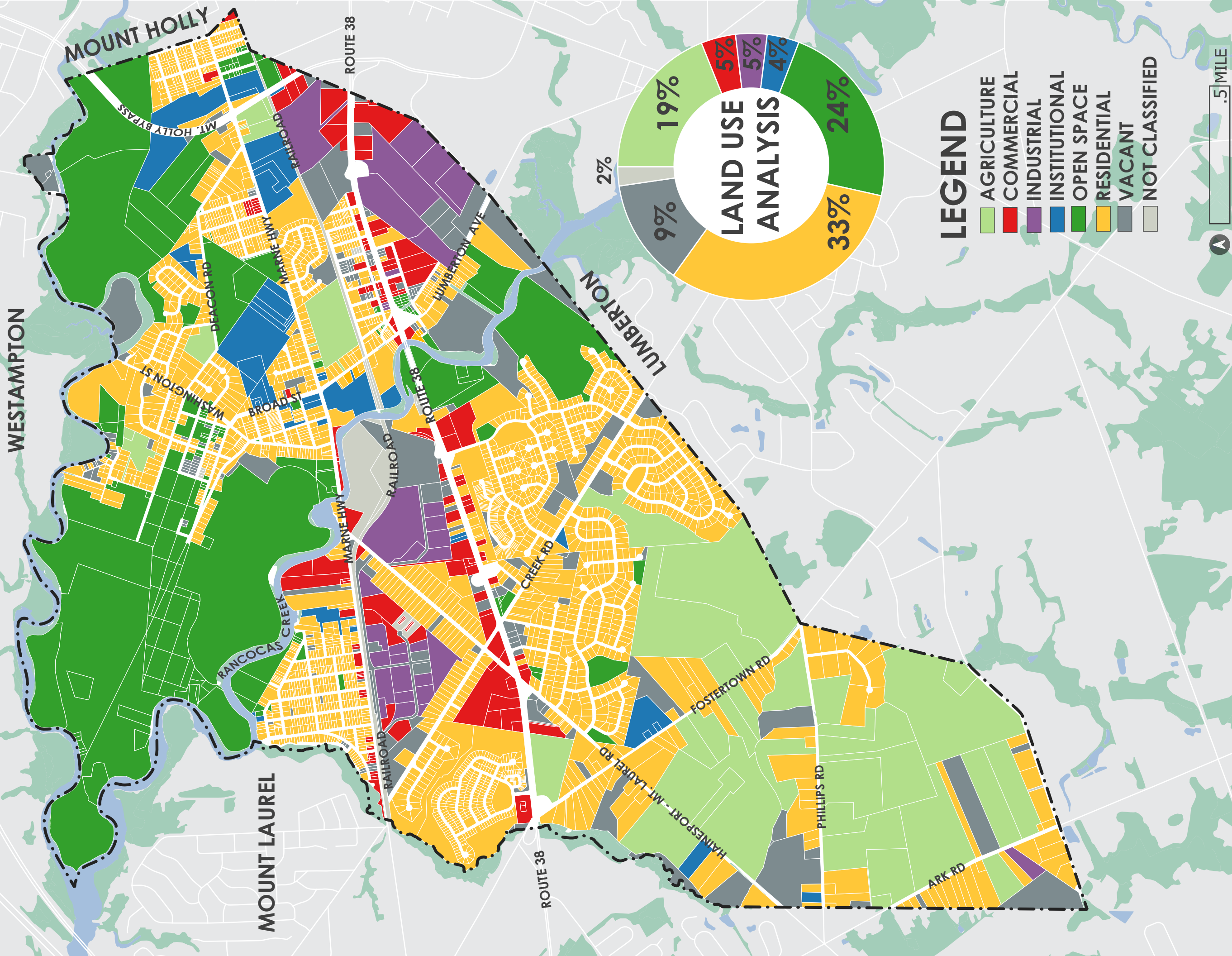
E. HITCO

The amended Redevelopment Plan adopted on September 8, 2015, was performed to comply with the statutory requirements of the New Jersey Local Redevelopment and Housing Law. On July 13, 2004, the Township Committee adopted a Redevelopment Plan for the HITCO brownfields site, which includes block 108, Lots 1.02, 3, 3.01, 4.05, and 4.06. The underlying Zoning of Highway Commercial is maintained on the subject site. It has been designated as a Redevelopment Area because of soil and groundwater contamination which requires remediation.

IX. Maps

EXISTING LAND USE MAP

HAINESPORT TOWNSHIP NJ



B. Land Use Plan

The JLUB recommends that a legible Land Use Plan map be developed in concert with the Zone Map.

X. Summary of Recommendations

XI. Bibliography

DRAFT - Township of Hainesport, Amended Housing Plan Element and Fair Share Plan, CGP&H, DRAFT October 15, 2021.

Longbridge Redevelopment Plan, Taylor Design Group, Introduced June 15, 2021, and adopted July 13, 2021.

Route 38 – Mt. Holly Bypass Redevelopment Plan, Taylor Design Group, Introduced January 27, 2021, and adopted February 16, 2021.

Lawrence Boulevard Redevelopment Plan, Taylor Design Group, Introduced September 10, 2019, and adopted October 8, 2019.

Bancroft Lane Redevelopment Plan, Taylor Design Group, Introduced April 1, 2019, and adopted May 14, 2019.

Redevelopment Plan Amendment (The former HITCO property), Ragan Design Group, July 13, 2004, and amended July 2015 and adopted on September 8, 2015.

The Forks of Rancocas Creek: A History of Rancocas State Park, Township of Hainesport, Burlington County Commissioners and Division of Parks, Paul W. Schopp, Historian, dated May 2013.

Reexamination Report, Ragan Design Group, December 2008.

Housing Element and Fair Share Plan, Ragan Design Group, December 2008.

Burlington County Comprehensive Farmland Preservation Plan (2009-2018), Burlington County Board of Commissioners & Burlington County Agricultural Development Board, 2008.

Route 38 Southwest Area Redevelopment Plan, Ragan Design Group, July 2006

Municipal Stormwater Management Plan, Richard A. Alaimo Group, February 2006.

Industrial Boulevard Redevelopment Plan, Ragan Design Group, October 2004

Hitco Redevelopment Plan, Ragan Design Group, June 2004

Master Plan Amending the Land Use, Open Space, and Conservation Elements, Ragan Design Group, April 2004.

Determination of Need Study – Route 38, Ragan Design Group, 2003

Rancocas Main Branches Greenway Plan, DVRPC, December 2002.

Reexamination Report, Ragan Design Group, October 2002.

Open Space and Recreation Plan, Ragan Design Group, August 2001.

Master Plan, Ragan Design Group, adopted December 3, 1987; and as amended July 5, 1989.

XII. Appendix – Master Plan, Preparation, Contents and Modification

Planning Boards are tasked with preparing the municipal master plan and conducting public hearings on the adoption, amendment, or creation of the required and optional elements. Master plans are intended to guide the use of lands within municipalities to protect public health and safety and promote the general welfare. The following characterizes the ***required*** elements as described by the statute as well as what the elements are required to contain.

N.J.S.A.40:55D-28b, “The master plan shall generally comprise a report or statement and land use and development proposals with maps, diagrams and text, presenting at least the following elements ***(1) and (2)*** and, where appropriate, the following elements ***(3)*** through (17)

“(1) A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;

“(2), A land use plan element

“(a) taking into account and stating its relationship to the statement provided for paragraph (1) hereof, and other master plan elements provided for in paragraphs (3) through (14) hereof and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands;

“(b) showing the existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational, and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;”

(c) regarding airports as may be applicable (see section);

“(d) including a statement of the standards of population density and development intensity recommended for the municipality;

“(e) regarding military facilities as may be applicable (see section);

“(f) any land use element adopted after 2017 (f and i-iii paraphrased, see section)

(i) smart growth,

(ii) storm resiliency

(iii) environmental sustainability

“(g) showing the existing and proposed location of public electric vehicle charging infrastructure;

“(3) A housing plan element, pursuant to section 10 of P.L. 1985, c. 222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;”¹

“(4) A circulation plan element...”

“(5) A utility service plan element...”

“(6) A community facilities plan element...”

“(7) A recreation plan element...”

“(8) A conservation plan element...”

“(9) An economic plan element...”

“(10) An historic preservation plan element...”

“(11) Appendices or separate reports containing technical...”

“(12) A recycling plan element...”

“(13) A farmland preservation plan element...”

“(14) A development transfer plan element...”

“(15) An educational facilities plan element...”

“(16) A green buildings and environmental sustainability plan element...”

“(17) A public access plan element...”

“N.J.S.A. 40:55D-28 c. The master plan and its plan elements may be divided into subplans and subplan elements projected according to periods of time or sequences.

“d. The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as development in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act...(4) the district solid waste management plan required pursuant to the provisions of the “Solid Waste Management Act” of the county...”

¹ *“N.J.S.A. 40:55D-62. Power to Zone. The governing body may adopt or amend a zoning ordinance relating to the nature and extent of uses of land and of buildings and structures thereon. Such ordinance shall be adopted after the planning board has adopted the **land use plan element and the housing plan element of a master plan**, and all provision of such zoning ordinance or any amendment or revision thereto shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or design to effectuate such plan elements...”*