

# 2001 NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN - POLICY MAP -

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



2,500 0 2,500 5,000 7,500 10,000  
Feet

1 inch equals 6,500 feet

DIGITAL SPATIAL DATA SOURCES:  
- CAPE MAY COUNTY GEOGRAPHIC INFORMATION SYSTEM  
- NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, OFFICE OF SMART GROWTH  
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF GEOGRAPHIC INFORMATION  
- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICES  
- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY, OFFICE OF GIS



## LEGEND

- Upper Township Boundary
- Municipal Boundaries
- Water Bodies
- Parcels
- Pinelands Boundary
- CAFRA Boundary
- NJOSG Identified Center Boundaries
- Pinelands Village
- Proposed Township Center Boundaries (2006)
- State Road
- County Road
- Local Road
- Paper Road
- Private Road
- Gravel Road
- Railroad

## 2001 State Planning Areas

- Suburban Planning Area (2)
- Fringe Planning Area (3)
- Rural Planning Area (4)
- rural/Env. Sensitive Planning Area (42)
- Env. Sensitive Planning Area (5)
- Env. Sensitive Barrier Island Planning Area (52)
- Parks & Natural Areas (6,7,8)

## Pinelands Management Areas

- Pinelands Town
- Pinelands Village
- Rural Development Area
- Agricultural Production Area
- Forest Area

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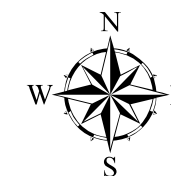
\\njcad\Hydro\GIS\State\NewJersey\Counties\Cape May County\MUNICIPAL\Upper\_Twp\06000830\Existing\_Land\_Use.MXD

## EXISTING LAND USE

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



2,500 0 2,500 5,000 7,500 10,000  
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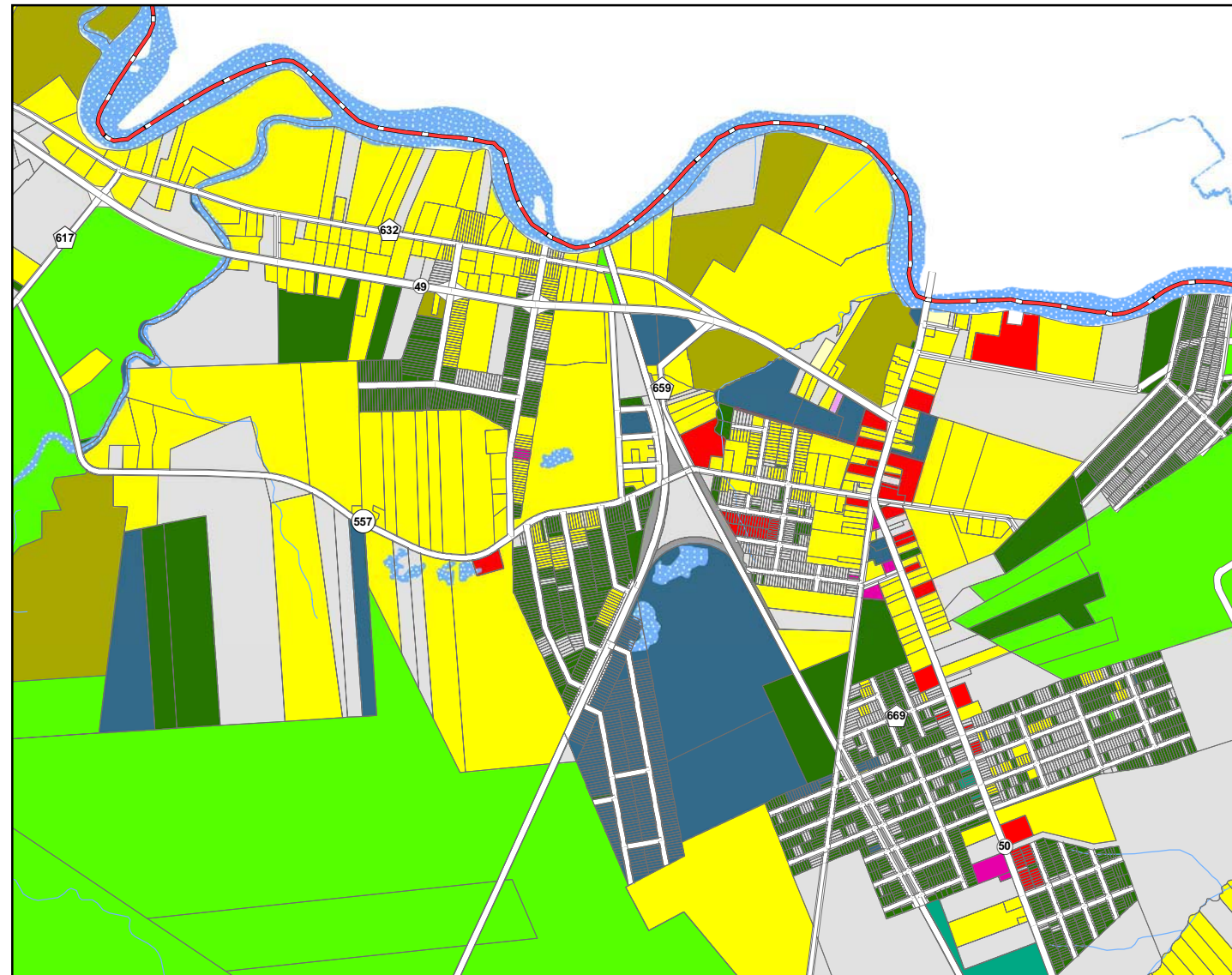
### LEGEND

- |                         |                          |
|-------------------------|--------------------------|
| Upper Township Boundary | School Property          |
| Municipal Boundaries    | Church                   |
| Roads                   | Cemetery                 |
| Water Bodies            | Federally Owned Property |
| Parcels                 | State Owned Property     |
| <b>LAND USE</b>         |                          |
| Residential             | County Owned Property    |
| Apartment               | Township Owned Property  |
| Commercial              | Other Exempt Property    |
| Industrial              | Railroad                 |
| Farm (Regular)          | Vacant Land              |
| Farm (Qualified)        | Not Classified           |
|                         | Preserved Farmland       |



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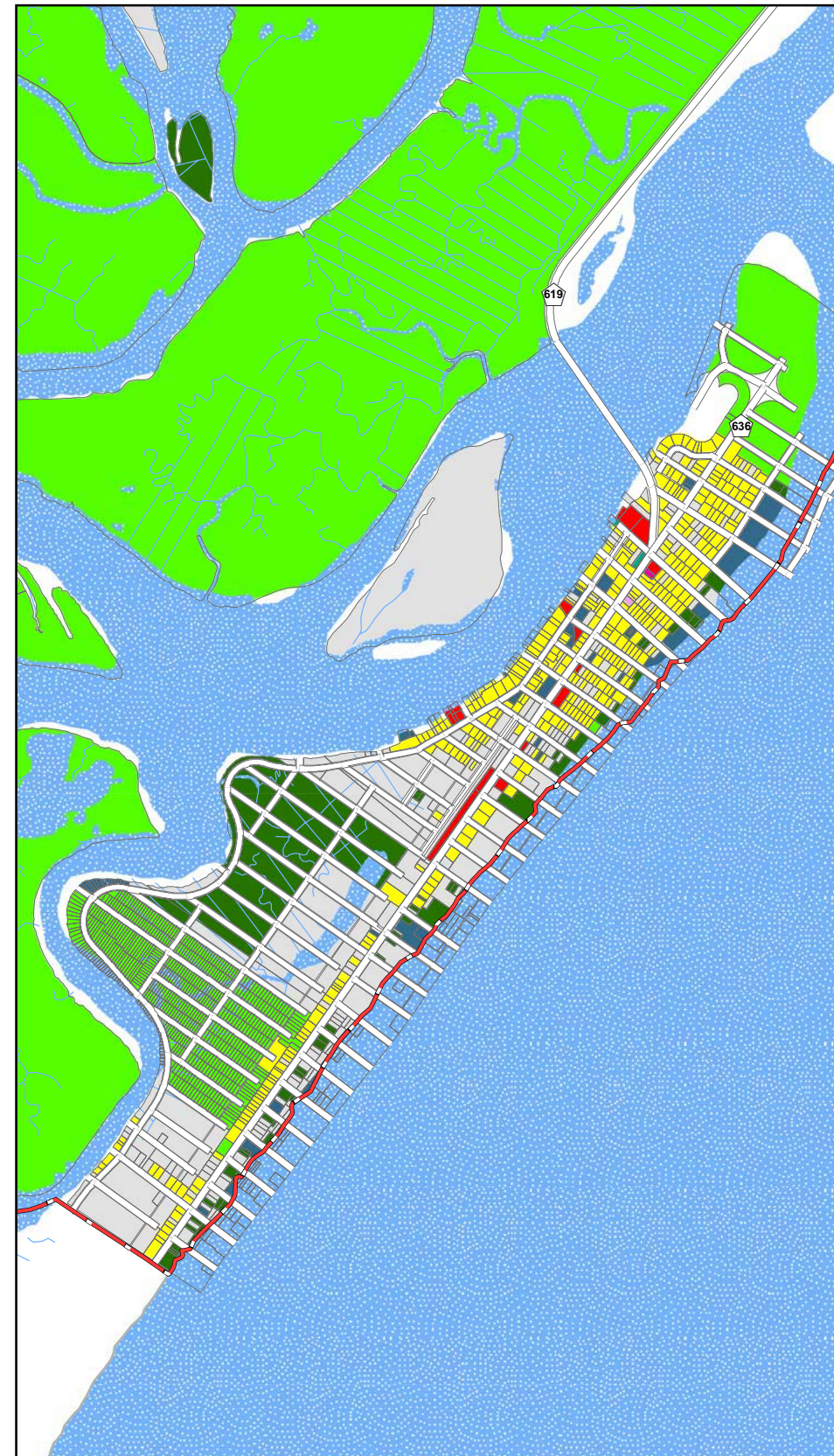
## TUCKAHOE



### LEGEND

- |                         |                          |
|-------------------------|--------------------------|
| Upper Township Boundary | School Property          |
| Municipal Boundaries    | Church                   |
| Water Bodies            | Cemetery                 |
| Roads                   | Federally Owned Property |
| Parcels                 | State Owned Property     |
| Residential             | County Owned Property    |
| Apartment               | Township Owned Property  |
| Commercial              | Other Exempt Property    |
| Industrial              | Railroad                 |
| Farm (Regular)          | Vacant Land              |
| Farm (Qualified)        | Not Classified           |
|                         | Preserved Farmland       |

## STRATHMERE

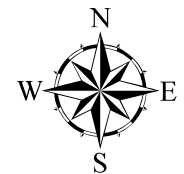


## EXISTING LAND USE

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



500 0 500 1,000 1,500 2,000 2,500  
Feet

1 inch equals 1,500 feet

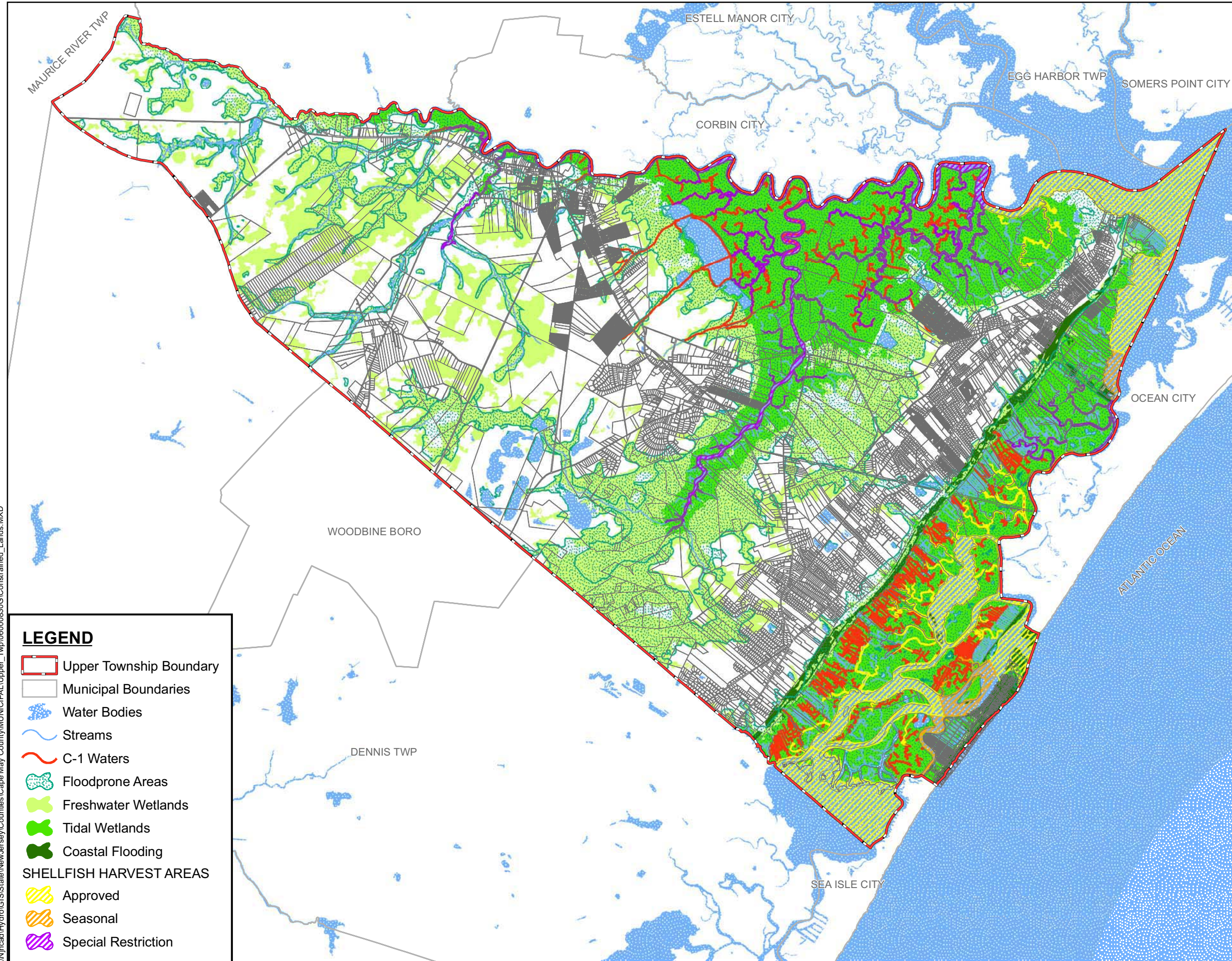
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**LEGEND**

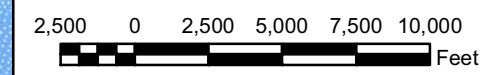
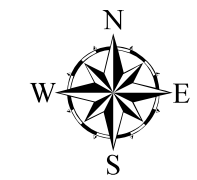
- Upper Township Boundary
- Municipal Boundaries
- Water Bodies
- Streams
- C-1 Waters
- Floodprone Areas
- Freshwater Wetlands
- Tidal Wetlands
- Coastal Flooding
- SHELLFISH HARVEST AREAS**
- Approved
- Seasonal
- Special Restriction

**CONSTRAINED  
LANDS**

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



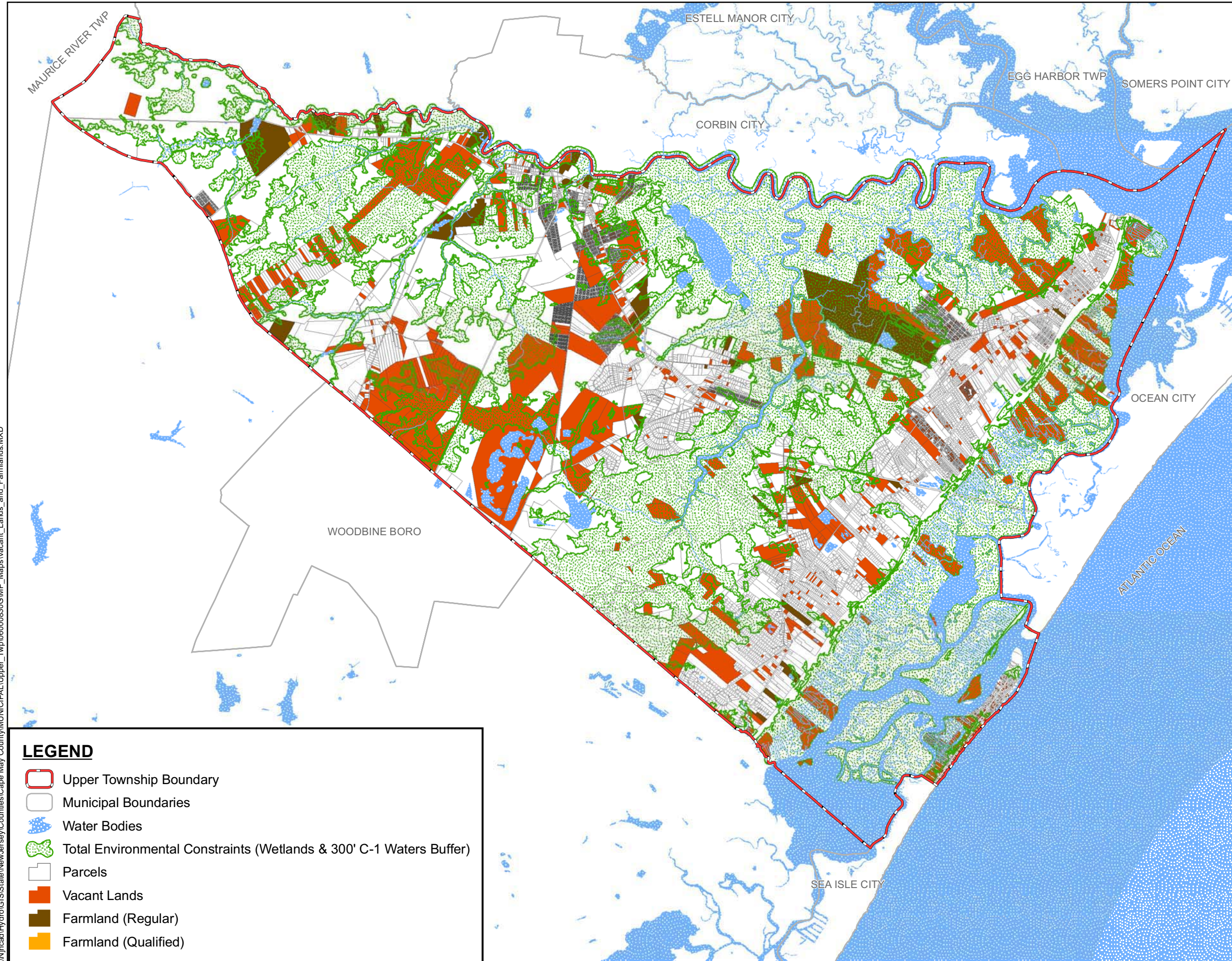
1 inch equals 6,500 feet

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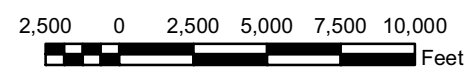


**VACANT LANDS  
AND FARMLANDS**

**TOWNSHIP OF UPPER**

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



1 inch equals 6,500 feet

**LEGEND**

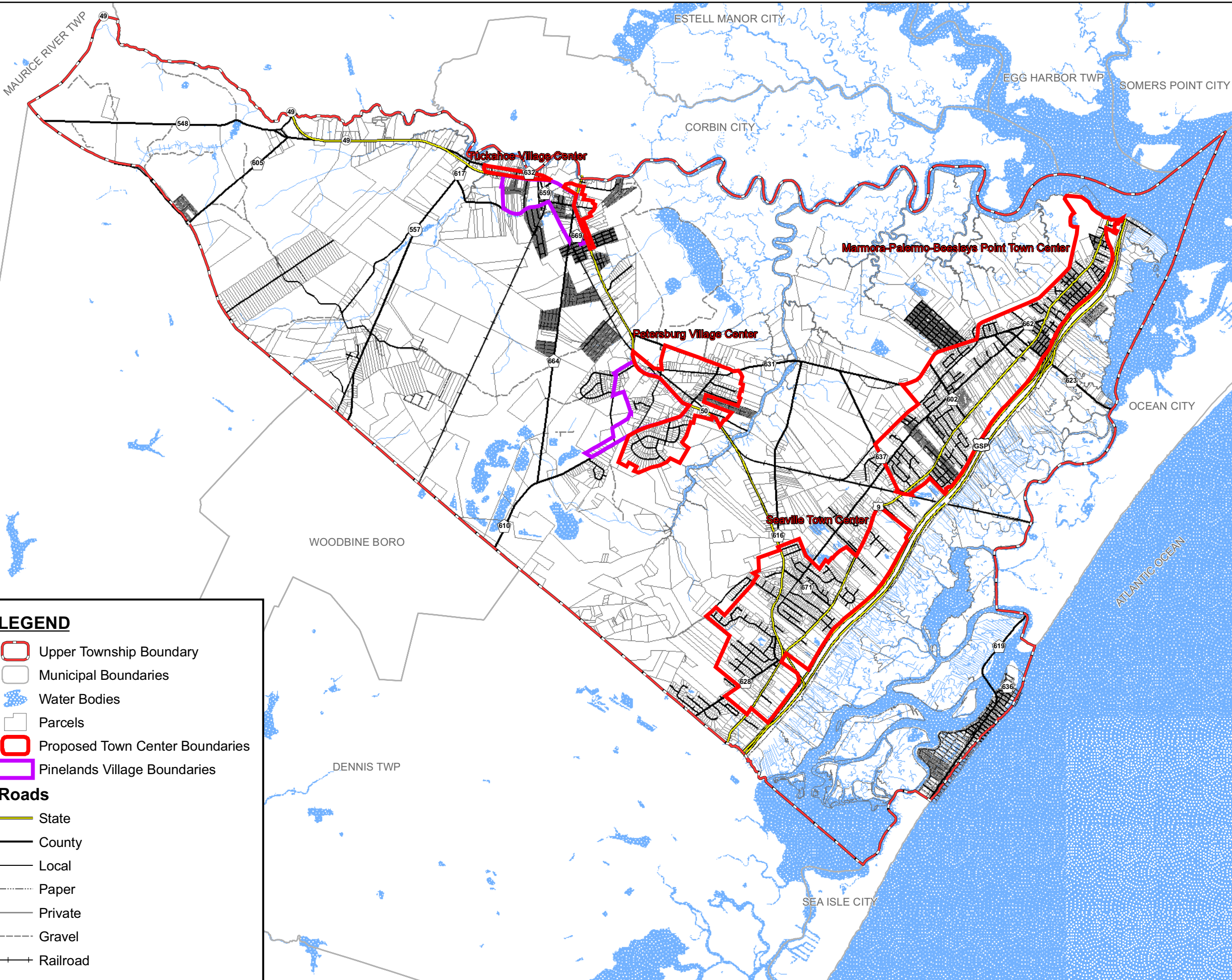
- Upper Township Boundary
- Municipal Boundaries
- Water Bodies
- Total Environmental Constraints (Wetlands & 300' C-1 Waters Buffer)
- Parcels
- Vacant Lands
- Farmland (Regular)
- Farmland (Qualified)

DIGITAL SPATIAL DATA SOURCES:  
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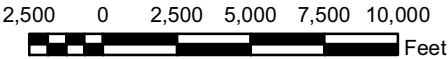


# PROPOSED CENTERS MAP

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



1 inch equals 6,500 feet

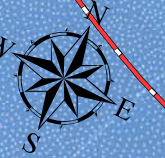
DIGITAL SPATIAL DATA SOURCES:  
- CAPE MAY COUNTY GEOGRAPHIC INFORMATION SYSTEM  
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**LEGEND**

- Upper Township Boundary
- Parcels
- Water Bodies
- Total Environmental Constraints (Wetlands & 300' C-1 Waters Buffer)
- Proposed Township Center Boundaries
- Expired NJDEP Coastal Center
- Proposed Sewer Service Areas
- Existing Water System



Beesleys Point

Shaw Farm

Marmora

Marmora2

**Marmora-Palermo-Beesley's  
Point Town Center**

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



DIGITAL SPATIAL DATA SOURCES:

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OFFICE OF SMART GROWTH
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION, BUREAU OF GEOGRAPHIC INFORMATION
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OFFICE OF GIS

1,000 0 1,000 2,000 3,000  
Feet

1 inch equals 1,500 feet



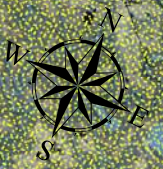




**LEGEND**

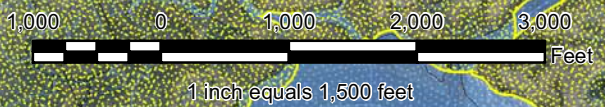
- Upper Township Boundary
- Parcels
- Water Bodies
- Total Environmental Constraints (Wetlands & 300' C-1 Waters Buffer)
- Proposed Town Center
- Expired NJDEP Coastal Center
- Proposed Sewer Service Areas
- Existing Water System

**Seaville Town Center**  
TOWNSHIP OF UPPER  
CAPE MAY COUNTY, NEW JERSEY  
OCTOBER 2006



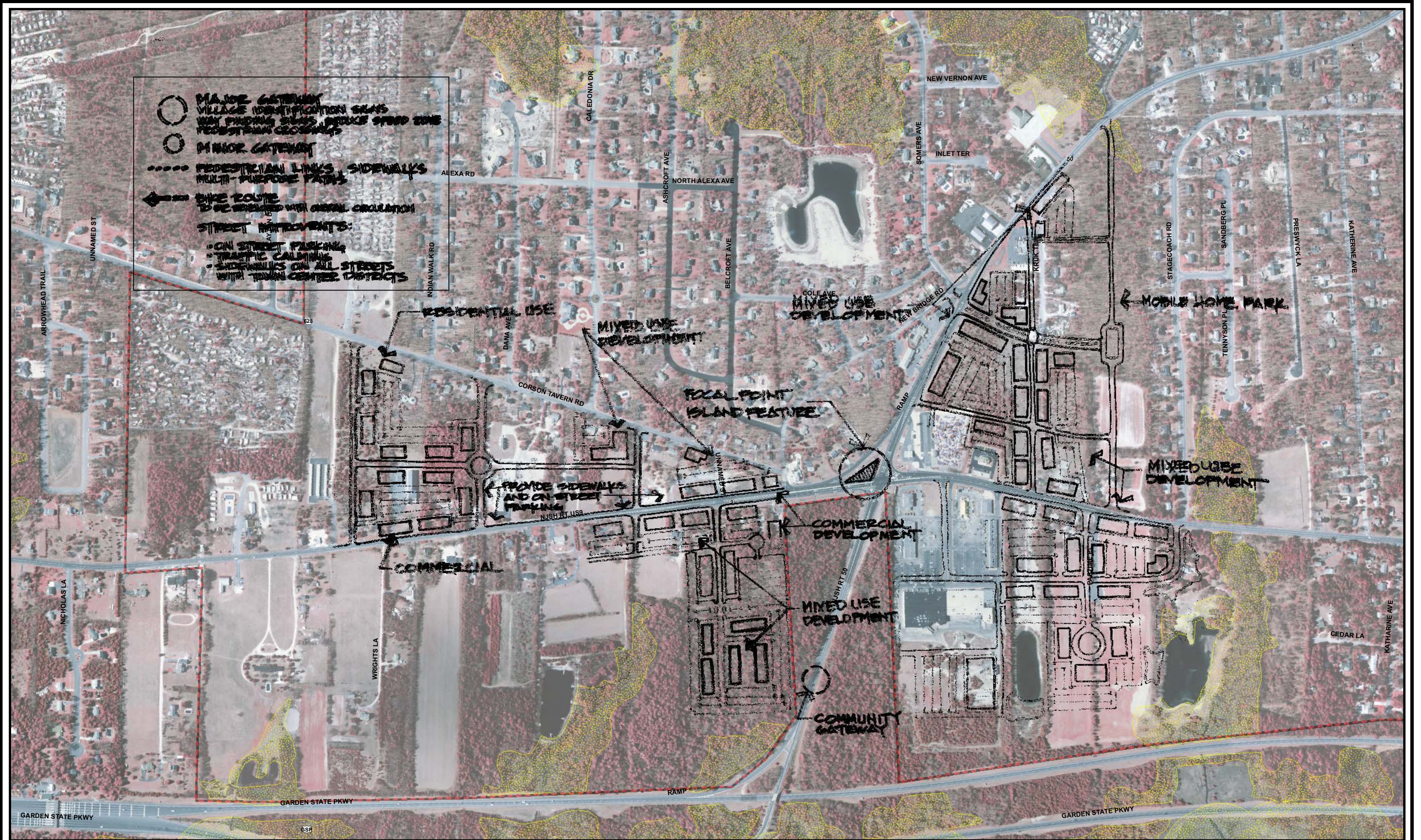
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**Petersburg Village Center**  
TOWNSHIP OF UPPER  
CAPE MAY COUNTY, NEW JERSEY  
OCTOBER 2006

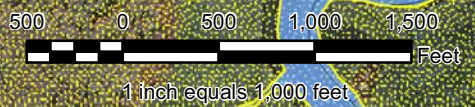
**LEGEND**

- Upper Township Boundary
- Parcels
- Water Bodies
- Total Environmental Constraints (Wetlands & 300' C-1 Waters Buffer)
- Expired NJDEP Coastal Center
- Proposed Township Center Boundaries
- Pinelands Village



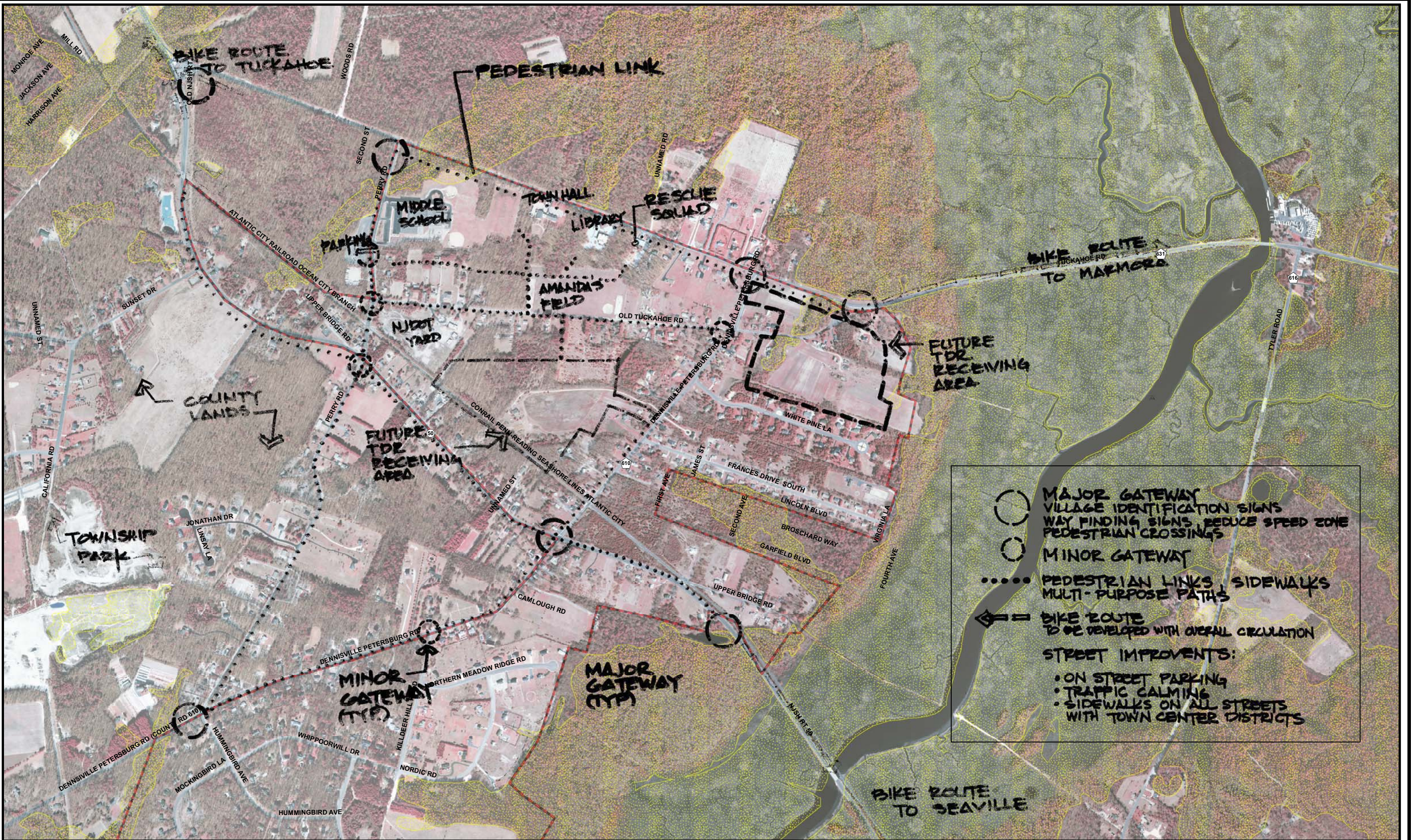
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NOTE: THESE AERIAL PHOTOS ARE FROM NJDEP AND ARE DATED 2002.



**Petersburg Village Center**  
TOWNSHIP OF UPPER  
CAPE MAY COUNTY NEW JERSEY



**Legend**







- Proposed Center Boundary
- Environmental Constraints



**Tuckahoe Village Center**  
TOWNSHIP OF UPPER  
CAPE MAY COUNTY, NEW JERSEY  
OCTOBER 2006



**LEGEND**

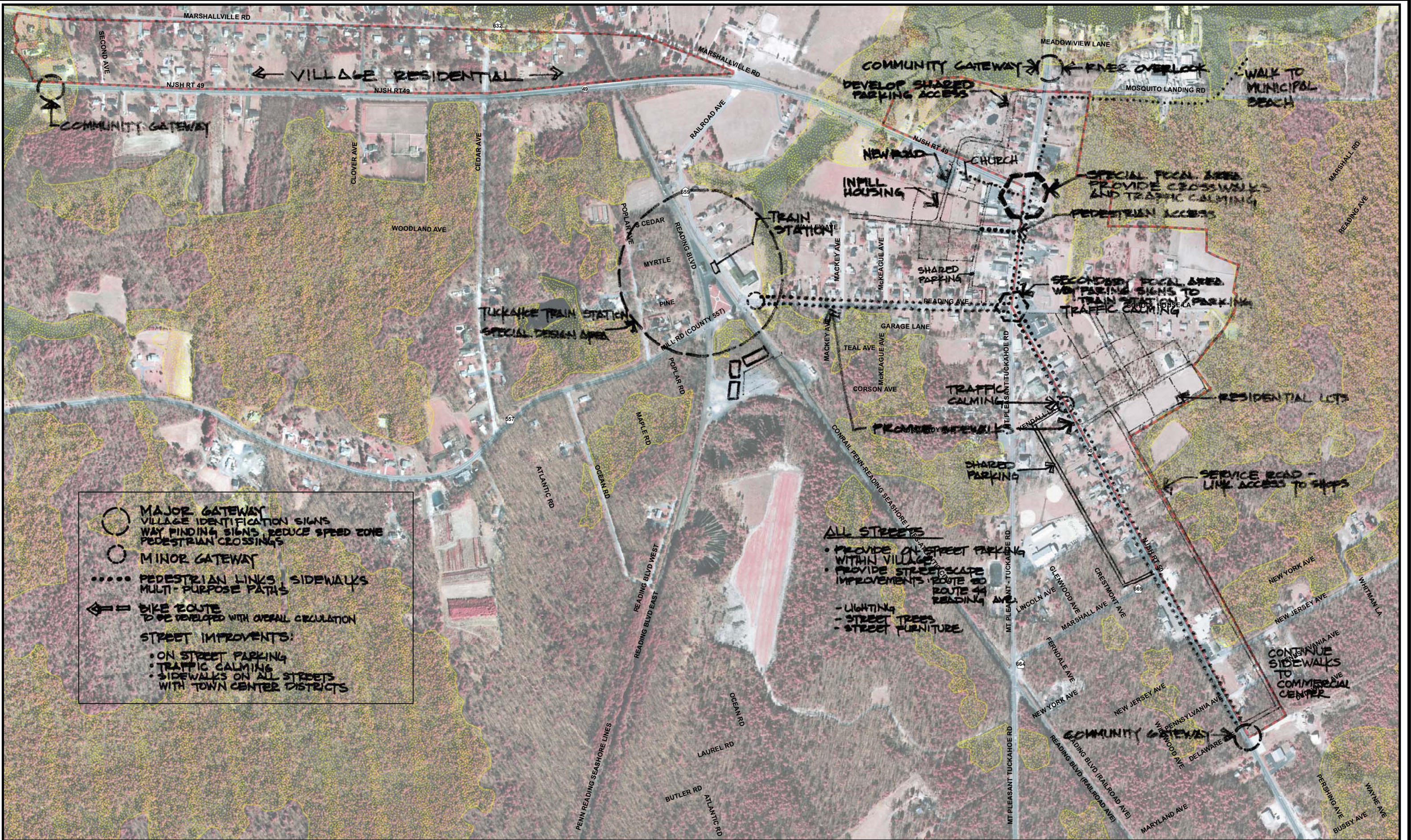
-  Upper Township Boundary
-  Parcels
-  Water Bodies
-  Total Environmental Constraints (Wetlands & 300' C-1 Waters Buffer)
-  Expired NJDEP Coastal Center
-  Proposed Town Center
-  Pinelands Village



DIGITAL SPATIAL DATA SOURCES:

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MAJOR GATEWAY  
VILLAGE IDENTIFICATION SIGNS  
WAY FINDING SIGNS  
REDUCE SPEED ZONE  
PEDESTRIAN CROSSINGS

MINOR GATEWAY

PEDESTRIAN LINKS  
SIDEWALKS  
MULTI-PURPOSE PATHS

BIKE ROUTE  
TO BE DEVELOPED WITH OVERALL CIRCULATION

STREET IMPROVEMENTS:

• ON STREET PARKING

• TRAFFIC CALMING

• SIDEWALKS ON ALL STREETS WITH TOWN CENTER DISTRICTS

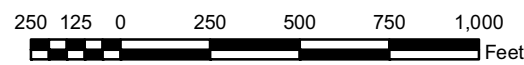
- ALL STREETS
- PROVIDE ON STREET PARKING WITHIN VILLAGE
  - PROVIDE STREETSCAPE IMPROVEMENTS ROUTE 80 ROUTE 44 READING AVE
  - LIGHTING
  - STREET TREES
  - STREET FURNITURE



NOTE: THESE AERIAL PHOTOS ARE FROM NJDEP AND ARE DATED 2002.



**Tuckahoe Village Center**  
TOWNSHIP OF UPPER  
CAPE MAY COUNTY NEW JERSEY



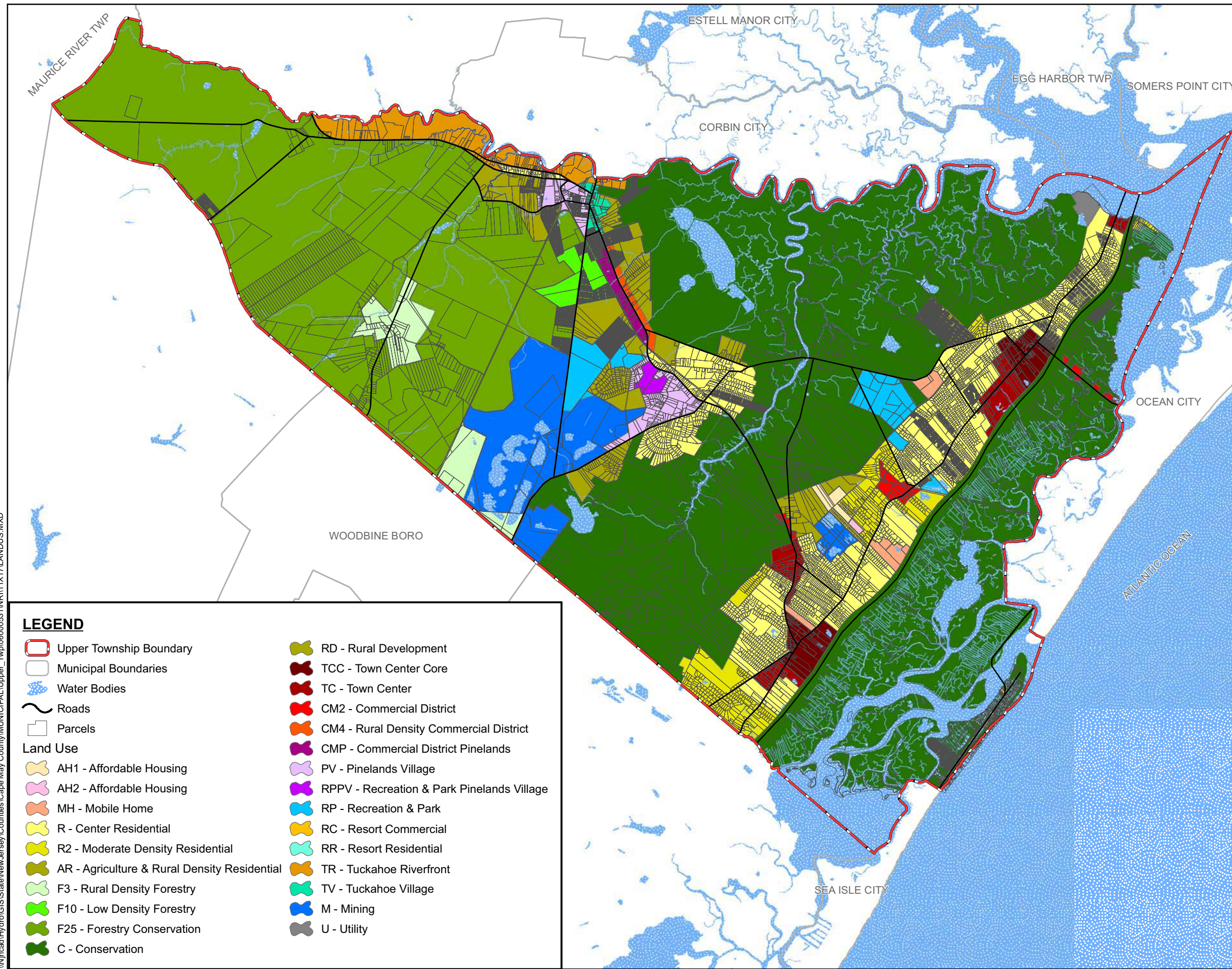
Legend

Proposed Center Boundary

Environmental Constraints



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## LEGEND

- Upper Township Boundary
- Municipal Boundaries
- Water Bodies
- Roads
- Parcels

### Land Use

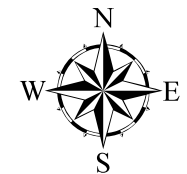
- AH1 - Affordable Housing
- AH2 - Affordable Housing
- MH - Mobile Home
- R - Center Residential
- R2 - Moderate Density Residential
- AR - Agriculture & Rural Density Residential
- F3 - Rural Density Forestry
- F10 - Low Density Forestry
- F25 - Forestry Conservation
- C - Conservation
- RD - Rural Development
- TCC - Town Center Core
- TC - Town Center
- CM2 - Commercial District
- CM4 - Rural Density Commercial District
- CMP - Commercial District Pinelands
- PV - Pinelands Village
- RPPV - Recreation & Park Pinelands Village
- RP - Recreation & Park
- RC - Resort Commercial
- RR - Resort Residential
- TR - Tuckahoe Riverfront
- TV - Tuckahoe Village
- M - Mining
- U - Utility

## FUTURE LAND USE

### TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



2,500 0 2,500 5,000 7,500 10,000 Feet

#### DIGITAL SPATIAL DATA SOURCES:

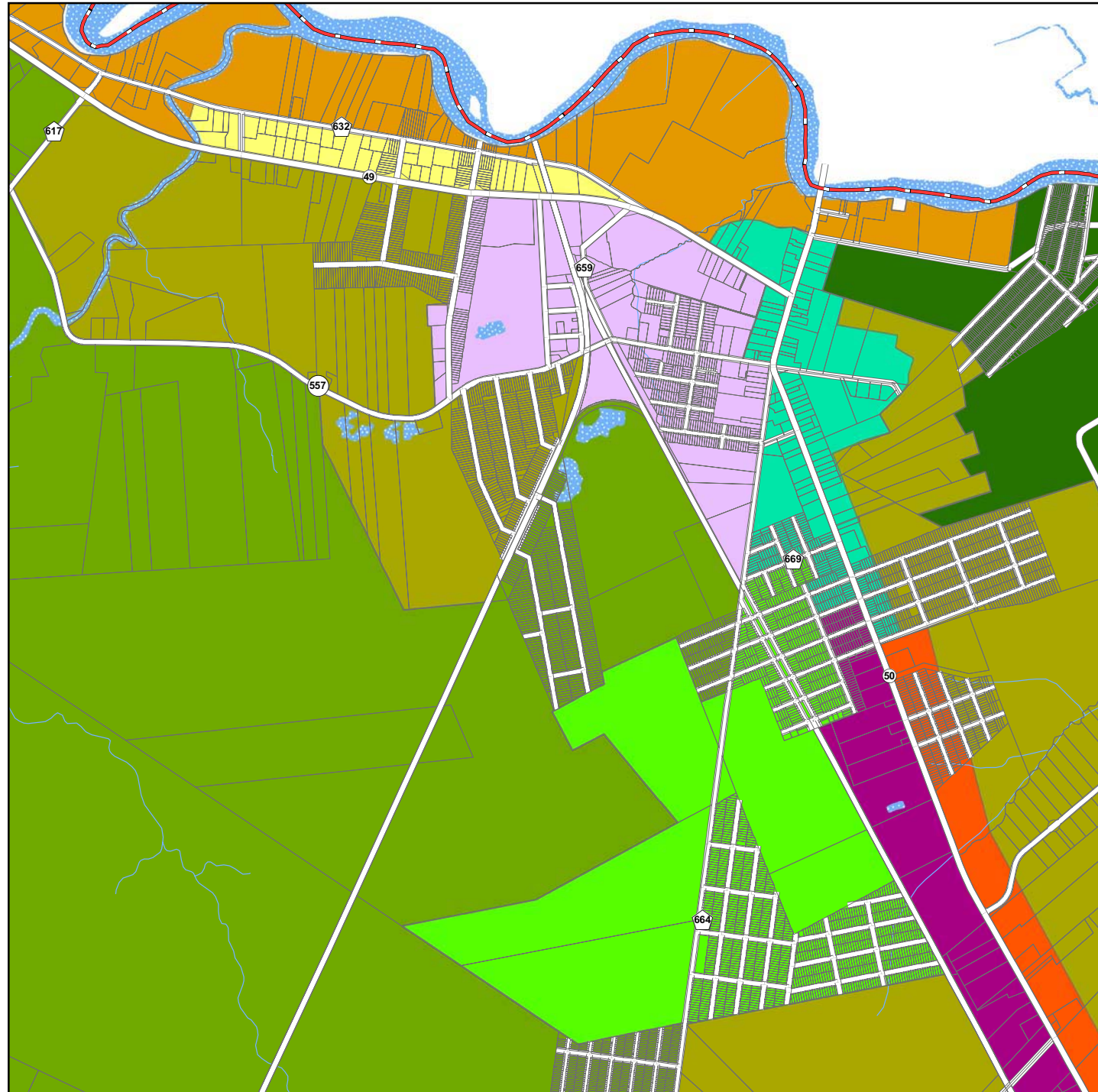
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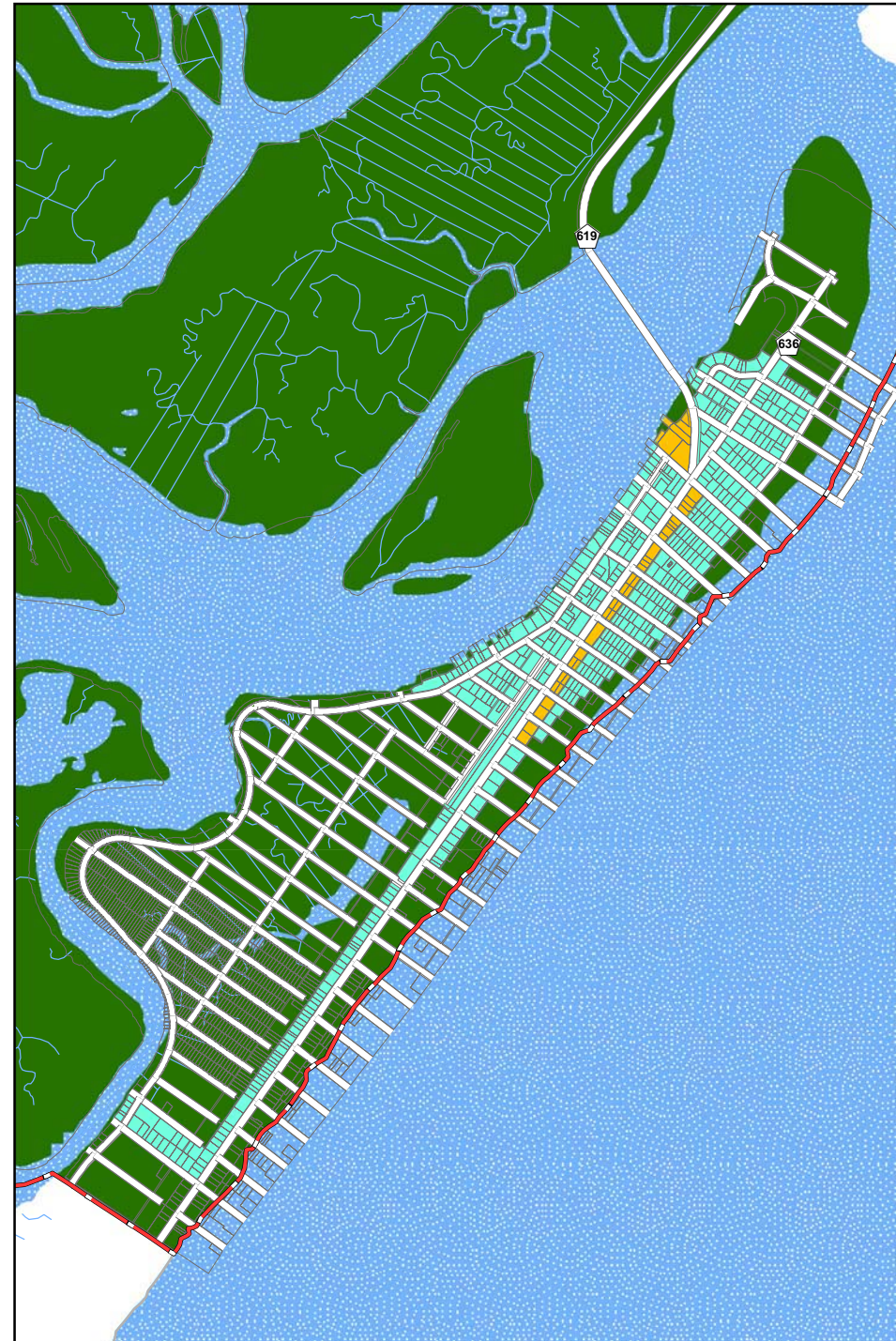


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## TUCKAHOE



## STRATHMERE



## FUTURE LAND USE

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



500 0 500 1,000 1,500 2,000 2,500  
Feet

1 inch equals 1,500 feet

### LEGEND

Upper Township Boundary	<b>Land Use</b>	F3 - Rural Density Forestry	CM2 - Commercial District	RR - Resort Residential
Municipal Boundaries	AH1 - Affordable Housing	F10 - Low Density Forestry	CM4 - Rural Density Commercial District	TR - Tuckahoe Riverfront
Water Bodies	AH2 - Affordable Housing	F25 - Forestry Conservation	CMP - Commercial District Pinelands	TV - Tuckahoe Village
Roads	MH - Mobile Home	C - Conservation	PV - Pinelands Village	M - Mining
Parcels	R - Center Residential	RD - Rural Development	RPPV - Recreation & Park Pinelands Village	U - Utility
	R2 - Moderate Density Residential	TCC - Town Center Core	RP - Recreation & Park	
	AR - Agriculture & Rural Density Residential	TC - Town Center	RC - Resort Commercial	

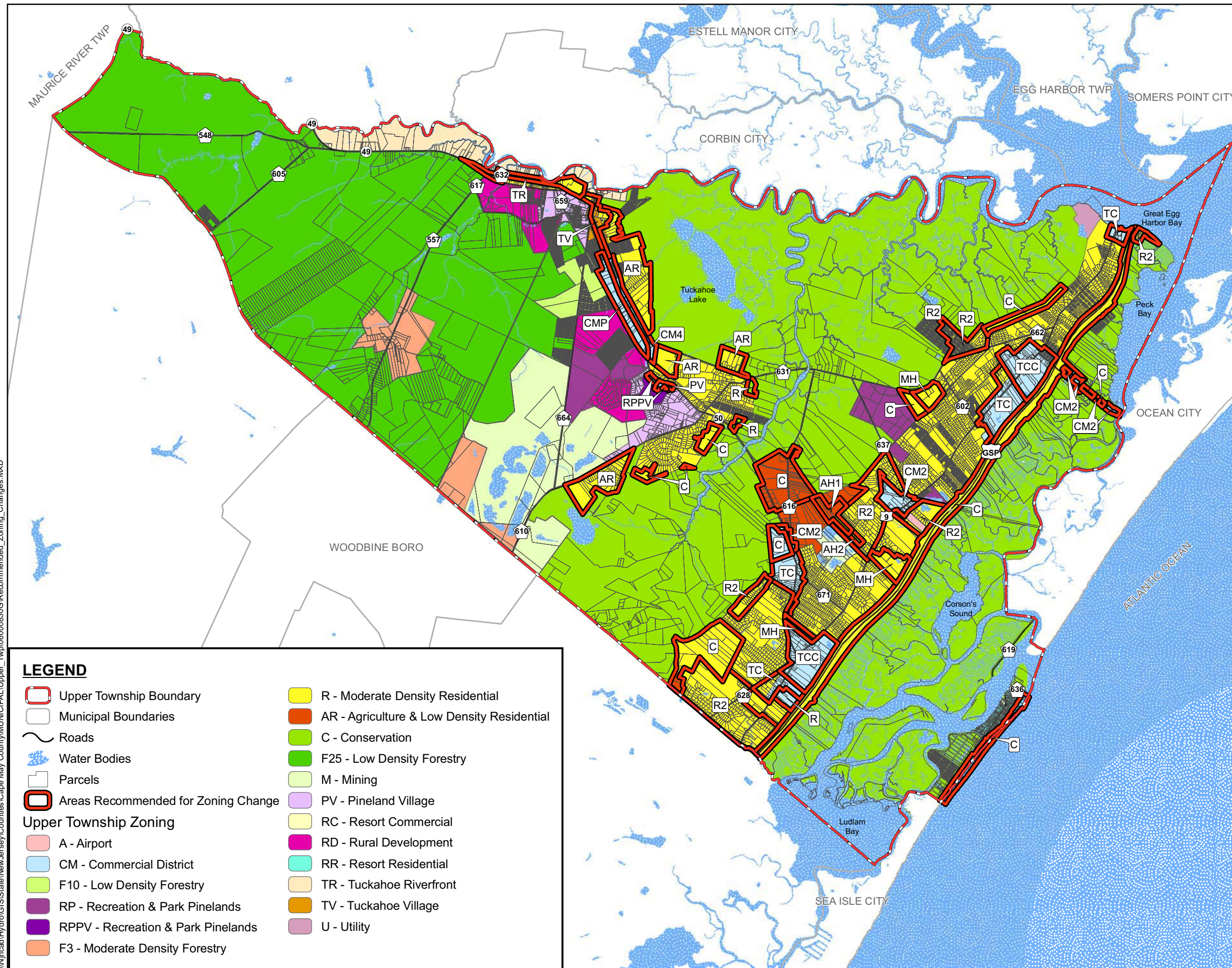
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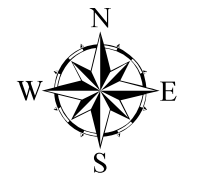


## RECOMMENDED ZONING CHANGES

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



2,500 0 2,500 5,000 7,500 10,000  
Feet

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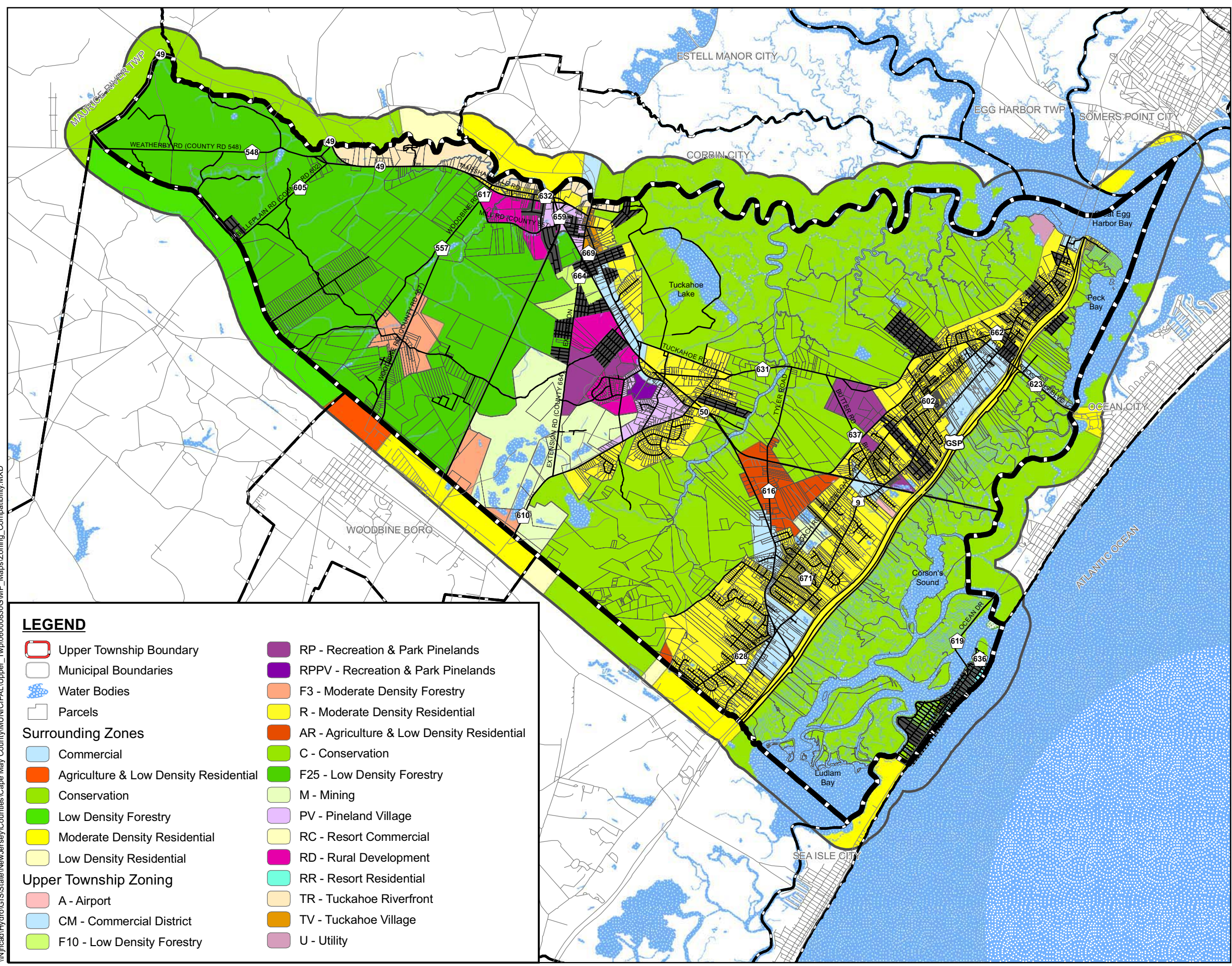
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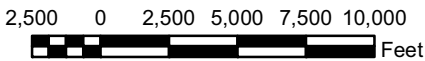


# ZONING COMPATIBILITY

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



1 inch equals 7,000 feet

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- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY, OFFICE OF GIS



## LEGEND

- |                                       |  |
|---------------------------------------|--|
| Upper Township Boundary               | RP - Recreation & Park Pinelands           |
| Municipal Boundaries                  | RPPV - Recreation & Park Pinelands         |
| Water Bodies                          | F3 - Moderate Density Forestry             |
| Parcels                               | R - Moderate Density Residential           |
| <b>Surrounding Zones</b>              |  |
| Commercial                            | AR - Agriculture & Low Density Residential |
| Agriculture & Low Density Residential | C - Conservation                           |
| Conservation                          | F25 - Low Density Forestry                 |
| Low Density Forestry                  | M - Mining                                 |
| Moderate Density Residential          | PV - Pineland Village                      |
| Low Density Residential               | RC - Resort Commercial                     |
| <b>Upper Township Zoning</b>          |  |
| A - Airport                           | RD - Rural Development                     |
| CM - Commercial District              | RR - Resort Residential                    |
| F10 - Low Density Forestry            | TR - Tuckahoe Riverfront                   |
|                                       | TV - Tuckahoe Village                      |
|                                       | U - Utility                                |

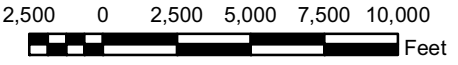


**PROPOSED 2006  
PRELIMINARY  
STATE DEVELOPMENT  
AND  
REDEVELOPMENT PLAN  
- POLICY MAP -**

**TOWNSHIP OF UPPER**

CAPE MAY COUNTY, NEW JERSEY

NOVEMBER 2006



1 inch equals 6,500 feet

DIGITAL SPATIAL DATA SOURCES:  
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- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF GEOGRAPHIC INFORMATION  
- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICES  
- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY, OFFICE OF GIS



**LEGEND**

**Planning Areas**

- PA1 - Metropolitan
- PA2 - Suburban
- PA3 - Fringe
- PA4 - Rural
- PA4B - Rural/Env. Sensitive
- PA5 - Env. Sensitive
- PA5B - Env. Sensitive Barrier Island
- Parks & Natural Areas
- Meadowlands
- Military
- Water

**Pinelands Management Areas**

- Pinelands Village
- Regional Growth Area
- Forest Area
- Rural Development Area
- Pinelands Town

- Upper Township Boundary
- Municipal Boundaries
- Proposed Center Boundaries
- Pinelands Village Boundaries
- CAFRA Boundary
- Pinelands Boundary
- Parcels
- State Road
- County Road
- Local Road
- Railroad
- Water Bodies

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