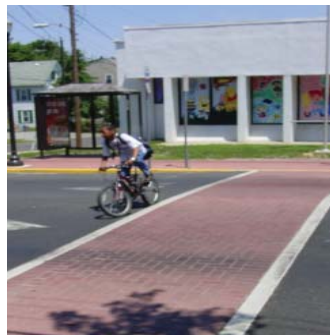


Master Plan Re-examination Report



Township of Monroe
Gloucester County, NJ

February 2012



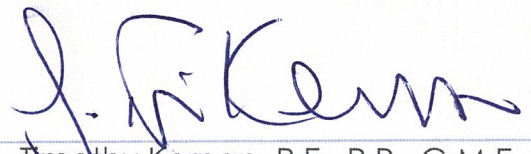
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MONROE TOWNSHIP
Gloucester County, New Jersey

MASTER PLAN RE-EXAMINATION REPORT
February 2012

Adopted By:
MONROE TOWNSHIP PLANNING BOARD
February 23, 2012
Resolution No. PB-12-12
Adopted Pursuant to N.J.S.A. 40:55D-89,
The New Jersey Municipal Land Use Law

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TABLE OF CONTENTS

1. Introduction	Page 1
2. Overview	Page 2
3. The Major Problems and Objectives related to land development in the Township at the time of the last Master Plan Re-Examination.	Page 3
4. The extent to which such problems and objectives have been reduced or have been increased subsequent to the last Master Plan Re-examination adoption.	Page 3
5. 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.	Page 4
6. Specific changes recommended for the Master Plan or development regulations.	Page 5

FIGURE

- Forest and Rural Development Areas subject to mandatory clustering

APPENDIX

1. Recommended Land Management Code Changes
 - Response to Amendments to the Pinelands CMP related to cluster development, wetlands management and forestry
An ordinance amending Chapter 175, Land Management, of the code of the Township of Monroe, County of Gloucester and State of New Jersey

ACKNOWLEDGEMENTS

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1. INTRODUCTION

The Township of Monroe, as well as other municipalities within the State of New Jersey, is required to maintain an up-to-date Master Plan and associated development regulations. The Township has undertaken this review of its planning in accordance with the New Jersey Municipal Land Use Law (NJSA 40:55D-89) which requires, at least every six (6) years, a general reexamination of the Master Plan and development regulations by the Planning Board. This Re-examination Report fulfills this local obligation. Furthermore, this report must be adopted by the Planning Board by resolution, a copy of which report and resolution shall be sent to the County Planning Board and Pinelands Commission. A notice that the report and resolution have been adopted shall be sent to the Municipal Clerk of each adjoining municipality. With the adoption of this report in 2012, the next required re-examination of the Master Plan will be in 2018.

It is important to note that the last comprehensive Master Plan was prepared and adopted by the Planning Board in September 2004.

Since 2004, the following changes have occurred:

- A. The adoption of two new redevelopment plans and the amendment of an existing redevelopment plan.
- B. The adoption of a Township Pedestrian Circulation Plan.
- C. The adoption of a Township Housing Element and Fair Share Plan.
- D. The adoption of a Township Stormwater Management Plan.
- E. Gloucester County's submission to the State of New Jersey of a Cross-Acceptance Report with Township input.
- F. Two Amendments to the Master Plan in 2007.
- G. One Amendment to the Master Plan in 2008.
- H. One Amendment to the Master Plan in 2009.
- I. One Amendment to the Acme Shopping Center Redevelopment Plan (entitled Williamstown Square) in 2010.
- J. One Amendment to the Master Plan in 2010.

This Re-examination Report has been prepared as a result of new or revised Pinelands Comprehensive Management Plan (CMP) requirements. Three (3) sets of amendments to the CMP were adopted by the Commission during the past three years. Specifically, these amendments established standards for wetlands management, forestry and residential cluster development in Pinelands Forest and Rural Development Areas.

As a result, this report recommends amendments to the Master Plan and/or associated Land Management Code to be consistent with the CMP.

2. OVERVIEW

According to the New Jersey Municipal Land Use Law (MLUL) the re-examination must discuss and contain the following:

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

The purpose of the re-examination requirement is to ensure that the local Master Plan and development regulations remain viable, current and capable of addressing the development pressures and concerns of the municipality.

3. THE MAJOR PROBLEMS AND OBJECTIVES RELATED TO LAND DEVELOPMENT IN THE TOWNSHIP AT THE TIME OF THE LAST MASTER PLAN RE-EXAMINATION

At the time of the last Master Plan Re-examination in 2010 the biggest problems related to land development in Monroe, as in most all other locations, were the poor economy and depressed housing market. The Township had experienced a rapid growth in the construction of single-family detached housing in the 1990's and first half of the 2000's. This growth increased the population from 26,703 in 1990 to approximately 33,000, an increase of nearly 25% in less than two decades. As a result, the school system experienced a large influx of students and numerous expansions to the schools have occurred.

With the rise in population and active marketing on the part of the administration, large retailers and their developers began exploring development opportunities in the Township. The potential impact to the ratable base is viewed as a welcome and positive change.

The economic downturn has significantly slowed the objective of achieving a more diverse and stable ratable base.

Another problem the Township faced was planning for their fair share of affordable housing while the rules and regulations governing such were in a state of flux and numerous lawsuits against the Council on Affordable Housing (COAH) were working their way through the courts. Since that time COAH has been eliminated and its duties transferred to the DCA's Local Planning Services. The Township has remained committed to providing a realistic opportunity for the provision of a significant amount of affordable housing.

Lastly, new residents moving into the Township and existing residents moving within the Township have not enjoyed a variety of housing choices with the residential growth. As stated earlier, most of the new construction has been of single-family detached homes. The Township understands the importance of a diverse housing stock.

4. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE BEEN INCREASED SUBSEQUENT TO THE LAST MASTER PLAN RE-EXAMINATION ADOPTION.

The economic downturn has continued right up until the present. While signs of a recovery began emerging in mid to late 2009, the recovery has been painfully slow. The stock market appears steadier and consumer confidence is improving. In the housing market, the current expectation is that new home sales will continue to be slow this year but start to improve in 2013.

In retail, the construction of the new Super Wal-Mart is nearing completion and additional development is forecasted on the near horizon.

With regard to affordable housing, Scotland Commons, consisting of 132 affordable family rental units, is now open.

Also, recent residential development approvals have mostly been for multi-family construction.

So while some of the problems have diminished since 2010, more improvement is needed. For Monroe Township, this hopefully will mean the construction of a wider variety of housing affordable to a larger spectrum of households by income. It is also hoped that retail and other forms of non-residential development will follow on the heels of the Super Wal-Mart.

5. 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.

There have not been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations since 2010. However, the Pinelands Commission has recently amended the CMP by establishing standards for wetlands management, forestry and residential cluster development in Pinelands Forest and Rural Development Areas.

With regard to wetlands management, the amendments relate to activities that are permitted within wetlands. The CMP recognizes that wetlands are vital to the ecological character of the Pinelands – that they provide critical habitats for many rare plant and animal species and they play an equally important role in maintaining ground and surface water quality. Furthermore, wetlands provide critical stormwater storage capacity that helps to control flooding.

The amendments allow, under limited circumstances, vegetation management activities which “restore” natural wetland vegetation communities. These circumstances are where:

- a. wetlands have been impacted by exotic species;
- b. efforts will return farm fields no longer active, back to wetlands; and
- c. to achieve ecological goals.

The amendments incorporate these provisions for wetlands management in the CMP.

With regard to forestry, the CMP, adopted in 1980, recognized that more than any other feature the unique vegetation of the Pinelands, its dense pine and oak forests, cedar and hardwood swamps, pitch pine lowlands, bogs and marshes gives the region its distinctive and essential character.

The Commission's forestry program is intended to meet the objectives of these policies by providing opportunities for the continuing use of the region's forest resources that are compatible with the maintenance of the Pinelands environment.

The intent of the amendments is to provide more direct and specific guidance to potential applicants regarding the practices that could be employed to manage Pinelands forests by incorporating descriptions of such practices within the body of the forestry rules.

With regard to residential cluster development in Pinelands Forest and Rural Development Areas, the Commission's increasing concern with the negative environmental impacts of forest fragmentation prompted a re-examination of the cluster development provisions in the CMP.

Clustering is a type of development that allows reduced minimum lot sizes in exchange for the preservation of open space or some other desirable feature of the property. Density remains the same overall.

Protected land may be owned by a homeowners association, a non-profit organization, the municipality itself or included as part of one of the residential lots within the cluster, subject to a protective easement.

Proposed N.J.A.C. 7:50-5.19(c) requires that clustering of residential development occur in both the Forest and Rural Development Areas whenever two or more lots are proposed, except in cases where doing so would:

- a. conflict with a municipal development transfer program (so called “off-site clustering”);
- b. be inconsistent with the minimum environmental standards set forth in subchapter 6 of the CMP; or
- c. disrupt the contiguity of the forest ecosystem to a greater degree than non-clustered development.

Some noted observations in the amendments are bonus densities are provided and mandatory, clustering is exempt from the scenic corridor standards and septic systems can be of a conventional design.

Figure No. 1 identifies those properties in Monroe Township likely to be affected by the new clustering provisions.

6. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

Appendix 1 contains recommended changes to the Land Management code resulting from this re-examination.

FIGURE 1

Forest and Rural Development Areas
subject to mandatory clustering

APPENDIX 1

Recommended Land Management Code Changes

An ordinance amending Chapter 175, Land Management, of the code of the Township of Monroe, County of Gloucester and State of New Jersey

BE IT ORDAINED by the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, as follows:

- I. **PURPOSE:** The purpose of this Ordinance is to amend Chapter 175, Land Management, of the Code of the Township of Monroe in response to amendments to the Pinelands Comprehensive Management Plan related to cluster development, wetlands management and forestry, effective April 6, 2009, December 1, 2009 and March 1, 2010, respectively.
- II. Article III, Definitions and Word Usage, §175-11, "Definitions", is hereby amended by replacing or adding the following definitions:

ARTIFICIAL REGENERATION - The establishment of tree cover through direct or supplemental seeding or planting.

BEDDING – A silvicultural practice involving the preparation of land before planting in the form of small mounds so as to concentrate topsoil and elevate the root zone of seedlings above temporary standing water.

BROADCAST SCARIFICATION - A silvicultural practice involving the dragging of cut trees or other objects across a parcel to remove or reduce above-ground shrub cover, debris, leaf litter and humus without disturbance to mineral soil horizons and associated roots.

CLEARCUTTING - A silvicultural practice involving removal of an entire forest stand in one cutting for purposes of regeneration either obtained artificially, by natural seed or from advanced regeneration. Clearcutting typically results in the removal of all woody vegetation from a parcel in preparation for the establishment of new trees; however, some trees may be left on the parcel.

COPPICING - A silvicultural practice involving the production of forest stands from vegetative sprouting by the trees that are harvested (stump sprouts, root suckers, and naturally rooted layers). Coppicing typically involves short rotations with dense stands of short trees.

DISKING - A silvicultural practice involving the drawing of one or more heavy, round, concave, sharpened, freely rotating steel disks across a site for the purposes of cutting through soil and roots or cutting and turning a furrow over an area

DRUM CHOPPING - A silvicultural practice involving the drawing of a large cylindrical drum with cutting blades mounted parallel to its axis across a site to break up slash, crush scrubby vegetation prior to burning or planting or to chop up and disturb the organic turf and roots in the upper foot of soil.

FORESTRY - The planting, cultivating and harvesting of trees for the production of wood products, including firewood or for forest health. It includes such practices as reforestation, site preparation and other silvicultural practices, including but not limited to artificial regeneration, bedding, broadcast scarification, clearcutting, coppicing, disking, drum chopping, group selection, individual selection, natural regeneration, root raking, seed tree cut, shelterwood cut and thinning. For purposes of this Chapter, the following activities shall not be defined as forestry:

- A. Removal of trees located on a parcel of land one acre or less on which a dwelling has been constructed;
- B. Horticultural activities involving the planting, cultivating or harvesting of nursery stock or Christmas trees;
- C. Removal of trees necessitated by the development of the parcel as otherwise authorized by this Chapter;

- D. Removal of trees necessary for the maintenance of utility or public rights of way;
- E. Removal or planting of trees for the personal use of the parcel owner; and
- F. Removal of trees for public safety.

FOREST STAND - A uniform group of trees of similar species, composition, size, age and similar forest structure.

GROUP SELECTION - A silvicultural practice whereby a group of trees is periodically selected to be removed from a large area so that age and size classes of the reproduction are mixed.

IMPERMEABLE SURFACE — Any surface which does not permit fluids to pass through or penetrate its pores or spaces, typically having a maximum permeability for water of 10⁻⁷ cm/second at the maximum anticipated hydrostatic pressure. The term "impermeable" is equivalent in meaning.

IMPERVIOUS SURFACE — Any surface that has been compacted or covered with a layer of material so that it prevents, impedes or slows infiltration or absorption of fluid, including stormwater directly into the ground, and results in either reduced groundwater recharge or increased stormwater runoff sufficient to be classified as impervious in Urban Areas by the United States Department of Agriculture, Natural Resources Conservation Service Title 210 - Engineering, 210-3-1 - Small Watershed Hydrology (WINTR-55) Version 1.0. Such surfaces may have varying degrees of permeability.

INDIVIDUAL SELECTION - A silvicultural practice whereby single trees are periodically selected to be removed from a large area so that age and size classes of the reproduction are mixed.

NATURAL REGENERATION - The establishment of a plant or plant age class from natural seeding, sprouting, suckering or layering.

PERMEABILITY - The rate at which water moves through a unit area of soil, rock, or other material at hydraulic gradient of one.

PINELANDS NATIVE FOREST TYPE – See N.J.A.C. 7:50-6.43.

RESOURCE MANAGEMENT SYSTEM PLAN- A plan, prepared in accordance with the United States Department of Agriculture, Natural Resources Conservation Service New Jersey Field Office Technical Guide, dated June 2005. Such plans shall prescribe needed land treatment and related conservation and natural resources management measures, including forest management practices, for the conservation, protection and development of natural resources, the maintenance and enhancement of agricultural or horticultural productivity, and the control and prevention of non-point source pollution; and establish criteria for resource sustainability of soil, water, air, plants and animals.

ROOT RAKING - A silvicultural practice involving the drawing of a set of tines, mounted on the front or trailed behind a tractor, over an area to thoroughly disturb tree and vegetation roots and/or to collect stumps and slash.

SEED TREE CUT - A silvicultural practice involving the removal of old forest stand in one cutting, except for a small number of trees left singly, in small groups or narrow strips, as a source of seed for natural regeneration.

SHELTERWOOD CUT - A silvicultural practice involving the establishment of a new, essentially even-aged forest stand from release, typically in a series of cuttings, of new trees started under the old forest stand. A shelterwood cut involves the establishment of the new forest stand before the old forest stand is removed.

THINNING - A silvicultural practice involving the removal of competing trees to favor certain species, sizes and qualities of trees.

WETLANDS MANAGEMENT - The establishment of a characteristic wetland or the removal of exotic species or Phragmites from a wetland in accordance with the standards of N.J.A.C. 7:50-6.10. For purposes of this definition, exotic species are those that are not indigenous to North America.

III. Article XIII, Design, Performance and Evaluation Standards, is hereby amended through the addition of the following as §175-94.1:

175-94.1 Cluster Developments in the FD-10, FD-40, RD-A, RD-RR and RD-RS Zones

A. In the FD-10, FD-40, RD-A, RD-RR and RD-RS Zones, clustering of single-family detached dwellings shall be required whenever two or more units are proposed as part of a residential development. In the RD-A, RD-RR and RD-RS Zones, two-family or twin units may also be permitted as part of a cluster development. The following standards shall apply:

(1) Permitted density:

(a) In the FD-10 Zone: one unit per per 10 acres;

(b) In the FD-40 Zone: one unit per 40 acres;

(c) In the RD-A Zone: one unit per 8 acres;

(d) In the RD-RR Zone: one unit per 3.2 acres;

(e) In the RD-RS Zone: one unit per 5 acres.

(2) The number of residential lots permitted within the cluster shall be calculated on the basis of the size of the parcel of land and the density permitted in Subsection A(1) above, with a bonus applied as follows:

Parcel Size	RD-RR Zone	RD-A and RD-RS Zones	FD-10 Zone	FD-40 Zone
<50 acres	0	0	0	0
50-99.99 acres	10%	15%	20%	25%
100-149.99 acres	15%	20%	25%	30%
≥150 acres	20%	25%	30%	40%

(3) The residential cluster shall be located on the parcel such that the development area:

(a) Is located proximate to existing roads;

(b) Is located proximate to existing developed sites on adjacent or nearby parcels;

(c) Is or will be appropriately buffered from adjoining or nearby non-residential land uses; and

(d) Conforms with the minimum environmental standards of N.J.A.C. 7:50-6.

(4) Development within the residential cluster shall be designed as follows:

(a) Residential lots shall be one acre in size but may be larger if dictated by unusual site conditions. In no case shall the average size of residential lots within a cluster exceed 1.1 acres;

(b) The minimum bulk requirements specified in the Schedule of Limitations: Rural Development Zoning Districts for cluster development shall apply;

(c) Individual on-site septic waste water treatment systems which are not intended to reduce the

level of nitrate/nitrogen in the waste that comply with the standards of §175-149G may serve the lots within the cluster development area. However, in the event that existing agricultural uses will continue on the parcel in accordance with Subsection (5)(b)[2] below, individual on-site septic waste water treatment systems shall comply with the standards of §175-149H or I. Community on-site waste water treatment systems serving two or more residential dwelling units which meet the standards of §175-149H or I shall also be permitted;

- (d) The residential cluster development area shall include such land and facilities as are necessary to support the development, including wastewater facilities, stormwater management facilities and recreation amenities; and
 - (e) Permitted recreation amenities may include playgrounds, tot lots, swimming pools, tennis courts and other such recreational facilities, which are solely for use by the residents of the cluster development. Recreational amenities shall not be limited to the foregoing so that the applicant may propose additional facilities. All such facilities shall be accessory to the residential cluster development. No advertising or commercial enterprise shall be permitted. In no case may such amenities occupy more than one-half acre of land or the equivalent of one acre of land for every 25 residential lots, whichever is greater.
- (5) The balance of the parcel located outside of the residential cluster development shall be owned and managed by a duly constituted homeowners' association, a non-profit conservation organization, Monroe Township or incorporated as part of one of the lots within the cluster development area.
- (a) All such land shall be permanently protected through recordation of a deed of conservation restriction. Such restriction shall be in favor of Monroe Township or another public agency or non-profit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission; and
 - (b) The deed of restriction shall permit the parcel to be managed for:
 - [1] Low intensity recreation, ecological management and forestry, provided that no more than five percent of the land may be cleared, no more than one percent of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the requirements of Chapter 175; and
 - [2] Where agricultural use exists on a parcel proposed for cluster development, the following standards shall apply:
 - [i] For those agricultural uses in existence as of April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses and the expansion of the area of agricultural use by up to 50 percent;
 - [ii] For those agricultural uses established after April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses, provided the agricultural use has been in existence for a period of at least five years prior to submission of an application for cluster development;
 - [iii] For those agricultural uses established after April 6, 2009 which do not meet the standards of Subsections (b)[2][i] or [ii] above, the deed of restriction shall permit the land to be managed only in accordance with (b)[1] above and shall not provide for continuation of any agricultural use on the parcel;
 - [iv] The deed of restriction to be recorded pursuant to Subsections (b)[2][i] or [ii] above shall authorize agricultural uses and provide that impervious surface may not exceed that which currently exists or three percent, whichever is greater, unless a Resource Management System Plan has been prepared. Before these impervious surface limits may be exceeded, evidence of Pinelands Commission approval of the Resource Management System Plan shall be provided. If the deed of restriction is in favor of Gloucester County or the State Agricultural Development Committee,

evidence of their approval shall also be provided; and

- [v] For parcels which meet the standards of Subsections (b) [2] [i] or [ii] above, a provision shall be recorded in the deed for each residential lot within the cluster development area which acknowledges agricultural use of the protected land outside the cluster development area and recognizes the legal protections afforded to that use through the deed of restriction and any applicable statutes.

IV. Article XIII, Design, Performance and Evaluation Standards, §175-107B and C, Forestry, are hereby replaced in their entirety with the following:

B. Forestry application requirements. The information in Subsection B(1) or (2) below shall be submitted to the Township Zoning Officer prior to the issuance of any forestry permit:

- (1) For forestry activities on a parcel of land enrolled in the New Jersey Forest Stewardship Program, a copy of the approved New Jersey Forest Stewardship Plan. This document shall serve as evidence of the completion of an application with the Pinelands Commission as well as evidence that the activities are consistent with the standards of the Pinelands Comprehensive Management Plan. No certificate of filing from the Pinelands Commission shall be required.

(2) For all other forestry applications:

- (a) The applicant's name and address and his interest in the subject parcel;
- (b) The owner's name and address, if different from the applicant's, and the owner's signed consent to the filing of the application;
- (c) The description, including block and lot designation and street address, if any, of the subject parcel;
- (d) A description of all existing uses of the subject parcel;
- (e) A brief written statement generally describing the proposed forestry operation;
- (f) A USGS Quadrangle map, or copy thereof, and a copy of the municipal tax map sheet on which the boundaries of the subject parcel, the Pinelands management area designation and the municipal zoning designation are shown;
- (g) A forestry management plan that includes, as appropriate:

[1] A cover page for the plan containing:

- [i] The name, mailing address and telephone number of the owner of the subject parcel;
- [ii] The municipality and county in which the subject parcel is located;
- [iii] The block and lot designation and street address, if any, of the subject parcel;
- [iv] The name and address of the forester who prepared the plan, if not prepared by the owner of the subject parcel; and
- [v] The date the plan was prepared, subsequent revision dates and the period of time the plan is intended to cover;

- [2] A clear and concise statement of the owner's objectives for undertaking the proposed forestry activities, including a description of the short- (five years) and long-term (20 years) objectives for all proposed silvicultural techniques that will be used to manage the parcel;
- [3] A description of the existing conditions of the subject parcel and of each forest stand in which a proposed activity, prescription or practice will occur. These stand descriptions shall include photographs of each stand taken at eye level showing the location of all Pinelands Native Forest Types, as identified at N.J.A.C. 7:50-6.43, and shall be keyed to an activity map that shall include, as appropriate, the following information:
 - [i] The number of acres;
 - [ii] The general condition and quality of each stand;
 - [iii] The overall site quality, relative to the management goals and objectives identified in subsection (2)(g)[2] above;
 - [iv] An inventory and map of Pinelands Native Forest Types with Native Forest Types broken into "stands," including information on type, size and volume by species;
 - [v] The age of representative trees;
 - [vi] The species composition, including overstory, understory, ground layer structure and composition;
 - [vii] The stand cohort composition;
 - [viii] The percent cover;
 - [ix] The basal area;
 - [x] The structure, including age classes, diameter breast height (DBH) classes and crown classes;
 - [xi] The condition and species composition of advanced regeneration when applicable;
 - [xii] A stocking table showing the stocking levels, growth rates and volume;
 - [xiii] Projections of intended future stand characteristics at 10-, 20-, and 40-year intervals;
 - [xiv] A description of the forestry activities, silvicultural prescriptions, management activities and practices proposed during the permit period and the acreage proposed for each activity. These may include, but are not necessarily limited to, a description of:
 - [A] Stand improvement practices;
 - [B] Site preparation practices;
 - [C] Harvesting practices;
 - [D] Regeneration and reforestation practices;
 - [E] Improvements, including road construction, stream crossings, landings, loading areas and skid trails;
 - [F] Herbicide treatments;

- [G] Silvicultural treatment alternatives;
 - [H] If planting will occur to accomplish reforestation, the application shall include seed sources records, if such records are available;
 - [I] Implementation instructions; and
 - [J] Measures that will be taken to prevent the potential spread of exotic plant species or Phragmites into wetlands; and
- [xv] A description, if appropriate, of the forest products to be harvested, including volume expressed in cords and board feet; diameter breast height (DBH) classes and average diameter; age; heights; and number of trees per acre; and
- [4] A map of the entire parcel which includes the following:
- [i] The owner's name, address and the date the map was prepared;
 - [ii] An arrow designating the north direction;
 - [iii] A scale which is not smaller than one inch equals 2,000 feet or larger than one inch equals 400 feet;
 - [iv] The location of all property lines;
 - [v] A delineation of the physical features such as roads, streams and structures;
 - [vi] The identification of soil types (a separate map may be used for this purpose);
 - [vii] A map inset showing the location of the parcel in relation to the local area;
 - [viii] Clear location of the area and acreage in which each proposed activity, prescription or practice will occur. If shown on other than the property map, the map or maps shall note the scale, which shall not be smaller than one inch equals 2,000 feet or larger than one inch equals 400 feet, and shall be appropriately keyed to the property map; and
 - [ix] A legend defining the symbols appearing on the map.
- (h) A letter from the Office of Natural Lands Management identifying any threatened or endangered plants or animals reported on or in the immediate vicinity of the parcel and a detailed description by the applicant of the measures proposed to meet the standards set forth in §175-103 and 147A;
- (i) A cultural resource survey documenting cultural resources on those portions of the parcel where ground disturbance due to site preparation or road construction will occur and a detailed description of the measures proposed by the applicant to treat those cultural resources in accordance with §175-110;
- (j) A statement identifying the type, location and frequency of any proposed herbicide treatments and how such treatments will comply with the standards set forth in subsection C(9)(b) below;
- (k) A statement identifying the specific steps to be taken to ensure that trees or areas to be harvested are properly identified so as to ensure that only those trees intended for harvesting are harvested;

- (l) Written comments from the New Jersey State Forester concerning the extent to which the proposed forestry activities are consistent with the guidelines provided in the New Jersey Forestry and Wetlands Best Management Practices Manual developed by the New Jersey Department of Environmental Protection, dated October 1995, as amended. Any such comments which indicate that the proposed activities are not consistent with said Manual must be addressed by the applicant in terms of their potential impact on the standards set forth in C. below; and
- (m) A Certificate of Filing from the Pinelands Commission issued pursuant to N.J.A.C. 7:50-4.34; and
- (n) When prior approval for the forestry activities has been granted by the Zoning Officer or other municipal approval agency, a letter from the Pinelands Commission indicating that the prior approval has been reviewed pursuant to §175-63.

C. Forestry standards. Forestry operations shall be approved only if the applicant can demonstrate that the standards set forth below are met:

- (1) All forestry activities shall serve to maintain Pinelands native forest types, including those which are locally characteristic, except in those stands where other forest types exist;
- (2) Any newly developed access to lands proposed for harvesting shall avoid wetland areas except as absolutely necessary to harvest wetlands species or to otherwise gain access to a harvesting site;
- (3) The following actions shall be required to encourage the establishment, restoration or regeneration of Atlantic White Cedar in cedar and hardwood swamps:
 - (a) Clearcutting cedar and managing slash;
 - (b) Controlling competition by other plant species;
 - (c) Utilizing fencing and other retardants, where necessary, to protect cedar from overbrowsing;
 - (d) Utilizing existing streams as cutting boundaries, where practical;
 - (e) Harvesting during dry periods or when the ground is frozen; and
 - (f) Utilizing the least intrusive harvesting techniques, including the use of winches, corduroy roads and helicopters, where practical.
- (4) All forestry activities and practices shall be designed and carried out so as to comply with the standards set forth in §175-103 and 147A. The species accounts provided in the "Recommended Forestry Management Practices Report," Appendix I - Endangered Animals, dated March 2006, as amended and supplemented and available at the principal office of the Commission or at www.nj.gov/pinelands, may be utilized as a guide for meeting these standards;
- (5) All forestry activities and practices shall be designed and carried out so as to comply with the standards for the land application of waste set forth in N.J.A.C. 7:50 6.79, except as expressly authorized in this section;
- (6) All forestry activities and practices shall be designed and carried out so as to comply with the standards for the protection of historic, archaeological and cultural resources set forth in §175-110;
- (7) A vegetated streamside management zone shall be maintained or established adjacent to streams, ponds, lakes and marshes, except that no streamside management zone shall be required when Atlantic White Cedar is proposed to be harvested, established, restored or regenerated. The

streamside management zone shall be at least 25 feet in width. Where soils are severely erodible, slopes exceed 10 percent or streamside vegetation is not vigorous, the streamside management zone shall be increased up to a maximum of 70 feet to buffer the water body from adjacent forestry activities;

- (8) Stream crossings, access roads, timber harvesting, skid trails, log decks, portable sawmill sites, site preparation, and reforestation shall be designed and carried out so as to:
 - (a) Minimize changes to surface and ground water hydrology;
 - (b) Minimize changes to temperature and other existing surface water quality and conditions;
 - (c) Prevent unnecessary soil erosion, siltation and sedimentation; and
 - (d) Minimize unnecessary disturbances to aquatic and forest habitats.
- (9) The following standards shall apply to silvicultural practices for site preparation, either before or after harvesting:
 - (a) In areas with slopes of greater than 10 percent, an undisturbed buffer strip of at least 25 feet in width shall be maintained along roads during site preparation to catch soil particles;
 - (b) Herbicide treatments shall be permitted, provided that:
 - [1] The proposed treatment is identified in the forestry application submitted to the Zoning Officer pursuant to subsection B(2)(j) above;
 - [2] Control of competitive plant species is clearly necessary;
 - [3] Control of competitive plant species by other, non-chemical means is not practical;
 - [4] All chemicals shall be expressly labeled for forestry use and shall be used and mixed in a manner that is consistent with relevant State and Federal requirements; and
 - [5] In Pine-Shrub Oak Native Forest Types, herbicide treatments shall only be permitted as a method to temporarily suppress shrub-oak understory in order to facilitate pine regeneration. All such herbicide treatments shall be applied in a targeted manner so that there will be no significant reduction in tree or shrub-oak re-sprouting outside those areas subject to the herbicide treatment;
 - (c) Broadcast scarification and mechanical weeding shall be permitted in all Pinelands Native Forest Types;
 - (d) Disking shall be permitted, provided that:
 - [1] It shall not be permitted in Pine Plains Native Forest Types;
 - [2] Disking shall only be permitted in Pine-Shrub Oak Native Forest Types as a method to temporarily suppress shrub-oak understory in order to facilitate pine regeneration, and shall be limited as follows:
 - [i] Disking may occur one time during the first year of the establishment of a stand to assure the successful growth of pine seedlings and may be repeated one time during the second year of the growth of the stand only in areas where pine seedling establishment has not successfully occurred; and
 - [ii] Only single-pass disking, which penetrates the soil no deeper than six inches, shall be permitted.

- [3] It shall not occur in wetlands, except as may be necessary to establish, restore or regenerate Atlantic White Cedar. When so used, disking shall be limited to shrub-dominated parcels and recently abandoned agricultural lands; and
- [4] It shall follow land contours when slopes are discernible;
- (e) Root raking shall be permitted, provided that:
 - [1] It shall not be permitted in Pine-Shrub Oak Native Forest Types or Pine Plains Native Forest Types;
 - [2] When used to establish, restore or regenerate Atlantic White Cedar, root raking shall be limited to shrub-dominated parcels and recently abandoned agricultural lands; and
 - [3] Root raking debris shall not be piled in wetlands;
- (f) Bedding shall be permitted only in recently abandoned, cultivated wetlands where there are no established Pinelands Native Forest Types; and
- (g) Drum chopping shall be permitted, provided that:
 - [1] It shall not be permitted in Pine Plains Native Forest Types except to create road shoulder fuelbreaks, which shall be limited to 25 feet in width, or to create scattered early successional habitats under two acres in size;
 - [2] It shall not be permitted in wetlands, except as may be necessary to establish, restore or regenerate Atlantic White Cedar. When so used, drum chopping shall be limited to shrub-dominated parcels and recently abandoned agricultural lands; and
 - [3] It shall adhere to the following procedures:
 - [i] No more than two passes shall be permitted except to create scattered early successional habitats under two acres in size;
 - [ii] Drums shall remain unfilled when used during the dormant season;
 - [iii] Chop up and down the slope on a parcel so the depressions made by the cleats and chopper blades run parallel to the contour of the land to help reduce the occurrence of channeled surface erosion;
 - [iv] Chop so the depressions made by the cleats and chopper blades run parallel to a wetland or water body; and
 - [v] Avoid short-radius, 180-degree turns at the end of each straight pass.
- (10) The following standards shall apply to silvicultural practices for harvesting:
 - (a) Clearcutting shall be permitted, provided that:
 - [1] It shall not be permitted in Pine Plains Native Forest Types;
 - [2] It shall be limited to 300 acres or five percent of a parcel, whichever is greater, during any permit period;
 - [3] A 50-foot-wide buffer strip, in which only periodic pruning and thinning may occur, shall be maintained between any clearcut and the parcel boundaries;

- [4] A buffer strip, in which only periodic pruning and thinning may occur, shall also be maintained to separate each 25-acre or larger clearcut from other 25-acre or larger clearcuts, coppice cuts and seed tree cuts that occur within a 15-year period. The buffer strip separating two 25-acre harvests shall be 50 feet in width and, for a larger harvest, shall increase in width by one foot for each acre of that harvest above 25, to a maximum of 300 feet in width;
- [5] Where present on a parcel, a minimum of 18 dead snags per acre of at least 10 inches diameter breast height (DBH) and six feet in height shall be left on the parcel for a minimum of five years; and
- [6] The area of the parcel subject to the clearcut shall have contoured edges unless the boundary of the clearcut serves as a firebreak in which case straight edges may be used;

(b) Coppicing shall be permitted in all Pinelands Native Forest Types, provided that:

- [1] It shall be limited to 500 acres in size or 10 percent of a parcel, whichever is greater, during any permit period;
- [2] A 50-foot-wide buffer strip, in which only periodic pruning and thinning may occur, shall be maintained between any coppice cut and the parcel boundaries;
- [3] A buffer strip, in which only periodic pruning and thinning may occur, shall also be maintained to separate each 25-acre or larger coppice cut from other 25-acre or larger clearcuts, coppice cuts and seed tree cuts that occur within a 15-year period. The buffer strip separating two 25-acre harvests shall be 50 feet in width and, for a larger harvest, shall increase in width by one foot for each acre of that harvest above 25, to a maximum of 300 feet in width;
- [4] Where present on a parcel, a minimum of 18 dead snags per acre of at least 10 inches DBH and six feet in height shall be left on the parcel for a minimum of five years; and
- [5] The area of the parcel subject to the coppice cut shall have contoured edges unless the boundary of the coppice cut serves as a firebreak in which case straight edges may be used;

(c) Seed tree cutting shall be permitted in all Pinelands Native Forest Types, provided that:

- [1] It shall be limited to 500 acres in size or 10 percent of a parcel, whichever is greater, during any permit period;
- [2] A 50-foot-wide buffer strip, in which only periodic pruning and thinning may occur, shall be maintained between any seed tree cut and the parcel boundaries;
- [3] A buffer strip, in which only periodic pruning and thinning may occur, shall also be maintained to separate each 25-acre or larger seed tree cut from other 25-acre or larger clearcuts, coppice cuts and seed tree cuts that occur within a 15-year period. The buffer strip separating two 25-acre harvests shall be 50 feet in width and, for a larger harvest, shall increase in width by one foot for each acre of that harvest above 25, to a maximum of 300 feet in width;
- [4] Where present on a parcel, a minimum of 18 dead snags per acre of at least 10 inches DBH and six feet in height shall be left on the parcel for a minimum of five years;
- [5] The area of the parcel subject to the seed tree cut shall have contoured edges unless the boundary of the seed tree cut serves as a firebreak in which case straight edges may be used;

- [6] Dominant residual seed trees shall be retained at a distribution of at least seven trees per acre; and
 - [7] Residual seed trees shall be distributed evenly throughout the parcel; and
 - (d) Shelterwood cutting, group selection and individual selection shall be permitted in all Pinelands Native Forest Types.
- (11) The following standards shall apply to silvicultural practices for forest regeneration:
- (a) Natural regeneration shall be permitted in all Pinelands Native Forest Types and shall be required in the Pine Plains Native Forest Type, except as provided in subsection (11)(b) below; and
 - (b) Artificial regeneration shall be permitted in all Pinelands Native Forest Types provided that:
 - [1] The use of non-native cuttings, seedlings or seeds shall not be permitted;
 - [2] The use of hybrid cuttings, seedlings or seeds shall be permitted if it can be demonstrated that the cutting is from a locally native, naturally occurring hybrid which will be planted within its natural range and habitat;
 - [3] Cuttings, seedlings or seeds shall be collected and utilized so as to ensure genetic diversity; and
 - [4] When used in Pine Plains Native Forest Types, artificial regeneration shall only be permitted to restore drastically disturbed sites if seeds or seedlings from the immediate vicinity have been collected from local, genetically similar sources.
- (12) Following site preparation and harvesting activities, slash shall either be retained in piles on the parcel, distributed throughout the parcel, removed from the parcel or burned.
- (13) Thinning shall be permitted in all Pinelands Native Forest Types, including that which serves to maintain an understory of native plants and/or manage stand composition, density, growth and spatial heterogeneity.
- (14) A copy of the approved municipal forestry permit shall be conspicuously posted on the parcel which is the site of the forestry activity.

V. [Article XIII, Design, Performance and Evaluation Standards, § 175-127, Limitation of principal uses, is hereby amended to read as follows:](#)

No lot shall have upon it more than one principal permitted use, except that a single dwelling unit may be permitted on a lot used primarily for a nonresidential use in the C Zoning District; provided, however, that the site plan shall indicate adequate parking for both uses. In the Pinelands Area, no more than one principal use shall be located on a lot, except for forestry, agriculture, horticulture, fish and wildlife management, wetlands management and recreational development on agricultural lands.

VI. [Article XIII, Design, Performance and Evaluation Standards, § 175-151, Wetlands, is hereby amended by replacing Subsection 175-151A\(4\) with the following:](#)

- (4) Fish and wildlife activities and wetlands management shall be permitted in wetlands in accordance with N.J.A.C. 7:50-6.10.

VII. [Article XIII, Design, Performance and Evaluation Standards, § 175-153, Designation of and requirements for scenic corridors, is hereby amended by replacing Subsection 175-153A\(1\) with the following:](#)

- (1) Except for those roads which provide for internal circulation within residentially developed areas, all public paved roads in the RD-A, RD-RR, RD-RS, RD-C, FD-10 and FD-40 Zoning Districts shall be considered scenic corridors.

VIII. Article XIII, Design, Performance and Evaluation Standards, §175-153, Designation of and requirements for scenic corridors, is hereby amended through the addition of the following as Subsection 175-153B(5):

- (5) The requirements of Sections B(1) through (3) above shall not apply to residential cluster developments which comply with the standards of §175-94.1. In those instances, a minimum setback of 100 feet is required.

IX. Article XIV, Zoning, §175-157, General Standards, is hereby amended by replacing Section 175-157F(5)(b)[1] with the following:

- [1] In the Agricultural Production District: agriculture; forestry; low-intensity recreational uses in which the use of motorized vehicles is not permitted except for necessary transportation, access to water bodies is limited to no more than 15 feet of frontage per 1,000 feet of frontage on the water body, clearing of vegetation does not exceed 5% of the parcel and no more than 1% of the parcel will be covered with impervious surfaces; agricultural commercial establishments, excluding supermarkets and restaurants and convenience stores, where the principal goods or products available for sale were produced in the Pinelands and the sales area does not exceed 5,000 square feet; agricultural products processing facilities; agricultural employee housing as an accessory use; fish and wildlife management; wetlands management; and airports and heliports accessory to agricultural uses and which are used exclusively for the storage, fueling, loading and operation of aircraft as part of an ongoing agricultural operation.

X. Article XIV, Zoning, §175-157, General Standards, is hereby amended by replacing Section 175-157G(1)(c) with the following:

- (c) All noncontiguous lands acquired pursuant to Subsection G(1)(a) and (b) above shall be permanently protected through recordation of a deed of restriction in accordance with the following requirements:

- [1] The deed of restriction shall permit the parcel to be managed for:

- [i] Low intensity recreation, ecological management and forestry, provided that no more than five percent of the land may be cleared, no more than one percent of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the requirements of this Chapter;

- [ii] Where agricultural use exists on a parcel proposed to be protected, the following standards shall apply:

- [A] For those agricultural uses in existence as of April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses and the expansion of the area of agricultural use by up to 50 percent;

- [B] For those agricultural uses established after April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses, provided the agricultural use has been in existence for a period of at least five years prior to submission of an application for density transfer;

- [C] For those agricultural uses established after April 6, 2009 which do not meet the standards of Subsection [ii][A] or [B] above, the deed of restriction shall permit the land to be managed only in accordance with Subsection [i] above and shall not provide for continuation of any agricultural use on the parcel;

and

[D] The deed of restriction to be recorded pursuant to Subsection [ii][A] or [B] above shall authorize agricultural uses and provide that impervious surface may not exceed that which currently exists or three percent, whichever is greater, unless a Resource Management System Plan has been prepared. Before these impervious surface limits may be exceeded, evidence of Pinelands Commission approval of the Resource Management System Plan shall be provided. If the deed of restriction is in favor of Gloucester County or the State Agricultural Development Committee, evidence of their approval shall also be provided.

[2] The deed of restriction shall be in favor of the parcel to be developed and the Township or another public agency or non-profit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission. The deed restriction shall be in a form to be approved by the Township Solicitor and the Pinelands Commission.

XI. Article XIV, Zoning, §175-157, General Standards, is hereby amended by replacing Section 175-157G(2)(c) with the following:

(c) All noncontiguous lands acquired pursuant to Subsections G(2)(a) and (b) above shall be permanently protected through recordation of a deed of restriction in accordance with the requirements of G(1)(c) above.

XII. Article XIV, Zoning, §175-157, General Standards, is hereby amended by replacing Section 175-157G(3)(c) with the following:

(c) All noncontiguous lands acquired pursuant to Subsections G(3)(a) and (b) above shall be permanently protected through recordation of a deed of restriction in accordance with the requirements of G(1)(c) above.

XIII. Article XIV, Zoning, §175-158, Forest area zoning districts, is hereby amended by replacing Section 175-158B with the following:

B. Purpose

(1) The forest district zones are found in areas of the Township which exhibit many critical ecological values. They may be characterized as places with little or no encroachment from residential, agricultural or other man-made uses. The intent of this section is to preserve and maintain the existing environment, including plant and animal species indigenous thereto and the habitat thereof; protect and maintain the quality of surface waters and groundwaters; and discourage piecemeal and scattered development.

(2) The Pinelands plan has permitted residential dwelling units in the forest area, provided that the total number of new units does not exceed one dwelling unit for every 15.8 acres of privately owned undeveloped land which is not defined in this chapter as wetland. The FD-10 and FD-40 zoning districts have been designed to meet this density requirement. Cluster development is required in accordance with §175-94.1 whenever two or more units are proposed as part of a residential development in these zoning districts.

XIV. Article XIV, Zoning, §175-158, Forest area zoning districts, is hereby amended by replacing Section 175-158E(1)(e) with the following:

(e) No more than 1% of the parcel will be covered with impervious surfaces.

XV. Article XIV, Zoning, § 175-158, Forest area zoning districts, is hereby amended through the addition of the following as Section 175-158E(6):

(6) Non-Clustered Residential Development in the FD-10 and FD-40 Districts. Single-family detached dwellings which are not clustered in accordance with the standards of § 175-94.1 may be permitted as a conditional use in the FD-10 and FD-40 Districts, provided that:

(a) The Planning Board finds that:

- [1] Clustering of the proposed dwellings would be inconsistent with the minimum environmental standards set forth at N.J.A.C. 7:50-6; or
- [2] Clustering of the proposed dwellings would disrupt the contiguity of the forest ecosystem to a greater degree than non-clustered development.

(b) Minimum lot size requirements:

- [1] FD-10 Zone: 10 acres.
- [2] FD-40 Zone: 40 acres.

XVI. Article XIV, Zoning, § 175-159, Agricultural production zoning district, is hereby amended by replacing Section 175-159D(1)(e) with the following:

(e) No more than 1% of the parcel will be covered with impervious surfaces.

XVII. Article XIV, Zoning, § 175-160, Rural development zoning districts, is hereby amended by replacing Section 175-160A(2) with the following:

(2) The Pinelands plan has permitted residential dwelling units in the rural development area, provided that the total number of new units does not exceed one dwelling unit for every 3.2 acres of privately owned undeveloped land which is not defined in this chapter as wetland. The RD-RR, RD-RS and RD-A zoning districts have been designed to meet this density requirement. Cluster development is required in accordance with § 175-94.1 whenever two or more units are proposed as part of a residential development in these zoning districts.

XVIII. Article XIV, Zoning, § 175-160, Rural development zoning districts, is hereby amended by replacing Section 175-160C(1), in its entirety, with the following:

(1) All cluster residential developments in any rural development area zoning district shall comply with the requirements for cluster development in § 175-94.1 of this Chapter.

XIX. Article XIV, Zoning, § 175-160, Rural development zoning districts, is hereby amended by deleting Section 175-160C(5).

XX. Article XIV, Zoning, § 175-160, Rural development zoning districts, is hereby amended by replacing Section 175-160D(5)(c) with the following:

(c) A minimum of 40 dwelling units shall be included. All dwelling units shall be clustered in accordance

with §175-94.1.

XXI. Article XIV, Zoning, §175-160, Rural development zoning districts, is hereby amended by replacing Section 175-160D(5)(f) with the following:

- (f) The minimum bulk regulations for residential development in the RD-RR Zone shall be utilized for the residential portion of the project. All units shall be located on one acre lots in accordance with § 175-94.1.

XXII. Article XIV, Zoning, §175-160, Rural development zoning districts, is hereby amended through the addition of the following as Section 175-160D(6):

- (6) Non-Clustered Residential Development in the RD-RR, RD-RS and RD-A Districts. Single-family detached dwellings which are not clustered in accordance with the standards of §175-94.1 may be permitted as a conditional use in the RD-RR, RD-RS and RD-A Districts, provided that:

- (a) The Planning Board finds that:

- [1] Clustering of the proposed dwellings would be inconsistent with the minimum environmental standards set forth at N.J.A.C. 7:50-6; or
- [2] Clustering of the proposed dwellings would disrupt the contiguity of the forest ecosystem to a greater degree than non-clustered development.

- (b) Minimum lot size requirements:

- [1] RD-RR Zone: 3.2 acres.
- [2] RD-RS Zone: 5.0 acres.
- [3] RD-A Zone: 8.0 acres.

XXIII. Amend the Schedule of Permitted Uses: Forest area zoning districts by revising footnote 1 to read as follows:

¹In accordance with §175-157B, 175-157G(2), 175-157H or 175-157I of this Chapter.

XXIV. Amend the Schedule of Permitted Uses: Forest Area Zoning Districts by inserting the following new rows and footnotes:

Type of Use	FD-10	FD-4C
Cluster development ¹⁷	P	P
Nonclustered single-family dwellings ¹⁸	C	C
¹⁷ In accordance with §175-94.1.		
¹⁸ In accordance with §175-158E(6).		

XXV. Amend the Schedule of Limitations: Forest Area Zoning Districts by revising footnote 2 to read as follows:

² When in accordance with §175-157B, 175-157G(2), 175-157I or 175-94.1 of this chapter.

XXVI. Amend the Schedule of Permitted Uses: Agricultural Production Zoning District by adding the following row:

<i>Type of Use</i>	<i>AG</i>
Wetlands management	P

XXVII. Amend the Schedule of Permitted Uses: Rural Development Zoning Districts by replacing the first entry with the following:

<i>Type of Use</i>	<i>RD-A</i>	<i>RD-RR</i>	<i>RD-RS</i>
Cluster development (single-family detached and two-family or twin units) ¹	P	P	P
Nonclustered single-family detached units ¹⁵	C	C	C

XXVIII. Amend the Schedule of Permitted Uses: Rural Development Zoning Districts by revising footnote ¹ to read as follows:

¹Cluster development is required in accordance with §175-94.1 of this chapter.

XXIX. Amend the Schedule of Permitted Uses: Rural Development Zoning Districts by adding footnote 15 as follows:

¹⁵ In accordance with §175-160D(6).

XXX. Amend the Schedule of Limitations: Rural Development Zoning Districts by replacing “Cluster” under Lot Area for Single-family detached or two-family or twin buildings with the following:

Minimum Requirements for Uses	RD-A	RD-RR	RD-RS
Cluster (acres) ¹	1 ¹⁵	1 ¹⁵	1

XXXI. Amend the Schedule of Limitations: Rural Development Zoning Districts by replacing footnote 1 with the following:

¹In accordance with §175-94.1 of this chapter.



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