
PINELANDS EXCELLENCE PROGRAM
EGG HARBOR TOWNSHIP COMMUNITY VISION PLAN

COMMUNITY NOTEBOOK

The community notebook was designed to provide you, as a member of the Visioning Team, with a convenient way of organizing all of the information you will be given throughout the process of envisioning a "livable" community in Egg Harbor Township, New Jersey. Presently, it contains the necessary documents to provide you with the background and goals of the project, and also the facts and figures required to understand the current characteristics of the community. As time progresses, you will need to continually update the notebook to include the most pertinent information. Hopefully, you will find the notebook to be a useful tool throughout this project.

February 2006

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Community Notebook

Section • 1

Contact Information

Meeting Schedule

CONTACTS

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Egg Harbor Township Livable Community Planning

Meeting Schedule – Revised February 24, 2006

	Time	Meeting	Location	Public Participation	Consultant Team
February					
6-Feb	9:00	Interviews 1 & 2	EHT	Interview	VA, PPSA
	10:00	Interviews 3 & 4		Interview	VA, PPSA
	11:00	Interviews 5 & 6		Interview	VA, PPSA
	12:00 – 3:00	Kick Off and Tour			EHT, VA, PPSA, HA, NJPC
	3:00	Interviews 7 & 8		Interview	VA, PPSA
	4:00	Interviews 9 & 10		Interview	VA, PPSA
	5:00	Interviews 11 & 12		Interview	VA, PPSA
7-Feb	9:00	Interviews 13 & 14	EHT	Interview	VA, PPSA
	10:00	Interviews 15 & 16		Interview	VA, PPSA
	11:00	Interviews 17 & 18		Interview	VA, PPSA
	12:00	Interviews 19 & 20		Interview	VA, PPSA
	1:00	Interviews 21 & 22		Interview	VA, PPSA
	2:00	Interviews 23 & 24		Interview	VA, PPSA
	3:00	Interviews 25 & 26		Interview	VA, PPSA
	4:00 PM	Kick off Meeting	EHT	Vision Team	EHT, VA, PPSA
9-Feb	11:30	Interview debriefing	Conference Call		EHT, VA, PPSA, NJPC
21-Feb	4:00	VT – SWOT	EHT	Vision Team	EHT, VA, PPSA
22-Feb	9:00 AM	Management Mtg.	Conference Call		EHT, VA, PPSA, HA, NJPC
March					
7-Mar	4:00	VT –Environment/ Recreation	EHT	Vision Team	VA, PPSA
	7:00	First Public Mtg.	Intermediate School	Public Meeting	EHT, VA, PPSA
8-Mar	10:00 AM	Management Mtg.	TBD		EHT, VA, PPSA, NJPC
21-Mar	TBD	AM slots as needed		Interview	VA, PPSA
	1:00	Interviews 1 & 2	EHT	Interview	VA, PPSA
	2:00	Interviews 3 & 4	EHT	Interview	VA, PPSA
	3:00	Interviews 5 & 6	EHT	Interview	VA, PPSA
	4:00	VT – Town Center/ Development Patterns	EHT	Vision Team	VA, PPSA, HA
22-Mar	9:00 AM	Management Mtg.	Conference Call		EHT, VA, PPSA, HA, NJPC
April					
4-Apr	4:00	VT – Transportation, Traffic, and Pedestrian Circulation	EHT	Vision Team	VA, PPSA
5-Apr	9:00 AM	Management Mtg.	Conference Call		EHT, VA, PPSA, HA, NJPC
18-Apr	4:00	VT – Schools and Community Facilities	EHT	Vision Team	VA, PPSA
19-Apr	10:00 AM	Management Mtg.	TBD		EHT, VA, PPSA, NJPC

Egg Harbor Township Livable Community Planning

Meeting Schedule – Revised February 24, 2006

Time	Meeting	Location	Public Participation	Consultant Team
May				
3-May 9:00 AM	Managemetn Mtg.	Conference Call		EHT, VA, PPSA, HA, NJPC
16-May 4:00	VT - Plan 1	EHT	Vision Team	VA, PPSA
16-May 7:00	Major Topics Workshop	Intermediate School	Public Meeting	EHT, VA, PPSA
17-May 10:00 AM	Managemetn Mtg.	TBD		EHT, VA, PPSA, NJPC
June				
7-Jun 9:00 AM	Management Mtg.	Conference Call		EHT, VA, PPSA, HA, NJPC
20-Jun 4:00	VT – Plan 2	EHT	Vision Team	VA, PPSA, HA
20-Jun 7:00	Concepts Workshop	Intermediate School	Public Meeting	VA, PPSA, HA
21-Jun 10:00 AM	Management Mtg.	TBD		EHT, VA, PPSA, NJPC
July				
12-Jul 9:00 AM	Management Mtg.	Conference Call		EHT, VA, PPSA, HA, NJPC
25-Jul 4:00	VT – Synthesis 1	EHT	Vision Team	VA, PPSA
26-Jul 10:00 AM	Management Mtg.	TBD		EHT, VA, PPSA, NJPC
August				
9-Aug 9:00 AM	Management Mtg.	Conference Call		EHT, VA, PPSA, HA, NJPC
23-Aug 10:00 AM	Management Mtg.	TBD		EHT, VA, PPSA, NJPC
September				
13-Sep 10:00 AM	Management Mtg.	TBD		EHT, VA, PPSA, NJPC
19-Sep 4:00	VT – Synthesis 2	EHT	Vision Team	VA, PPSA, HA
19-Sep TBD	Plan Workshop	Intermediate School	Public Meeting	EHT, VA, PPSA, HA, NJPC
27-Sep 9:00 AM	Management Mtg.	Conference Call		EHT, VA, PPSA, HA, NJPC
October				
TBD 4:00	VT – Wrap up	EHT	Vision Team	VA, PPSA, HA
11-Oct 10:00 AM	Management Mtg.	TBD		EHT, VA, PPSA, NJPC
25-Oct 9:00 AM	Management Mtg.	Conference Call		EHT, VA, PPSA, HA, NJPC

PINELANDS EXCELLENCE PROGRAM
EGG HARBOR TOWNSHIP COMMUNITY VISION PLAN

Community Notebook

Section • 2

Pinelands Excellence Project Description - June 2005
Pinelands Excellence Program Proposal - June 30, 2004
Pinelands Fact Sheet

PINELANDS EXCELLENCE PROJECT

LIVABLE COMMUNITY PLANNING
EGG HARBOR TOWNSHIP

PROJECT DESCRIPTION



EGG HARBOR TOWNSHIP COMMUNITY VISIONING PROJECT

FUNDED THROUGH A GRANT FROM
THE GERALDINE R. DODGE FOUNDATION

JUNE, 2005

BACKGROUND

Twenty-four years ago, the Pinelands Commission adopted the Pinelands Comprehensive Management Plan (CMP), N.J.A.C. 7:50, in response to federal and state legislation. The ability to protect unique natural systems and critical habitats in the 1.1 million acre Pinelands National Reserve is predicated on a regional approach to land preservation, land use and development. For example, the CMP's land use plan encourages residential and business development in areas that typically lay along its borders, proximate to major economic centers, while discouraging development in more centrally located, environmentally sensitive areas (a map of the Pinelands Area is attached). Since the CMP went into effect in 1981, more than 40,000 homes and businesses have been approved for development in the Pinelands, the vast majority of which are located in designated development areas. The remainder of the Pinelands Area, comprising 92% of its land mass, has been relatively free from development. Public land acquisition efforts have also been targeted in these environmentally sensitive areas, resulting in more than 430,000 acres of land now under public stewardship.

The Pinelands' Regional Growth Areas, comprising less than 10% of the overall Pinelands Area, are zoned to accommodate more than 100,000 new homes over the coming decades. The CMP anticipates that regional housing and development needs can largely be met in these growth areas without incursions into the most pristine parts of the region. However, the long-term success of this effort depends upon the creation of "livable" growth area communities - communities that are vibrant and attractive, and where important natural values and recreation areas are preserved for the residents' benefit. Yet, the pace of development (several communities have grown by as much as 300% over the past twenty years and are among the fastest growing in the state), and the lack of financial resources to comprehensively plan at the local level have made it extremely difficult for towns to stay ahead of the curve in effectively accommodating these housing demands.

This void has, in some cases, resulted in sprawl rather than "walk-able" town centers, poor neighborhood design, overburdened transportation systems, little or no open space and other amenities, and conflicts with natural resource protection. These issues are leading some municipalities to question the amount of development the Pinelands Commission has asked them to accommodate. Generally, the CMP prescribes a range of densities from 1 to 3.5 units per upland acre, which can be increased by 50% through the use of transferable development rights known as Pinelands Development Credits. These overall obligations are then translated into a variety of municipal zoning districts by the municipalities themselves. But simply reducing the amount of development in these areas may not be a panacea, and reductions in overall densities may not be appropriate. In addition, less development doesn't inherently lead to good community design. Moreover, the accommodation of less development in these growth areas may exert pressure to open up other areas of the Pinelands to satisfy unmet housing demands.

The Commission recognizes that control of the quantity of development is only part of a critical equation; another major component is development *quality*. In order to assure that the Pinelands preservation program is successful into the future, it is critical to ensure that the areas designated to accommodate growth are also livable places that meet the diverse needs of residents and business owners. The development and implementation of standards and any necessary facilities that promote quality community design are the keys to fulfilling this objective.

In response to the recognition of the need for attention to community design, the Pinelands Commission applied for and received a grant from the Geraldine R. Dodge Foundation in 2002 to undertake a two-year planning effort working with two fast-growing Pinelands communities, Hamilton Township in Atlantic County and Winslow Township in Camden County. This project marked the start of the *Pinelands Excellence Program* which was specifically developed to assist municipalities to conduct comprehensive community visioning and develop a set of innovative zoning and design policies to create livable communities embodying "smart growth" principles. Areas of emphasis included the creation of community centers; design standards to foster appropriate patterns and types of development;

architectural guidelines to ensure that the built environment is in keeping with the character of the community; the incorporation of open space into community design as a means to protect stream corridors and other natural values, provide recreation opportunities, protect scenic qualities, and facilitate non-motorized transportation through trail systems.

EGG HARBOR TOWNSHIP COMMUNITY PLAN

In January, 2005, the Commission received a second grant from Geraldine R. Dodge Foundation to continue the *Pinelands Excellence Program*. This current program is aimed at building on the initial experience with Hamilton's and Winslow's Livable Community Action Plans. With assistance from a planning and community design consultant, the Commission hopes that Egg Harbor Township will refine, expand and apply a range of community design tools. The selected planning firm will work with the Township to develop and detail high-priority strategies that may include, but not be limited to: linked open space plan implementation; commercial and residential design standards and architectural guidelines; identifying appropriate sites for future schools; traffic and circulation planning to efficiently accommodate development needs; and infrastructure design, for example, by developing a regional storm water program.

Once the community design strategies are developed, the consultant, will work with Egg Harbor Township to identify, formulate and "fit" the strategies to the particular needs of the community. To assure community "ownership" the strategy identification and development process must be driven by the elected officials and residents of the participating municipality. Regardless of the tools the Township seeks to implement, it is essential that the municipality be a full partner throughout all the phases of this project. It will be the consultant's responsibility to outline an effective process to accomplish this objective. To ensure broad community support, the process undertaken in conjunction with this proposal will provide frequent opportunity for community input as the plan evolves. Following identification of the specific community design and development strategies set, the consultant may be asked to assist the Township to take those actions deemed necessary for implementation.

AN EXAMPLE FOR OTHER COMMUNITIES

The issues to be addressed through the Egg Harbor Township community planning process and the strategies employed in Hamilton and Winslow Townships will be instructive to growing communities throughout the Pinelands. Consequently, at the conclusion of the project, the consultant will assist the Commission to conduct two seminars to help educate officials and community leaders throughout New Jersey about practical and specific solutions to their growth management issues and the public process that can be used to help identify and plan for them.

ADDITIONAL INFORMATION

If you have any questions, or require additional information, please feel free to contact David M. Kutner, Director of Special Programs, the Pinelands Commission, P.O. Box 7, New Lisbon, NJ 08064, 609.894.7300 x 111, David.Kutner@njpines.state.nj.us

**PRELIMINARY
PROJECT SCHEDULE**

Following is a *preliminary* project schedule outline. It is important to note that the following schedule will be refined and finalized following completion of the planning consultant selection process.

KEY DATES	ACTIVITY
<i>Consultant Proposal Solicitation Process</i>	
July, 05	Advertise Request for Proposals for consulting services
August, 05	Consultant Proposal due date
October, 05	Contract Award
<i>Community Planning Process</i>	
October-November, 05	Background Research
October-November, 05	Conduct Community Interviews
End of November, 05	Community Meeting
November-December, 05	Community Visioning Workshop Organization
Early January, 06	Conduct Community Visioning Workshop
January-February, 06	Draft Community Vision Plan
February-March, 06	Community Meetings to review Plan/obtain community input
March-April, 06	Refine Community Vision Plan to reflect community input
April-May, 06	Develop Implementation Strategies
Late May, 06	Community Meeting to review Implementation Strategies
Early to Mid-June, 06	Refine Implementation Strategies
Late June, 06	Public presentation of Community Action Strategies to Egg Harbor Township Committee

PINELANDS EXCELLENCE PROGRAM

June 30, 2004

Proposal

Project Description

In June 2004, the New Jersey Pinelands Commission submitted a proposal to the Geraldine R. Dodge Foundation that was aimed at building on the experience gained through our initial community design effort. Our proposal detailed a project to refine, expand and apply the range of tools conceived through Hamilton's and Winslow's Livable Community Action Plans and assisting in the actual implementation of community design strategies in other Pinelands municipalities that face similar challenges. Our plan is to solicit proposals from communities that are interested in enacting *targeted* smart growth strategies or that have recently completed a visioning process but need assistance to undertake those actions that are needed to achieve their visioning goals. We intend to provide direct assistance to develop and detail high-priority strategies that may include, but are not be limited to: linked open space plan implementation; commercial and residential design standards and architectural guidelines; traffic and circulation planning to efficiently accommodate development needs and infrastructure design, for example, by developing and enacting regional stormwater system engineering and design standards to promote cluster development and preserve open space; or large-scale environmental development (green buildings). Once these strategies are in place, the Commission will then assist the community to implement them.

Prior to submitting our proposal, we had invited Egg Harbor Township, in Atlantic County, to join with us to participate in this project. Egg Harbor Township encompasses one of the largest Regional Growth Areas in the Pinelands. Over the past 20 years this municipality has experienced one of the highest residential growth rates among Pinelands communities and the Township has had difficulty in accommodating the demands that growth has exerted on community services as well as its natural systems. Shortly after proposal submission, the Mayor of Egg Harbor Township responded to the Commission's invitation indicating that the community would commit to working with the Commission if successful in the Dodge Foundation's current funding round.

Given the level and intensity of development pressures the community presently faces, implementing a successful community design project in Egg Harbor Township will constitute a strong endorsement for smart growth efforts throughout the Pinelands. Working with Egg Harbor Township will also send an unambiguous message to other communities that this effort has considerable positive benefits.

Project Scope Adjustment

In light of its expression of interest, we propose to modify the Commission's proposal currently under review by the Foundation to designate Egg Harbor Township as the target community for project planning assistance. We will assist the Township to conduct a comprehensive community visioning effort and develop zoning and design policies that will be based upon the "smart growth" principles that served as the foundation for the

Winslow and Hamilton Plans. We will then assist the community to prioritize its community needs. These steps will be accomplished during the Strategy Workshop describe in Task #5 of our proposal. Following the workshop with Egg Harbor Township, we will proceed to the capacity building, strategy refinement, public presentations, final presentation and public workshops described in tasks 6 through 10 of our proposal. Because we have targeted Egg Harbor Township, we can begin work with the community immediately following grant award.

Although we will target assistance to Egg Harbor Township, we will work with at least one additional community to undertake more focused community design strategies, thereby balancing the project between a comprehensive community development effort and a high-priority but issue-specific strategy. Consequently, the Commission will undertake all of the tasks outlined in the June 1, 2004 proposal and fully expects to complete the project in accordance with the proposed project scope, schedule and budget.

The complete scope, submitted in our proposal of June 1, 2004, and modified to reflect the specific inclusion of Egg Harbor Township, is provided below:

How the Project is to Proceed and Who is to Carry it Out

Once funding is assured, the Pinelands Commission will begin the process to implement community-based smart growth strategies, which will generally consist of the following steps:

- 1. Community Selection:** Egg Harbor Township will be one of the two municipalities targeted for assistance. The Commission will solicit letters of interest from other Pinelands communities that would like to enact smart growth strategies. Selection criteria will be based on whether communities have completed a visioning process and need assistance to implement community design strategies and/or need **targeted** assistance to address those community development topics discussed on Page 1 of this proposal. Following the selection process, the Commission will assist the municipalities to develop a community-based task force to guide the project
- 2. Consultant Selection:** Working with the task force members of the selected communities, the Commission will confer with the Pinelands Municipal Council to organize and conduct a national competition to select a consulting team to help facilitate the process to develop selected community design tools.
- 3. Base Data:** After the consultant is chosen, a profile of the selected communities will be assembled. Depending upon the topic to be addressed, this information could include geographically referenced land use/land cover data, natural resource information, zoning, landsat and aerial photography, community demographics, economic information, infrastructure capacity, growth and development trends, and public facilities. Much of this information will be compiled by the Pinelands Commission's Planning Office with the help of the County Planning Department and the municipality. The consultant and community task force members will receive a copy of the community profile as a baseline for the planning process.
- 4. Community Interviews:** As community information is being assembled, the consultant will interview municipal officials, community leaders in and outside of government, and other stakeholders, including civic groups, and local businesses.

County organizations (including planning, transportation, park and utility departments), state regulatory agencies, and conservation organizations may also be interviewed. These interviews will provide the consultant with valuable background information and a variety of perspectives regarding the community issues that will be addressed through the implementation strategy(s).

5. **Strategy Workshop:** A full-day strategy workshop will be held following the conclusion of the community interviews. The purpose of the workshop will be to clearly delineate the community's issues and identify the particular strategies that should be employed to respond to these issues. In Egg Harbor Township this Workshop will be designed to prioritize community needs and define, in graphic and narrative form, a long range strategic vision for the municipality. The consulting team will then translate the community vision into specific and concrete implementation strategies for zoning, subdivision and site plan standards. At the conclusion of the workshop, the consultant will identify the steps the communities will need to take to institutionalize the implementation strategies by incorporating them into its land development regulations. Depending on the issues the community faces, these strategies could involve modifications to, or development of zoning, subdivision and site plan standards, architectural guidelines, community facility programs and capital improvements programs. The importance of these community design workshops cannot be understated, they build consensus and ownership.
6. **Capacity Building/Implementation – Community Designer:** Once the consultant has been hired and the planning process is underway, the Commission will begin a region-wide search for a qualified and experienced community designer to implement the community/facility design recommendations. The community designer will provide direct and ongoing assistance to the selected municipalities to adopt and implement the smart growth strategies and will also eventually provide technical assistance to communities throughout the Pinelands that are interested in developing similar community design tools. During this period, and throughout the grant term, the Commission will explore approaches to finance salary costs for this position following conclusion of the project.
7. **Strategy Refinement:** Following the workshop, the community designer will refine the implementation tools to be enacted by the communities. All of the tools to be developed will be based on clear and definitive standards and illustrations. Once completed, the Commission's community designer will present the implementation regulations, guidelines and/or programs to the community task force members for approval.
8. **Public Input:** In addition to meeting with the community task force, a series of public meetings will be conducted to gather community input as the strategy(s) are developed. The consultant and/or the Commission's community designer will conduct at least the following three community meetings:
 - at the start of the process to inform the community about the planning effort and to seek additional input on the list of community issues that are expected to be addressed;
 - immediately following the design workshop to review the draft concepts;
 - prior to presentation of the implementation strategies to the community's governing body for adoption.

This is a critical community consensus-building step.

9. **Final Presentation:** The final implementation strategies will be presented at a special, joint meeting of the municipal governing body and planning board for endorsement and action.
10. **Education Seminars:** The implementation strategies will be developed to serve as an education and information tool for municipal leaders and activists elsewhere in New Jersey. Following completion of the planning process, the Commission will host up to two seminars at which officials and leaders from throughout New Jersey will be able to learn first hand how “smart growth” principles can be applied in real life conditions. These seminars will include multi-media presentations to present the recommendations in a stimulating and understandable way for both residents and professionals.

John Stokes, Executive Director of the Pinelands Commission, will provide overall direction and leadership for the project. David Kutner, the Commission’s Director of Special Programs, will manage the project. The Commission’s Planning Office, under the direction of Larry Liggett, will conduct the background research and geographic information systems analyses.

TIME FRAME AND BUDGET

As noted in the Project Scope Adjustment section above, no change in the Time Frame and Budget detailed in the June 1, 2004 proposal is contemplated.

BENEFITS TO BE GAINED AND FOR WHOM

It is anticipated that all of the benefits to be realized from the project described in the Commission’s June 1, 2004 proposal will be attained as a result of this modified proposal with the additional benefit of addressing the needs of a community that is experiencing some of the most significant growth management issues in the Pinelands Preservation Area. A successful project outcome will be a strong endorsement for smart growth planning initiatives that will serve as a prominent example for other Pinelands communities.



Pinelands Facts

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SIZE

- Pinelands National Reserve, created by the National Parks and Recreation Act of 1978, includes approximately 1.1 million acres encompassing portions of seven counties and all or part of 56 municipalities.
- State-designated Pinelands Area, created by the New Jersey Pinelands Protection Act of 1979, encompasses 927,123 acres, which includes portions of 7 counties and all or part of 53 municipalities.
- The State Pinelands Area is 1,449 square miles -- 19 percent of the total area of New Jersey.

THE PINELANDS COMMISSION

- 15-member Commission comprised of seven county representatives, seven gubernatorial appointees and one representative of the U.S. Secretary of the Interior.
- Commissioners serve staggered, three-year terms without compensation.
- Executive Director heads staff of 58 planners, environmental reviewers, scientists, analysts and others.

PUBLIC OWNERSHIP

- About 493,000 acres - or 45 percent of the Pinelands National Reserve is in public ownership, including:
 - 370,000 State-owned acres, including all uses, from colleges, institutions and prisons to state parks and forests;
 - 13,000 acres owned by county and municipal governments; and
 - 110,000 acres of federal Land in the PNR:
 - Fort Dix Army Base;
 - McGuire Air Force Base;
 - Lakehurst Naval Air Engineering Station;
 - Cape May National Wildlife Refuge;
 - Forsythe National Wildlife Refuge;
 - Hughes FAA Technical Center; and
 - Warren Grove ANG Weapons Range.

POPULATION AND ECONOMY

- Population of the Pinelands National Reserve - approximately 616,000 (2000 US Census).
- Population of the State-designated Pinelands Area - approximately 277,000 (2000 US Census).
- Largest Pinelands employment sectors - government, services, retail trade, construction and manufacturing.
- Agriculture is recognized in the federal and state Pinelands Acts as an industry of special significance:
 - With all of the State's cranberry production and virtually all of the blueberry production located in the Pinelands, New Jersey ranks 4th in cranberry production nationally (2004) and 2nd in blueberry production nationally (2004).
 - Pinelands farms produced 40.2 million pounds of cranberries and 39 million pounds of blueberries in 2004.
 - Vegetable farming, fruit orchards, roadside produce stands, nursery/horticulture and viticulture/winemaking are all major components of the Pinelands agricultural industry.
- Other important or traditional economic activities include forestry, sand/gravel mining, and shellfishing.

NATURAL RESOURCES OF REGIONAL, NATIONAL & INTERNATIONAL IMPORTANCE

- Region features some of the largest unbroken tracts of forest in the eastern U.S.
- Unique ecological features of the New Jersey Pinelands include acidic and nutrient-poor stream systems fed by the shallow, underlying aquifer. Supports acid-tolerant fish, frog and toad, and plant communities. Native soils are sandy, acidic, and nutrient-poor.
- High propensity for forest fires. Upland forests dominated by pitch pine and other fire-adapted species.
- Wetlands comprise approximately 35 percent of the Pinelands National Reserve: 380,400 acres, including

- Atlantic White Cedar swamps, hardwood swamps, pitch pine lowlands, savannahs, and coastal marshes.
- Pinelands lie above the 17.7-trillion-gallon Kirkwood-Cohansey aquifer, with enough water to cover all of New Jersey 10 feet deep - and equal to nearly half the water consumed each year in the U.S.
- Home to many rare and unusual plants and animals, some of which reach their northern or southern geographic limits in the Pinelands.
- Pinelands National Reserve is home to 41 threatened or endangered animal species.
- The colorful Pine Barrens Treefrog (*Hyla andersonii*), a species widely associated with the unique natural history of the Pinelands, is found in very few places outside of the Pinelands.
- Noted by botanists worldwide for its unique native flora, including 27 wild orchid species and several insectivorous plant species.
- 54 threatened and endangered plant species protected under the Pinelands Comprehensive Management Plan.
- Some species of Pinelands plants, including Knieskern's Beaked Rush (*Rhynchospora knieskernii*), Pickering's Morning Glory (*Breweria pickeringii* var. *caesariensis*), and Bog Asphodel (*Narthecium americanum*) are currently found nowhere outside of the Pinelands.
- 15,000-acre Pine Plains are the most extensive pygmy forest of its type in the Country.

SPECIAL FEDERAL & INTERNATIONAL DESIGNATIONS

- The Pinelands National Reserve was the first National Reserve in the nation.
- The Pinelands were designated in 1988 as the New Jersey Pinelands Biosphere Reserve by the United Nations Educational, Scientific and Cultural Organization.
- Two Pinelands river systems are part of the National Wild and Scenic River System – The Great Egg Harbor River National Scenic and Recreational River and the Maurice National Scenic and Recreational River. Some 165 linear miles of the two rivers and their tributaries have the designation.
- In 1998, Congress and the National Oceanic and Atmospheric Administration designated estuarine portions of the Mullica River watershed as the Jacques Cousteau National Estuary Research Reserve at Mullica River-Great Bay, which includes a large area of the Pinelands. The designation was based largely on the exceptional long-term scientific research and monitoring opportunities presented by the high-quality of the estuary -- regarded as one of the least disturbed in the Northeast U.S.
- In 1995, the Barnegat Bay, located along the eastern portion of the Pinelands National Reserve, was accepted into the National Estuary Program by the U.S. Environmental Protection Agency.
- In 1986, the Edwin B. Forsyth National Wildlife Refuge was designated as a “wetland of international importance” under the Ramsar Convention Treaty of 1971. Forsythe is one of only 17 such sites in the United States. Ramsar was established to protect globally significant waterfowl habitat.
- In 1975, Congress designated 6,600 acres of the Forsythe National Wildlife Refuge as the Brigantine Wilderness Area, managed under the federal Wilderness Act of 1964.
- About 10 miles of Delaware Bay shoreline at the southern end of the Pinelands National Reserve, was designated as a Hemispheric Reserve in 1985 by the Western Hemisphere Shorebird Reserve Network. Forsythe National Wildlife Refuge received the Hemispheric Shorebird Reserve designation in 2001.
- There are 29 Pinelands sites on the National Register of Historic Sites, including restored historic villages and settlements, town historic districts, and historic structures and ruins.

LAND USE MANAGEMENT AREAS IN THE STATE DESIGNATED PINELANDS AREA

- Preservation Area District - 288,300 acres. The Heart of the Pinelands. Virtually no development allowed except strictly limited uses in designated infill areas, or special cases under cultural housing provisions of the Pinelands Comprehensive Management Plan.
- Special Agricultural Production Area - 40,300 acres. Berry agriculture and related development.
- Agricultural Production Area - 68,500 acres. Upland agricultural uses and related development.
- Forest Area - 245,500 acres. Low density residential development and limited roadside retail.
- Rural Development Area - 112,500 acres. Moderate density residential and business development.
- Regional Growth Area - 77,200 acres. Moderately high density residential development with commercial and industrial development. Serves as the receiving area for the transfer of development rights (see below).
- Military and Federal Installation Area - 46,000 acres. Federal enclaves where existing uses are recognized.
- Pinelands Towns (21,500 acres) and Villages (24,200 acres) - 54 spatially discrete settlements interspersed throughout Pinelands Area; development consistent with existing character.

IMPLEMENTATION OF THE PINELANDS COMPREHENSIVE MANAGEMENT PLAN

- County and municipal master plans and zoning ordinances must conform to the Comprehensive

Management Plan and be certified by the Pinelands Commission.

- Municipalities review local development proposals.
- Pinelands Project Review staff review all proposed development projects, including on-site inspections.
- Pinelands Commission verifies local approvals and may nullify or overturn local approvals that don't conform with the standards of the Pinelands Comprehensive Management Plan.

PINELANDS DEVELOPMENT CREDITS (PDCs) AND HOUSING CAPACITIES

- The PDC Program is one of the most successful regional development transfer programs in the Nation.
- Facilitated by the PDC Bank, PDC's are bought and sold to transfer development opportunities from preservation and agricultural areas to Regional Growth Areas where they can be used to build at higher densities. Each PDC can be used to build four homes and are typically bought and sold in 1/4 credit increments called "rights."
- To date, 44,000 acres permanently protected through the severance of approximately 5,200 PDC rights.
- About 545 development projects using PDCs have been built or approved.
- Subject to available funding, PDCs are also purchased by the State through the Special PDC Purchase Program, then retired to permanently protect land and reduce densities in the Regional Growth Areas.
- Total zoning capacity for the State-designated Pinelands Area is estimated to be 155,771 new housing units, including: 92,500 units in Regional Growth Areas, of which 17,500 may be built only through the use of PDCs; 21,845 units in Rural Development Areas; and 16,800 units in Villages and Towns (as of January 2002 "Third Progress Report on Plan Implementation.")
- In the 288,300-acre Preservation Area District, total zoning capacity stands at about 200 residential units, which are largely confined to 2,072 acres of designated infill areas.

MANAGEMENT PROGRAMS & INITIATIVES

- The Pinelands Commission administers many resource protection programs relative to wetlands and other ecosystems, threatened and endangered species, vegetation, wildlife management, water resources, air quality, fire management and historic and cultural resources.
- The Pinelands Commission manages regulatory programs relative to forestry, agriculture, resource extraction, and waste management.
- Project Review staff review and conduct on-site inspections of about 1,500 development applications yearly.
- Among other key initiatives, the Pinelands Commission is leading the Mullica River Watershed Planning Project, a timber rattlesnake research project, a study of the Kirkwood-Cohansey aquifer system, an analysis of alternative septic systems, a scenic byway program and a pilot program to create model "livable" growth communities.
- The Pinelands Commission maintains comprehensive long-term economic and environmental monitoring programs to support its policy and regulatory decisions.

OPEN SPACE ACQUISITION & PRESERVATION

- Since 1980, more than 200,000 acres have been permanently protected through acquisitions, easements or other creative means. For example:
- The State has acquired approximately:
 - 73,000 acres under the federally supported Pinelands acquisition program;
 - 51,000 acres through other NJ Green Acres programs; and
 - 925 acres under the Pinelands Limited Practical Use Program.
- In addition to 44,000 acres of PDC-protected land, approximately 10,000 acres have been permanently protected through other innovative Pinelands Commission programs and agreements.
- Non-profit organizations currently own and manage about 16,000 acres of preserved land.
- County and municipal governments have preserved about 12,000 acres through park systems and local trust fund acquisitions since 1980.



THE NEW JERSEY PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

(revised 12/16/05)

New Jersey Pinelands Commission
P.O. Box 7, New Lisbon, NJ 08064
John C. Stokes, Executive Director

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www.nj.gov/pinelands

THE PDC PROGRAM

- o The Pinelands Development Credit (PDC) Program is a transfer of development rights (TDR) program that helps to redirect growth in the Pinelands from the preservation and agricultural districts to infrastructure-supported regional growth areas.
- o PDCs are development rights which are allocated to certain lands (“sending areas”) that can be transferred to increase the amount of residential development permitted on other lands (“receiving areas”).
- o Each PDC transfers the right to build four homes and can be bought and sold in 1/4 (or 1 right) increments.
- o Sending areas include preservation and agricultural areas. PDCs may also be allocated to other properties that can’t be developed because of environmental problems. Conservation or agricultural easements are placed on the sending properties when the PDCs are transferred.
- o Allocations to sending properties range from 0.2 PDCs for each 39 acres of undevelopable wetlands, to two PDCs for each 39 acres of upland farmland or active berry agriculture.
- o Receiving areas consist of Regional Growth Areas where zoning allows 46,200 more homes to be built using PDCs than would otherwise be permitted. However, since the program is voluntary and not all developers will use PDCs, there are roughly twice as many opportunities to use PDCs as there are PDCs available for use. As a result, the Commission estimates that only 22,500 additional housing units will be developed with PDCs.
- o PDCs can also be used by property owners in other areas of the Pinelands to build homes on certain lots which are slightly smaller than normally required or which involve slight deviations from development standards.
- o PDCs can be bought and sold privately or through the publicly chartered Pinelands Development Credit Bank. While most PDCs are sold to developers, the state began instituting programs in 1999 to buy and retire PDCs, removing them from the market.

RECEIVING AREA ZONING

- o Municipalities designate residential, commercial, and industrial zones within regional growth areas.
- o Residential zones have an assigned base density (amount of development permitted without PDCs) and a maximum permitted bonus density (amount of development permitted with PDCs).
- o The number of homes which a developer wishes to build on a given parcel of land will determine how many, if any, PDCs are needed.

STATUS OF THE PROGRAM (12/16/05)

- o More than 10,200 transferable development rights (equivalent to 2,550 PDCs) have been formally allocated through Letters of Interpretation issued by the Pinelands Commission.

- o 545 projects using PDCs have been built or approved, or are awaiting approval. These involve 3,727 development rights, or 931.75 PDCs.
- o Approximately 5,200 rights have been officially severed (or removed) from sending properties, protecting more than 44,000 acres of important conservation and farm land.

INGREDIENTS FOR A SUCCESSFUL TDR PROGRAM

- o Clearly define the program’s objectives.
- o Clearly define TDR sending and receiving areas.
- o Allocate TDRs to sending areas using an approach (whether it is based on land values or land characteristics) which is reasonable and simple.
- o Locate receiving areas where there is pressure for development and where infrastructure and services can be efficiently provided.
- o Provide more receiving opportunities than there are rights available for transfer.
- o Target future infrastructure investments to the receiving areas.
- o Establish receiving area densities carefully - the threshold above which TDRs will be needed is crucial.
- o Adhere to TDR density bonuses - don’t permit rezonings and variances to undermine the program.
- o Evaluate the economics of TDR use in receiving areas to ensure that the return to sending area will match expectations.
- o Keep the program’s operation as simple as possible.
- o Aggressively market the program in sending and receiving areas.
- o Be prepared to have the government serve as a middle man if property owners’ interest in selling TDRs initially exceeds developers’ interest in buying them.

EXAMPLE OF A MUNICIPAL ZONING PLAN FOR PDC RECEIVING AREA

ZONE NAME	USES PERMITTED	BASE RESIDENTIAL DENSITY	MAXIMUM RESIDENTIAL DENSITY WITH USE OF PDCs
R-1.5	Residential	1 dwelling unit/acre	1.5 dwelling units/acre
R-3	Residential	2 dwelling units/acre	3 dwelling units/acre
R-4	Residential	3 dwelling units/acre	4 dwelling units/acre
PRD	Planned Residential	4.5 dwelling units/acre	6 dwelling units/acre
B-I	Business	not applicable	not applicable
PC	Planned Commercial	not applicable	not applicable
LI	Light Industrial	not applicable	not applicable

EXAMPLES OF RESIDENTIAL DEVELOPMENT PLANS AND PDC USE

PROPERTY SIZE	MUNICIPAL ZONE	MAX. No. OF HOMES OR LOTS PERMITTED W/O PDCs	MAX. No. OF HOMES OR LOTS PERMITTED W/PDCs	No. OF PROPOSED HOMES OR LOTS	NO. OF RESIDENTIAL RIGHTS REQUIRED	No. OF PDCs REQUIRED
8 acres	R-1.5	8	12	10	2	½
10 acres	R-3	20	30	28	8	2
30 acres	R-4	90	120	120	30	7 ½
50 acres	R-4	150	200	170	20	5
100 acres	PRD	450	600	570	120	30



Pinelands Management Areas

Revised on 12/05

New Jersey Pinelands

Commission

P.O. Box 7, New Lisbon, NJ 08064

John C. Stokes, Executive Director

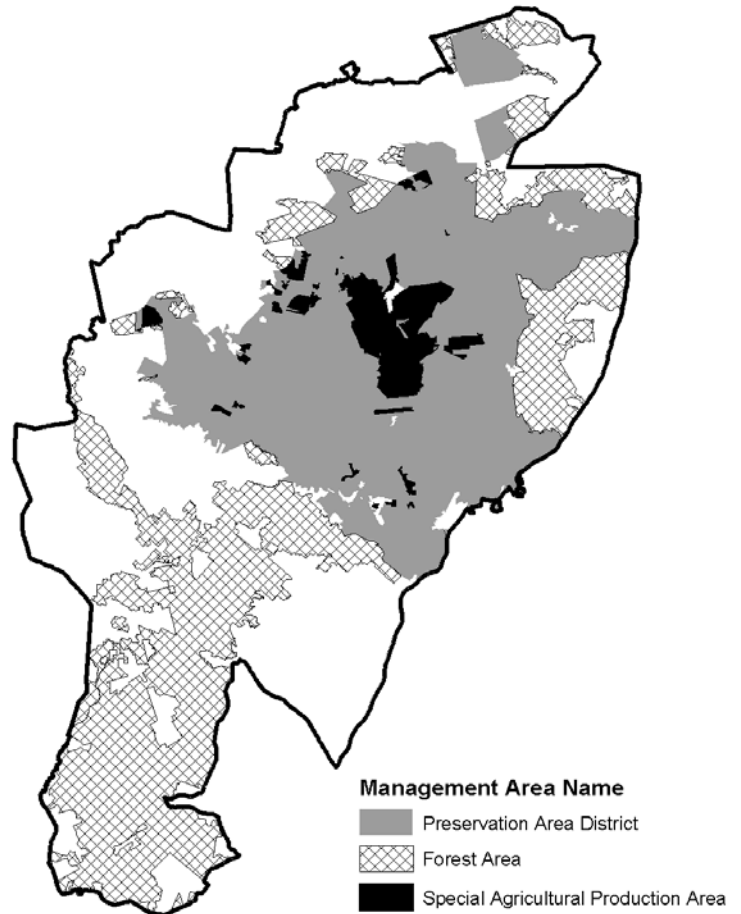
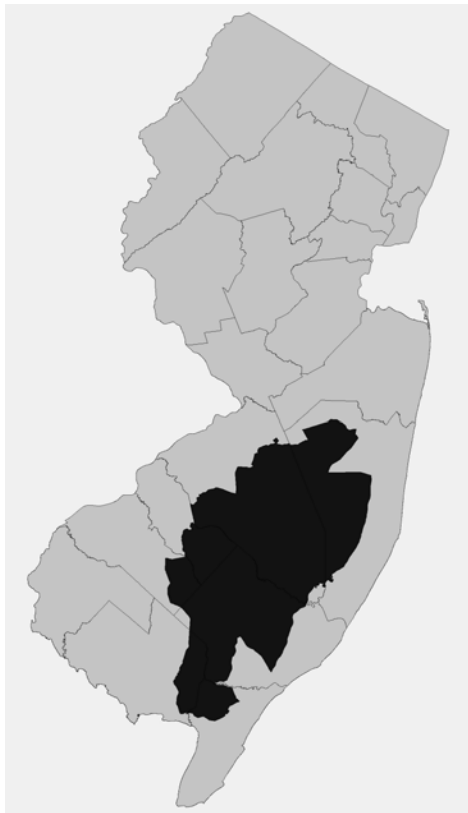
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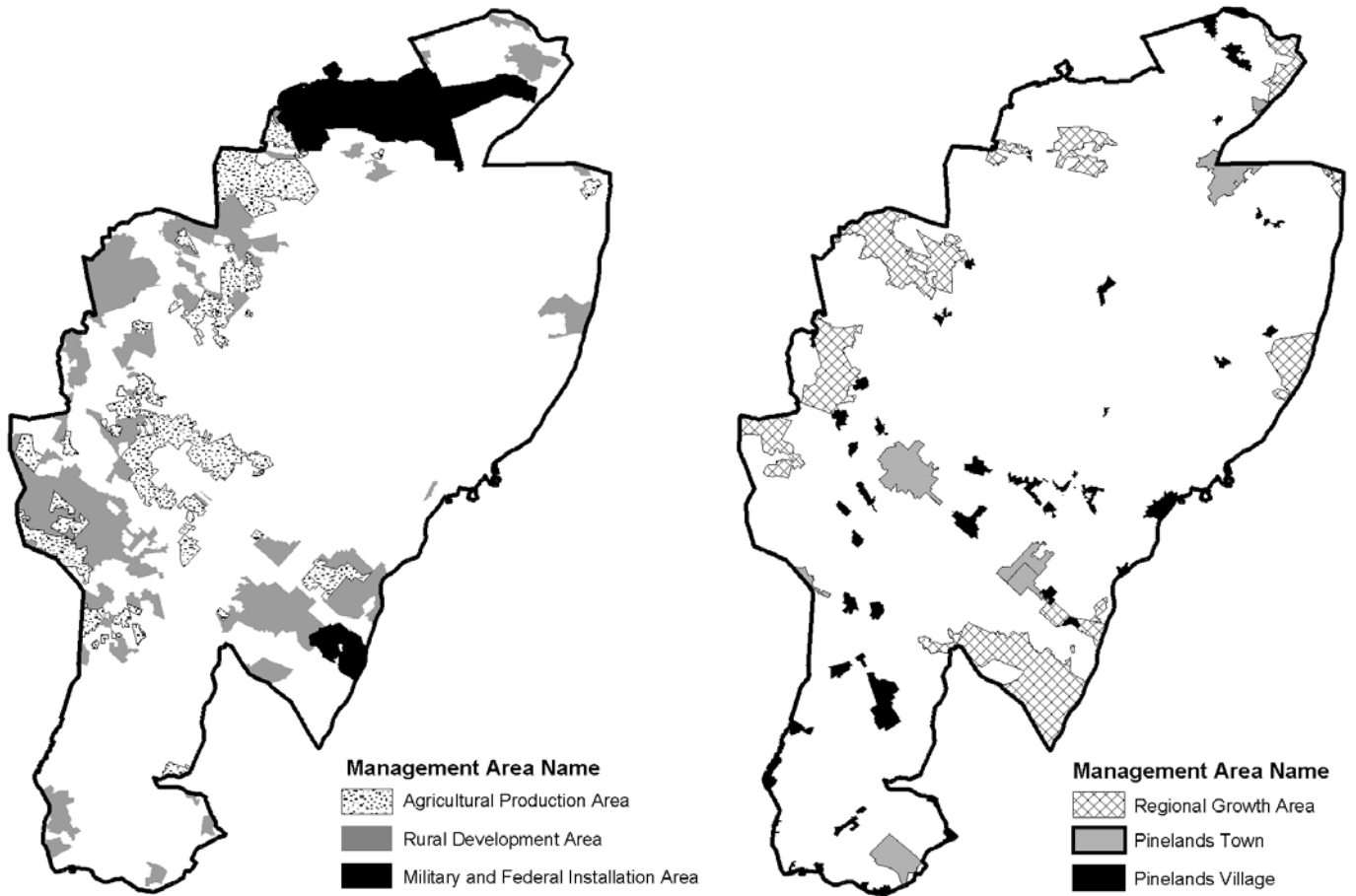
The Pinelands Comprehensive Management Plan Land Capability Map establishes nine land-use management areas with goals, objectives, development intensities and permitted uses for each. These are implemented through local zoning which must conform with Pinelands land-use standards. Below are generalized descriptions of each management area with permitted uses. The summaries below are intended only to serve as a guide and are subject to various conditions and limitations. Management areas are presented on three separate maps for clarity.

Location of Pinelands Area within New Jersey



Preservation Area District -- 288,300 acres. This is the heart of the Pinelands environment and the most critical ecological region; a large, contiguous wilderness-like area of forest which supports diverse plant and animal communities and is home to many threatened and endangered species. No residential development, except for one-1 acre lots in designated infill areas (total 2,072 acres) and special “cultural housing” exceptions, on minimum 3.2 acre lots for property owned by families prior to 1979. Limited commercial uses in designated infill areas.

Special Agricultural Production Area – 40,300 acres. These are areas primarily used for berry agriculture and horticulture of native Pinelands plants. Only residential farm-related housing on 40 acres, and expansion of existing non-residential uses permitted.



Forest Area – 245,500 acres. Similar to the Preservation Area District in terms of ecological value; this is a largely undeveloped area which is an essential element of the Pinelands environment. It contains high quality water resources and wetlands and provides suitable habitat for many threatened and endangered species. Permitted residential densities average one home for every 28 acres.

Agricultural Production Area – 68,500 acres. These are areas of active agricultural use, generally upland field agriculture and row crops, including adjacent areas with soils suitable for expansion of agricultural operations. Farm-related housing on 10 acres and non-farm housing on 40 acres are allowed. Permitted non-residential uses are agricultural commercial and roadside retail within 300 feet of preexisting commercial uses.

Rural Development Area – 112,500 acres. This is a transitional area that balances environmental and development values between conservation and growth areas. Limited, low-density residential development and roadside retail is permitted. Residential densities average one home for every five acres.

Military and Federal Installation Area -- 46,000 acres. Federal enclaves within the Pinelands. Permitted uses are those associated with function of the installation or other public purpose uses.

Pinelands Villages -- 24,200 acres. Forty-seven small, existing, spatially discrete settlements which are appropriate for infill residential, commercial and industrial development compatible with their existing character. Residential development is permitted on minimum 1-acre lots if not sewered.

Pinelands Towns – 21,500 acres. Six large, existing spatially discrete settlements. Residential development is permitted on minimum 1-acre lots if not sewered and 2 to 4 homes per acre with sewers. Commercial and industrial uses are also permitted.

Regional Growth Area – 77,200 acres. These are areas of existing growth and adjacent lands capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands. Residential development of approximately 3 homes per acre with sewers. Commercial and industrial uses are permitted.

PINELANDS EXCELLENCE PROGRAM
EGG HARBOR TOWNSHIP COMMUNITY VISION PLAN

Community Notebook

Section • 3

Vollmer Associates- Excerpt from Scope of Services
Agreement for Consulting Services - Vollmer Associates

CONSULTING TEAM MEMBERS

Vollmer Associates LLP (VA)

Phillips Preiss Shapiro Associates, Inc. (PPSA)

The Hillier Group

2.3 Scope of Services

The Vollmer Associates LLP team has carefully reviewed the scope of services provided by the Pinelands Commission and has prepared the following Scope of Services in response. Certain issues, particularly the need to get to and to understand a great deal of information efficiently, to integrate this information with public input and to develop tangible and reliable public support for the plan, have risen to become the main concerns. These views are reflected in the scope that follows.

Task 1: Conduct Background Research and Interviews (VA, PPSA):

At our kick-off meeting we will agree on a structured list of interviews and data sources to be investigated as part of this task. From previous assignments both with Pinelands and various New Jersey communities, we are aware of the information base available at both sources as well as various state agencies. Much baseline demographic and socio-economic data, market projections by land use and existing development and preservation strategies are documented in Pinelands' community profiles, past studies as well as the existing Egg Harbor Township Master Plan.

We expect to undertake calculations of initial zoning district capacities by land use and compare them present development levels and densities as well as present market projections. In this fashion we can calculate build-out scenarios under present patterns and densities and project likely time frames. Under these "as is" scenarios, one can project infrastructure needs, particularly in critical areas of storm water management, roads and transit, school construction and parks and open space. Much of this work must be streamlined through the querying of both the Township's and the Pinelands' GIS. It is noteworthy to mention here that 'build-out' calculations will be crucial to the future discussions with the public. There is a great deal of as yet undeveloped land in the Township, it is likely that the 'build out' under current zoning analysis will startle some people.

The Vollmer team has been utilizing automated mapping to support our municipal engineering clients for over twenty years. From base-mapping and data conversion to advanced spatial analysis, we have developed CAD and GIS tools to serve the specific needs of municipal entities. Vollmer employs survey and GIS personnel who use state of the art GPS, CAD, GIS and Internet technology to provide a wide array of implementation configurations best suited to the individual needs of the organizations with which we work. We understand that Egg Harbor Township and Pinelands have an existing GIS in ERSI Arcview format. We propose to work with the existing Township consultant and the Pinelands Commission to initially ensure that the desired data layers are consistent in format so that queries are undertaken in a meaningful way. In our experience unless a consistent terminology is utilized in the data layers, the results of queries may be skewed.

Once the data accuracy is verified, we would propose to web-enable the existing system to allow for password protected access to the information for the project team to view and query the information contained within. In conjunction with the website that will be used for a bulletin board for the project the GIS information will serve as the basis of discussion and the ability of the team to work simultaneously on a variety of topics.

Our experience with this very powerful tool includes establishment of new zoning districts in other municipalities with minimal time and expense. We have also uncovered missed opportunities for revenue by the comparison of tax parcels and customer numbers for water and sanitary sewer systems. It can also be employed to improve tracking and identification of outfalls required to be monitored under the National Pollution Discharge Elimination System Phase II for municipal owners of separate storm sewer systems. While neither tax nor outfall studies are to be conducted in this visioning process it is easy to imagine these capabilities falling into the implementation discussion.

We anticipate that the existing GIS will enable us to efficiently gain a conceptual understanding of your growth patterns and densities. Other data can be displayed as well including peak hour traffic and

congestion points, key natural resources including sensitive stream corridors, and to locate your sanitary, storm, water and power line systems.

While Vollmer is compiling the existing conditions with regards to infrastructure, the environment, and the existing built conditions, PPSA will be researching the planning and policy framework in the Township. PPSA will review all relevant documents, including the Township's Master Plan and Land Use Ordinance; the Housing Allocation Study; and regional plans including the Pinelands CMP. PPSA will also compile the following data:

- Demographic trends from 1990 through the most recent data
- Development trends, including a characterization of the past 10 years of subdivision approvals by housing type and density
- Local taxing and revenue structure
- School age population growth, and school enrollments by grade cluster

PPSA and Vollmer Associates will also perform up to 40 interviews with local government officials and stakeholders. For efficiency, we propose that these interviews be held in a central location. Several small meeting rooms will be employed, each with a community base map to facilitate the discussion, and two possibly three teams of interviewers will operate simultaneously. We believe these will take one to two days. We typically use such interviews as both a means of gathering information and testing ideas. Moreover they are critical to building the communications network that will be needed to achieve acceptance for the plan. For interviews with municipal officials, where data collection is a key objective, we also typically send out letters in advance outlining data needs and the study objectives, so that interviewees will arrive prepared. Professionals that are conversant on key topics, such as transportation or parks, will conduct the interviews with participants with these particular interests. Again, we look forward to discussing the particulars of this effort with the client team and are flexible in our approach.

Extensions of Egg Harbor's present development trends and patterns will be graphically charted in a fashion which will be very useful during the task 2 visioning process as a baseline against which we can discuss feasible growth management options as alternatives to these. Likewise, all relevant interview information and data will be formatted both graphically and in text to identify both information gaps as well as strengths/weaknesses and opportunities/constraints which will be the focus of our goal setting within the visioning process.

Task 2: Conduct Community Visioning Process (PPSA, VA)

The Community Visioning process must work in tandem with the Public Input process (see Task 4, below) to produce a comprehensive growth management vision for Egg Harbor which has broad public support and buy-in. In this case, the details of this vision are to be sorted out over a series of meetings with a 12-member steering committee of local stakeholders and experts referred to in the RFP as the Visioning Team. This is a strong approach.

Twelve meetings have been specified for the Visioning Team. We recommend the following breakdown of these meetings:

- An initial site visit and SWOT (assessment of Strengths, Weaknesses, Opportunities and Threats).
- A series of seven topical brainstorming sessions
- Two meetings to occur pre and post the large public workshop (see Task 4)
- Two "synthesis" meetings to distill the outcomes of the prior meetings and public process into a vision and planning framework.

We suggest kicking-off the visioning process with a tour of the township followed by a meeting to confirm the project goals and assumptions. At this point we are assuming that the Pinelands Commission can provide a small bus or van and driver for the tour. Next, the consultants will meet with the Visioning Team to give an overview of upcoming work effort, and conduct the SWOT exercise with active input from the group.

The Visioning Team will meet early and often in the first stages of the project, typically once every two weeks for three and a half months. Each meeting will focus on brainstorming a particular topic. Likely topic areas include the following:

- Traffic and transportation (roadways, bikeways, pedestrian facilities)
- Community facilities (schools, parks, recreation)
- Affordable housing (COAH)
- Community nodes and focal points
- Infrastructure (stormwater management, sewers, water)
- Preservation (protection of natural and scenic features)
- Design strategies for development

Each meeting will be led by a member of the consulting team with particular expertise with the topic at hand. We also recommend inviting local experts to at least some of the meetings to add to the available knowledge base. For example, the Township's engineer may attend meetings dealing with infrastructure issues; local builders and real estate professionals may attend meetings which address development issues. While we understand that the Visioning Team members will incorporate much of this expertise, additional input may help further inform the discussion. Again, some flexibility is likely needed.

Maps will be provided at each meeting and will be used to illustrate ideas and recommendations in a sketch format. Hands-on mark up of overlays will be used to record ideas. Overtime, a composite map illustrating all the major ideas relating to physical planning will emerge. From time to time the consultant team may prepare interim map products based on the work accomplished to date.

If necessary, we propose that two meetings be dedicated to planning for, and assessing the results of, the large public workshop to be held in the middle of the process (see Task 4). These meetings may be omitted if deemed unnecessary by the Visioning Team.

The final two meetings will be used to synthesize the ideas from the topical meetings and the public workshop(s) into a draft vision and strategy. The first meeting will likely focus on the content. The second should be used to brainstorm implementation strategies, including the identification of implementing partners.

A proposed work flow is illustrated in the Work Plan and Schedule. The Vollmer Associates team is, as noted earlier, committed to a flexible approach and will discuss this process with the client team at the Kick-off.

Task 3: Strategy Refinement, Draft Community Action Plan (VA, PPSA, Hillier)

The final plan that is generated by this process will have its roots in the early stages of the visioning process. Based upon the frequent meetings with the Visioning Team, the consultants will create a running list of recommendations. These will evolve into a prioritized list, broken out by time frame, topic and/or implementation entity. There also will likely be overlap among these recommendations, but by continuing to refine strategies, the appropriate categorization will emerge.

For example, there are issues that will be primarily covered at one topical workshop (e.g., addressing the Township's Third Round COAH affordable housing obligation, the form of new development, transportation improvements) that may have substantial implications for most or all of the other topic areas. Once issues are identified, the consultant team will provide a number of options based upon "best practices" and our collective experience that could be discussed as options at meetings later in the process.

Most importantly, there will be recommendations highlighted for early implementation, which will show that the process is having tangible results well before the completion of the final plan. All of these recommendations will be contained in the draft Community Action Plan, which will be the end product of

this task. This plan will outline who is responsible for implementing each recommendation, as well as listing cost estimates and required actions. In particular, it will include the following components:

- Develop phased implementation strategies (short, medium and long term) based on priorities and groupings of complementary recommendations
- Develop detailed strategies: draft zoning, environmental, site plan and subdivision ordinances, building and site design controls; funding mechanisms; developer fees; public/private partnerships; business improvement districts; environmental mitigation measures; tax assessments, user fees, utility districts; existing public funding programs (local, state, federal)
- List party, individual or agency responsible for implementation of each strategy.
- Develop order-of-magnitude costs for each strategy

Finally, the draft Community Action Plan will include an overall schedule for implementation.

Task 4: Public Input (VA, PPSA)

As noted earlier in this proposal, the Pinelands Comprehensive Management Plan, and the groundbreaking TDR program it created, virtually guarantees that designated growth municipalities will be subject to some of the most extreme development pressures in the state. In today's climate, growth is rarely popular, as it is associated with increased traffic, overstressed schools, and rising municipal service costs. Moreover, modern development patterns, with their emphasis on segregated uses and hierarchical street systems, tend to exacerbate the negative impacts of growth while neglecting positive opportunities for community building. With this in mind, we anticipate that a public participation and visioning process in Egg Harbor must necessarily overcome a pent up store of public resentment, cynicism, and resignation that their community will continue to grow in a manner which erodes its character and quality of life. Overcoming these perceptions, no less than gathering public input, must be the key focus of the public outreach effort.

The RFP calls for a total of four public meetings/workshops. We agree that this is an appropriate number. However, as currently constituted, the public meetings appear to serve as a *validation* process, whereby the meetings are forums to test decisions already made. We feel that a better route is to actively engage the public in brainstorming solutions. For this reason, we would recommend the following, slightly different, structure for the public workshops:

- A startup meeting would be held two to four weeks in the process, to introduce the overall planning effort and to answer questions and take comments. In truth, we anticipate that a key focus of this meeting will be for members of the public to vent their frustrations in a public forum. It is crucial to begin with a 'blank sheet'. Active mark up with concerns, comments, ideas etc. will be the order of the day.
- Next, we propose a topical visioning workshop, which can be held on an evening, or optionally on a Saturday, so as to allow for a longer forum. The format for this meeting will feature an introductory presentation, which will consist of a slide show illustrating issues identified in Egg Harbor, paired with potential solutions from other places. New, the participants will be divided into a series of small groups (we typically use a method of "guided self-selection"). These groups may be organized by geography (depending upon special focus areas identified by the visioning team) or by topical area (residential, commercial strips, traffic, etc...). Each group will select a recorder and a report back person. Following the conclusions of the break out groups, participants will reconvene and each group will present their ideas and recommendations to the full attendees.
- A third meeting will be used to present the draft concepts that fall out of the second meeting as well as the visioning committee process. However, instead of a standard meeting format with a consultant presentation followed by Q&A and commentary (aka the 'talking heads' format), we propose an open house format. In this format, the draft concepts will be organized by topics or geography, and will be presented on boards at various "booths" stationed around the meeting place. Each "booth" will be staffed by a consultant to write down comments and answer questions. The advantage of this format is that (1) it allows for more direct interaction; and (2) requires a less rigorous time schedule, allowing participants to show up at a time that is appropriate for them. Note that the RFP calls for this

to be two meetings. We would reserve judgement on the need for two meetings based on attendance at prior meetings. Should two meetings be needed, a total of five meetings would occur.

- The fourth meeting would present the draft plan including recommended implementation strategies. We anticipate that this meeting will involve the longest consultant presentation, and the primary purpose will be to make sure that nothing significant was omitted or inappropriately addressed in the draft plan document. The draft plan would be made available at the municipal office, the library, and on the web prior to this meeting.

Several other aspects of our public outreach approach bear noting. First, there will be a high degree of principal involvement with these meetings. We feel that the meetings are perceived as more credible by the public when individuals with both technical expertise and decision-making authority are conducting the forum and answering questions. Second, we would anticipate that vision committee members would participate in all the public forums, so that they hear the public's concerns and ideas first hand. Thirdly, we will make extensive use of visual materials, including maps, concept plans, and slides of comparable communities and representative development prototypes.

In addition to the meetings, other outreach mechanisms will be utilized:

- The consultant team will create an update a project web page. We assume that this will be linked to the Township and Pinelands Commission sites.
- All public input between workshops, by phone, e-mail or letter, will be directed to a single 'clearing house' for referral to the appropriate person if a response is needed. We strongly recommend that this function be performed by one of the sponsoring public agencies. Again, we will discuss this at project kick-off.
- All draft materials will be available to the public on the website prior to the relevant meetings.
- Addresses (physical and email) will be obtained and used to transmit a periodic newsletter in both printed and electronic form.
- A press relations strategy is important. We will prepare press releases for each public forum. All press contacts will be directed through Vollmer's project manager.

Task 5: Formal Presentation to the Governing Bodies (PPSA lead/VA support)

Following the final vetting of the draft plan in the public workshops, it will be presented to the Governing Body and Planning Board at a formal public meeting. The draft report will be provided to governing body members at least two weeks prior to this hearing to provide time for review and preparation. We anticipate that the document will have three sections—an executive summary, a section detailing the recommendations, and a technical appendix summarizing the background research and data, and results of the public workshops. For marketing and public outreach purposes, a poster plan will be prepared illustrating in non-technical terms that major recommendations of the plan. Using the maps as a base, the poster plan will incorporate sketches, diagrams and photos to illustrate the plan.

The presentation should be held in a location, such as a school auditorium, that is appropriate for a PowerPoint presentation that can be seen both by the Governing Body/Planning Board as well as the public. Based on past experience, a full presentation of the plan will take up to one hour and a comment period of similar length is likely to be needed. If a stenographic record of the meeting is to be created, arrangements and costs for this are assumed to be addressed by the client.

Task 6: Participate in Educational Seminars (PPSA lead/VA support)

Following the conclusion of the project, the Team will present the results of the planning process to community leaders and officials from throughout New Jersey. The attendees will be identified, and the meeting will be hosted, by the Pinelands Commission. The presentation will be based on that used in Task 5, but with a heavier emphasis on the process, and a special focus on plan implementation. Handouts will also be prepared and distributed at this meeting. PDFs of the handouts will be made available on the project web site.

**AGREEMENT BETWEEN
THE NEW JERSEY PINELANDS COMMISSION
AND VOLLMER ASSOCIATES LLP
FOR CONSULTING SERVICES IN CONJUNCTION WITH THE
PINELANDS EXCELLENCE PROGRAM**

**“LIVEABLE” COMMUNITY PLANNING
EGG HARBOR TOWNSHIP**

AGREEMENT
made as of the _____ day of _____ in the year of 2005

BETWEEN the New Jersey Pinelands Commission, an instrumentality of the State of New Jersey, in but not of the Department of Environmental Protection (hereinafter referred to as the “Commission”), with its offices at:

New Jersey Pinelands Commission
15 Springfield Road
P O Box 7
New Lisbon, NJ 08064

and Vollmer Associates LLP., a consulting firm, (hereinafter referred to as the “Contractor”) with an address of:

Centerpointe at East Gate
161 Gaither Drive, Suite 105
Mount Laurel, NJ 08054-1740

For the Following Services:
Technical Assistance, (Planning and Community Design) for the Pinelands Excellence Program

WITNESSETH, that the parties hereto, each in consideration of the undertakings, promises and agreement on the part of the other herein contained, have undertaken, promised and agreed, and do hereby undertake, promise and agree, for themselves, their successors and assigns, as follows:

**ARTICLE 1
ENGAGEMENT OF THE CONTRACTOR**

- 1.1 The Commission hereby engages the Contractor and the Contractor agrees to perform in a good and skillful manner, in accordance with the directions and subject to the approval of the Executive Director of the Commission (hereinafter referred to as the “Executive Director”), all such services in connection with the Work requested.

**ARTICLE 2
THE CONTRACT DOCUMENTS**

- 2.1 The Contract Documents consist of this Agreement, The Pinelands Commission Agency Request for Proposal RFP-06-0001 dated July 6, 2005, including all Addendums, all documents submitted with the proposal, including all revisions, and all modifications issued after the execution of this Agreement.

ARTICLE 3
THE WORK OF THIS CONTRACT

- 3.1 The Contractor shall execute the entire Work described in the Contract Documents. The Executive Director may, at any time, by written order, issue additional instructions to clarify the scope of services prescribed under this Agreement without additional cost to the Commission.

ARTICLE 4
DATE OF COMMENCEMENT AND TERM OF AGREEMENT

- 4.1 The date of commencement is the date from which this Agreement is executed by all parties, and shall be the date of this Agreement, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a letter to proceed issued by the Commission.
- 4.2 The Contractor shall achieve Substantial Completion of the entire Work not later than ____ November 2006, which is 365 days from the start date of this contract. The term of this Agreement shall be until 31 December 2006. The Commission may, at its discretion, extend the term of this Contract through written authorization. Adjustments of this Contract Term shall be in accordance with the Contract Documents.

ARTICLE 5
CONTRACT SUM

- 5.1 The Commission shall pay the Contractor on a task basis for the Contractor's performance of the Contract. The Contract Sum, as provided by the Contract Documents, is as follows. Such sums are subject to additions and deductions:

Task 1: \$27,688.00
Task 2: \$20,810.00
Task 3: \$45,697.00
Task 4: \$26,440.00
Task 5: \$21,960.00
Task 6: \$ 4,240.00

Reimbursable costs, in addition to the per-Task costs noted above, shall not exceed \$7,500

The total payment for the contract period shall not exceed one hundred fifty four thousand three hundred thirty five dollars (\$154,335.00).

ARTICLE 6
PAYMENT PROCEDURES

- 6.1 Upon the satisfactory completion of a task, the Contractor shall submit an invoice to the Commission, in accordance with the Contract Documents, for payment. Such invoice shall be based upon the task amount listed in Paragraph 5.1 above, and shall detail the services performed and the costs associated therewith. Within thirty (30) days after receipt of an invoice, on a form acceptable to the Commission, the Director of Special Programs will certify that services have been rendered and payment will be made. However, if the Commission objects to all or any portion of an invoice, it shall notify the contractor of the same within thirty (30) days from date of receipt of that invoice, and shall pay that portion of the invoice not in dispute, and the parties shall immediately make every effort to settle the disputed portion of the invoice, such that payment is not delayed beyond sixty (60) days.

Acceptance by the Contractor of said payment shall operate as, and shall be a release to the Commission from all claims and liability to the Contractor for payment to the Contractor hereunder for anything done or furnished for, or relating to, the Work called for or to be done under and pursuant to the provisions of this Agreement.

ARTICLE 7
FINAL PAYMENT

- 7.1 Upon completion of Task 6, the Contractor shall submit a final invoice to the Commission, in accordance with the Contract Documents, for payment. Such invoice shall be based upon the task amount listed in Paragraph 5.1 above, and shall detail the services performed and the costs associated therewith. Final payment shall be made by the Commission to the Contractor upon certification by the Director of Special Programs that all Work has been satisfactorily completed provided that the Commission does not object to all or any portion of the invoice. If a dispute arises as to the final invoice, the parties shall immediately make every effort to settle the disputed portion of the invoice, such that payment is not delayed beyond sixty (60) days.

Acceptance by the Contractor of said payment shall operate as, and shall be a release to the Commission from all claims and liability to the Contractor for payment to the Contractor hereunder for anything done or furnished for, or relating to, the work called for or to be done under and pursuant to the provisions of this Agreement

ARTICLE 8
MISCELLANEOUS PROVISIONS

- 8.1 Where reference is made in the Agreement to a provision of the General Terms and Conditions or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.
- 8.2 The Executive Director of the Pinelands Commission is authorized to act on behalf of the Pinelands Commission for all of the matters contained in the Contract Documents.
- 8.3 All work to be performed by the Contractor shall be subject to the approval of the Executive Director, or his designee, and all decisions pertaining to said Work shall be made in the name of the Executive Director. Any dispute involving matters of fact pertaining to the scope of the Work to be performed or completed under the terms of the Agreement shall be decided by the Executive Director, which decision shall be final in regard to the Commission's position.

ARTICLE 8
SUSPENSION

- 8.1 The Commission may, at its sole option, by ten (10) days notice in writing to the Contractor, suspend at any time, the performance of all or any portion of services to be performed under this Agreement. Upon receipt of any such notices, the Contractor shall immediately discontinue services. The Contractor shall continue to protect and maintain the work theretofore completed, including those portions on which services have been suspended.

In the event of such suspension, the Contractor will be reimbursed for costs, reasonably incurred, without duplication of any items, to the extent that such costs directly result from the Work, and are incurred prior to such suspension of service.

ARTICLE 9
TERMINATION

- 9.1 This Agreement may be terminated by the Commission by ten (10) calendar days written notice. If this Agreement is so terminated, the Contractor shall be paid as provided in accordance with the following:
- a) If terminated during any portion of the Work, the Contractor shall be paid for the services performed satisfactorily on the basis of a mutually agreeable estimate of the portion of such Work completed prior to termination.
- 9.2 The Contractor may terminate this Agreement if the Commission commits a material, uncured, breach of this Agreement. Termination shall be effective ten (10) calendar days after receipt of a notice-to-terminate. The notice will contain specific grounds for termination. If this Agreement is so terminated, the Contractor shall be paid as provided in accordance with the following:
- a) The Commission will pay the Contractor for all services satisfactorily performed by the Contractor, and expenses incurred by the Contractor on behalf of the Commission in furtherance of the Work prior to the effective date of termination, less any payments received by the Contractor.

ARTICLE 10
NON-SOLICITATION

- 10.1 The Contractor does hereby warrant and represent that this Agreement has not been solicited or secured, directly or indirectly, in a manner that is contrary to the laws of the State of New Jersey and, in particular, the provisions of N.J.S.A. 52:34-15 and N.J.S.A. 52:34-19, and that said Contractor has not and shall not violate said laws of the State of New Jersey relating to the procurement of or the performance under this Agreement by any conduct, including the paying or giving of any fee, commission, compensation, gift or gratuity of any kind, directly or indirectly, to any Commission employee or officer.

ARTICLE 11
NON-DISCRIMINATION

- 11.1 During the performance of this contract, the Contractor agrees as follows:
- a. The Contractor or Subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, religion, veterans status, or disability. The Contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, religion, veterans status, or disability. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.
 - b. The Contractor or Subcontractor, where applicable will, in all solicitations or advertisements, for employees place by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national

- origin, ancestry, marital status, sex, affectional or sexual orientation, religion, veterans status, or disability.
- c. The Contractor or Subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising that labor union or workers' representative of the Contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
 - d. The Contractor or Subcontractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and with the Americans with Disabilities Act.
 - e. The Contractor or Subcontractor agrees to attempt in good faith to employ minority and female workers consistent with the applicable county employment goals prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Division of Compliance and EEO Office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time.
 - f. The Contractor or Subcontractor agrees to inform in writing appropriate recruitment agencies, including employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, religion, veterans status, or disability and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.
 - g. The Contractor or Subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.
 - h. The Contractor or Subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, religion, veterans status, or disability and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions. The Contractor and its Subcontractors shall furnish such reports or other documents to the Division of Contract Compliance and EEO Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the affirmative action office for conducting a compliance investigation pursuant to subchapter 10 of the Administrative Code (N.J.A.C. 17:27).

Note: Provisions (d), (e), (f), (g) or (h) are not required for Subcontractor with four (4) or fewer employees or a Contractor who has presented evidence of a federally approved or sanctioned Affirmative Action Program.

ARTICLE 12 **RELATIONS WITH PUBLIC OFFICIALS, THE PUBLIC AND THE PRESS**

- 12.1 Requests received by the Contractor from Public Officials, the public and the Press for information relating to the services to be rendered under this Agreement shall be referred to the Commission's representative for proper action.

- 12.2 All reports and other material prepared by the Contractor under this Agreement shall be considered confidential until or unless release thereof is authorized by the Executive Director. All reports and other material prepared in performance of this Agreement shall be the property of the Commission.

ARTICLE 13
MODIFICATION OF AGREEMENT

- 13.1 The terms, conditions and provisions of this Agreement cannot be modified or varied except in writing, signed by a representative of the Contractor, to be binding upon the Contractor, and by the Executive Director, to be binding on the Commission.

ARTICLE 14
COMMUNICATION

- 14.1 Until changed by written notice, given by either party to the other, the following addresses for the representatives of the parties hereto shall be used for the mailings of all notice and reports required by this Agreement:

For the Commission:

New Jersey Pinelands Commission
15 Springfield Road
P O Box 7
New Lisbon, NJ 08064

For the Contractor:

Vollmer Associates LLP
Centerpointe at East Gate
161 Gaither Drive, Suite 105
Mount Laurel, NJ 08054-1740

ARTICLE 15
ASSIGNMENT

- 15.1 This Agreement shall not be transferred or assigned to any other individual, firm partnership or corporation without the prior written consent of the Commission.

ARTICLE 16
REQUIREMENTS OF EXECUTIVE ORDER 134

- 16.1 In order to safeguard the integrity of State government procurement by imposing restrictions to insulate the award of State contracts from political contributions that pose the risk of improper influence, purchase of access, or the appearance thereof, Executive Order 134 was signed on September 22, 204 ("EO 134").
- 16.2 The Contractor does hereby warrant and represent that it has not made or solicited a contribution of money, or pledge of contribution, including in-kind contributions to a candidate committee and/or election fund of any candidate for or holder of the public office of Governor, or to any State or county political party committee in violation of the requirements of EO 134 or taken any action that is deemed a breach of the terms of EO134 and that it has submitted the requisite EO 134 Certification(s) and Disclosure(s), if required, to the Commission. The Contractor further

acknowledges that pursuant to the requirements of EO 134, it has a continuing obligation to disclose any contributions that it makes during the term of this Agreement, and any extension(s) thereof, at the time such contribution is made.

ARTICLE 17
ENTIRE CONTRACT

17.1 Provisions contained herein or incorporated herein by reference constitute the entire Agreement and supersede all previous communications or representations, either verbal or written, between the parties hereto with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to duly execute this Agreement on and as of the day and year first written above. This Agreement shall be executed in at least two original copies, one of which shall be delivered to the Contractor and the other to the Commission.

NEW JERSEY PINELANDS COMMISSION

WITNESSED:

By: _____

By: _____

John C. Stokes, Executive Director

Name: _____

Title: _____

VOLLMER ASSOCIATES, LLP

WITNESSED:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

CERTIFICATION OF CONTRACT

*THIS DOCUMENT HAS BEEN REVIEWED
AND APPROVED AS TO FORM ONLY*

This ____ day of _____ 2004

ATTORNEY GENERAL OF NEW JERSEY

By: _____

Name: _____

Title: Deputy Attorney General

PINELANDS EXCELLENCE PROGRAM
EGG HARBOR TOWNSHIP COMMUNITY VISION PLAN

Community Notebook

Section • 4

Pinelands Excellence Program Progress Report - August 29, 2005

Project Interview Questionnaire

Press Releases

Meeting Agenda/Notices/Reports

Section • 4

Subsection 1 - Progress Reports



State of New Jersey

THE PINELANDS COMMISSION

PO Box 7

NEW LISBON NJ 08064

(609) 894-7300

RICHARD J. CODEY
Acting Governor

JOHN C. STOKES
Executive Director

August 29, 2005

Mr. David Grant
Executive Director
Geraldine R. Dodge Foundation
163 Madison Avenue
P.O. Box 1239
Morristown, NJ 07962-1239

Re: *Pinelands Excellence Program*
Progress Report

Dear Mr. Grant:

Following is an update on the Commission's progress in undertaking the Pinelands Excellence Program. As you are aware, in November 2004 the Pinelands Commission was advised that it would be receiving a two-year grant award from the Foundation. The first grant year funding was received in January 2005. This report recaps the progress that has been achieved to date to undertake the tasks outlined in the Commission's proposal.

The Pinelands Commission is using this current grant to continue the *Pinelands Excellence Program*, a program that is focused on assisting municipalities that have experienced significant development pressures to manage growth and create "livable" communities. During the first round of the program, the Commission worked with Hamilton Township in Atlantic County and Winslow Township in Camden County to develop community action plans.

The current effort is aimed at building on the success of the initial project. For the current program round, the Commission is working with Egg Harbor Township in Atlantic County, one of the Pinelands fastest growing communities. With assistance from a planning and community design consultant, the Commission hopes that the Township will refine the process and products developed in the first program round, and expand and apply a range of community design tools. Once the design strategies are developed, the consultant will work with the Township to identify, formulate and "fit" the strategies to the particular needs of the community. Through the aid of the Foundation's two year program commitment, the Commission will continue to work with Egg Harbor Township, following identification of the specific community design and development strategies, to assist the community to implement these selected strategies. Our work with the Township to develop this project focuses on achieving the critical objective of generating the high level of community participation and "buy-in" that will be essential to build support for the final plan.



<http://www.nj.gov/pinelands/>
E-mail: info@njpines.state.nj.us

The Pinelands—Our Country's First National Reserve and a U.S. Biosphere Reserve

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Project Details:

Work on the program is well underway. One of the principal differences between the first project round and the current effort is that, instead of a competitive community selection process, the project began with a pre-determined community, saving a significant amount of time and effort in advancing the program. The first meeting with the Township following notice of grant award occurred on February 2, 2005 when Commission staff reviewed the basic project scope and schedule, discussed the formation and composition of the project "Visioning" team, and considered the process for hiring a consultant to assist with the planning process. In mid-March the Township notified the Commission that the members of its Visioning Team had been selected. The Team is comprised of a cross-section of community representatives who will work directly with the consultant to develop the Egg Harbor Township community design plan. Another important role for the Team is to help with community outreach.

Throughout March and April, Commission staff worked to develop two key project documents, the first of which was the "Community Notebook" comprised of base-line demographic, economic and land-use data specifically related to Egg Harbor Township that will be essential to this planning project. It is important to point out that information gathered through several other important initiatives, now being undertaken by the Commission, will also contribute to the community design project. As a prime example, GIS-generated land use data generated through the Kirkwood-Cohansey Aquifer Study will be used in conjunction with the Egg Harbor Township project. The objective of the Study is to determine how current and future water supply needs within the Pinelands can be met while protecting the aquifer system. As part of the Kirkwood-Cohansey project, the Commission is conducting a region-wide "build-out" analysis to identify future development capacity. Mapped data at the parcel level, developed as part of this study, will also be used for the Egg Harbor Township planning process. In addition, information generated through the Pinelands-wide Housing Demand Assessment project, now in its final stages of completion, will be a considerable contribution to the community planning process. The objective of this project is to assign the number of future housing units Egg Harbor Township will need to accommodate based on population projections.

The second major project document drafted during the months of March and April was the request for proposals (RFP) for planning consultant services. One of the many benefits of pre-selecting Egg Harbor Township as the community of focus at the start of the second round of Pinelands Excellence program is that community officials and Commission staff were able to work together to develop the RFP. The RFP was completed in early May. Although the document was similar to the one that was developed in the first project round, the experience gained through the initial program effort suggested a series of refinements. These refinements included requirements for additional community meetings at earlier stages in the planning process and at various locations throughout the Township to ensure broader input; a greater emphasis on community consensus building; a focus on implementation; and clearer requirements for detailed cost proposals to enable ready proposal comparison.

On June 7, 2005, Commission staff conducted a project "kick-off" meeting with the 14-member Egg Harbor Township Visioning Team. The purpose of the meeting was to review the project scope approved by the Foundation and the project schedule and to discuss, in detail, the RFP and the timeline for hiring a project consultant. In an effort to begin to build community awareness of the project, on June 13, 2005 Commission staff members were invited to participate in a "Mayor's Forum", a regularly-aired, televised, local public affairs program. Covered topics included the community design process; anticipated project outcomes; and the opportunities that will be available for residents of Egg Harbor Township to participate in the planning effort. This program will be used periodically throughout the project as a means to continue to inform residents of the project progress and the various community design strategies under consideration.

The RFP was released on July 7, 2005 to 53 firms and individuals generated for the first program round and compiled from references, citations in articles, presenters at conferences, board members of

organizations devoted to smart growth planning, and requests from individual firms. A bid solicitation announcement, together with the Community Notebook information, was also placed on the Commission's web site. In addition, the announcement was posted on the web sites of the American Planning Association and the Congress for New Urbanism. A mandatory pre-bid conference was held on July 27, 2005. Representatives from 15 firms attended the pre-bid conference or participated via conference call. A representative from Egg Harbor Township also attended the meeting. A response to questions raised at the meeting, together with the list of meeting attendees and the power-point presentation made during the pre-bid conference, were mailed directly to all attendees (e-mail and hard copy) and posted on the Commission's web site on August 3, 2005¹. The deadline for submission of proposals in response to the RFP was August 17, 2005. Proposals were received from the following 7 firms:

1. AKRF (with Looney Ricks Kiss; IQ Landscape Architects; Princeton Hydro, LLC)
2. Karabashian Eddington Planning Group
3. Kise, Straw & Koldner, Inc. (with Princeton Hydro, LLC)
4. Taintor & Associates (with Dodson Associates, Ltd.; TRC Omni Environmental Corporation; Howard/Stein-Hudson Associates, Inc.)
5. The Kimmerle Group (with Parson Brinkerhoff; Clough Harbor & Associates, LLP)
6. Volmer Associates (with Phillips Preiss Shapiro Associates, Inc.; The Hillier Group)
7. Wallace Roberts & Todd, LLC (with Clarion Associates; Schoor DePalma, Inc.)

An evaluation committee has been formed consisting of two Pinelands Commission staff members and the Administrator and Mayor of Egg Harbor Township. The committee members have been asked to rank the proposals according to weighted criteria that are directly related to the technical requirements of the proposal. The committee is scheduled to meet on September 6, 2005 to rank the proposals and, if deemed necessary, identify which firms should be invited to interviews. To allow committee members to focus on technical merit, cost proposals will not be distributed in advance of this meeting. Interviews are scheduled to take place on September 14th and 15th with consultant selection to occur at the conclusion of the interview process. On October 14, 2005, the recommendation for selection will be presented to the Pinelands Commission for authorization to enter into a contract. The planning process will begin immediately following contract award and is expected to be completed within twelve months.

Completing the remaining project tasks is necessarily dependent on the selection of the consultant. However, work is anticipated to start by mid-October, with the tasks completed sequentially as follows:

Task	Duration
Conduct background research and community interviews	2 months
Community design workshop/develop implementation strategies	3 months
Prepare community action plan	4 months ²
Public process to endorse plan	3 months
Organize and conduct seminars	3 months

Ongoing Commitment:

As a direct outcome of its experience with the Pinelands Excellence program, the Commission has recognized that its emphasis on controlling of the quantity of development is only part of a critical equation; another major component is development *quality*. To assure that the Pinelands preservation

¹ The Commission's web site will be updated continuously throughout the life of the project and will serve as an ongoing information repository

² The time period for the development of implementation strategies and preparation of the plan will overlap

program is successful into the future, the areas designated to accommodate growth must also be “livable” places. The implementation of standards and development facilities that promote quality community design are the keys to fulfilling this objective. In response to this understanding and in conjunction with this second round of the Pinelands Excellence Programs, the Pinelands Commission intends to build in-house community design capabilities and has created a staff position and budgeted funds expressly for this purpose. Once the consultant has been hired and the Egg Harbor Township planning process is underway, the Commission will initiate a search for a qualified and experienced community designer who will provide direct and ongoing technical assistance to communities throughout the Pinelands that are interested in developing “smart-growth” tools.

The “Big Picture”

With many of the major project tasks still to be completed, the ability to identify new “lessons learned” is necessarily limited. However, the program will clearly benefit from what is expected to be a strengthened relationship with Egg Harbor Township as the municipality contends with some of the more intractable issues faced by Pinelands growth communities. We noted our concern in our first progress report for the round 1 project that Egg Harbor Township did not request participation in the Pinelands Excellence program. With the Township’s participation in this program round, this particular issue has been resolved and we believe that a successful outcome will offer an excellent example to encourage participation in community design efforts on the part of other Pinelands municipalities in the future.

One of the principal challenges likely to be faced in this program round is to build community support and consensus as the planning process unfolds. The first program round provided ample evidence that, unless this support is generated from the early stages of the project, it is unlikely that strategies developed through the community workshop will be approved and implemented. To this end, the RFP contains clear language that stresses that community “buy-in” will be an essential component of the project. This objective to build community support was emphasized during the pre-bid meeting. The Commission will work closely with the Township and the consultant to ensure that this challenge is addressed to the greatest feasible extent.

Financial Breakdown

One copy of the Commission’s most recent financial audit report covering fiscal year 2004 is enclosed.

A detailed breakdown of project expenditures through June 30, 2005 (the most recent quarter for which complete figures are available) is provided in the following table. Expenditure activity to date is limited because the majority of the project budget is associated with the consulting firm which we expect to have under contract by mid-October, 2005.

Line Item	Budget	Expended	Remaining
Consulting planner	\$147,600	\$0	\$147,600
Background research and geographic information	\$7,400	\$0	\$7,400
Outreach, including mailings, seminars and meetings	\$2,000	\$30	\$1,970
Profile/Plan printing, supplies and incidentals	\$4,000	\$180	\$3,820
Project management	\$6,000	\$3,065	\$2,935
Total	\$167,000	\$3,275	\$163,725

Schedule for Final Report

In view of our two year grant commitment, the Commission hopes to complete work on all required tasks outlined in our program proposal by the end of January 2007. We therefore anticipate providing a final report to the Dodge Foundation by March 31, 2007.

Thank you for the opportunity to review our progress under the current round of the Pinelands Excellence Program. Please feel free to contact me or David Kutner, Director of Special Programs, if you have any questions or require additional information regarding the foregoing report.

Sincerely;

John Stokes,
Executive Director

Attachments

Section • 4

Subsection 2 - Interview Questionnaire

Interview Questionnaire
"Livable" Community Planning
Egg Harbor Township

Interview Team: _____ Date: _____

Interviewee(s): _____

Agency/Interest: _____ Years lived/worked in EHT? _____

Summary Instructions

Intro and brief overview of project and team with focus on physical study. Quick discussion of recent trends – population, dwelling units, etc.

Interviewee background with or in Egg Harbor

Questions will be selected based on area of expertise of the individual

- Key documents or information (agency folks, i.e. school pop. Forecasts, traffic, sewage capacity etc.) _____

- What changes are anticipated – new schools etc.

- Characterize Egg Harbor Township – what makes its image – where is the physical heart of the township _____

- Do you believe EHT is changing for better or worse – why

- What do you like best / least about Egg Harbor?

- How do you feel about recent growth in the Township?

- Good aspects / Bad aspects:

- Are you satisfied with recreation and open space facilities?

- Are the schools satisfactory? Do they have a link to the community?

- How do feel about the retail shopping in the Township?

- Where are the core residential areas in the Township?

- How do find commuting to work, schools, shopping, or other places?

- Besides travelling by car, is walking or bicycling a viable option?

- What are your favorite South Jersey communities? Is there one that you like to walk around in?

- Other Impressions:

-
Who else should we talk to?

Section • 4

Subsection 3 - Press Releases

For additional information, contact:
Peter J. Miller, Township Administrator, 609-926-4027
Oliver Carley, Vollmer Associates, 215-545-7525

FOR IMMEDIATE RELEASE
2/23/06

HELP PLAN FOR THE FUTURE OF EGG HARBOR TOWNSHIP
Invitation to express your opinions

Egg Harbor Township is kicking off the preparation of a “Livable Community Plan” and wants to hear from you. This will be an action plan that will help guide Egg Harbor Township’s long-term community development. Residents, business owners and others interested in the future of the Township are invited to participate in a public workshop on March 7 at the Intermediate School Cafeteria from 7:00 to 8:30 P.M. Participants can contribute as long as their schedules permit. The purpose of this meeting is to engage the community in an informal dialogue about a range of issues, with four work stations devoted to the following broad categories:

- Community form and design;
- Transportation, including traffic and pedestrian issues;
- Environment and recreation; and
- Schools and community facilities.

A team of community planning and design consultants lead by Vollmer Associates LLP will be at hand to record ideas, opinions, and suggestions at the work stations.

This workshop, which is the first in a series of public meetings in this planning process, is especially important as it will help steer the direction of the study. Subsequent public workshops will focus on analysis of specific topics (May 16), plan concepts (June 20), and the final plan (September 19). The Township hopes you will reserve all four dates and participate in every workshop. The process is being guided by a committee of Egg Harbor Township residents with the assistance of Township government officials. The committee members will be participating in the community meetings and look forward to hearing from their fellow citizens on what should be addressed by this plan.

Egg Harbor Township’s “Livable Community Plan” is being funded by a grant from the Geraldine R. Dodge Foundation that is being administered through the New Jersey Pinelands Commission’s *Pinelands Excellence Program*. If you would like additional information about the public workshops please contact Olga Perez at Operez@ehtgov.org or (609) 926-4027.

#

EHT residents get chance to shape their community

By MARTIN DeANGELIS Staff Writer, (609) 272-7237
(Published: March 1, 2006)

EGG HARBOR TOWNSHIP" Nobody would ever call the Pinelands Commission the most beloved agency in this town. Local officials and residents regularly blast the state body for forcing too many houses, too many people, too many cars and too many schools into the township, and say the commission threatens the quality of life here.

But local leaders and citizens are excited about one recently announced plan for the township" even if it did come from the Pinelands Commission. The agency has given the township a grant to put together a Livable Community Plan over the next year, a process that will make its public debut Tuesday in a different kind of town meeting at the Intermediate School.

The forum will be unusual because there are no plans for officials to stand up and talk to the regular folks in the crowd. The agenda calls for the regular people to not be a crowd, but to go around and talk individually to the leaders and to professionals working on the project about what Egg Harbor Township's citizens think about their hometown today and hope for its future.

Those listening will include members of the township's visioning team" themselves a collection of officials, activists and volunteers working on the Livable Community Plan. The plan will be funded with a grant that comes from the environmentally conscious Geraldine R. Dodge Foundation but is administered through the Pinelands Commission.

Jay Henry, a union plumber who has lived in the Bargaintown section for 42 years, volunteered to join the team when he saw an item about it on the township's cable-TV station. Now he's actively soliciting other residents to get involved starting at next week's session.

Everyone in Egg Harbor Township has a chance to say what they feel. People have been complaining about things, but this is a chance to come out and say what's on your mind and do something about it says Henry, who adds that he has no political experience or ambitions, but believes that this process can work for a place he cares about.

And although he's also no apologist for the Pinelands Commission" I'm not happy with what (they) did to the township in any way" Henry is adamant that this process can't just be one long complaint session about the agency's decision years ago to protect the forest at the core of the state's pinelands area by channeling growth into outlying and then-partially developed areas, such as Egg Harbor Township.

You let them gripe a little and then say, OK, what can we do now? he says. We're not going to play the blame game, we're not going to point fingers. Mistakes have been made, and you can't change them. You can only learn from them

Vollmer Associates of Philadelphia is one of the consultants that will help put together the plan. Jeremy Alvarez, the project manager in Egg Harbor Township, says his company technically works for the Pinelands Commission, but tried to convince that agency that this has to be Egg Harbor Township's plan if it's going to have any credibility in the community.

And they agreed, Alvarez said, adding that the planners are pretty fresh into this process. But he explained that next week's meeting will be broken up into four separate" but related" areas: recreation and the environment; community design and a town center, or the lack of one; transportation and traffic; and schools and community facilities.

He also emphasized that he and other people in on the planning will do far more listening than speaking next week.

We're really in a gathering mode now, we want to listen. It's not going to be a talking-heads thing at all, Alvarez said.

And because of that, he encourages all who are interested to show up whenever they can get there. The meeting is scheduled to run from 7 to 8:30 p.m. in the school cafeteria, but if someone gets off work and can be there by 8:15, they should have time to do what they're coming for" to offer opinions and suggestions and thoughts about the present and the future of Egg Harbor Township.

People won't miss anything if they don't come right at the start because there's not going to be a presentation, he said. You can just jump on a topic where you think your thoughts go best.

To e-mail Martin DeAngelis:

MDeangelis@pressofac.com

LIVABLE

COMMUNITY PLAN

What: Resident input wanted for EHT's Livable Community Plan

Where: Township Intermediate School cafeteria

When: 7 to 8:30 p.m. Tuesday, March 7

Why: To speak your mind about local issues

Plenty of suggestions for better life in EHT

First meeting held in project to create Livable Community Plan

By MARTIN DeANGELIS Staff Writer, (609) 272-7237

(Published: March 8, 2006)

EGG HARBOR TOWNSHIP" What this township needs is ice rinks" two of them.

What this township really needs is a boardwalk along its bayfront.

But what this township *really* needs is better roads to let all the people get from the ice rink to the boardwalk" or wherever else they're going.

Those were just a few of the hundreds of suggestions Egg Harbor Township residents made Tuesday night at a forum that local and state officials set up just to hear what people think about life in their hometown. The meeting at the Intermediate School was the first visible action in the township's creation of a Livable Community Plan, an attempt to manage the exploding residential growth that most residents and local leaders complain bitterly about.

The leaders were mainly listeners on a night when there were no formal speeches, just four school cafeteria tables and makeshift blackboards where concerned residents could say what they like and don't like about where they live, and want to see more or less of. And a suggestion brought up and written down is hardly a project on the drawing board " it doesn't cost a cent to scrawl a note on somebody's dream item.

In the section on schools and community facilities, Paul Grygiel heard a comment on expanding the township's high school, which brought up a question in the consultant's mind:

Is it time for two high schools? Should there be an Egg Harbor Township East and an Egg Harbor Township West? he asked.

Paul Weldon, a township police officer and a graduate of the high school, saw some quick positives to that.

It's more opportunities, said Weldon, whose police posting was in the crowded current high school for more than two years. Instead of having one baseball team, you have two. Instead of one band, you have two.

But schools cost money" the school district's current budget is more than \$90 million" and the facilitators were also using up lots of ink writing down tax worries on their suggestion sheets.

Weldon, who married an Egg Harbor Township girl and is raising his young family in the township, said he came out because he hopes to stay in his hometown for the rest of his life.

We're not going anywhere, so we have to deal with it, he said.

Jerry King Jr., a mortgage banker who grew up in Pleasantville and lives now on Mill Road, sees roads as one of the keys to a better future, but he says the township's are stuck in the past.

Those roads haven't changed a whole lot since I used to ride my bike on them. They haven't changed much in 30 years, said King, who added that he'd never let his own children ride their bikes where he did when he was a boy. There are more people, more vehicles, but the roads haven't been improved.

King came out because if I'm going to complain, I should get involved, he said.

The Tuesday idea-harvesting session was the first of four on the community plan that all township residents and business owners are invited to; the others are scheduled for May, June and September. The plan's volunteer visioning team and their professional consultants/organizers are also asking for more ideas in the form of pictures " areas or items that people want to see protected, or duplicated, or avoided at all costs, as the township continues to grow.

The pictures can even be from places outside Egg Harbor Township, or outside the United States" the consultants are asking for magazine pictures or personal travel pictures that could translate into a better quality of life in the township. To get those visual ideas to the planners, e-mail them to:

ocarley@Vollmer.com

To e-mail Martin DeAngelis at The Press:

MDeangelis@pressofac.com

MAKING EHT LIVABLE

Time to act

(Published: March 11, 2006)

Egg Harbor Township residents don't usually need an invitation to voice their complaints about life in what used to be their neck of the woods.

As those woods have been replaced by sprawling growth, complaints about clogged roads, overburdened recreational programs, high taxes, the cost of schools and the loss of a rural way of life are voiced loudly and often in EHT these days.

The usual target is the state Pinelands Commission. The commission's policy of protecting New Jersey's treasured Pine Barrens by funneling growth into outlying areas has swamped Egg Harbor Township. Oddly, many of the complaints spare the township's elected officials, who could have planned far better for the growth they knew was coming but that's another editorial.

But it's the Pinelands Commission that's now asking EHT residents for their complaints and their ideas for improving the community.

Through a Geraldine R. Dodge Foundation grant administered by the Pinelands Commission, EHT is now embarking on an attempt to develop a so-called Livable Community Plan a kind of roadmap for improving the township.

The first town forum was held this week. More are planned for May, June and September. All EHT residents and business owners are welcome. There are no speeches by talking heads. It's just an opportunity to throw a lot of ideas out there and see what resonates. Anyone familiar with the strategic-planning process so popular in the business world these days would understand the process. The idea is to develop a strategic vision for a township in turmoil.

It's a good idea because this is a township that definitely needs to stop complaining and to start doing something about those complaints.

It may be satisfying on some level to sit back and blame the Pinelands Commission for the township's woes. But, as Jay Henry, a township resident for 42 years and a member of the new volunteer visioning team noted:

This is a chance to come out and say what's on your mind and do something about it.

Indeed. The ball is in your court, Egg Harbor Township residents.

For additional information, contact:
Peter J. Miller, Township Administrator, 609-926-4027
Oliver Carley, Vollmer Associates, 215-545-7525

FOR IMMEDIATE RELEASE
5/5/06

HELP PLAN FOR THE FUTURE OF EGG HARBOR TOWNSHIP

Egg Harbor Township is conducting its second public workshop for a “Livable Community Plan” and wants to hear from you. This will be an action plan that will help guide Egg Harbor Township’s long-term community development. Residents, business owners and others interested in the future of the Township are encouraged to participate in the public workshop on May 16th at the Intermediate School Cafeteria from 7:00 to 8:30 P.M.

The purpose of this meeting is to engage the community in an informal dialogue about planning and design concepts that have been developed over the past several months by the plan visioning committee and the consultant team. The committee members represent a broad spectrum of Egg Harbor Township’s diverse communities and will be participating in the community meeting and look forward to hearing from their fellow citizens.

Planning and design concepts will be organized into three areas that recommend improvements to:

- Environmental preservation and community facilities;
- Traffic circulation and safe pedestrian connections;
- Community centers and conservation areas; and
- Community design.

A team of community planning and design consultants lead by Vollmer Associates LLP will be at hand to record ideas, opinions, and suggestions at the work stations.

This workshop, which is the second in a series of public meetings in this planning process, is especially important as it is a key opportunity for the community to discuss potential directions that the Township might grow in. Subsequent public plan recommendations (June 20), and the final plan (September 19). The Township hopes you will reserve these dates and participate in every workshop.

Egg Harbor Township’s “Livable Community Plan” is being funded by a grant from the Geraldine R. Dodge Foundation that is being administered through the New Jersey Pinelands Commission’s *Pinelands Excellence Program*. If you would like additional information about the public workshops please contact Olga Perez at Operez@ehtgov.org or (609) 926-4027.

#

Section • 4

Subsection 4 - Meeting Notices/Agendas/Reports



Livable Community Planning – Egg Harbor Township

Meeting name:	Visioning Team Kick-Off Meeting	
Location	Township Building Emergency Response Room	Time & date 4:00 PM February 07, 2006
Present	Paul Barbere, Peter Castellano, Ralph Henry, Jay Henry, Janis Hetrick, Patty Chatigny, Nathan Davis, Chrissy Martin, Dale Goodreau (For Peter Miller) Jeremy Alvarez and Oliver Carley, Vollmer Associates; Paul Grygiel, Phillips Preiss Shapiro Associates; David Kutner and Christine Graziano, New Jersey Pinelands Commission	
Absent	Mayor McCullough, John Heinz, Stephen Skwire, Manny Aponte, Joe Gurwicz	

Report

Jeremy Alvarez opened the meeting by describing the initial responses received from the interviews with Township stakeholders. Sixteen interviews were conducted with 20 stakeholders on February 6th and 7th.

Introductions were made around the room. Patty Chatigny offered to make reminder calls to Visioning Team members prior to meetings. Project notebooks were distributed to Team members. The notebooks contain information about the consultant team, contacts, meeting schedule, the Pinelands Commission, and background information on Egg harbor Township.

The meeting schedule in the project notebooks was discussed. The Team decided that they would like to hold meetings every other week, as on the schedule, through the end of April. Meeting times will be 4:00 P.M. Oliver Carley offered to provide a draft schedule for all subsequent meetings. Peter Castellano offered to help reserve school cafeterias for the public meetings.

Item No	Action Items	Individual Responsible	Due Date
1	Make reminder calls to Visioning members prior to each meeting.	Patty Chatigny	-
2	Create draft for meeting schedule	Oliver Carley	February 21





Strengths Weaknesses Opportunities Threats – SWOT

February 21, 2006 – 4:00 P.M.

Egg Harbor Township Municipal Building
Emergency Management Room

AGENDA

I. Introductions

II. Contact Information

We have not received email confirmations from:

Mayor McCullough	smccullough@sjta.com
Ralph Henry	rwhsr2@aol.com
Jay Henry	Michelehenry@linwoodschoools.org
John Heinz	JoeSue@aol.com
Nathan Davis	Nathan.davis_jr_@opd.state.nj.us
Chrissy Martin	joyduetohim@verizon.net
Manny Aponte	manuel.aponte@verizon.net
Joe Gurwicz	Jgurwicz@gurwicz.com

Steve Skwire - steve.skwire@lmco.com bounced back

III. Meeting schedule

- Visioning Team TOPICS
- Visioning Team PLAN
- Visioning Team SYNTHESIS
- Public meeting dates
 - March 7th – Introduce the public to the project and the major issues
 - May 17th – Major topics - inventory and analysis
 - June 21st – Concepts workshop
 - September 20th – Plan workshop

IV. Introduction to SWOT Analysis

V. Topics Discussion – To be refined and grouped into 4 categories

- Traffic/Transit
- Town Center/Multiple Neighborhood Centers
- Housing, Retail, Office Densities/Development Patterns/Street grid, cul-de-sacs
- Schools: size/layout/locations
- Pedestrian circulation/safety





- Environmental Protection: trees/marshes
- Recreation: Public/Private

VI. SWOT Analysis of Topics

VII. Adjourn





Livable Community Planning – Egg Harbor Township

Meeting name: **SWOT Meeting**

Location	Township Building Emergency Response Room	Time & date 4:00 PM February 21, 2006
Present	Manny Aponte, Paul Barbere, Peter Castellano, Patty Chatigny, Nathan Davis, Joe Gurwicz, John Heinz, Ralph Henry, Jay Henry, Janis Hetrick, Chrissy Martin, Peter Miller, Steve Skwire Jeremy Alvarez, Peter Mahaony, and Oliver Carley, Vollmer Associates; Paul Grygiel, Phillips Preiss Shapiro Associates; David Kutner and Christine Graziano, New Jersey Pinelands Commission	
Absent	Mayor McCullough	

Report

Paul Grygiel conducted the meeting. Email contact information was confirmed for members of the Visioning Team. The meeting schedule for the remainder of the project was discussed. The Visioning Team decided they would like to hold the public meetings the same nights of the Visioning Team meetings. The final schedule is distributed as another document.

The remainder of the meeting focused on the Strengths Weaknesses Opportunities Threats (SWOT) exercise. General topics were grouped into four areas to correspond with the next four Visioning Team meetings. The strengths, weaknesses, opportunities, and threats, of each topic area were then developed by the Visioning Team. A summary of the SWOT analysis is below.

Item No	Action Items	Individual Responsible	Due Date
	No action items		





Livable Community Planning – Egg Harbor Township
Meeting name: SWOT Meeting

The majority of this meeting consisted of the Visioning Team discussing issues and topics that will be further evaluated as this study progresses. This discussion was conducted as a “SWOT” (strengths, weaknesses, opportunities, threats) exercise. The general themes and ideas that came out of this meeting are listed below by topic area. The date of the future Visioning Team meeting at which the topics will be explored in depth is listed after each topic heading.

1. Environment, Open Space, and Recreation – March 7

Strengths

- Good recreation facilities
- Recreation Department: offers lots of programs, including good youth programs
- Strong open space acquisition policy
- A lot of high quality environmental lands still left
- Good waterfront property
- Bike path

Weaknesses

- Landfills, junkyards and quarries give the Township a bad image
- Bad development practices (e.g., trees are clear cut for new development)
- Sewer infrastructure
- Aquifer is being drained
- No awareness about nature center

Opportunities

- Preservation of woods, farmland, and open space
- Capitalize on golf courses
- Develop a good preservation ordinance

Threats

- Depleted air quality from cars
- Capacity: dwindling water supply, running out of places to put trash, etc.
- Loss of continuous wooded areas

2. Town/Neighborhood Centers and Development Patterns – March 21

Strengths

- Black Horse Pike corridor
- Traffic tolerable (but getting worse)
- Sidewalks are mandatory for new development
- Seven discrete areas of Township (West Atlantic City, Scullville, Bargaintown, English Creek [McKee City], Farmington, Cardiff, Steelmanville, Seaview Harbor)
- Waterfront
- FAA Tech Center





Livable Community Planning – Egg Harbor Township
Meeting name: **SWOT Meeting**

Weaknesses

- Township identity: losing historic identity, no one center of Township, three non-contiguous parts, landfills/junkyards/quarries give the Township a bad image
- Bad development practices: poor aesthetics, no interconnections between developments, lot sizes too small
- Children cannot walk or bike to school/friends/play
- No neighborhood schools – 100% busing
- Mandatory high growth designation from Pinelands
- Casino pressure – increased housing burden
- Pace of growth is too fast – cannot be controlled
- Trailer parks (2,000 mobile home dwelling units)

Opportunities

- FAA Tech Center
- Commercial base is good – Shore Mall and Cardiff Center
- Create transit-oriented development (TOD)
- Create mixed-use development in West Atlantic City
- Pedestrian communities
- Demand better design for commercial development

Threats

- Losing Township's identity: becoming bedroom community, from blue collar to yuppie-ville
- Construction of new casinos would bring more houses to the Township
- Inward migration from barrier islands
- Increased age-restricted developments
- Potential for foreclosures on “starter castles”
- Legislative hurdles: no support from Trenton, rapidly increasing taxes, no reward for being a regional growth area, regional growth boundaries run down center of roads

3. Traffic and Pedestrian Safety – April 4

Strengths

- Black Horse Pike is a focal corridor
- Traffic infrastructure is newer and could be better managed
- Traffic is tolerable (but deteriorating)
- Mandatory sidewalks
- Bike path

Weaknesses

- Traffic light timing is off
- Traffic intensity
- Road network: confusing, streets cannot be widened, little road interconnection
- Emergency response time is slow





Livable Community Planning – Egg Harbor Township
Meeting name: **SWOT Meeting**

- Children cannot walk or bike to school/friends/play
- Sporadic sidewalk availability dangerous – invites children to walk/bike where there is no path
- Lack of public transit
- No north-south corridor in Township
- Accidents are on the rise
- Traffic is on the rise

Opportunities

- Access to malls: change perceptions, change reality (provide better access)
- Create new access to Garden State Parkway
- Detailed traffic study
- Coordinate roadways between EHT and surrounding municipalities – several intersections
- Utilize rail right-of-way and bike paths
- Connections: bridge over Black Horse Pike, rail link to Atlantic City, pedestrian connections

Threats

- County's failure to fund roads
- Failure to maintain, improve, raise taxes

4. Schools and Community Facilities – April 18

Strengths

- Schools offer great education
- Strong volunteer presence in the community
- One ZIP Code

Weaknesses

- Children cannot walk or bike to school/friends/play
- No neighborhood schools – 100% busing
- Capacity: schools overcrowded, school facilities over burdened, sewer capacity limited
- Poor school design
- Three non-contiguous parts of the Township
- Mandatory high growth designation from Pinelands
- Stagnant school aid from State
- 911 response is slow
- FAA does not add to tax base

Opportunities

- Develop neighborhood schools
- Develop a community center





Livable Community Planning – Egg Harbor Township
Meeting name: SWOT Meeting

Threats

- Families moving off barrier islands and into EHT (inward migration)
- Increase in student population
- Decreased funding per pupil from the state
- High school may have to split
- Legislative hurdles: no support from Trenton, lack of consideration from Pinelands, no reward for being a regional growth area
- Lack of school sites
- Rapidly increasing taxes





Topic 1: Environmental Protection, Recreation and Open Space

March 7, 2006 – 4:00 P.M.

Egg Harbor Township Municipal Building
Emergency Management Room

AGENDA

- I. Review of issues on this topic raised in SWOT
- II. Overview of meeting format
- III. Discussion of issues and potential recommendations (discussion order to be determined by group)
 - Environmental protection
 - Open space
 - Trails
 - Public recreation facilities
 - Public recreation programming
 - Private recreation
 - Other issues
- IV. Recap of main points
- V. Adjourn





Livable Community Planning – Egg Harbor Township

Meeting name: **Environment, Recreation, and Open Space Meeting**

Location	Township Building Emergency Response Room	Time & date 4:00 PM March 7, 2006
Present	Manny Aponte, Paul Barbere, Peter Castellano, Patty Chatigny, Nathan Davis, Joe Gurwicz, John Heinz, Ralph Henry, Jay Henry, Janis Hetrick, Chrissy Martin, Mayor McCullough, Peter Miller, Steve Skwire Jeremy Alvarez, Peter Mahony, and Oliver Carley, Vollmer Associates; Paul Grygiel and Chris Rembold, Phillips Preiss Shapiro Associates; David Kutner and Christine Graziano, New Jersey Pinelands Commission	
Absent	none	

Report

Oliver Carley opened the meeting by distributing inserts for the project notebooks including a corrected contact list, a revised meeting schedule, the press release for the public meeting, and the guideline questions asked by the consultant team during the interviews with Township stakeholders. These inserts were prepared by David Kutner from the Pinelands Commission. Mr. Carley then discussed the ftp site created for the Visioning Team. An email with instructions on how to use the site was sent to everyone in the Visioning Team. The site will contain agendas, meeting reports, and other useful information. There was some confusion from Visioning Team about what information was currently available on the site and how to access it.

Paul Grygiel went over the findings of the SWOT analysis from the previous meeting (Summary of SWOT analysis was emailed to the Visioning Team on March 3). The only concern stated was about the accuracy of statements made in the SWOT about diminishing water quality and quantity.

Mr. Grygiel described the contents of the Recreation and Parks Fact Sheet for Egg Harbor Township (distributed at the meeting). The fact sheet provides information about the facilities for all of the Township's recreation land and shows substantial amounts of open space in the Township. Several Visioning Team members commented that not all open space lands are easily accessible.

Peter Mahony lead the discussion on the Environment, Recreation, and Open Space focused on the following categories:

- Unmet Active/Passive Recreation Demand
- Land-Based and Water-Based Recreation
- Private/Public Recreation Facilities
- Use of Open Space to Buffer/Control Growth Areas
- Environmentally Sensitive Areas to be Acquired/Preserved
- Greenways as Buffers, Links, Pedestrian/Bikeways
- Operational/Maintenance issues

A more detailed description of the Visioning Team's discussion of these topics follows.





Livable Community Planning – Egg Harbor Township

Meeting name: **Environment, Recreation, and Open Space Meeting**

Major issues that resonated at the meeting include:

- Identify critical tracts of lands for preservation for passive use (map to be brought to meeting)
- Create connections via utility rights-of-way (map to be brought to meeting)
- Create recreational opportunities for adults
- Create recreation opportunity for West Atlantic City – opportunity should be explored, but may be politically challenging
- Develop waterfront connections to Great Egg Harbor River
-



Livable Community Planning – Egg Harbor Township

Meeting name: **Environment, Recreation, and Open Space Meeting**

Discussion Summary

Unmet Active/Passive Recreation Demand

Issues to be addressed:

- Children's recreation facilities and programs are important
- Need to focus more on adult recreation and activities
- Need more jogging trails and other facilities
- Passive open space important as well: arboretum, bird watching, etc.
- Save lands for passive use given future growth
- The portion of the Township in CAFRA's jurisdiction is in effect the Township's passive reserve right now
- Currently no parks in West Atlantic City
- Possible new facilities to be considered:
 - Lacrosse and field hockey fields
 - X-Games/"extreme sports" (e.g., skate park – but if public, what about insurance?)
 - Ice skating
 - Swimming
 - Equestrian facilities
 - Bike trails (especially in north-south direction)
 - BMX track
 - High School Stadium
 - Community center
 - Racquetball
 - Cultural arts center

Land-Based & Water-Based Recreation

- Develop boat launch ramp
- Riverbend Property Atlantic County
- Already a marina in Pleasantville, but it has problems
- Land-Based Marina activity
- Bay Views—W. Atlantic City -- Bayport property
- Simple facilities important too, such as places to take in views
- Morris Beach—area on river -- Private lots?!
- Jeffers Landing: take advantage of a few parcels owned by EHT?
- County land also could be used to access river

Private/Public Recreation Facilities

- Golf – numerous golf courses





Livable Community Planning – Egg Harbor Township

Meeting name:

Environment, Recreation, and Open Space Meeting

- although private courses not integrated with housing development may face pressure to be redeveloped for housing
- Public: high school indoor pool
- Private: AtlantiCare fitness center
- Racquet clubs and gyms
- Bowling alley
- Ice rink next to bowling alley failed, but indoor soccer and lacrosse facility could work
- Clubhouses in age-restricted developments
- Campgrounds
- Shooting range
- Laser tag and similar games
- P.A.L. center
- Walking at Shore Mall
- Cultural arts center

Use of Open Space to Buffer/Control Growth Areas

- Protect passive open areas
- Prices Pit Number 2 near Atlantic Avenue (although in M-1 zone)
- Old bowling alley in West Atlantic City
- Reed Farm (but likely to be sold)
- Equestrian areas on Asbury

Environmentally Sensitive Areas to be Acquired/Preserved

- Site between Delilah Road and Atlantic Ave. (used to be a shooting range)
- Reed Farm
- Former Sandcastle site
- Broadway property at 8th/Wintergreen?
- 80 acres on the corner of West Jersey and English Creek
- Mt. Airy Avenue between Zion and Old Zion/Piamore
- Zion Road at Flemings
- Patcong Farms at Central

Greenways as Buffers, Links, Ped/Bikeways

- Create trails on Atlantic Electric rights-of-way
- Gas lines rights-of-way too?
- Arboretum
- Crimi Pit: the missing piece
- Bike trail
- Greenway links to DeCarlo properties





Livable Community Planning – Egg Harbor Township

Meeting name: **Environment, Recreation, and Open Space Meeting**

Operational/Maintenance issues

- User fees – can cover cost of programs, but make less accessible to some



LIVABLE COMMUNITY PLAN EGG HARBOR TOWNSHIP COMMUNITY WORKSHOP – TUESDAY, MARCH 7 2006

Help Shape Growth in Egg Harbor

Tonight's workshop is devoted to hearing from you! The Township is kicking off its "Livable Community Plan" – an action plan that will shape Egg Harbor Township's future – and your input is needed. How do you envision the future of Egg Harbor Township? **There will be no presentation tonight.** This is an opportunity for you to offer your suggestions, ideas, and other thoughts about the future of Egg Harbor Township at each of the four workshop tables around the room focused on:

1. **Workshop 1 – Environment, Recreation, and Open Space**
2. **Workshop 2 – Town and Neighborhood Design and Development**
3. **Workshop 3 – Traffic and Pedestrian Safety**
4. **Workshop 4 – Schools and Community Facilities**

A discussion leader from the consultant team and members of the Visioning Team will be at each table to discuss and document your ideas. The Visioning Team is comprised of Egg Harbor Township residents and officials who meet regularly to guide the direction of the plan. The committee is being provided technical assistance by a consulting team that includes Vollmer Associates LLP and subconsultants Phillips Preiss Shapiro Associates and the Hillier Group.

Your Township Needs You

We're seeking your ideas about what you like about Egg Harbor Township and specifically what you would change. How would you make your community a more attractive and functional place to live? One way you can help is to provide pictures of places that have the community features you think should be protected, expanded or introduced in Egg Harbor Township. Send us photographs of

- Important views and vistas
- Important buildings, spaces, or streets
- Building designs that should be protected or repeated
- Good subdivision features
- Bad subdivision features
- Other notable features e.g. recreation, open space.

Pictures of what you like can come from your immediate neighborhood but also places outside Egg Harbor Township, New Jersey or even outside the country. Send us pictures from magazines, books, TV shows, personal travel photos etc., and your own memories (send in a sketch!). Be sure to include a note with digital photos or on the back of hard copies that indicates: (1) what the photograph represents from the above list, and (2) your name for proper credit if we use the photograph in the plan or other reports.

After discussing your thoughts with the team, we would like you to send images or thoughts to the team. **Send these items to:** ocarley@Vollmer.com

You are also invited to attend and participate in **three additional public meetings** on May 16, June 20 and September 19, 2006. We will review your suggestions from this meeting at the next meeting on May 16th.

Egg Harbor Township's "Livable Community Plan" is being funded by a grant from the Geraldine R. Dodge Foundation that is being administered through the New Jersey Pinelands Commission's Pinelands Excellence Program.

Public Comments

Recorded from March 7, 2006 public meeting.

Egg Harbor Township Intermediary School, 7:00 – 8:30

Notes were taken by consultant team and volunteer members of the Visioning Team
These have not been aggregated or summarized.

Table 1 Environment, Open Space, and Recreation

- Tough to get around for the disabled.
- Need ADA sidewalks and connections.
- Need to keep room for airport to expand.
- Cemeteries
- Definitely need to connect.
- Disabled can't drive –they need ADA sidewalks.
- Airspace/crash zones –What are the FAA plans for expansion?
- Old homes break up sidewalk connectors.
- Ridge/Mill Street –average 1 –3 accidents.
- New developments sidewalks end at older lots.
- Connect sidewalks between developments.
- Bicycle lanes along busy roads.
- Going from rural to city. People do not realize, we all city now.
- Arboretum Plan –mini Longwood Gardens, community gardens.
- Paid entrance –Tourist attraction, botanical garden.
- Need to way to bring more people to Townships (as tourists & residents).
- Centrally located.
- Roads too narrow. Too many kids on narrow roads.
- Satellite Community Centers in Farmington Birdland.
- City Parks –there are none –trees, benches, fountains and baseball community center.
- For instance Indianapolis has to block long parks.
- Concerned about who was on visioning teams –if you want new ideas you need new people.
- Need outdoor public pool. Paid/Funds –something like the YMCA.
- Recreation should be concurrent with building.
- Midwest has recreation.
- Facilities within developments –Better parks, not like shires.
- Lakes bay –has been dredge, access to bay. Only sand beach off shore there will be access if we do not plan for it.

- Parcel next to bay club townhouses.
- Should be marine park, similar to Kennedy Park in Somers Point. Close at dark.
- This from Gary Israel –has to be managed properly.
- Not all people are opposed.
- Parking has to be planned in with it would like to be part of discussion.
- West AC Home Business Association.
- Greenery and landscaping across BHP –should look like ENT cares about it's environment.
- Temple tract park should be passive park.
- Need places to go running like Birch Grove.
- Need trash receptacle on county bike path.
- No lights. Need solar lights.
- Lights at English Creek dangerous for pedestrians.
- Don't empty trashcans.
- Tony Canale park is beautiful.
- Bathrooms are locked up, have to carry trash out, need more trash cans.
- High school & middle school, tennis courts are locked up.
- Only have four tennis courts that are usable.
- Slaughbaugh tennis courts ruined.
- Playgrounds and ball fields are not within walking distance.
- Provide more playgrounds close to developments.
- Need playgrounds in such development.
- Need better ways to get to bike paths.
- Should have made roads wider when they redid them.
- Controlled burns should only be done calm days.
- Open space is _____ tax doing any good great Egg Harbor River should be used as the great resource it is.
- Tributaries going into river should be protected.
- Tremont Avenue resident object to bike path on electric easement (English Mill).
- Westal needs boardwalk.
- Bay Drive too fast has scenic views.
- People can use Pay Facilities more –but they need funding.
- More basketball courts at Canale Park.
- Roads unsafe for billing because no shoulders to get off road.
- More recycling containers at parks, schools and need to be emptied.
- Need recycling containers.
- Good –Township gives out chips & mulch.
- Educate residents to recycle grass & leaves.
- Need sidewalks connections between old and new.
- Bicycle lane –lights.

- Narrow road widths
- New good community centers – maybe satellite centers?
- Preserve existing open space.
- Public boat ramp/water access is needed.
- Parks, courts – night lighting.
- Public access community center like a community center – like a YMCA.
- Public pool.
- More athletic fields.
- Twin ice rinks (public).
- Yard clamp (old cars, etc).
- Curbs in older areas.
- Concerns: 900 units ~ airport expansion.
- Only sand beach is in W. AC – Parcels in flood zone.
- Lakes/Bay perfect for marinal park.
- Mill Road bike lane.
- Exercise & bike loop.
- No need for aquatic center HS pool should be o.k.
- But maybe it could make \$ and pay for itself.
- Aquatic center – yes. Maybe a pool canal.
- Running and jogging trails.
- Bike path needs trash cans (there are only 3).
- Lights.
- Dangerous intersection on bike path at English Creek.
- Canale park good annuity – but bathrooms are locked.
- Why can't you play tennis at middle schools – they're locked.
- Why can't you play tennis at middle schools – they are locked.
- Canale needs trash cans?
- Recreational facilities not within walking distance.
- PAL courts – need nets.
- To use bike path, you drive to Shore Mall, or bike 2 mins to get there.
- There are parking lots at the bike path.
- Dangerous to bike anywhere but on paths. Small/narrow shoulders and fast traffic.
- Controlled burns are a quality issue.
- Link parks to bike paths.
- Seawall in WAC – opportunity for 'boardwalk with recreation area and restaurants'? or picnic areas.
- Map federal designation for wild scenic rivers.
- River conservation zone/River Mtg. Plan in EHT Plan.
- Conservation District in South EHT near river.
- No bike path in highline ROW property owners concern with public easement.

- Curb in WAC to prevent cars on shoulders.
- Public access/picnic areas in WAC by shore.
- Slow traffic on Bay Drive –scenic views.
- Encourage / fund PAL.
- More basketball at Canale.
- Roadways unsafe (traffic) and ___for biking. No shoulders.
- Recycling containers –more needed. Trash cans overflow and cover the cans Care about the aesthetics.
- Standard township recycling containers.
- Strength: Recycled chips/soil/compost available free of charge.
- Recreation facilities on river for kayaking, etc.

Table 2 – Township and Neighborhood Centers

- Unsightly driveways off Main Road/trees cut.
- Back to back houses.
- Landscaped berms with walkways.
- Lot reforestation.
- Six neighborhood centers.
- Too many homes on too little land
- Black Horse Pike / Airport Approach
- Pinelands calc for age restricted housing
- Traffic / pedestrian safety.
- State time growth ordinance.
- County responsibility for roads intersection improvements.
- English Creek Avenue / Pedestrian
- Ridge & Mill accidents.
- Question: Will walking paths be used?
- Assessment of new construction to finance new schools?
- No cluster housing
- YMCA Community Center
- Benchmarking
- Spreading Pinelands growth area to other communities i.e. Egg Harbor City Corbin.
- West AC – North side of Black Horse Pike, replace tired old Motels.
-

Table 3 – Traffic and Pedestrian Safety

SIDEWALK/SHOULDER OF ROAD

- It was questioned that the sidewalks being installed are taking the place of the shoulder of the road. This obviously would reduce the room on the road.
- To use crosswalk bridges going over strategic portions of the Black Horse Pike. Closest to popular bus stops i.e. English Creek.
- All road improvement projects should include a bicycle lane.
- The need for more sidewalks and the importance of adding sidewalks where current ones end
- Bus stop locations need better pedestrian cross walks

LIGHT TIMING/INTERSECTIONS/NEW TRAFFIC LIGHT LOCATIONS

- Airport circle needs to be eliminated/re-configured
- Light timing at Mill and Spruce going to Mill and Fire. It is known that the County is addressing this intersection but the traffic coming from Spruce to turn on Fire is not long enough. Should have a dedicated turn lane and signal in each direction.
- Timing at Ocean Heights and Zion
- Timing at Tower and Black Horse Pike
- The “No Turn On Red” at West Jersey on to English Creek is inefficient
- High School Drive and English Creek needs a traffic light. Currently done by PD

ALTERNATE TRANSPORTATION

- Connect current bike path with other “bike friendly” roads. Include these connections in conjunction with developments
- There should be more public transportation
- Connect the Pleasantville bike path with EHT bike path
- Have the bike path connect to the electric line that runs close to the high school and Veterans Park
- Build a boardwalk along Bay Drive (West AC) would address several topics. It would provide a safe way to travel this road (currently no sidewalks). Provide a recreational opportunity by giving a safe place to walk, bike ride, skate etc.
- Bus routes for Seniors and Over 55 communities
- Explore using Jitney Association to run routes in the township
- Connect developments using bike paths to form more of a “town” feeling

ROADS/CONDITIONS

- Widen current roads with the possible use of Eminent Domain

- Finnish McKey or Cates Ave (unknown which road runs from new development) to the Black Horse Pike as another means to alleviate traffic. It is possible that this is already in the process of being completed
- “Alternate” routes like Regga Ave need speed enforcement. As “secondary” roads become short cuts there is an increase in speed violations
- The use of “Speed Shelves” to reduce speed in residential zones (25MPH) Example was to use these in the West AC area/ residential developments
- Re evaluate speed limits and implement speed reductions
- The timing of road improvement projects is not coordinated. It seems that one detour leads to another detour and so on.
- Overall road conditions are poor/ construction that leads to roads being torn up are not repaired in a timely fashion. i.e. Leap Street
- Is there plans for a road to connect to the development behind the high school
- Poor lighting on roads (no specific location was given)

UNRELATED TRAFFIC TOPICS

- Zoning enforcement needs to be stepped up. Currently presents a liability to the Township
- Examine/Review other towns with similar problems. “Do not reinvent the wheel”
- Make the old “PT Boat” site in West AC a park. Allow sailboats but restrict motorboats.
- Make West AC the “Gateway” to EHT. This goes to the identity of the Township. Have some type of signage or archway distinguishing the boundary.
- Funding by the state should be addressed since the state has forced the growth.

Second note taker

- Need another entrance along the Garden State parkway
- Schools are too crowded
- Sidewalks are too narrow
- Bicyclists are in danger
- Eliminate traffic circle at FAA Center
- “Why are they digging English Creek again?”
- Over or under passes are need for Blackhorse Pike
- Connection beyond the Blackhorse at English Creek is bad
- Mass Transit would be OK if the existing R-O-W are sufficient to handle the traffic
- Airport Flight approach is directly over English Creek.
- The Airport is getting Busier
- No sidewalks
- Really dark for pedestrians on roadway
- Light needed at Poplar, Steeleman and Blackman
- Light at Dogwood and English Creek
- Access management
- The High school causes lots of traffic on English Creek
- Kids from the High school have track practice on English Creek
- ROWs need to be widened

- West Jersey is always being ripped apart – why not make all improvements at once
- Safe bike paths are needed
- Overhead lighting on Streets is needed
- Stop signs are too small
- Municipality does a great job handling growth
- Children have been taught in trailers for eight years
- Better connections between roads is needed
- “Before there were roads, there was Planning”
- Roadway infrastructure is inadequate
- Princeton Street is the nicest Street in the Township
- Would love to be able to ride my bike
- More sidewalks
- At least sidewalks on one side of the road
- More people are driving faster and ignoring stop signs
- Get planners to think about transportation
- There are a lot of seniors in the Twp that should not drive
- Create bike path connections between residential developments

Table 4 – Schools and Community Facilities

- Add schools
- Traffic lights @ Dogwood & English Creek
- Buses but backups on English Creek?
- Problem getting state funding actually into EHT.
- Neighborhood schools?
- Too late – shared use of facilities.
- Developers should pay for school impacts and all developers should build new schools or pay for them.
- Community centers
- Pool indoor & outdoor
- Free programs for kids?
- Don't like idea of public funding for aquatic center need solid funding plan.
- Community facilities could be the focal point for development – would help traffic.
- Overall municipal services being strained.
- Municipal offices, police department, fire department, MUA, trash pickup, road department.
- Schools etc.
- Worried about impact of high house prices on tax burden.
- Why has Pinelands given unfunded mandate? (e.g. more school kids, but no funding).
- Need to back up preservation efforts with \$.
- Highlands: Got right, won't make same mistake as Pinelands (but won't fix here).
- Township has done well with hand dealt (not Pinelands)
- Concerns about multiple families in one house – properly account for kids but bicultural differences, multiple people _____ issue (buses, no sidewalks).
- Streets should be under the ____ school buses. Nowhere for guests to park.
- Funding for additional school resource officer – too many kids for one officer (at MS & HS each) needs one more at HS.
- Why can't Pinelands spread growth?
- Why are Pinelands rules inviolate?
- Development application fees and permits unreasonable (+/- \$17,000 just to build) \$5,600.00 recreational fee too high for township resident building one home.
- Difference in application fee for township resident building one home (vs. developer building > 1).
- Need hospital in township (or at least closer).
- HS? Yes, more opportunities, less overcrowding – but doubles some costs and doubles opportunities for some).
- Likes idea.
- Cygnus Center – Why so elaborate an expensive?, and where for maintenance?
- No bus service to Atlantic City from the heart of EHT. Why no direct service? (only on the Black Horse Pike now).
- Take care of the core of Township.
- Pinelands credits should come back to school system – but not classified as school aid, more like impact fee.
- Pinelands should write 'Lessons Learned' from EHT.

- Why isn't township cracking down on contractors with uninsured, illegal workers?
- Create jobs through non-residential development – industrial etc.
- Lessen the need to commute to Phila & elsewhere 'industrial' should include office, research etc.
- Look into who new residents are (age etc).
- Township should connect new & ex-development, especially with sidewalks – target sidewalk fund \$.
- Try to maintain exceptional character of neighborhoods – zoning needs to preserve what's there.
- Why can't public use EHT MS & HS courts?
- Would like full-day kindergarten – but can't do with current funding.
- Township schools do good job with what is dealt – but not fair state funding, should be based on per student funding, not existing overall spending.
- Smaller schools? Neighborhood schools?
- Charter schools? None in EHT, but students go elsewhere to them.
- Want better schools, even if not closest – focus funds on good education.
- Unfair tax system – why abatement for businesses?
- New schools: put solar panels on roof, state pays for it.
- Green credits - Fed too, plus lower bills.
- School system inefficient in cost per pupil (60% of tax bill).



Livable Community Planning – Egg Harbor Township

Meeting name: **CAFRA Meeting**

Location	CAFRA Office in Trenton	Time & date	2:00 PM March 23, 2006
Present	Patricia Cluelow, Land Use Regulation at CAFRA Jeremy Alvarez and Oliver Carley, Vollmer Associates		

The purpose of this meeting was to get a better understanding of CAFRA’s regulatory requirements and the effect they have on development in Egg Harbor Township. CAFRA rules apply after 25 units have been developed on a particular tract. This is a cumulative measurement and applies to any new development that was at one point under single ownership (a tract cannot be develop 24 units at time under different ownership). Once CAFRA has authority over a development application, the standards they apply in their review reflect the State Planning Areas and Centers designation. In general, the more urban an area, the greater amount of impervious coverage is allowed.

In Egg Harbor Township, West Atlantic City is Planning Area 5 (Environmentally Sensitive). The area south of Ocean Heights Avenue has several planning area designations. Planning Area 5 is the majority of the area and incorporates all of the area along Great Egg Harbor River. Planning Area 4 (Rural) roughly forms a thick buffer on English Creek Road. Planning Area 2 (Suburban) is roughly east of the PA 4 and south Ocean Heights Avenue.

For West Atlantic City, the planning area designation is very significant. In Planning Area 5, only 3% impervious coverage is allowed for new development. If the area was changed to Planning Area 1 (Metropolitan), 80% impervious coverage would be allowed. The impervious coverage from preexisting development is grandfathered, however. New development can cover up to the existing impervious lot coverage. There are no height limitations imposed by CAFRA in this area.

South of Ocean Heights Avenue, allowable development density depends on the planning area. In the Planning Area 2, 30% impervious coverage is allowed with available sewerage. Without sewerage, 5% impervious coverage is allowed. In Planning Area 5 only 3% impervious coverage is allowed.





Topic 2: Town and Neighborhood Centers and Development Design

March 21, 2006 – 4:00 P.M.

Egg Harbor Township Municipal Building
Emergency Management Room

AGENDA

- I. Review Environment, Open Space, and Recreation Meeting – 5 minutes
 - Identify critical tracts of lands for preservation for passive use (map to be brought to meeting)
 - Create connections via utility rights-of-way (map to be brought to meeting)
 - Create recreational opportunities for adults
 - Create recreation opportunity for West Atlantic City – opportunity should be explored, but may be politically challenging
 - Develop waterfront connections to Great Egg Harbor River
- II. Review of Public Meeting – 5 minutes
- III. Design Goals
 - Prevent destruction of Township “Look”
 - Accommodate development pressures
- IV. Design Techniques
 - Green corridors
 - Green neighborhood designs
 - Preserve undeveloped Areas
 - New Development Types
 - Higher Density Single Family
 - Nodes of very high density
- V. Adjourn





Topic 3: Traffic and Pedestrian Safety

April 4, 2006 – 4:00 P.M.

Egg Harbor Township Municipal Building
Emergency Management Room

AGENDA

- I. Administrative tasks
- II. Review of Design Meeting
- III. Review of Traffic issues raised in SWOT and community meeting
- IV. Discussion of issues and potential recommendations
 - Pedestrian connections (sidewalks, paths, overpasses)
 - Bicycle connections (sidewalks, paths, bike lanes)
 - Local street and site design issues (traffic calming, connections linking developments, parking regulations)
 - Problem intersections (traffic operations, etc.)
 - Public transportation (bus service, possible rail service)
 - Regional connections (GSP and ACE access, Black Horse Pike, improved north-south routes)
 - Other issues
- V. Recap of main points
- VI. Adjourn





Topic 4: Schools and Community Facilities

April 18, 2006 – 4:00 P.M.

Egg Harbor Township Municipal Building
Emergency Management Room

AGENDA

- I. Administrative tasks
- II. Review of issues on this topic raised in SWOT and community meeting
- III. Discussion of issues and potential recommendations
 - A. Township Services
 - Emergency services
 - Other Township services
 - B. EHT Public Schools
 - Size and location of schools (neighborhood-oriented? two high schools?)
 - Charter schools
 - School facilities design
 - C. Economic development/fiscal issues
 - Municipal budget and revenue sources
 - Jobs and business growth
 - D. Other issues
- IV. Recap of main points
- V. Adjourn





Livable Community Planning – Egg Harbor Township

Meeting name: **Traffic and Pedestrian Safety Meeting**

Location	Township Building Emergency Response Room	Time & date 4:00 PM April 21, 2006
Present	Manny Aponte, Paul Barbere, Peter Castellano, Nathan Davis, Dale Goodreau, Joe Gurwicz, John Heinz, Ralph Henry, Janis Hetrick, Mayor McCullough, Steve Skwire Jeremy Alvarez and Oliver Carley, Vollmer Associates; Paul Grygiel, Phillips Preiss Shapiro Associates; David Kutner, Christine Graziano, and Crystal Snedden, New Jersey Pinelands Commission	
Absent	Peter Miller, Patty Chatigny, Jay Henry, Chrissy Martin	

ADMINISTRATIVE

The Pinelands Commission provided updated inserts for the project notebooks. Crystal Snedden instructed the visioning team which sections of the notebooks to replace.

All of the public meetings for this plan are scheduled during School Board meetings. The School Board requested that the public meetings be rescheduled so that the Board members could attend. Dale Goodreau informed the Visioning Team that the School Board has put the next public meeting on their agenda and no rescheduling of the public meetings is required.

CAFRA MEETING

Oliver Carley briefly described a meeting Jeremy Alvarez and he had with a land use regulation representative from the Coastal Area Facilities Review Act (CAFRA). Mr. Carley explained that CAFRA regulation is based on State Planning Area designation and began to describe the planning areas in the Township. Mr. Goodreau clarified that the Township is in negotiations with the State to change the planning area boundaries.

REVIEW OF DESIGN MEETING

Jeremy Alvarez suggested that the design meeting report did not capture all of the discussion points and asked for comments about the meeting. The Visioning Team discussed whether high-density development is appropriate in the Township. Janis Hetrick suggested that current zoning does not allow for apartments and Mr. Goodreau explained that condominiums are allowed as a conditional use. The Team’s discussion also explored whether higher densities would be beneficial for the Township.

There was also a discussion about the relationship between higher residential density and the use of Pinelands Development Credits. The Team desired a trade off for providing higher density in exchange for getting lesser density in other areas. Mr. Alvarez stated that even if such a trade-off was pursued, the reality of the existing development patterns in the Township may not provide for such a tradeoff.





Livable Community Planning – Egg Harbor Township
Meeting name: **Traffic and Pedestrian Safety Meeting**

TRANSPORTATION

Paul Grygiel described the major finding in the fact sheet, handed out at the meeting and distributed via email. He explained that the topic areas were taken from the feedback received by the Consultant team at the public meeting and the interview sessions.

Mr. Alvarez then went through the topic areas listed on the agenda.

The lack of sidewalks was the number one complaint heard at the public meeting. There are many sections of the arterial roads that are missing sections of sidewalk. Payments in lieu of sidewalks are often used for sidewalks that lead nowhere. There was some discussion about the connections between individual residential developments. The Township wants roadway connections between developments, but residents are concerned about the increased traffic on their streets that might occur. Planning Board is not likely to require connections with public pressure against it. A strong regulatory solution could move the decision out of the Planning Board's hands.

The safety of pedestrians crossing arterials is a key concern. A comprehensive list of problem intersections was assembled based on those listed in the fact sheet. They include:

- Dogwood Avenue and English Creek Avenue
- Ridge Avenue and Black Horse Pike
- Ridge Avenue and Mill Road
- Spruce Avenue and Mill Road
- Mill Road and Fire Road
- English Creek Avenue and High School Drive
- Hingston Avenue and Old Egg Harbor
- Fire Road and Hingston Avenue
- Leap Street and Ocean Heights Avenue
- Ocean Heights Avenue and Alder Avenue
- West Jersey Avenue and Fernwood Avenue
- Ocean Heights Avenue and Steelmanville Road
- West Jersey Avenue and Tremont Avenue
- Any intersection that provides access to a school

The cut-throughs on the Black Horse Pike are very dangerous and need to be fixed. The Black Horse Pike might be an appropriate roadway for a pedestrian bridge.

Bike paths should be added to utility right-of-ways. There is no lighting on the current bike path on West Jersey Ave. When the paths become heavily used they will appear safer. Township has created standards against lighting because of their maintenance costs. Solar lights are a possible solution but are expensive and therefore not likely to be funded given scarce resources. Equestrian paths should be incorporated in utility right-of-ways





Livable Community Planning – Egg Harbor Township

Meeting name: **Traffic and Pedestrian Safety Meeting**

Mayor McCullough is meeting with Atlantic County to discuss roadway funding. The Team discussed the County's lack of funding for required roadway improvements. The Mayor is negotiating for new interchanges on the Garden State Parkway (GSP) at Mill Road, Ocean Heights, and Washington Avenue.

Mr. Alvarez proposed focusing on a one-way-on northbound/one-way-off southbound interchange at Ocean Heights Avenue. Not providing an entrance and exit for the same direction limits the opportunities for gas stations, but does create opportunity to local business. Mr. Alvarez drew a large scale schematic of the interchange. The Visioning Team reviewed aerial photos of GSP interchange areas. There was some concern that a new interchange at Ocean Heights would open up the CAFRA area of the Township for development.

There is a westbound entrance onto the Atlantic Expressway that is very difficult to access from the east. This should be fixed.

The committee recommended that English Creek Avenue be extended across the AC Expressway (would connect to Tilton Road and the Airport). There was discussion about how to accomplish this politically.

A light is needed at the Cardiff Fire Station.

The committee had concerns that increased public transit could bring additional growth. A private service might be appropriate.

Item No	Action Items	Individual Responsible	Due Date
1	Provide Committee with new State Planning Area delineations and centers designations.	Dale Goodreau	ASAP
2	Provide a large scale drawing of the Ocean Heights/AC Expr interchange	Oliver Carley	April 18





Plan 1: Schools and Community Facilities

May 16th, 2006 – 4:00 P.M.

Egg Harbor Township Municipal Building
Emergency Management Room

AGENDA

- | | |
|----------------------------------|------------|
| I. Administrative tasks | 5 minutes |
| II. Review Planning Concepts | |
| A. Environmental Features | 15 minutes |
| ▪ Conservation Areas | |
| ▪ Pinelands Green Roads | |
| B. Recreation facilities | 20 minutes |
| ▪ Paths on utility right-of-ways | |
| ▪ Bike paths on arterials | |
| ▪ Increased access to water | |
| ▪ Neighborhood School | |
| C. Transportation Improvements | 20 minutes |
| ▪ Intersections | |
| ▪ Sidewalks and bike paths | |
| ▪ New bus line | |
| ▪ Major improvements | |
| D. Centers | 30 minutes |
| ▪ Egg Harbor Township Center | |
| ▪ Black Horse Mixed Use District | |
| ▪ Neighborhood Centers | |
| ▪ Conservation Area | |
| ▪ Bayview Economic District | |
| III. Public Meeting format | 20 minutes |
| IV. Adjourn | |



HELP PLAN FOR THE FUTURE OF EGG HARBOR TOWNSHIP

Invitation to express your opinions!

Date: **May 16, 2006**

Location: **Egg Harbor Township
Intermediary School Cafeteria**

Time: **7:00 – 8:30 P.M.**

Egg Harbor Township is conducting its second public workshop for a “Livable Community Plan” and wants to hear from you. The purpose of this workshop is to engage the community in an informal dialogue about planning and design concepts that have been developed over the past several months by the Project Visioning Team and the consultant team.

Three areas will be arranged to present planning and design concepts that recommend improvements to:

- Environmental preservation and community facilities;
- Traffic circulation and safe pedestrian connections;
- Community centers and conservation areas; and
- Community design.

The Project Visioning Team, which is comprised of Township residents and officials, will be participating in this community meeting and look forward to hearing from you, your neighbors and any other parties who are interested in helping to shape the Township’s future. Please plan to attend!

If you would like additional information about the public workshops please contact Olga Perez at Operez@ehtgov.org or (609) 926-4027.

Egg Harbor Township’s “Livable Community Plan” is being funded by a grant from the Geraldine R. Dodge Foundation that is being administered through the New Jersey Pinelands Commission’s Pinelands Excellence Program.

PINELANDS EXCELLENCE PROGRAM
EGG HARBOR TOWNSHIP COMMUNITY VISION PLAN

Community Notebook

Section • 5

Economic Analysis/Basic Map Series - Egg Harbor Township

Economic Analysis

Prepared by Tony O'Donnell
Pinelands Commission Staff Economist

☞ **PLEASE NOTE** ☞

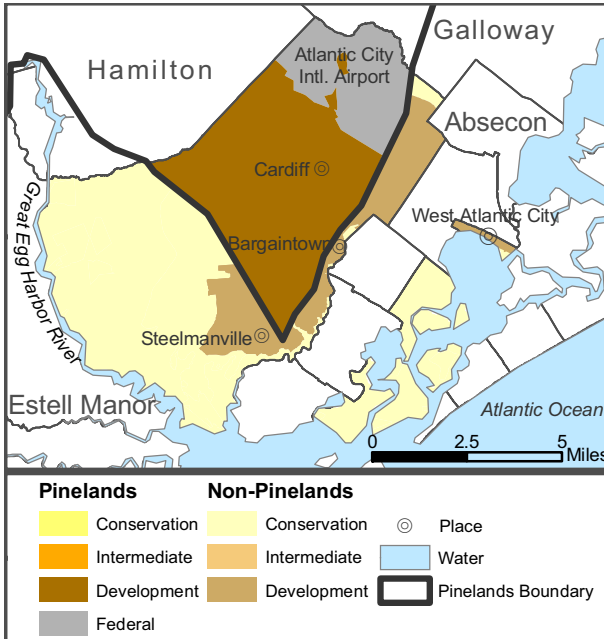
All dollar amounts in the following tables and graphs have been adjusted using the Consumer Price Index and are expressed in 2004 dollars. As a result, any increases or decreases shown are expressed in what economists call “real” terms. By using the CPI, inflation is already taken into account. This allows for comparison across time, especially over larger periods where prices are likely to fluctuate and the purchasing power of the dollar will inevitably change.

Egg Harbor Township, Atlantic County

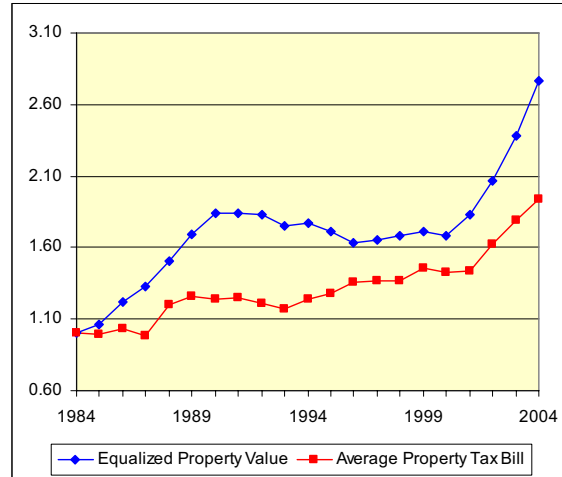
% of Population in Pinelands in 2000 Census: 53% (16,209 residents/30,726 total)

% of Housing Units in Pinelands in 2000 Census: 51% (6,169 units/12,067 total)

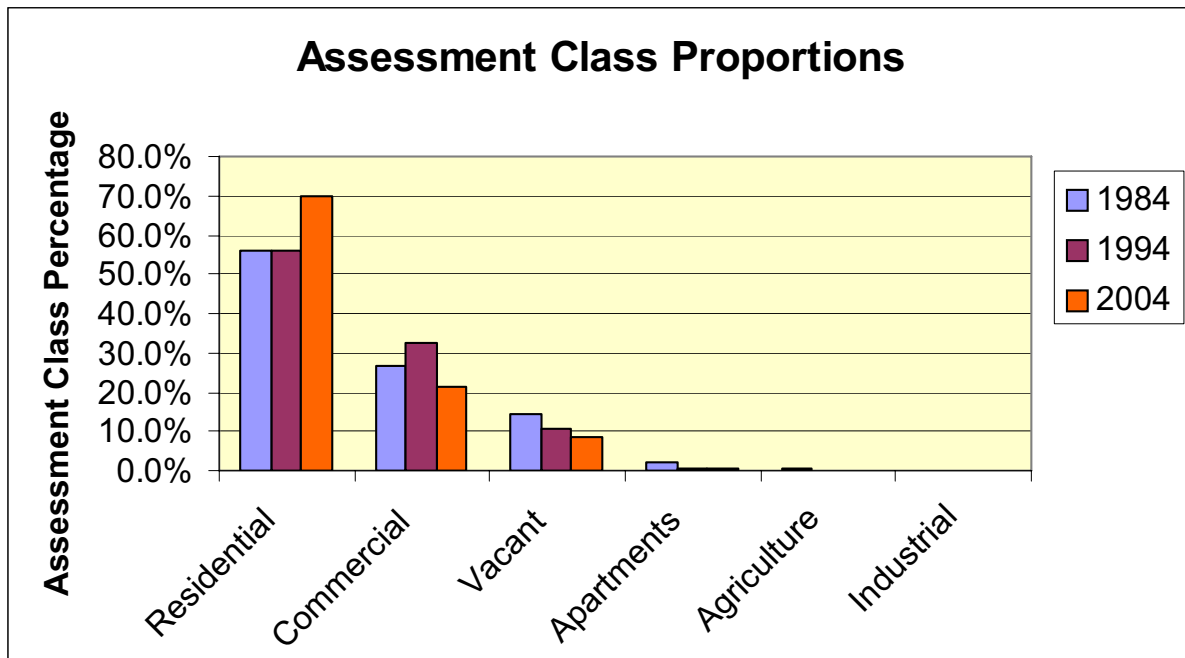
% of Area in Pinelands: 38%% (18,148 acres / 48,444 total)



Property Value and Tax Indices
(1984 = 1.00)



Preserve	Forest	Ag Prod	Special Ag Prod	Rural Dev	Regional Growth	Pine Town	Pine Village	Military & Federal	
					79%			21%	
					Municipal Value	South Jersey Municipal Avg	South Jersey Municipal Rank		
Population Estimate 2003					35,061	11,637	17 th		
Population Density 2003					521.2	2,016.5	135 th		
Population Change 1993 – 2003					43.8%	8.5%	10 th		
Land Area (sq miles) 2000					67.4	18.0	12 th		
% Land State Owned/Non-Profit 2005					4.0%	8.4%	62 nd		
Assessed Acres of Farmland 2002					2,141	2,577	63 rd		
Building Permits 2004					619	69	2 nd		
Residential Housing Transactions 2004					697	211	14 th		
Median Sale Price of Homes 2004					\$170,000	\$163,000	91 st		
Equalized Value of Property 2004 (Million \$)					\$2,948.7	\$1,145.10	20 th		
Effective Tax Rate 2004					2.17	2.36	124 th		
Average Residential Property Tax Bill 2004					\$3,911	\$3,964	82 nd		
Per Capita Income 2000 (in 2004 dollars)					\$22,328	\$23,813	100 th		
Unemployment Rate 2004					5.7%	5.1%	92 nd		
Establishments 2002	Agric	Mining	Constru	Manufac	Wholsal & Retail	Utils & Trans	Services	Public	UnClass
578	<1%		16%	2%	25%	3%	49%	4%	1%
Assessment Class Proportions in Municipal Valuations 2004			Vacant	Residential	Agricultural	Commercial	Industrial	Apartment	
			9%	70%		21%			

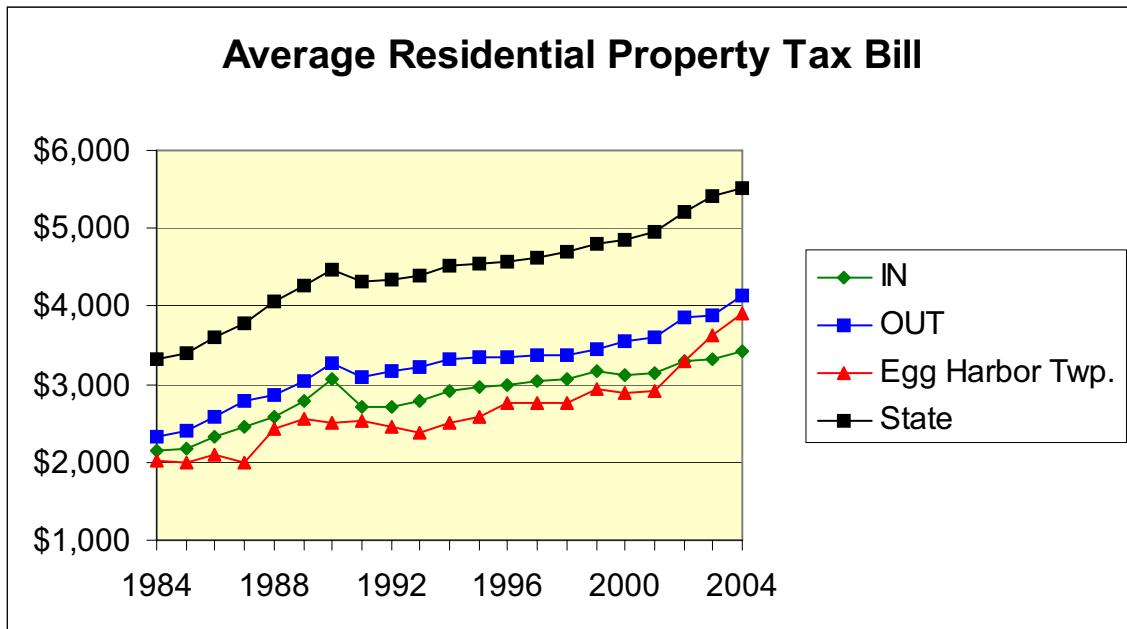


Source: NJ Dept. of Community Affairs – Division of Local Government Services

The relative contribution of different tax assessment classes to the tax revenue of a municipality measures the reliance of the municipality on different types of land uses for tax revenues.

In the period from 1984-1994, Egg Harbor Township experienced a slight shift from the 4 smallest classes (vacant land, apartments, agriculture and industry) to commercial uses. During this period, the percentage for the residential category remained constant at 56%.

In the past ten years, there has been a substantial shift towards reliance on residential properties (an increase from 56% to 70%) and a marked decrease in the relative importance on commercial properties (a decrease from 32% to 21%). This trend towards a higher reliance on the residential category in the past decade is also apparent when categorizing municipalities into Pinelands, Non-Pinelands, and the rest of the state as a whole. However, the shift in Egg Harbor Township has been much more pronounced in this regard.



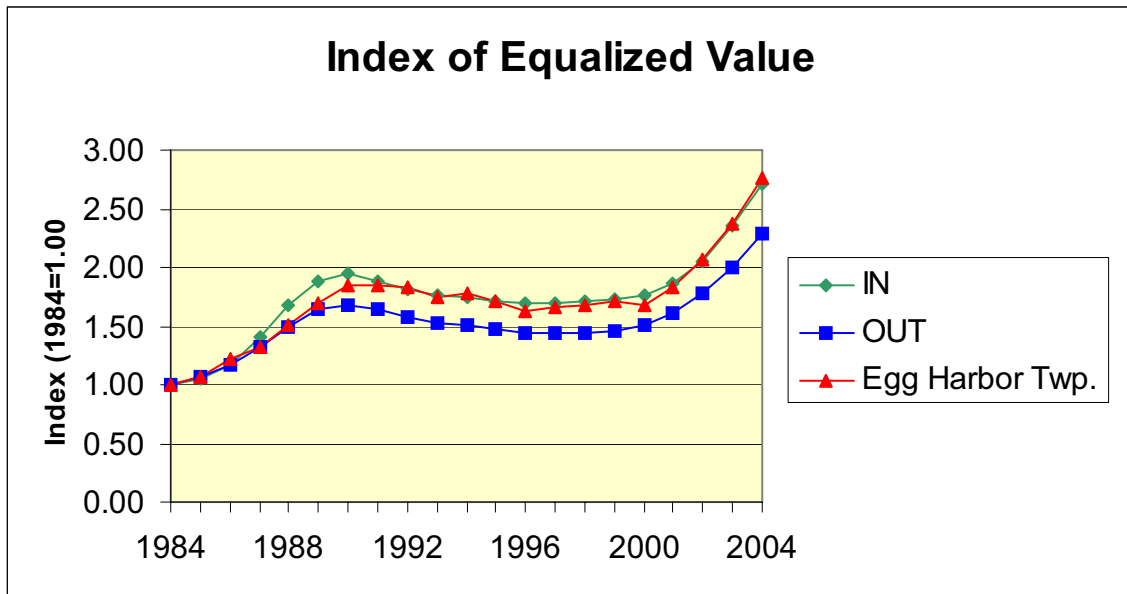
Source: NJ Dept. of Community Affairs – Division of Local Government Services¹

The average residential property tax bill has consistently been lower in the Pinelands than the rest of South Jersey over the entire period from 1984-2004. In fact, the gap between the outside and inside municipalities has been widening over that period.

Though it has experienced rapid population growth in the past decade, Egg Harbor Township had a lower average tax bill than the remainder of the Pinelands communities from 1984-2002. In 2003 and 2004, Egg Harbor Township passed the average of the Pinelands communities, but it is still below the average of the remainder of South Jersey.

In comparison to the state as a whole, Egg Harbor Township’s average property tax bill in 2004 (\$3,911) was \$1,602 below the state average of \$5,513. Only three Pinelands communities had average tax bills higher than the state average in 2004 (Medford \$7,343, Medford Lakes \$6,446, and Shamong \$5,589).

¹ In this and all subsequent charts, “IN” refers to the 47 communities in the eight southernmost counties of New Jersey (Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, and Salem) that have 10% or more of their land area within the Pinelands boundary. The “OUT” category is comprised of the remaining 155 municipalities in South Jersey with 90% or more of their land area outside of the Pinelands boundary.

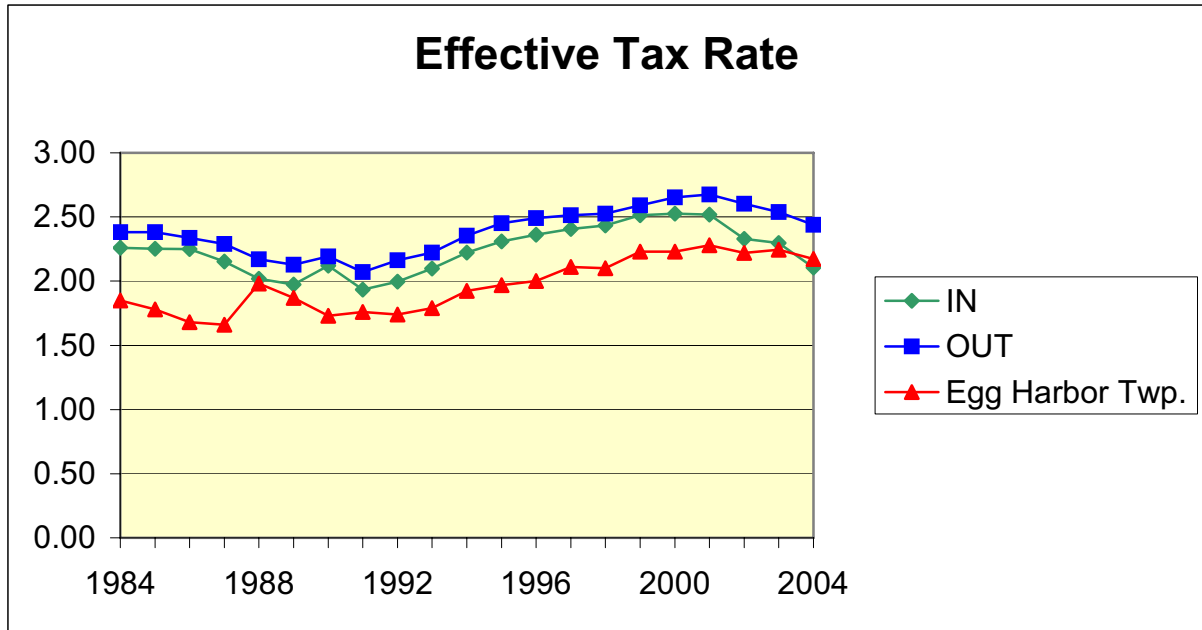


Source: NJ Dept. of Community Affairs – Division of Local Government Services

Equalized property value is the total assessed value of all property in a municipality adjusted for municipal biases in assessment in order to make values across all municipalities uniform for the purposes of comparison.

The chart above illustrates the percentage increase in property valuation over the previous 20-year period from 1984-2004. The Pinelands communities have significantly outperformed the rest of South Jersey over the period, posting a real increase over the period of 170%. The remainder of South Jersey increased 128% over the same period.

Egg Harbor Township has generally mirrored the increase of the rest of the Pines, pulling slightly ahead over the past few years. Since 1984, Egg Harbor Township has showed a real property value increase of 176%. *(Note that these increases are after inflation is accounted for and therefore represent real increases)*



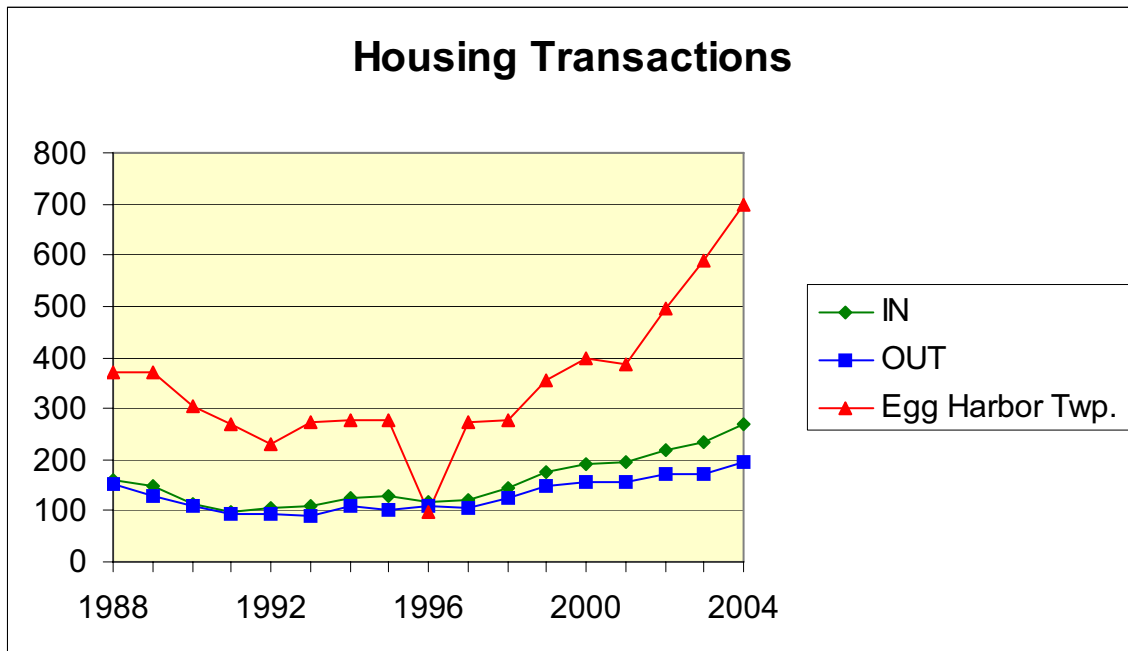
Source: NJ Dept. of Community Affairs – Division of Local Government Services

The effective tax rate² measures the ratio of taxes to equalized property value. By using equalized property value, local assessment biases are eliminated and the resulting tax rates are directly comparable and in line with market property values.

The Pinelands has had lower effective tax rates than the rest of South Jersey over the entire period from 1984-2004. In fact, in the past few years that gap has begun to increase.

From 1984 to 1996, Egg Harbor Township had an effective tax rate below \$2.00 (per \$1,000 equalized assessed value). In fact, Egg Harbor Township’s effective tax rate has been lower than the Pinelands every year since 1984, with the exception of last year (\$2.17 for EHT, \$2.10 for the Pines).

² In 2004, EHT’s actual property tax rate was 3.184 per \$1,000 assessed value. The assessed value of property in the Township was 75.8% of true market value. Therefore, the effective tax rate computes to 2.413 per \$1,000 **equalized** assessed value (3.184 x .7580 = 2.413). Effective tax rates allow comparisons across municipalities by eliminating assessment bias, and also across time so that the exact date of the last property assessment becomes irrelevant.

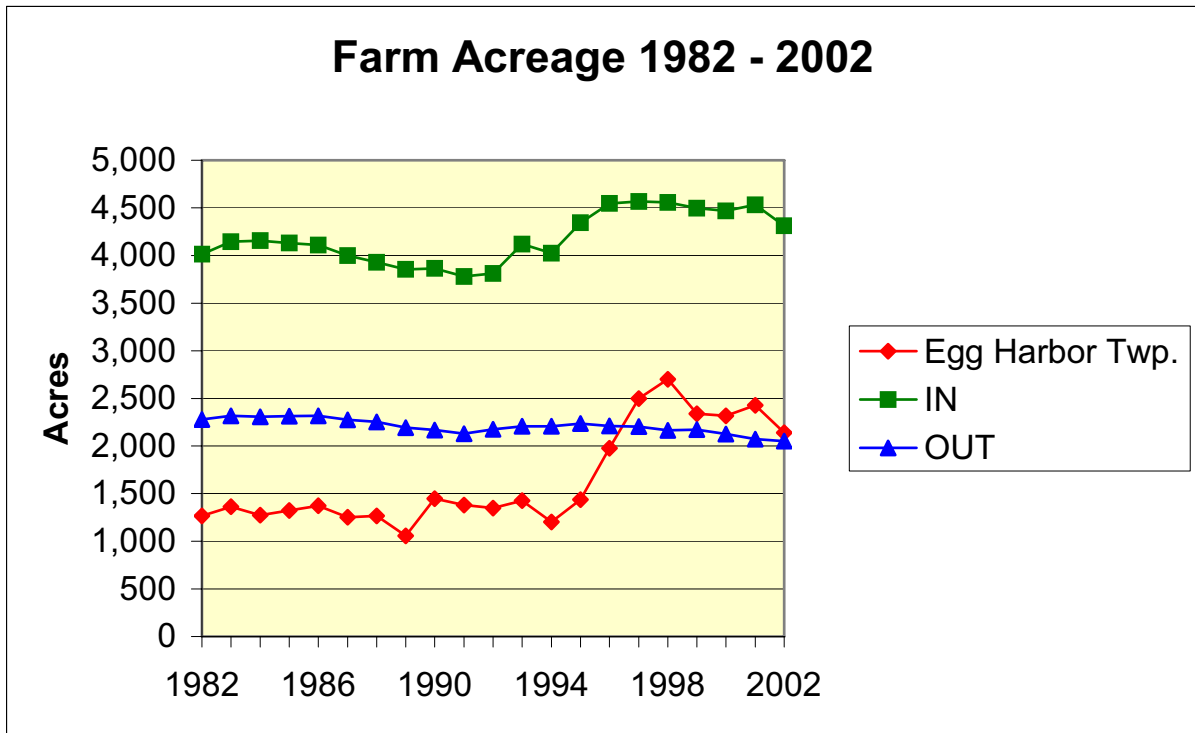


Source: NJ Dept of the Treasury – Division of Taxation

The number of homes sold annually in each municipality is derived from useable sales data compiled by the New Jersey Department of Treasury.

From 1988-1998, the Pinelands and Non-Pinelands communities had essentially the same average numbers of home sales. Since 1998, the real estate market has risen dramatically. However, over that period, the Pinelands has shown a larger increase than the rest of South Jersey. Median sales prices have mirrored this trend.

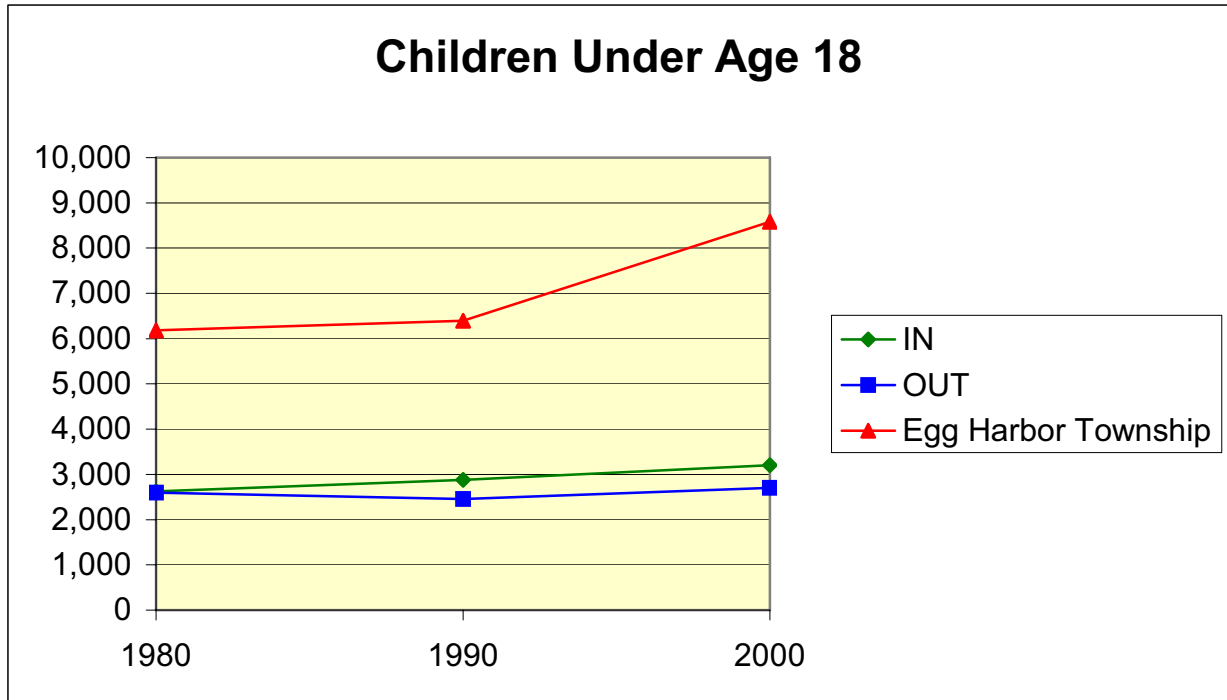
The real estate market in Egg Harbor Township has been dramatically higher than the rest of the Pinelands and South Jersey over the period from 1988-2004. Since 1998, housing transactions have increased 150% in the Township (from 279 in 1998 to 697 in 2004).



Source: New Jersey Agricultural Statistics Service

Assessed Farmland acreage has shown considerable improvement in the Pinelands over the past decade. From 1982-1991, the average assessed acres in the Pinelands slowly declined from 4,000 to 3,780. However, from 1991 to 2002 assessed farm acres increased 14% and now stand at 4,300 acres in 2002. Over the same 20-year period, the remainder of South Jersey has shown a very slow but steady decline in farmland.

Egg Harbor Township’s farmland acreage has followed the trend of the rest of the Pinelands. In fact, though it still has only about half of the average Pinelands community in farmland, during the period from 1991-2002 the Township increased its acreage in farms by 55% (from 1,382 in 1991 to 2,141 in 2002).

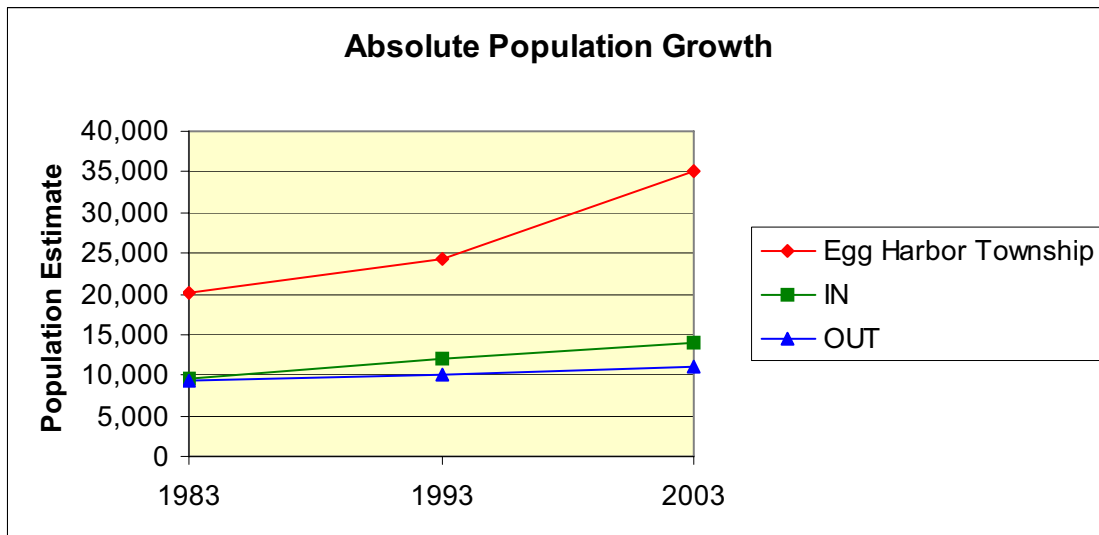
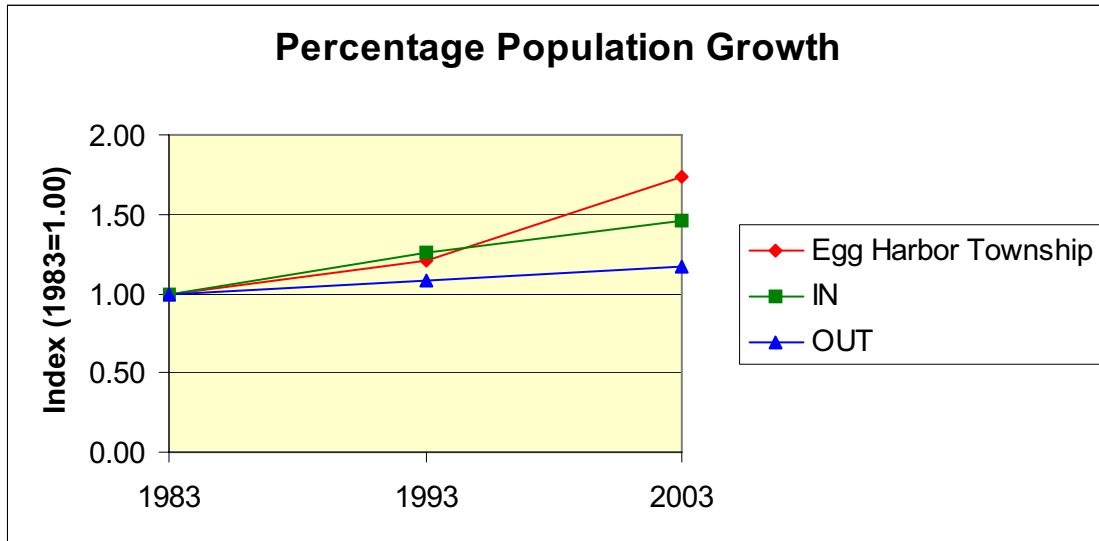


Source: US Census Bureau

One of the most dramatic shifts in the face of Egg Harbor Township over the past 20 years has been in its age demographics.

In 1980, the township had 6,200 residents under the age of 18. That figure has increased by 39% in the last two decades to almost 8,600 in the year 2000. In the same period, the average in the Pinelands communities has increased 22% from 2,600 to 3,200. The remainder of South Jersey has had relatively flat growth in the population of school-aged children (a modest increase of 4% over the entire period).

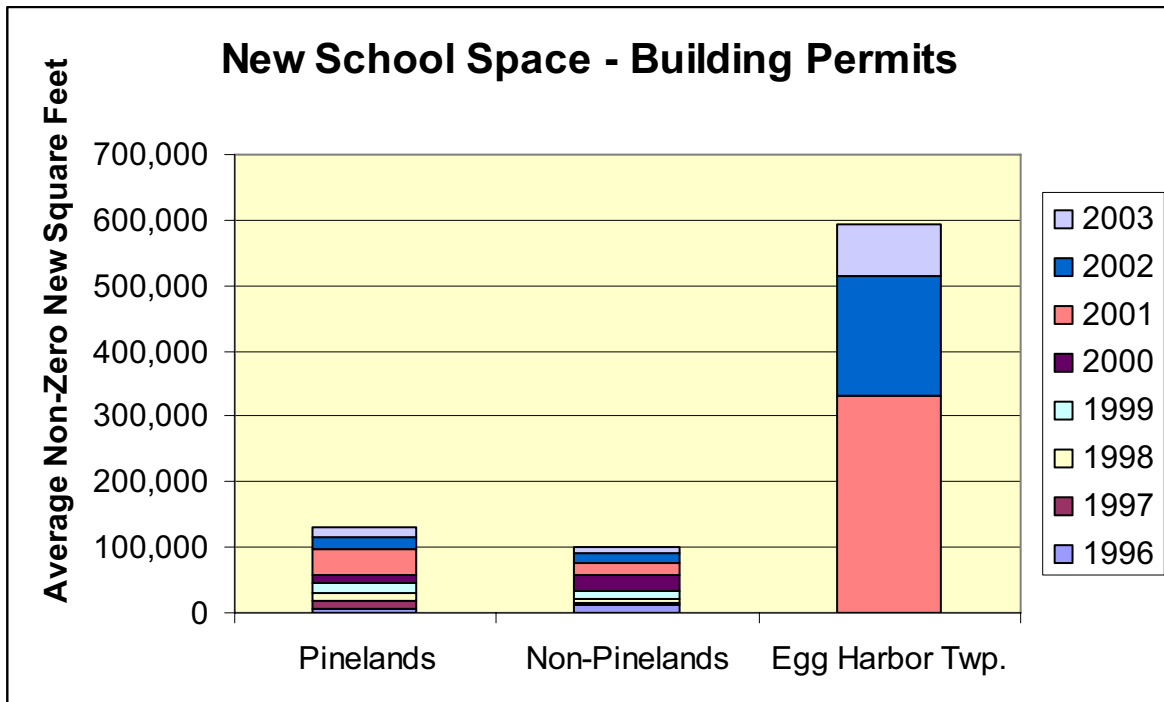
Most of the growth in the school-aged population in Egg Harbor Township occurred in the 1990's. The township experienced a 3% rise in the under 18 population for the entire period from 1980-1990 (from 6,185 to 6,393). From 1990-2000, the average **annual** rate of growth in the under 18 population was 2.7%. For the entire ten year period from 1990-2000, the school-aged population increased by 34% (from 6,393 to 8,584).



Source: NJ Department of Labor

The pace of population growth over the past decade has been a major concern for Egg Harbor Township. In general, population has been growing at an annual average rate of 2.3% in the Pinelands and 0.9% in the remainder of South Jersey over the past 20 years.

Egg Harbor Township's rate of growth closely mirrored that of the Pinelands from 1983-1993. However, in the past ten years growth in the Township has risen at an annual average rate of 4.4%.

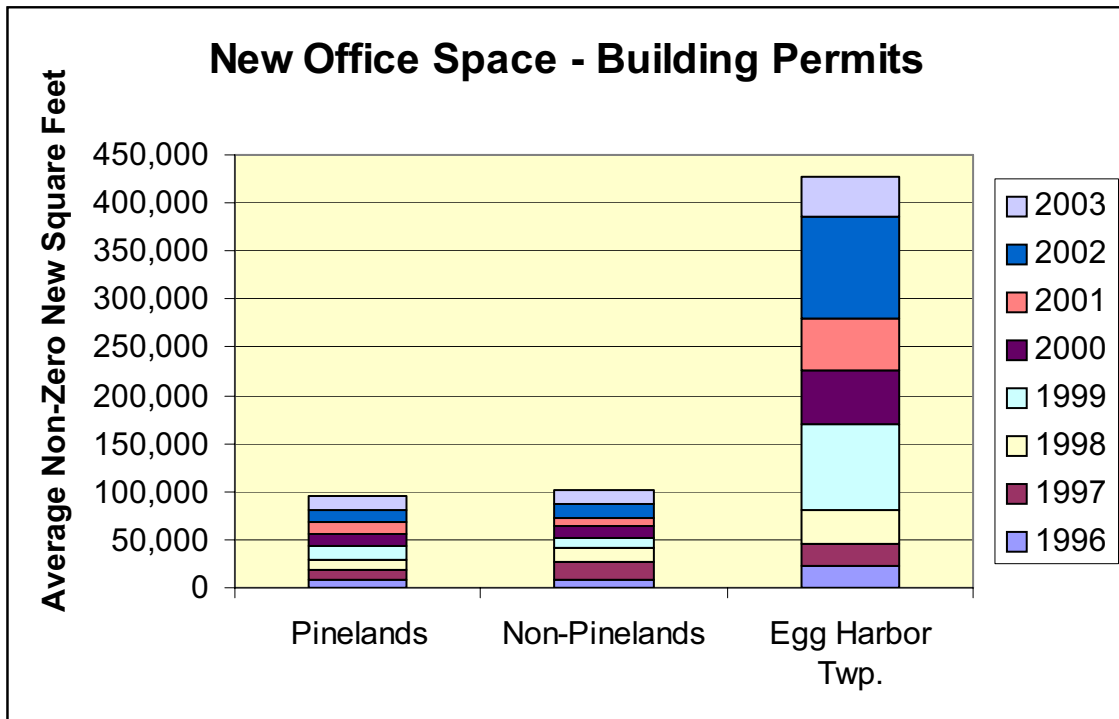


Source: NJ Dept. of Community Affairs – Division of Codes and Standards³

The rapid increase in the student population in Egg Harbor Township in the past decade is apparent in the building permit data for new school space. While no permits were issued for new schools from 1996-2000, in just the year 2001 alone the square footage for new schools for Egg Harbor Township exceeded the average for the entire period of 1996-2003 for the Non-Pineland municipalities of South Jersey. In fact, in the three-year period from 2001-2003, Egg Harbor Township issued permits for almost six times the amount of space as the average Non-Pinelands South Jersey community (591,000 sq. ft. to 100,735 sq. ft.).

In general, the Pinelands communities built on average 30% more school space over this period (132,339 sq. ft.) than the remainder of South Jersey. Egg Harbor Township ranked third in the amount of space permitted of the 125 South Jersey municipalities that issued permits for new school space over this period, placing it in the top 2% of municipalities with respect to new school growth.

³ A number of towns (mostly the smaller municipalities) did not issue any building permits for new school space over the period from 1996-2003. The chart above shows the averages for only those communities who did issue such permits. In the eight southernmost counties that comprise South Jersey, 125 of the 202 municipalities issued permits for new school space from 1996-2003.

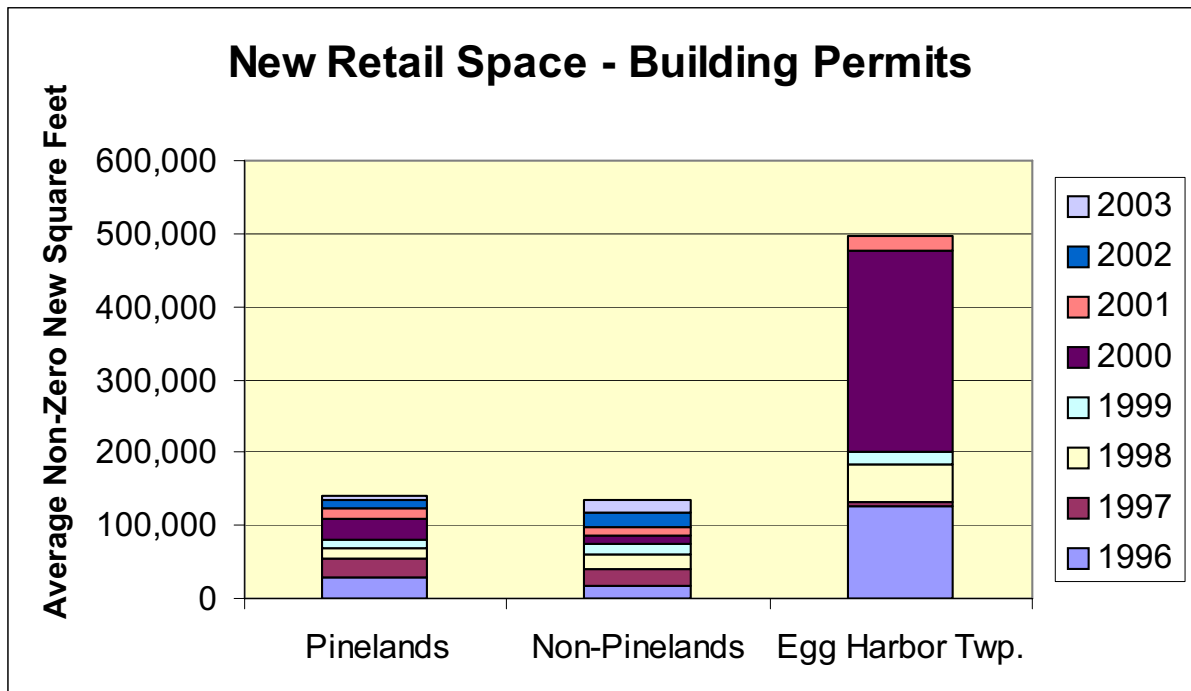


Source: NJ Dept. of Community Affairs – Division of Codes and Standards⁴

As a group, the Pinelands is only slightly behind the remainder of South Jersey with respect to new office space from 1996-2003. The Pinelands communities issued an average of 95,000 new square feet of office space, while the Non-Pinelands issued an average of 102,000 new square feet over the same period.

Egg Harbor Township, in contrast, has issued permits for more than four times (427,000 sq. ft. to 102,000 sq. ft.) the amount of the average Non-Pinelands municipalities over this period. Of the 168 South Jersey municipalities that issued permits for new office space over this period, Egg Harbor Township ranked 9th in the amount of new space permitted, placing it in the top 5% of municipalities with respect to new office space growth.

⁴ A number of towns (mostly the smaller municipalities) did not issue any building permits for new office space over the period from 1996-2003. The chart above shows the averages for only those communities who did issue such permits. In the eight southernmost counties that comprise South Jersey, 168 of the 202 municipalities issued permits for new office space from 1996-2003

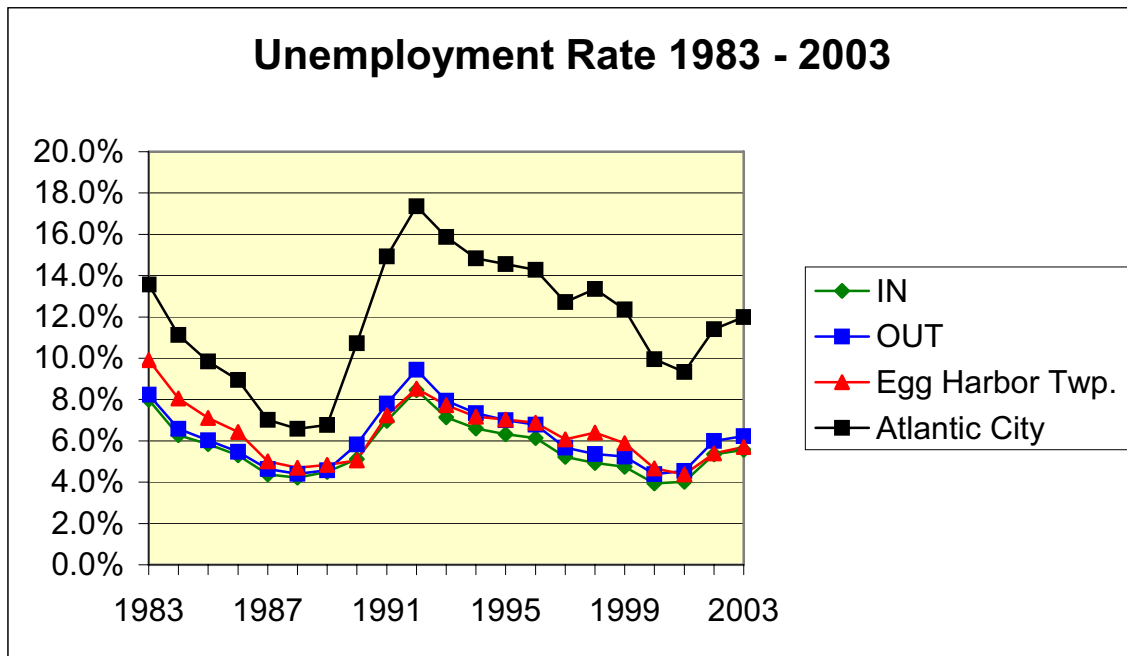


Source: NJ Dept. of Community Affairs – Division of Codes and Standards⁵

The Pinelands has issued slightly more retail space on average over this 8-year period than the remainder of South Jersey (141,167 sq. ft. for the Pinelands to 134,431 sq. ft. for the Non-Pinelands). It should be noted that the development was more evenly spread out over the period in the Non-Pinelands than in the Pinelands.

Egg Harbor Township issued permits for 500,000 sq. ft. of space over the period (three and a half times the average for the rest of the region). A substantial portion of this total was issued in the year 2000 – almost 300,000 sq. ft. of new retail space in that year alone. Of the 119 South Jersey municipalities that issued permits for new retail space over this period, Egg Harbor Township ranked 12th in the amount of space permitted, placing it in the top 10% of municipalities with respect to new retail growth.

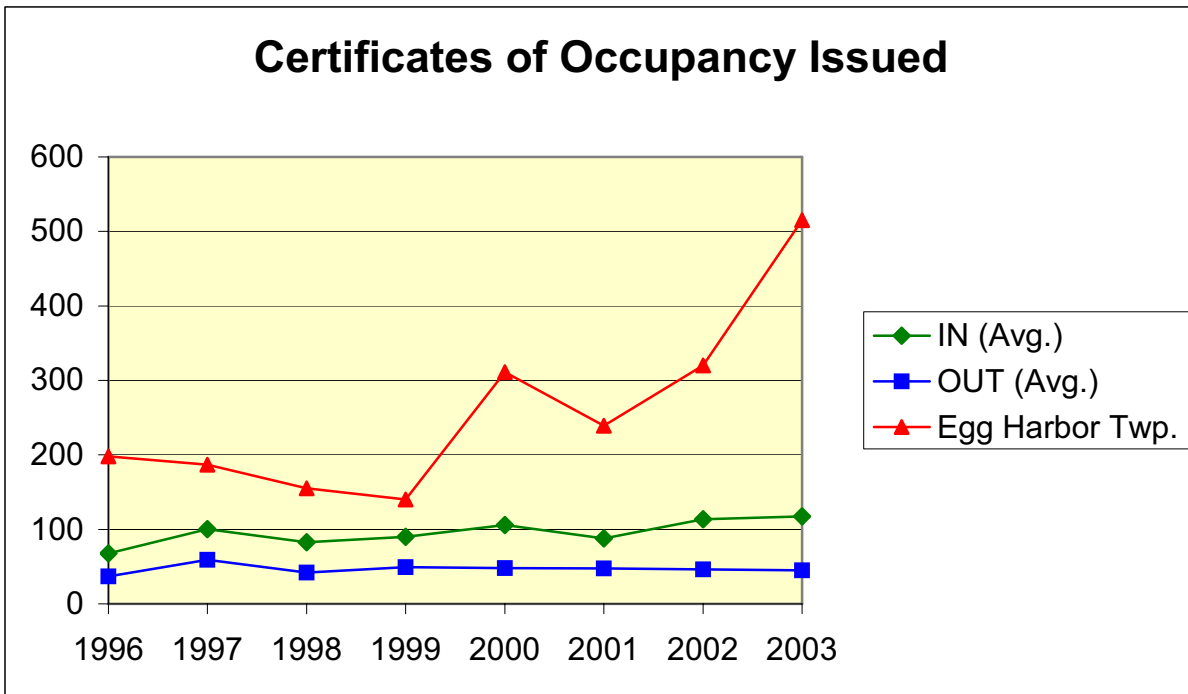
⁵ A number of towns (mostly the smaller municipalities) did not issue any building permits for new retail space over the period from 1996-2003. The chart above shows the averages for only those communities who did issue such permits. In the eight southernmost counties that comprise South Jersey, 1119 of the 202 municipalities issued permits for new retail space from 1996-2003.



Source: NJ Department of Labor

Unemployment trends for the past 20 years have tracked closely together in the Pinelands and the remainder of South Jersey. However, over that period the Pinelands has consistently had a slightly lower unemployment rate (from .1% to .7%) than the rest of South Jersey.

Egg Harbor Township’s unemployment rate shows slightly more volatility than either the Pinelands or the Non-Pinelands, and this is due to the effects of the gaming industry in Atlantic City. While showing a considerably smaller rate than Atlantic City, the wide swings in fortune seen in Atlantic City’s rates also show up to a lesser degree in Egg Harbor Township.

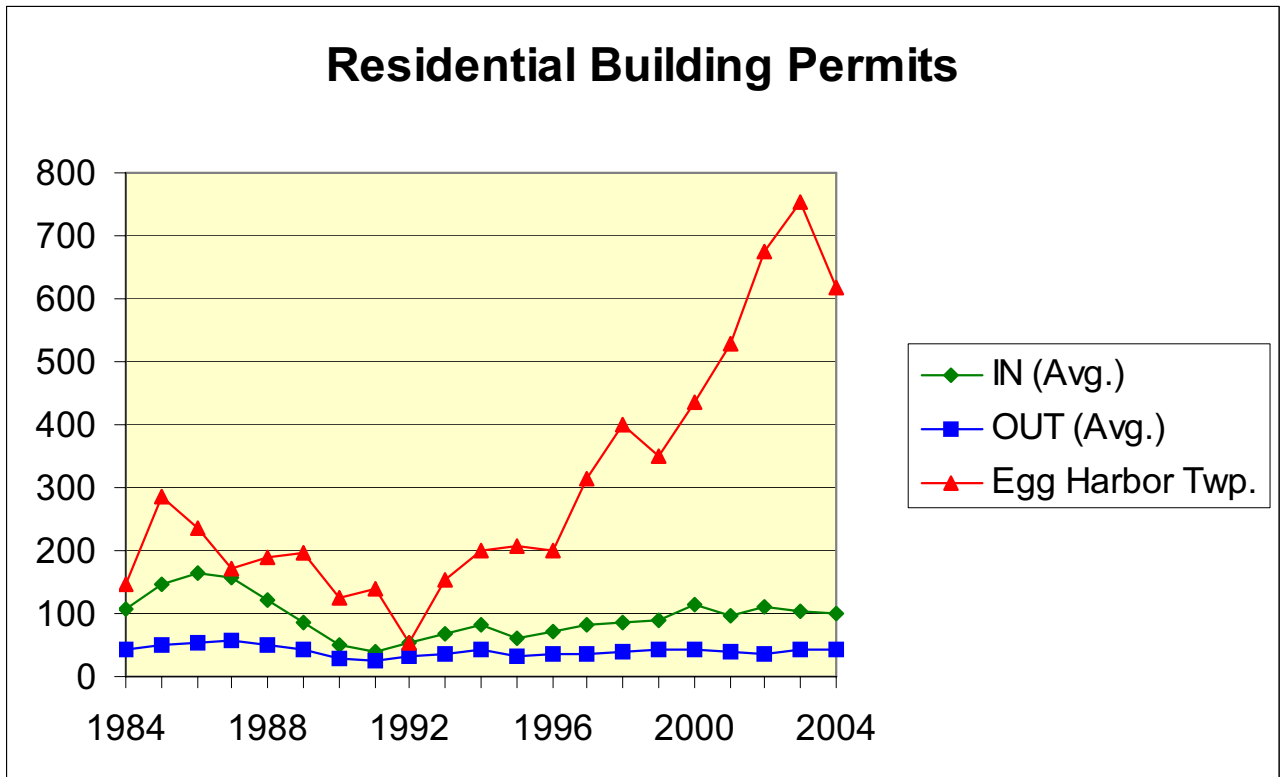


Source: NJ Dept. of Community Affairs – Division of Codes and Standards

Construction officials issue certificates of occupancy at the end of the construction process, when buildings are complete and ready for occupancy. In contrast to building permits, which establish planned growth, certificates of occupancy document actual new growth on the ground.

The trend in the data is again clear. The Pinelands have on average been issuing more certificates of occupancy over the period from 1996-2003 by about a 2 to 1 ratio.

Egg Harbor Township’s growth in certificates of occupancy has risen 160% in this 8-year period (from 198 in 1996 to 515 in 2003).



Source: NJ Department of Labor

Building permits have shown a fairly steady pattern over the 20-year period from 1984-2004 in the Non-Pinelands portion of South Jersey. In contrast, the Pinelands communities have shown more volatility in issuing permits but have consistently issued more over the entire period.

The growth in permits issued by Egg Harbor Township has been phenomenal. While initially showing a period of decline in permits from 1984-1992, permits increased by more than 10% in 8 of the 12 years from 1993-2004.

Community Map Series

Prepared by NJ Pinelands Commission
GIS Laboratory

Map 1

Base Map

Map 2

Zoning Overlay

Map 3

Regional Growth Area Base Map

Map 4

Wetlands and Wetlands Buffers n RGA (Regional Growth Area)

Map 5

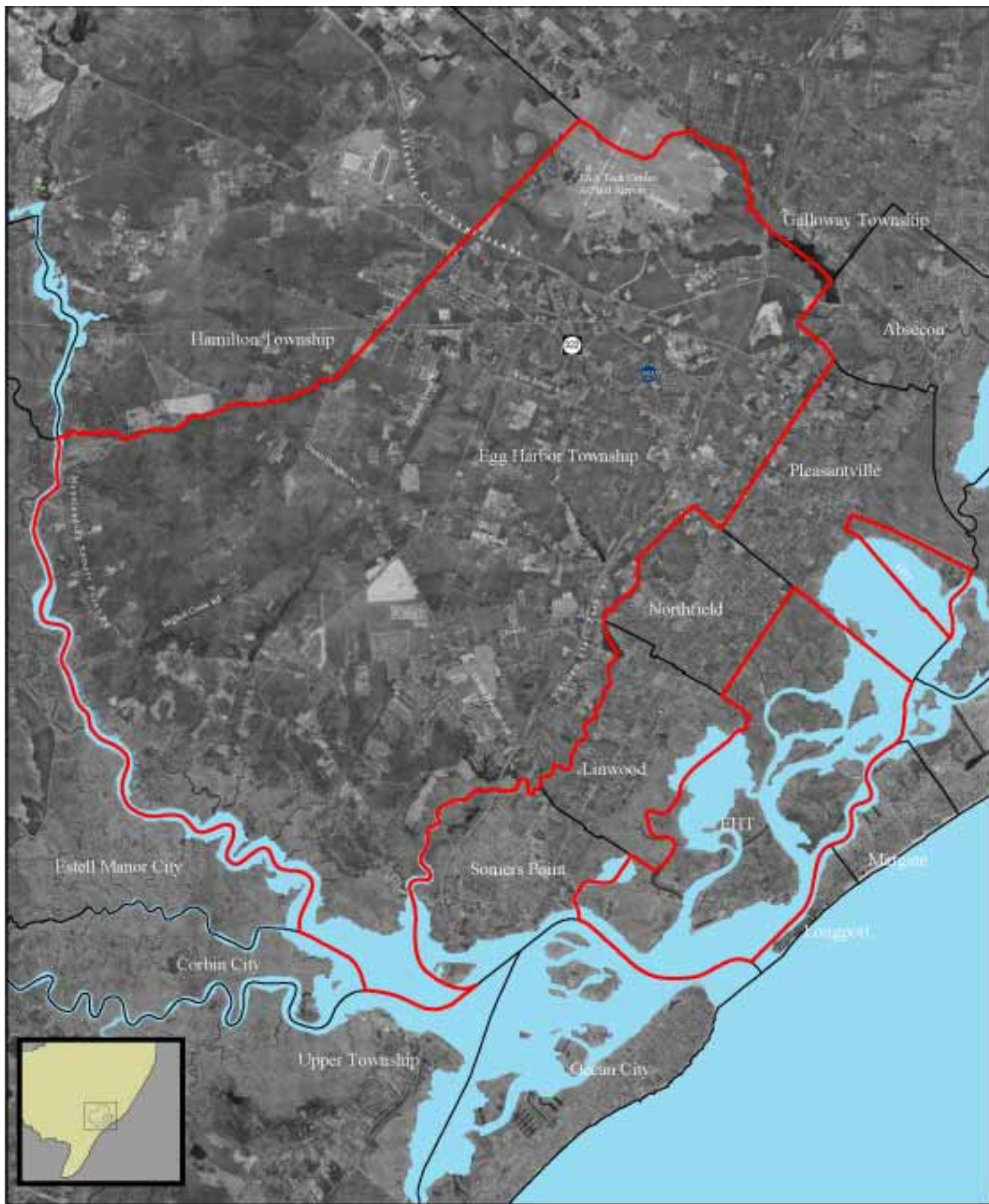
Regional Location

Map 6




Public Lands

Map 7

Lot Status



Explanation

-  RGA Boundary
-  Egg Harbor Twp Body
-  Municipal Boundaries

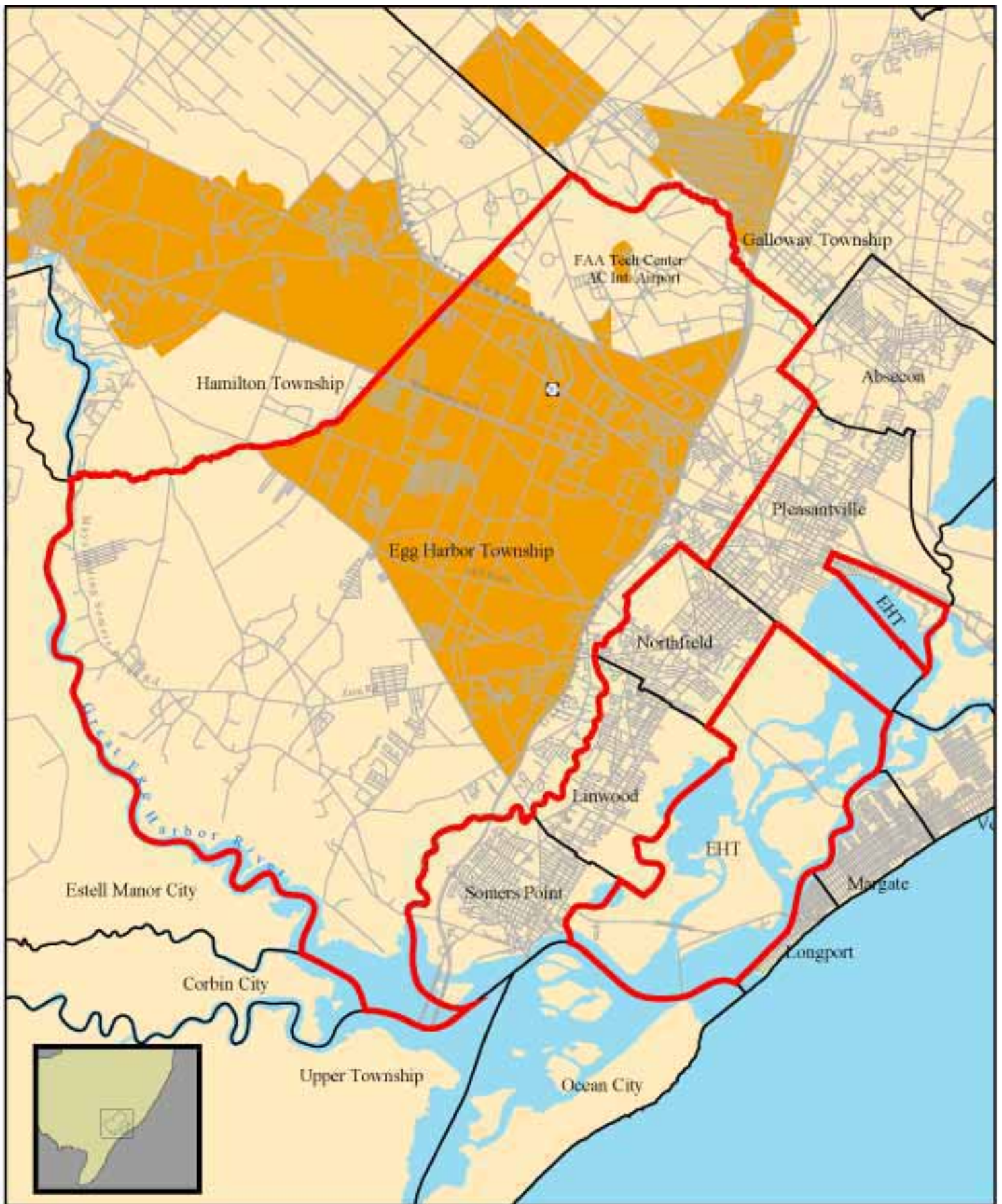


0 0.25 0.5 1 1.5 2 Miles




Map created by the New Jersey Statewide Planning Commission
June, 2000
Part of the Evaluation Program

Map 1:
Base Map





Explanation

- RGA Boundary
- Egg Harbor Twp Body
- Municipal Boundaries



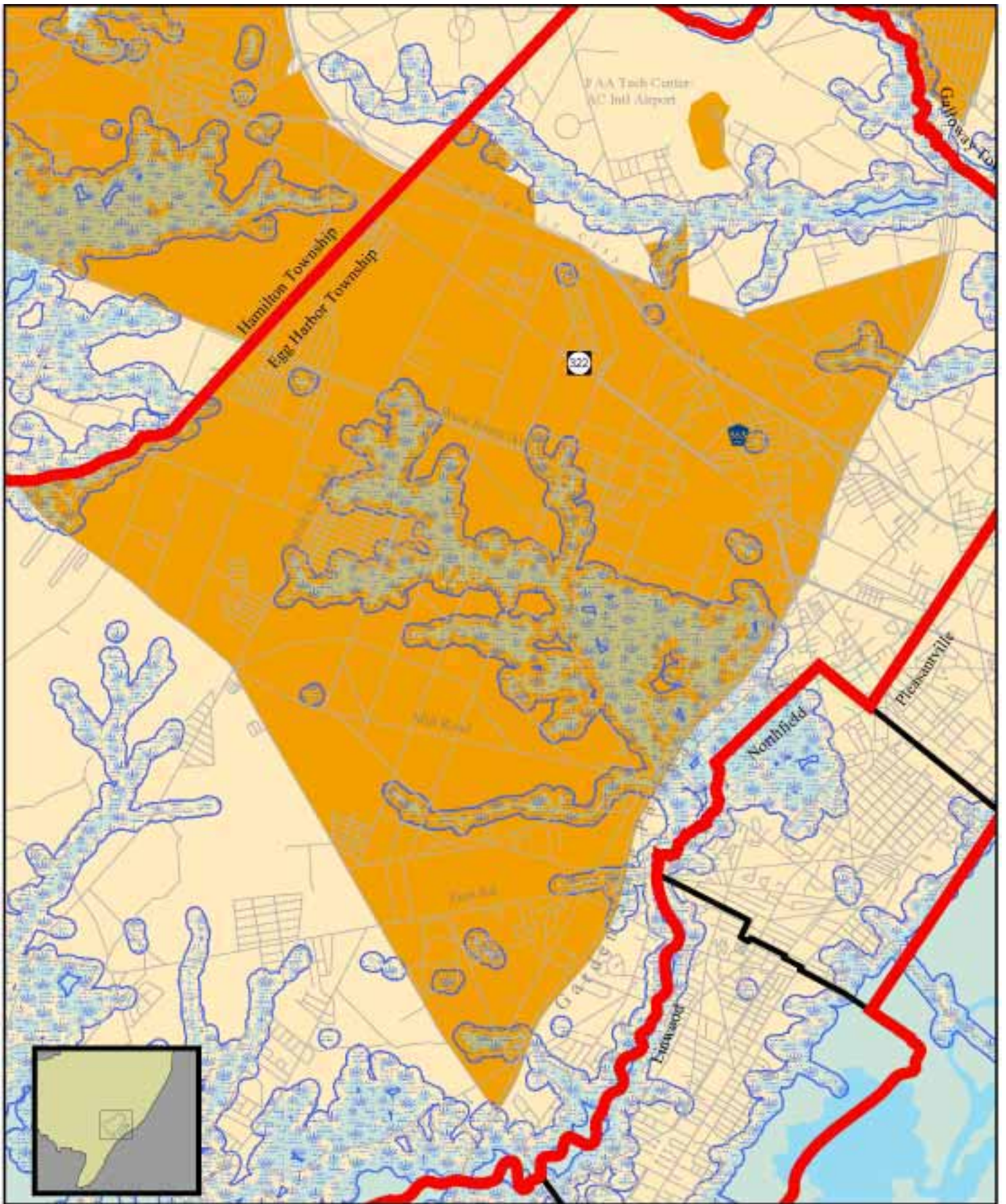
0 0.5 1 1.5 2 2.5 Miles





Map created by the New Jersey Road and Transportation Trust Fund
June 30, 2019
Transportation Trust Fund Program

Map 3
Regional Growth Area
Base Map



Explanation

- RGA Boundary
- Wetlands
- Egg Harbor Twp Body
- Wetlands within RGA
- Municipal Boundaries
- 300 Ft Wetlands Buffer

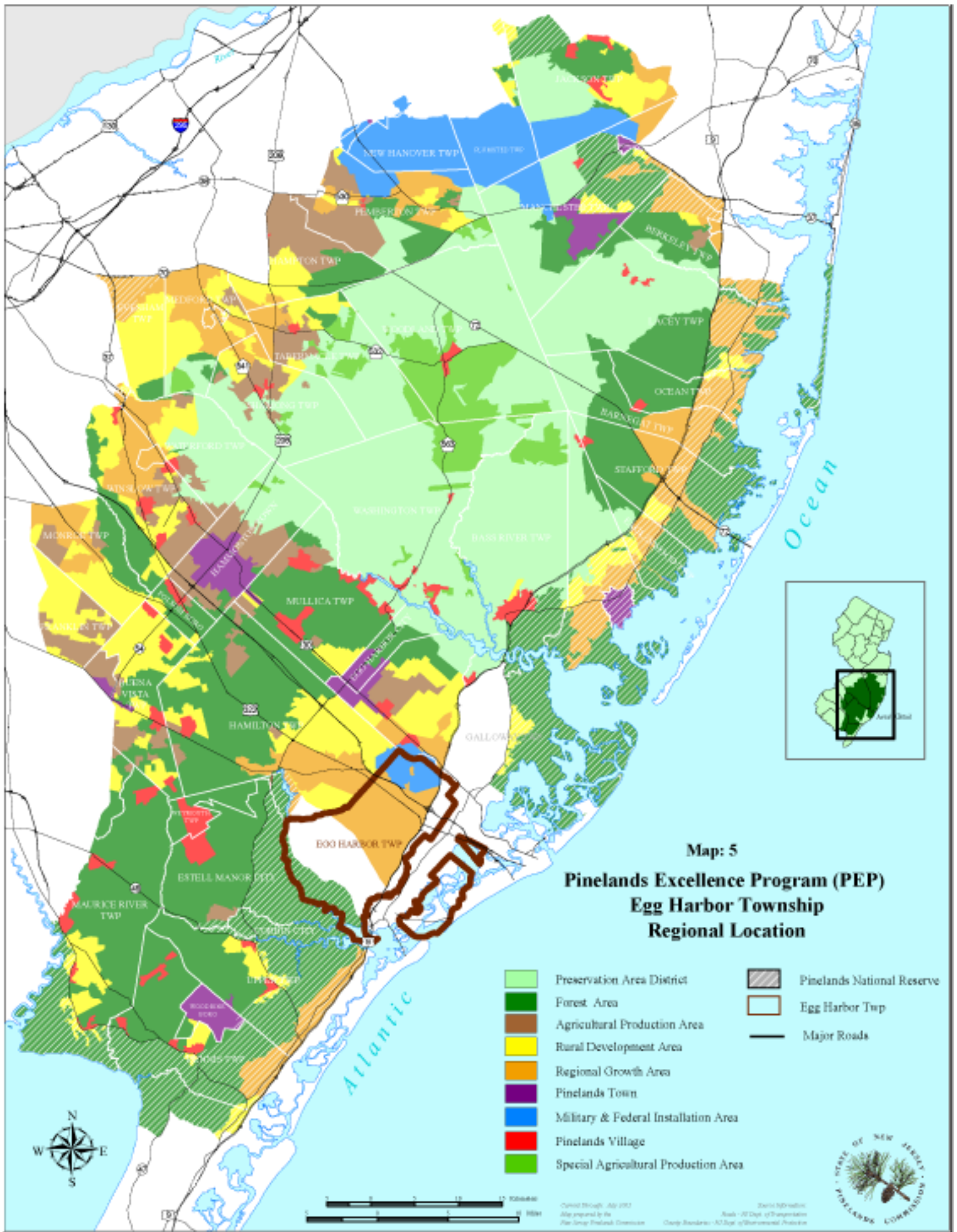


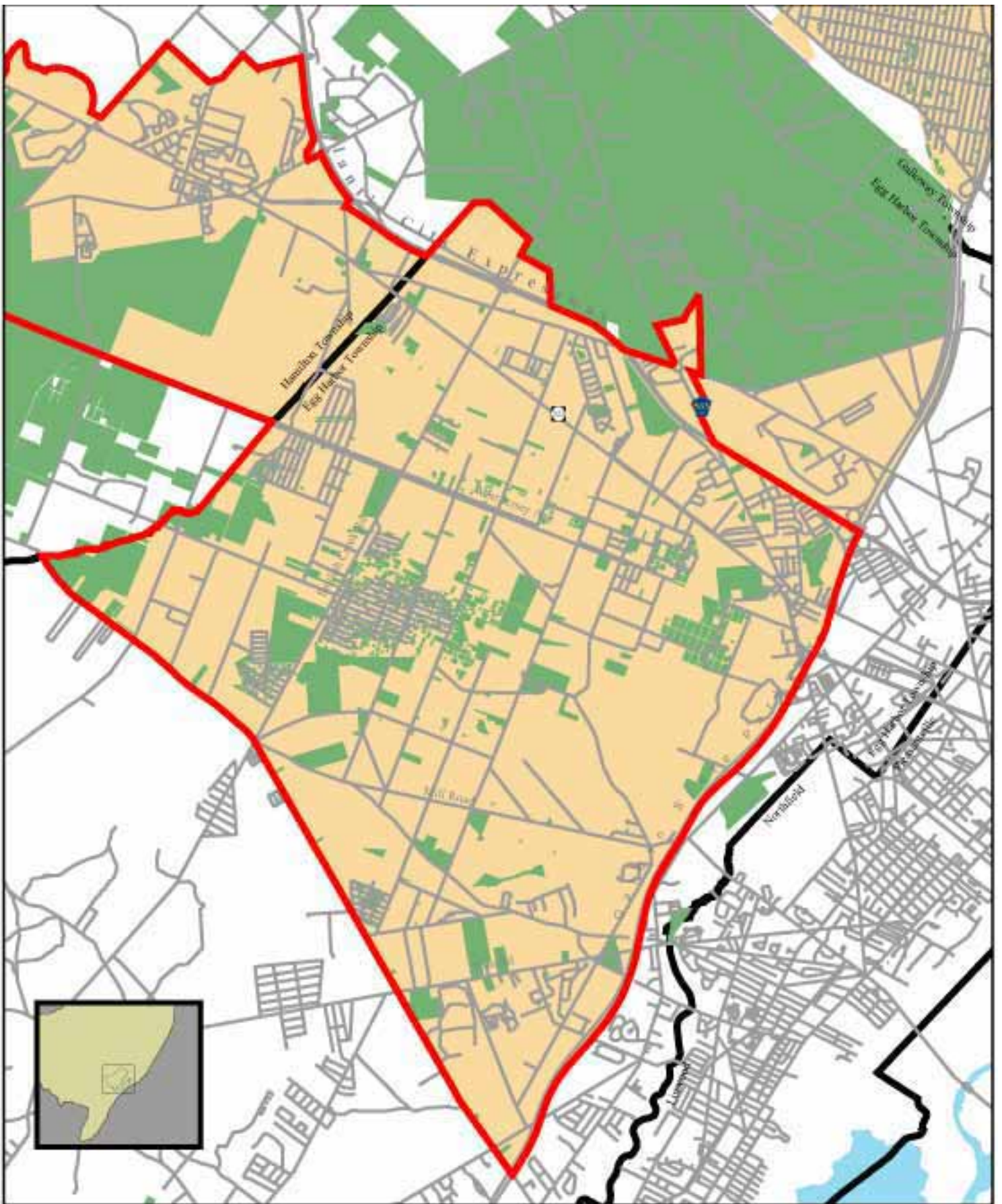
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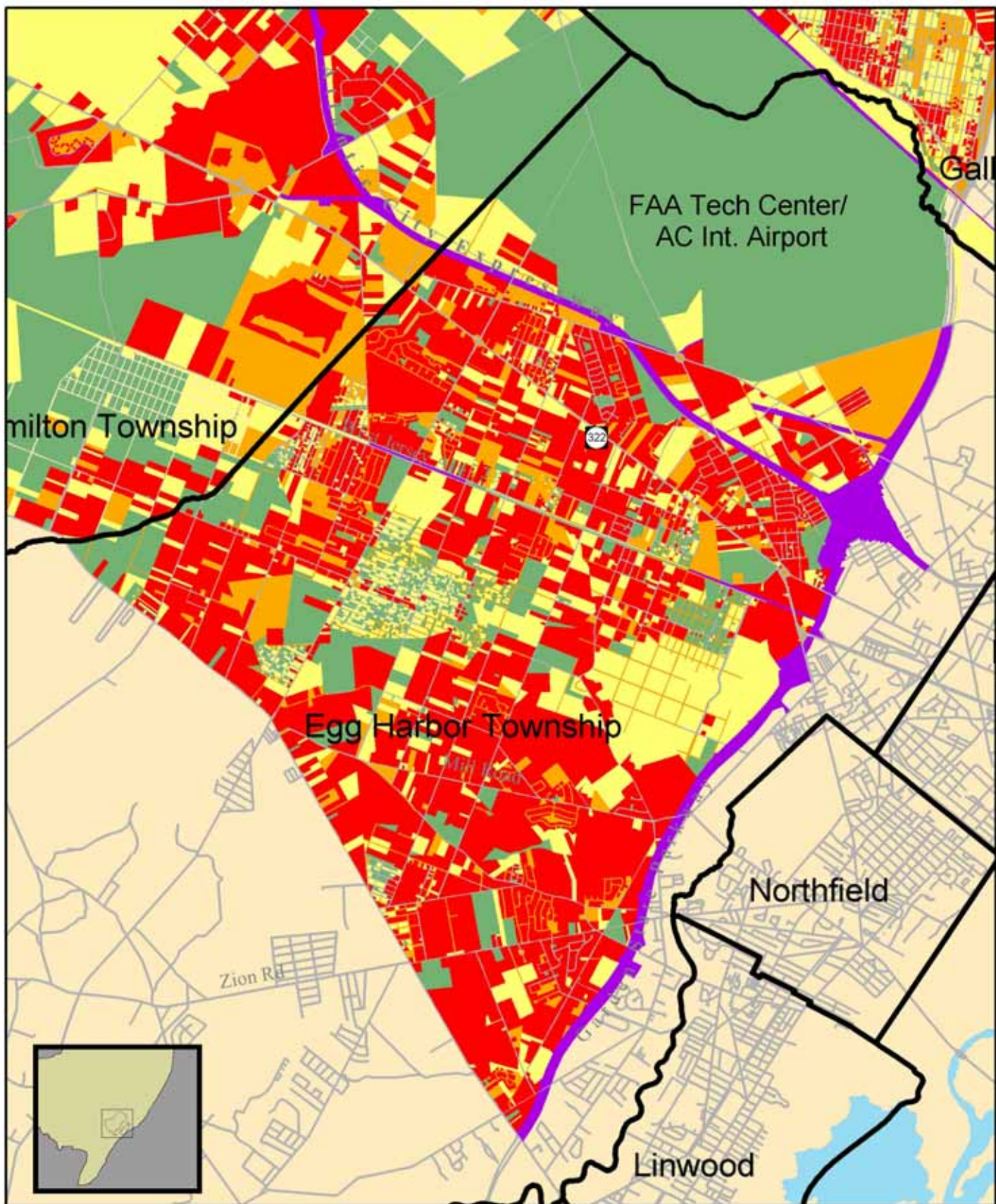
Map created by the Pinelands Planning Commission
June, 20 2003
Pinelands District Office

Map 4:
Wetlands and
Wetlands Buffers in RGA





<p>Explanation</p> <ul style="list-style-type: none"> Public Lands RGA Boundary Municipal Boundaries 				<p>Map 6: Public Lands</p>
<p>Map created by the New Jersey Department of Environmental Protection June 20, 2014 Hudson Riverkeeper Program</p>				



Explanation

- NULL
- Developed
- Public
- Road
- Vacant
- Vacant Committed
- Egg Harbor Typ Body
- Municipal Boundaries



Map created by the New Jersey Planning Commission on February 3, 2006 for the Pinelands Excellence Program

Lot Status Data Current as of January 9, 2006

Lot Status Map
DRAFT

EGG HARBOR TOWNSHIP LIVABLE COMMUNITY PLANNING PARKS, OPEN SPACE AND RECREATION FACT SHEET

Overview

- According to EHT GIS maps, there are approximately 4,320 acres of existing park and open space
- Of total open space acreage:
 - 569 acres are EHT Parks and Open Space; equates to 5.4 acres open space per 1,000 people
 - 262 acres are EHT Schools recreation areas; equates to 7.1 acres open space per 1,000 people
 - 1,774 acres are Atlantic County Parks and Open Space; equates to 48 acres open space per 1,000 people
 - 1,715 comprise NJ Natural Lands Trust, NJDEP Fish, Game & Wildlife lands, and Non-Profit Open Space; equates to 46.5 acres open space per 1,000 people
- Therefore, for EHT's 2004 estimated population of 36,877, the cumulative existing open space acreage equates to 117 acres open space per 1,000 people
- This ratio exceeds National Recreation and Park Association (NRPA) open space adequacy standard of 10 acres per 1,000 population.¹ Note that this is not an absolute standard; it is merely a guide for communities as they determine how much park and recreation land meets their needs
- Additional acquisitions which are pending or proposed will further exceed standard

Open Space Funding Programs

- NJDEP Green Acres Program:
 - Since 1961, provides funding for acquisition of parks and open space
 - Matches local contributions and provides 50 percent of the funding for purchases
 - In 1974, program revised to permit bond money to be used for the development of local recreation facilities
- Land and Water Conservation Funds (LWCF) Programs²
 - Federal grants given for acquisition and development of outdoor recreation opportunities
 - Grants are often matched by State and local contributions
- New Jersey Open Space Tax
 - Trust fund for the purposes of open space preservation
 - Programs that receive funding include historic preservation projects, farmland acquisition, general open space preservation, and park development
- Atlantic County Open Space Trust Fund
 - Trust fund for acquisition of land and water areas for regional parks through the County Park Acquisition Program
 - Administered by the Atlantic County Department of Regional Planning and Development through the Office of Land Acquisition
- Township Open Space Fund:
 - In 2001, voters passed a referendum for \$0.02 per \$100 of assessed property value to be used for preservation, acquisition, recreational development, and capital maintenance of land dedicated to open space use
 - Administered by the Township Committee

¹ Source: 1996. *Park, Recreation, Open Space and Greenway Guidelines*. National Recreation and Park Association. J. Mertes and J. Hall.

² National Park Service. <http://www.nps.gov/ncrc/programs/lwcf/index.htm>

Existing Municipal Parks and Community Centers

Recreation Park area: zoning district of approximately 190 acres and located to the southeast of the intersection of Zion Road and Ocean Heights Avenue; Golf courses, commercial recreation uses, municipal parks, playgrounds and municipal buildings are permitted

- Veterans Memorial Park: 31 acres located on Veterans Drive off of Ocean Heights Avenue; 11 softball/baseball fields, 1 Little League field, 3 field hockey fields, 1 football field, 2 tennis courts, 1 trail, refreshment stands/bathrooms, moto-cross track
- Childs-Kirk Memorial Park: 10 acres located on Idlewood Avenue off of Coolidge Avenue; 4 softball/baseball fields, 1 Little League field, 2 soccer fields, 1 playground, a field house/refreshment stand/bathroom facilities
- Delilah Oaks Park: located at Kent Drive and Essex Drive; 1 basketball court, 1 tennis court, 1 running track, 1 multi-purpose field, 1 playground
- M.K. Betterment Park: located at 6 Atlas Lane Road; 1 basketball court, 1 volleyball court, 1 playground
- Oakland/Tremont Park: located at Oakland and Tremont Avenues; 1 basketball court, 1 picnic area
- Environmental Learning Center: 13-acre site located on 18 School House Lane; previously a township gravel pit; serves as a field laboratory for the study of revegetation; 1 passive park
- Tony Canale Park: 27 acres located on Sycamore Avenue off of Dogwood; 1 softball/baseball field, 1 soccer field, 4 volleyball courts, 2 tennis courts, 1 trail, 4 multi-purpose fields, 1 playground, outdoor amphitheater/bathroom facilities
- Shires Park: 1 softball/baseball field, 1 basketball court, 1 multi-purpose field, 1 playground
- Ridge Ave. Ready-to-Ride: abandoned gravel pit site; trails for motorcycles and ATVs along with a training/community center
- Temple Tract: 152-acre tract located on Zion Road; purchased in 2001 with the assistance of the Green Acres Program and Atlantic County; 1 playground, 1 passive recreation park
- Castle Park: adjacent to Veterans Memorial Park off of Ocean Heights Avenue; designed and constructed by Egg Harbor Township Community Playground, Inc., a non-profit group organized in 1992 to develop a community playground, 1 playground
- Spruce & Ninth: 1 passive park
- John Couchoud Community Center: 1.3 acres located on a 9.5-acre site on English Creek Avenue; used as a meeting place for various civic groups; offer arts and crafts classes and dance classes in meeting room, 1 bocce ball court, 1 miniature golf course, 1 horseshoe pit and 1 picnic area
- Tilton Road Center: located at 2594 Tilton Road, the Police Athletic League (PAL) operates a community center on 1.3 acres; facility used for meeting space, dance programs, and motorcycle/ATV training; 2 basketball courts
- Delaware Avenue Tract: located on Delaware Ave between Ridge Ave and Fernwood Ave; donated to the Township as a recreation component for several major subdivisions; active recreation anticipated
- Tobaben Tract: located between Zion Rd and Leap St between two recently approved subdivisions; adjacent to the Naame Tract and Bohle Farm, which will be used for horse trails.
- Broadway Tract: located West of the Shore Mall; targeted for a future high school
- Fernwood Tract: located off Fernwood Avenue just North of Reega Avenue; planned to be used as passive open space
- Naame Tract: located on Leap Street between Ridge Avenue and Bayberry Road; 25-acre tract used for open space/possible equestrian center

Public School Open Space and Recreation

- EHT High School: 76 acres located at High School Drive off of English Creek Avenue; 1 football field, 1 soccer field, 1 field hockey field, 3 baseball/softball fields, 1 running track, 5 tennis courts
- EHT Middle School: 29 acres located on Fernwood Avenue off of West Jersey Avenue; 2 baseball/softball fields, 3 basketball courts, 3 tennis courts, 1 soccer field, 1 field hockey field
- EHT Intermediate School: 44 acres located on Alder Avenue off of Dogwood Avenue; 2 baseball/softball fields, 2 basketball courts, 1 multi-purpose field
- Swift School: 52 acres located on Swift Drive off of Ocean Heights Avenue; 1 multi-purpose field
- Slaybaugh School: 51 acres located on Swift Drive off of Ocean Heights Avenue; 2 baseball/softball fields, 3 basketball courts, 1 soccer field, 1 playground area
- Davenport School: 23 acres located on Spruce Avenue between the Black Horse Pike and Tilton Road; 1 baseball/softball field, 1 multi-purpose field, 1 playground area

Atlantic County Open Space and Recreation

- Powell Creek Natural Area: 124 acres
- Riverbend Park: 650 acres
- Interdevelco: 25 acres
- Greentree Golf Course: 241 acres
- Nathanson Property: 157 acres
- J. Edward Klingener Fishing Pier: some portions of old bridge used as a fishing pier and has boat access ramp
- Western Seashore Line: converted into a bike trail along West Jersey Avenue
- Whirlpool Island: 185 acres located on Shelter Island Bay and only accessible by boat; Hunting/Birding activities

Golf Courses

- McCullough's Emerald Golf Links: public 18-hole, 6,600-yard, par 71 golf course
- Harbor Pines Golf Club: public 18-hole golf course, located on Ocean Heights Avenue and Steelmanville Road
- Ballamor Golf Club: private 18-hole golf course, located on English Creek Avenue between Ocean Heights Avenue and Zion Road
- Twisted Dune: public 18-hole golf course located on Ocean Heights Avenue between Swift Drive and Barnett Avenue
- Hidden Creek Golf Course: private 27-hole golf course located on a 750-acre site on Ashbury Road

Future Municipal Acquisitions and Proposed Parks³

- DeCarlo Tract: East of English Creek Avenue; targeted for conservation and on Atlantic County's list for possible open space acquisition
- Alder Avenue: located between the existing Intermediate and Elementary Schools; site could be used for school expansion
- Atlas Lane: 20 acres adjacent to M.K. Betterment Park
- High School Area: 25-acre parcel adjacent to the high school; considering a potential land swap to expand recreational area
- Bayberry Tract: located off of Ocean Heights Avenue and Bayberry Avenue

³ Source: Egg Harbor Township Revised Recreation and Open Space Element

- Crimi Tract: a former gravel pit adjacent to Temple Tract
- Reed Farm: 20-acre farm may be used for soccer fields
- Bohle Farm: 22-acre site may be used for additional horse trails
- Mays Landing-Somers Point Road: located north side of Mays Landing-Somers Point Road, site proposed as passive open space
- Malibu Beach: 40 acres of beachfront property on the Great Egg Harbor Bay
- EHT Bikeway: 2.8 mile pedestrian bike path will run along electric company easement and connect with the Atlantic County Bikeway along West Jersey and Reega Avenues to the existing bike path near Twisted Dune Golf Course

Public Recreation Facilities Summary (Including School Recreation)

- 27 softball/baseball fields
- 2 Little League fields
- 6 soccer fields
- 5 field hockey fields
- 13 basketball courts
- 5 volleyball courts
- 2 football fields
- 13 tennis courts
- 3 trails
- 2 running tracks
- 9 multi-purpose fields
- 9 playgrounds
- 3 passive parks

Recreation Activities

- Police Athletic League
- Youth sports leagues
- Recreational programs, classes and clinics, including aquatic programs, arts and crafts activities, canoe outings, community fitness program, dance classes, one-day outings, fishing outings
- Various sports clubs (wrestling, basketball, softball/baseball, tennis, soccer, BMX racing, etc.)
- Youth organizations (boy scouts/girl scouts, Police Athletic League, etc)
- Adult evening school
- EHT Library—storytime and craft activities
- Cygnus Creative Arts Centre (offers programs in dance, sculpture, voice, music, drama)

ROADS, TRAFFIC AND TRANSPORTATION FACT SHEET

EGG HARBOR TOWNSHIP LIVABLE COMMUNITY PLANNING

Pedestrian Connections

- Sidewalks are mandatory for new development, but are uncommon in older areas
 - Concern that sidewalks go nowhere, and have no linkages to each other
 - Old homes with no sidewalks break up continuous linkages
 - Even in subdivisions where sidewalks are built, they often end at main roads that have no sidewalks
- Major roadways difficult to cross
 - Crosswalks and pedestrian signals needed
 - Overpasses to cross Black Horse Pike desired

Bicycle Connections

- Atlantic County Bike Path
 - Off-street. 7.5 miles from Hamilton Township to Shore Mall
 - Opened in 2003
- Shoulder bike lanes on Tilton and Delilah Roads
- On-street biking very dangerous due to traffic and narrow/nonexistent shoulders
- North-south bicycle connections desired
- Possibility for pedestrian and bike path in utility right-of-way
- County bicycle plan calls for provision of a bike path whenever a roadway is being improved or repaved, if possible within right-of-constraints.

Street and Site Design Issues

- Overview of streets and highways in the Township included on the last page of this document
- Older roadways developed years ago – generally have limited capacity for increased traffic and difficult to widen
- Design standards of new roads and off-street parking requirements dictated by NJ Residential Site Improvement Standards (RSIS)
- Range of street widths required depending on street type – classified by function and amount of traffic carried. For example:
 - “Residential access” streets with parallel parking: 28-foot wide cartway with one parking lane and sidewalk on one or both sides of the street within 50-foot wide right-of-way
 - “Residential neighborhood” streets: 30-foot wide cartway with two parking lanes and sidewalks on both sides of the street within 50-foot wide right-of-way
 - Municipalities allowed to permit same non-compliant design to match existing streets being extended
- Off-street parking: minimum regulations for residential development range from 1.5 spaces per 2-bedroom single family detached unit to 3.0 spaces per 5-bedroom single family detached unit
- Concerns expressed by some in community that delays in emergency response caused by congested and narrow streets
- Continued linear and strip development creates additional curb cuts and leads to dangerous situations

Problem Intersections

- EHT Police accident frequency data for 1999 – 2002:
 - 2,299 accidents, or almost two per day for 3.5 years.
- Highest Accident Locations (1999 – 2002)
 1. Cardiff Circle (prior to reconfiguration), 385 accidents
 2. NAFEC Circle (a.k.a. Airport Circle), 227 accidents
 3. Shore Mall, 211 accidents
 4. Black Horse Pike/English Creek Avenue, 176 accidents
 5. Black Horse Pike/Fire Road, 155 accidents
- Cardiff Circle eliminated and traffic light installed
- Critical intersections for traffic control and improvements:
 - English Creek Avenue/Dogwood Avenue
 - Ridge Avenue/Black Horse Pike
 - Ridge Avenue/Mill Road
 - Spruce Avenue/Mill Road
 - Mill Road/Fire Road
 - English Creek Avenue/High School Drive
 - Swift Avenue/Ocean Heights Avenue

Public Transportation

- NJ Transit bus routes:
 - 502: Atlantic Cape Community College to Atlantic City, via Black Horse Pike – stops include English Creek Shopping Center, Cardiff Power Center and Shore Mall
 - 507: Atlantic City to Ocean City via West Atlantic City
 - 508: Atlantic City to Hamilton Mall – stops in West Atlantic City, limited service to Social Security office
 - 553: Upper Deerfield to Atlantic City – limited service on Black Horse Pike in EHT
- Proposed Regional Rail between EHT and Atlantic City (7.2 miles)
 - Western terminus station proposed for east side of US 40 at Cardiff Plaza
 - Commuter oriented: to Atlantic City in morning, from Atlantic City in evening
 - Bike path could be linked to it.
 - Any westward extension of this line would conflict with existing bike path
- Link public transportation to the airport

Regional Connections

- Garden State Parkway
 - Desirable to add interchange with Garden State Parkway in southern portion of EHT (e.g. Ocean Heights Avenue)
- Atlantic City Expressway
 - Desirable to provide additional link to Atlantic City Expressway via a north-south connector road in EHT
- Atlantic City International Airport
- NJ Transit Atlantic City line (no stations located within EHT)
- Proposed regional railroad connecting Cardiff Power Center with Atlantic City

SUMMARY OF EHT ROADS

STATE ROADWAYS

- Black Horse Pike (US 40/322):
 - Four lane divided highway
 - 5.21 miles in EHT
 - Traffic controlled intersections at English Creek Avenue, Fernwood Avenue, Spruce Avenue, Tilton Road, Fire Road, and Tower Avenue
- Garden State Parkway
 - Limited access highway, four lanes, divided
 - Major state, regional, and local roadway
 - Interchanges/access: Black Horse Pike (partial), Fire Road (full), Washington Avenue (partial), Tilton Road (partial), and an interconnection with Atlantic City Expressway
- Atlantic City Expressway
 - Limited access highway, five lanes, divided
 - Major state, regional, and local roadway
 - Only EHT connections are with Garden State Parkway and Delilah Road
- State Route 152
 - Two lane state highway
 - Provides access to bay communities of EHT

COUNTY ROADWAYS

- Arterial Roads (90 – 100 foot right-of-way)
 - Fire Road, CR 651
 - English Creek Avenue, CR 575
 - Delilah Road, CR 646
 - Tilton Road, CR 563
 - Ocean Heights Avenue, CR 559
 - Mays Landing Somers Point Road, CR 559
 - Washington Avenue, CR 608
- Collector Roads (72 foot right-of-way)
 - English Creek Avenue (south of Ocean Heights Avenue)
 - Spruce Avenue, CR 684
 - Bargaintown Road, CR 651
 - Wescoat Road, CR 685
 - Ocean Heights Avenue (west of English Creek Avenue)
 - Washington Avenue (Doughty Road to Fire Road)
 - Mill Road, CR 662
 - Central Avenue, CR 659
- Minor Collector Roads (50 – 60 foot right-of-way)
 - English Creek Avenue (north of Delilah Road)
 - Jeffers Landing Road, CR 651
 - Zion Road, CR 615
 - Old Tilton Road, CR 687
 - Central Avenue (west of GSP)

MAJOR LOCAL ROADS

- West Jersey Avenue
- Doughty Road
- Ridge Avenue
- Delaware Avenue
- Robert Best Road

SCHOOLS & COMMUNITY SERVICES FACT SHEET

EGG HARBOR TOWNSHIP LIVABLE COMMUNITY PLANNING

OVERVIEW: POPULATION AND GROWTH

In order to provide a context for discussing schools, community facilities, and fiscal issues, this overview presents data for population and housing growth in the Township.

As shown in Chart 1.1 below, assuming a straight line annual population increase, the population of Egg Harbor Township will increase from 30,726 in 2000 to 45,176 by 2010, a ten-year increase of 47 percent. This is consistent with growth estimates based on building permits awarded. According to the 2000 Census, the Township population was 30,726. Since that time, the Township has issued single family building permits between 2000 and 2005 totaling 3,940 units. The Census reported that an average household size is 2.74. This equates to 10,796 new residents and a 2006 population estimate of 41,521.

Chart 1.1: Egg Harbor Township Population Growth

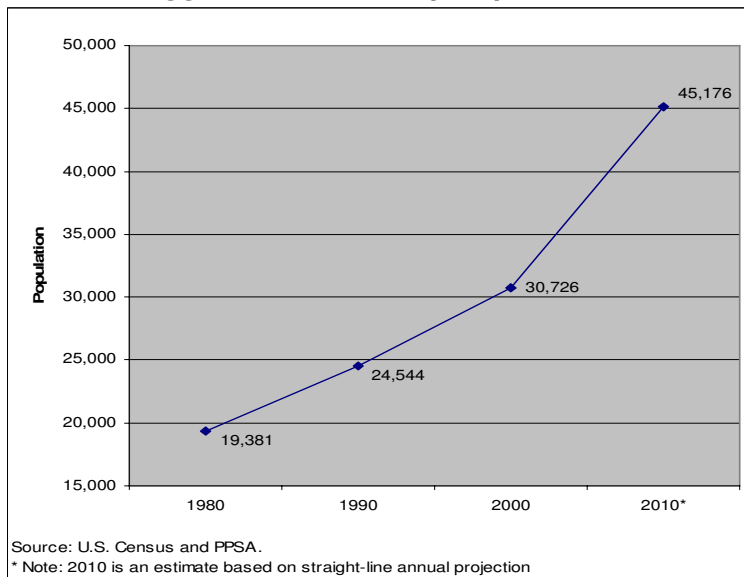


Chart 1.2 illustrates that the number of children under the age of 18 will increase by 58 percent between 2000 and 2010, assuming that, in keeping with the ten-year trend, about 30 percent of the total population is less than 18 years of age.

Chart 1.2: Egg Harbor Township Population under Age 18

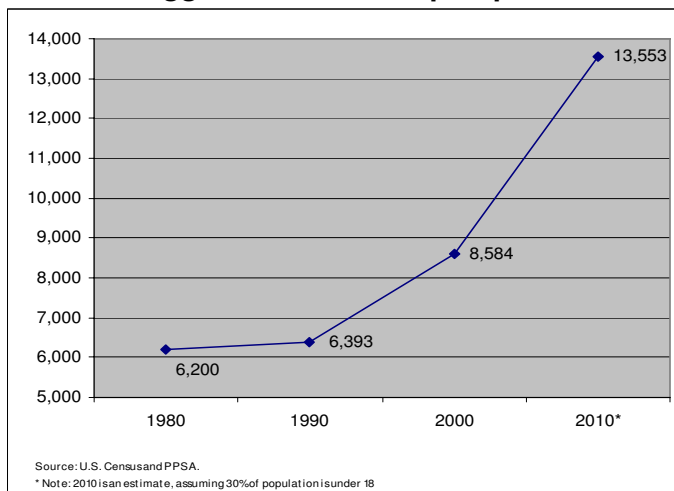
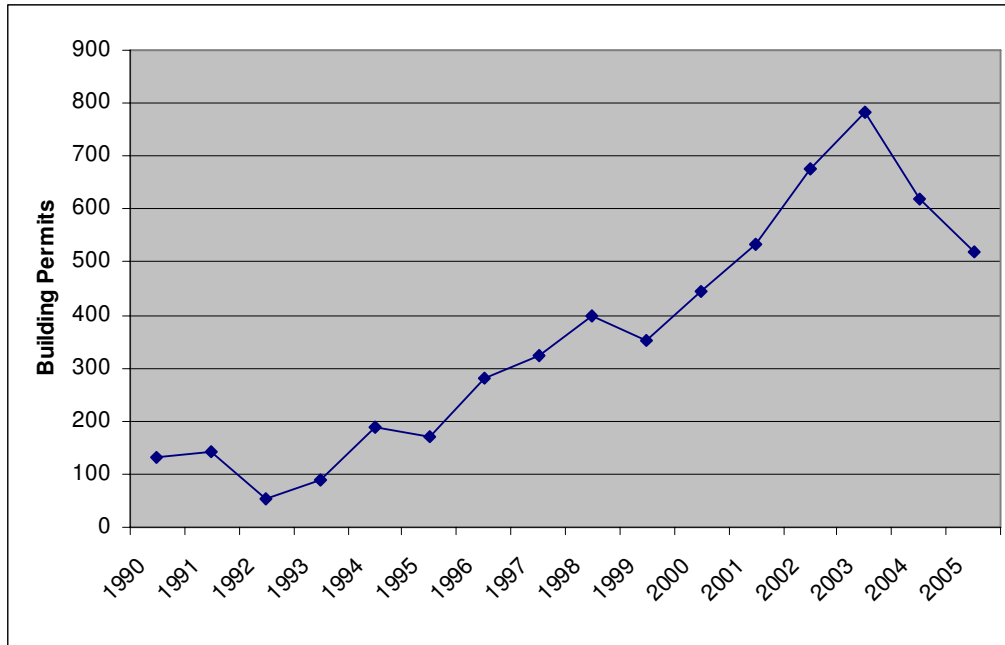


Chart 1.3 shows the number of residential building permits that have been issued in Egg Harbor Township every year for the past 15 years. In total, there have been 5,703 residential permits issued, with 98 percent of those being for single-family units. Nearly two-thirds of these, or 3,575 residential permits, were issued from 2000 to 2005. (To put these figures in perspective, Egg Harbor Township had a total of 12,067 housing units in 2000 according to the US Census.) Note that this data does not necessarily mean that these units have actually been built or occupied yet—it merely represents *planned* growth.

Chart 1.3: Residential Building Permits Issued in Egg Harbor Township



Source: State of New Jersey, Department of Labor Planning and Analysis

Actual growth can be measured by certificates of occupancy issued. The Pinelands reports that between 1996 and 2003, the Township’s issuance of certificates of occupancy grew 160 percent from 198 in 1996 to 515 in 2003. In contrast, other Pinelands communities on average have issued only about 100 per year over the same period.

EMERGENCY SERVICES

Fire

There are five fire districts serving the Township; they are served by volunteer companies based in each of the following areas:

- Bargaintown
- Cardiff
- Farmington
- Scullville
- West Atlantic City

The department also maintains the Tony Canale Training Center, and is responsible for providing ambulance and emergency medical services in the Township.

Police

The Township police department has about 96 sworn members supplemented by over 50 non-sworn members and volunteers. There are also five K-9 patrol dog teams and five traffic safety officers. There are 55 officers assigned to patrol, responding to 78,000 annual calls for service.

With 96 sworn members and an estimated 36,877 residents in 2005, the Township is served at a rate of 260 sworn officers per 100,000 residents. This is slightly more than the national average of 252 sworn members per 100,000 residents, as reported by the U.S. Department of Justice 2000 Census of State and Local Law Enforcement Agencies. The New Jersey statewide average is 345 per 100,000.

COMMUNITY SERVICES

Sanitation

The Township Department of Public Works provides trash collection services. On average, there are 25 public works workers actively collecting curbside refuse on a daily basis. An average truck will make between 500 to 700 stops daily and collect 13 to 15 tons of trash. The Atlantic County Utilities Authority handles collection of recyclable materials.

Libraries

The Township is served by the Atlantic County Library System, which maintains a branch at on Swift Avenue just off of Ocean Heights Avenue. It is open from 9 A.M.-8 P.M. on weekdays, and 9 A.M. -5 P.M. on weekends.

Other County libraries include Brigantine, Galloway Township, Hammonton, Longport, Mays Landing, Pleasantville, Somers Point, and Ventnor.

Health

Atlantic County is served primarily by AtlantiCare, which has recently opened a new health center (with an urgent care center, clinical lab, fitness center, and corporate offices) on English Creek Avenue just north of the Black Horse Pike.

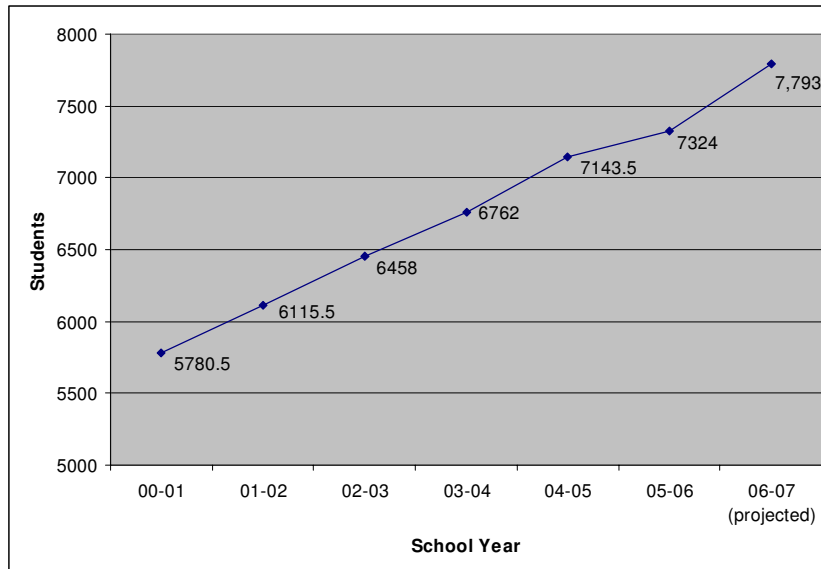
The closest regional medical center is north of the Township, just off of Route 561 in Pomona.

SCHOOLS

The Township has seven separate schools, including four elementary schools, two middle/intermediate schools, and one high school. Last year the Township approved a \$55 million bond referendum for 2 new primary schools and an expansion of the high school. In the interim, trailers are currently utilized at some of the schools to accommodate enrollments that exceed classroom capacities.

The school district reports that overall enrollment has been increasing by 300 to 350 students per year for the past seven years, as shown in Chart 1.4.

Chart 1.4: Annual Enrollment in Egg Harbor Township Schools



During the 2004-2005 school year, the overall cost per pupil was \$9,077. In recent years, more and more of this cost has been met by the Township. Table 1.1 shows that the local share of revenues has increased to 57 percent, while state aid has decreased to 40 percent.

Table 1.1: Egg Harbor Township School District Revenue Sources

	2002-2003	2003-2004	2004-2005
Local	48%	55%	57%
State	50%	41%	40%
Federal	2%	3%	2%
Other	0%	1%	1%
	100%	100%	100%

Source: EHT School District

The overall school budget has been increasing greatly every year. The proposed 2006-2007 school year budget of over \$85 million is six percent more than the previous year, and 51 percent more than the 2002-2003 school year.

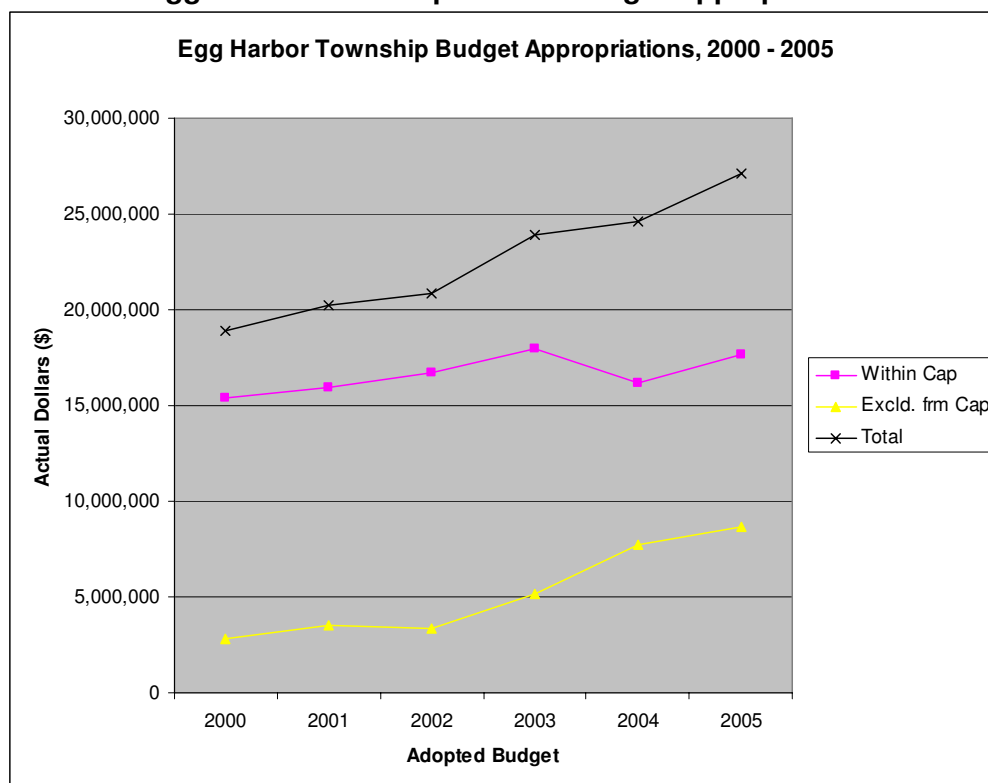
The school district is currently working on a 5-year plan to address their facilities needs through the school year 2011/2012. An estimated 8,445 students will attend school in Egg Harbor in 2011. A plan for where new facilities will be built has not been completed.

ECONOMIC & FISCAL

NOTE: Charts and data for much of this information are presented in Section 5 of the Vision Team binders.

As can be expected given the growth of the Township and a general increase in the cost of providing services, the Township budget has increased at a rapid rate over the past five years. Chart 1.5 shows that the annual appropriations of the adopted budget has increased by 43 percent since 2000.

Chart 1.5: Egg Harbor Township Annual Budget Appropriations



The largest increases between 2000 and 2005 occurred in Police Dispatch/911 and the Department of Public Works. Table 1.2 provides a snapshot at the most significant departmental increases between 2000 and 2005.

Table 1.2: Department Budget Increases from 2000 - 2005

<u>Category</u>	<u>Increase, 00 - 05</u>	<u>2005 Adopted Budget</u>
Police Dispatch / 911	53.4%	\$ 549,585
Public Works	44.0%	\$ 4,032,151
Governing Body	39.1%	\$ 154,164
Utilities	33.7%	\$ 966,100
Community Development	33.5%	\$ 378,887
Recreation	33.4%	\$ 210,103
Police Dept	30.5%	\$ 7,053,125
Fire	7.2%	\$ 284,000

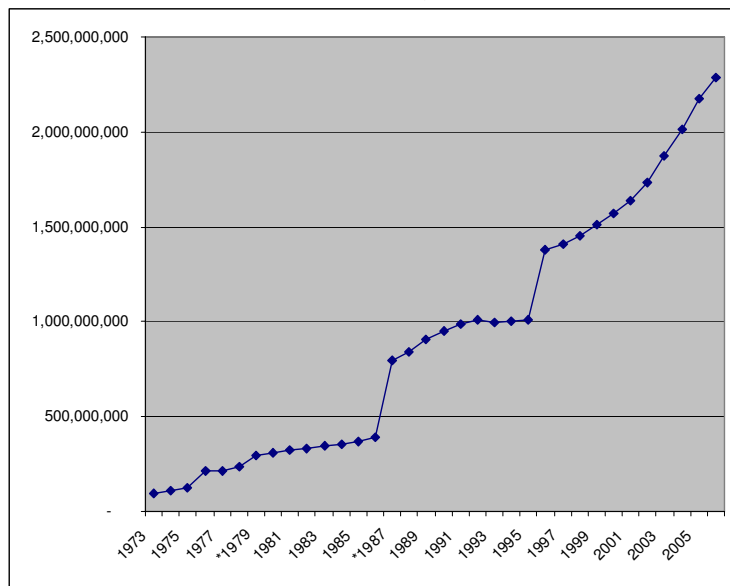
Source: Egg Harbor Township Administrator

Taxes, however, have remained fairly steady. The Pinelands Commission reports, based on State data, that the overall effective tax rate has been lower than the Pinelands area and lower

than the rest of South Jersey over the past two decades. For the past ten years, since 1996, the effective tax rate has fluctuated from \$2.0 to \$2.2.

The steady effective tax rate has been possible because the Township's overall assessments have been increasing each year, as indicated by Chart 1.6.

Chart 1.6: Assessed Valuation, 1973- 2000



The Township relies on its residential property base to a far greater extent than its other taxable properties. In 2004, the residential property class comprised nearly 70 percent of the total Township assessment. According to the Pinelands, there has been a growing reliance on residential property and a decrease in the relative importance of commercial properties (now 21 percent of total assessment). Table 1.2 below shows the 2004 assessment classes.

Table 1.2: Township Assessment Class Proportions, 2004

	# of parcels	Assessed Value	Percent
		\$	
Vacant	5,667	170,624,300	8.5%
		\$	
Residential	11,300	1,395,556,600	69.7%
Farm land	22	\$ 3,392,900	0.2%
Farm homestead	65	\$ 467,900	0.0%
		\$	
Commercial	847	423,454,900	21.2%
Industrial	0	\$ -	0.0%
Apartment	21	\$ 8,452,000	0.4%
		\$	
Total	17,922	2,001,948,600	100.0%

Source: NJ Department of Community Affairs, Division of Local Government Services

April 2006