

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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EXISTING LAND USE

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



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LEGEND

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

TUCKAHOE

STRATHMERE

EXISTING LAND USE

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006

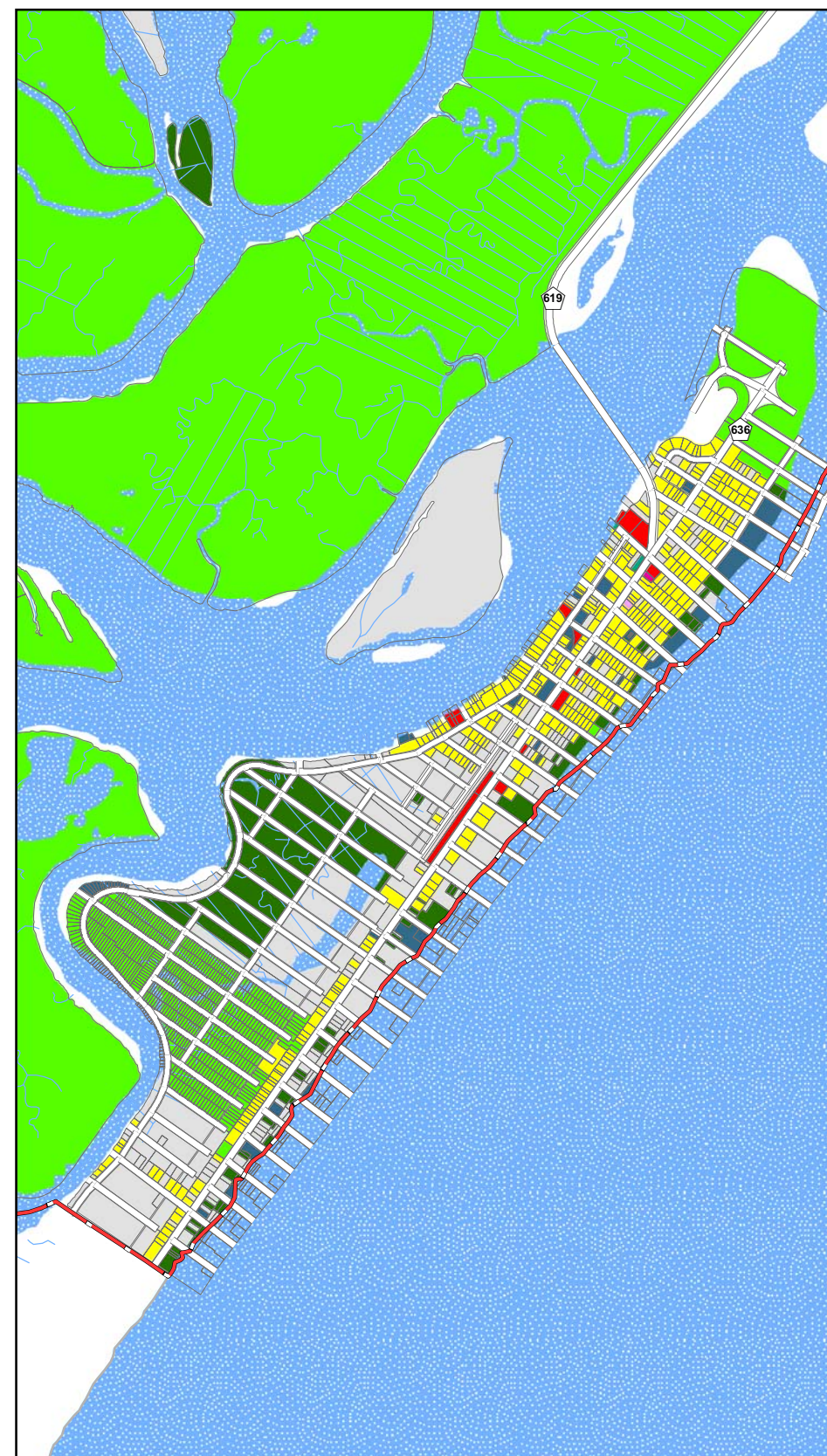
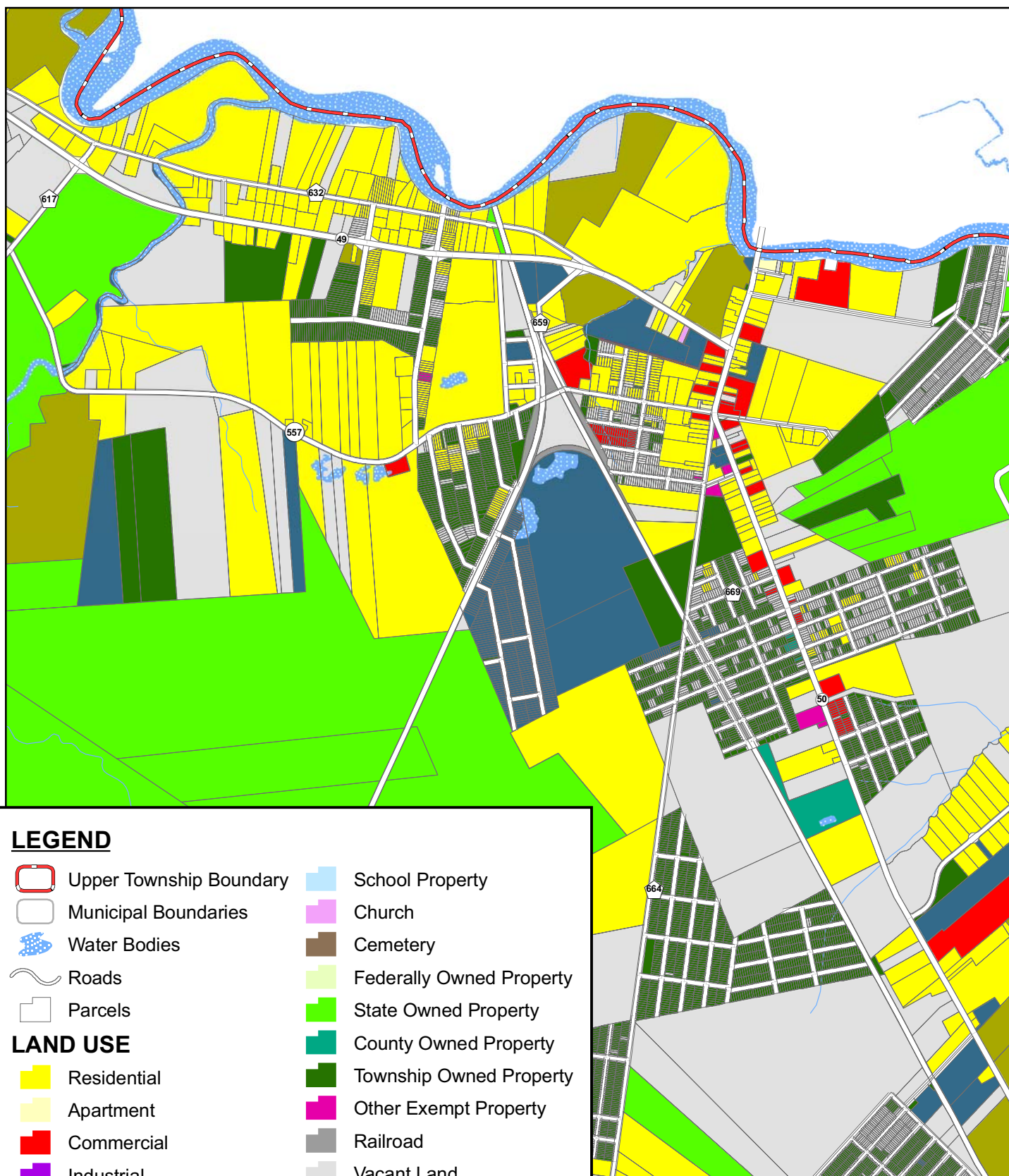


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Feet

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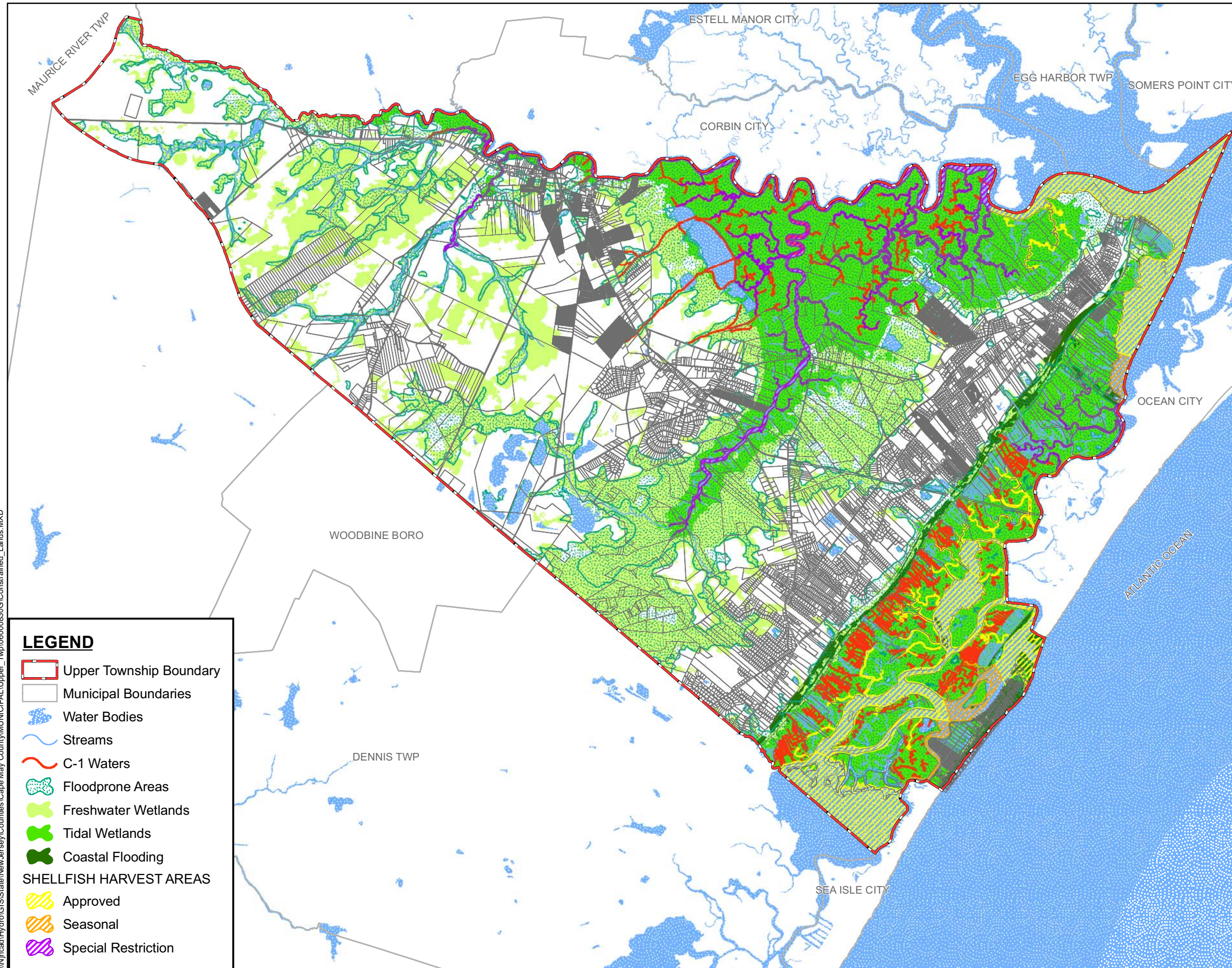
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LEGEND

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

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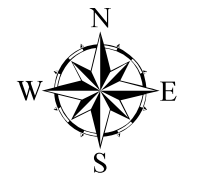


CONSTRAINED LANDS

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



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Feet

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DIGITAL SPATIAL DATA SOURCES:

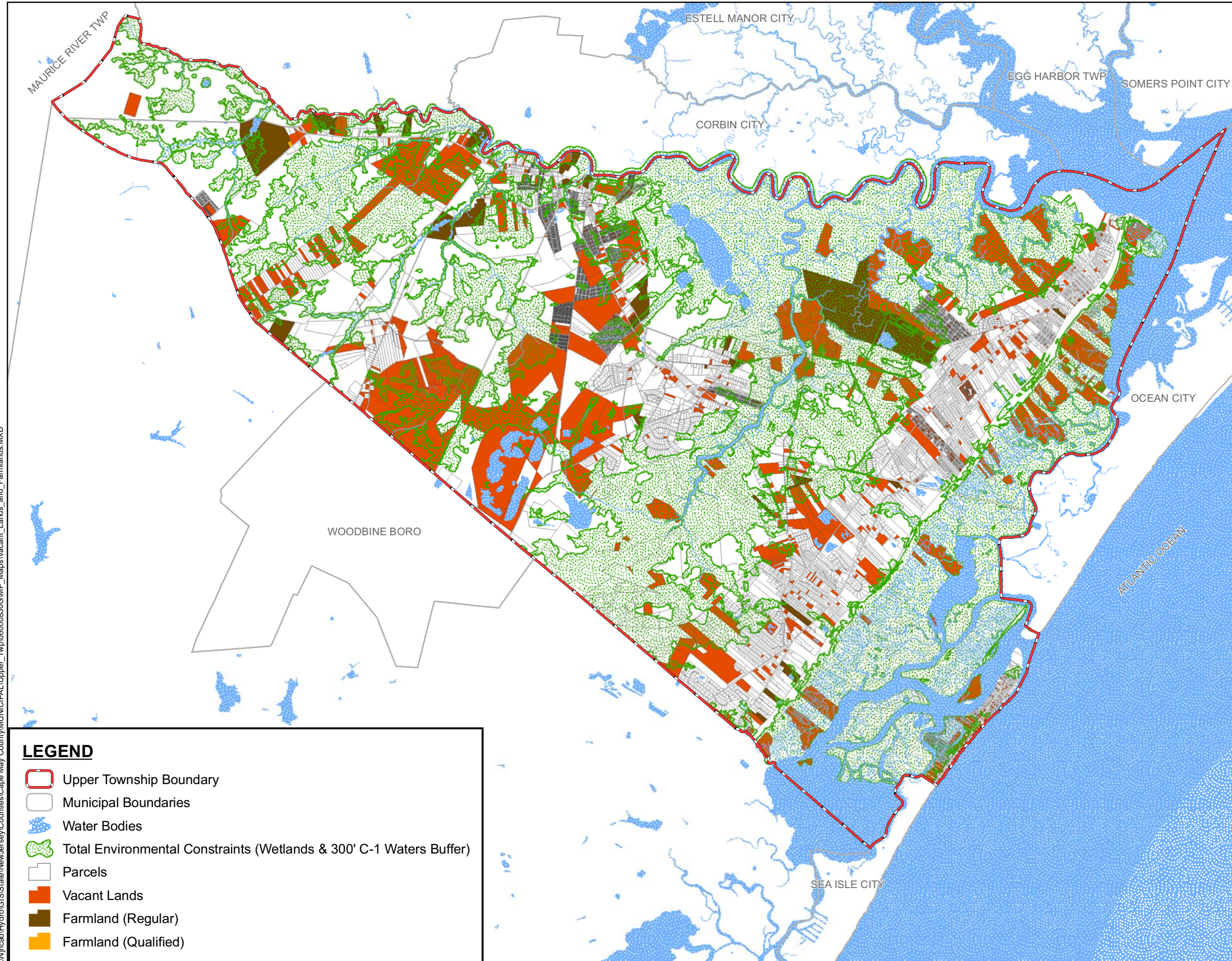
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LEGEND

- 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

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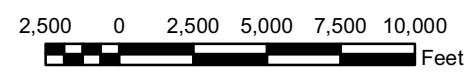


VACANT LANDS AND FARMLANDS

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



1 inch equals 6,500 feet

LEGEND

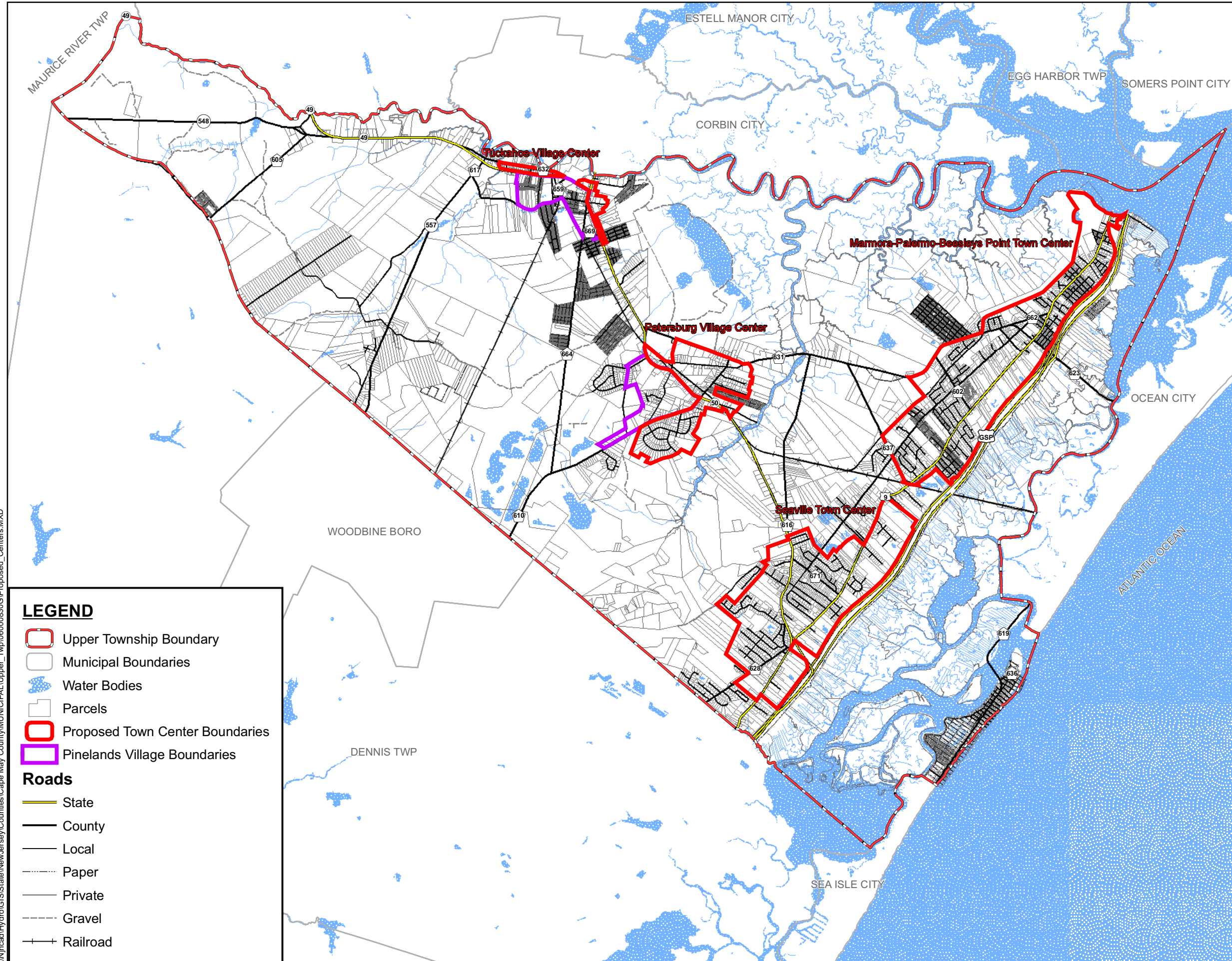
- Upper Township Boundary
- Municipal Boundaries
- Water Bodies
- Total Environmental Constraints (Wetlands & 300' C-1 Waters Buffer)
- Parcels
- Vacant Lands
- Farmland (Regular)
- Farmland (Qualified)

DIGITAL SPATIAL DATA SOURCES:

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LEGEND

- Upper Township Boundary
- Municipal Boundaries
- Water Bodies
- Parcels
- Proposed Town Center Boundaries
- Pinelands Village Boundaries

Roads

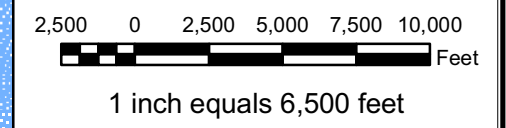
- State
- County
- Local
- Paper
- Private
- Gravel
- Railroad

**PROPOSED CENTERS
MAP**

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



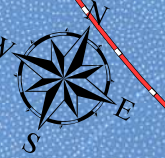
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LEGEND

- 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



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- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY,
OFFICE OF GIS

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

1 inch equals 1,500 feet

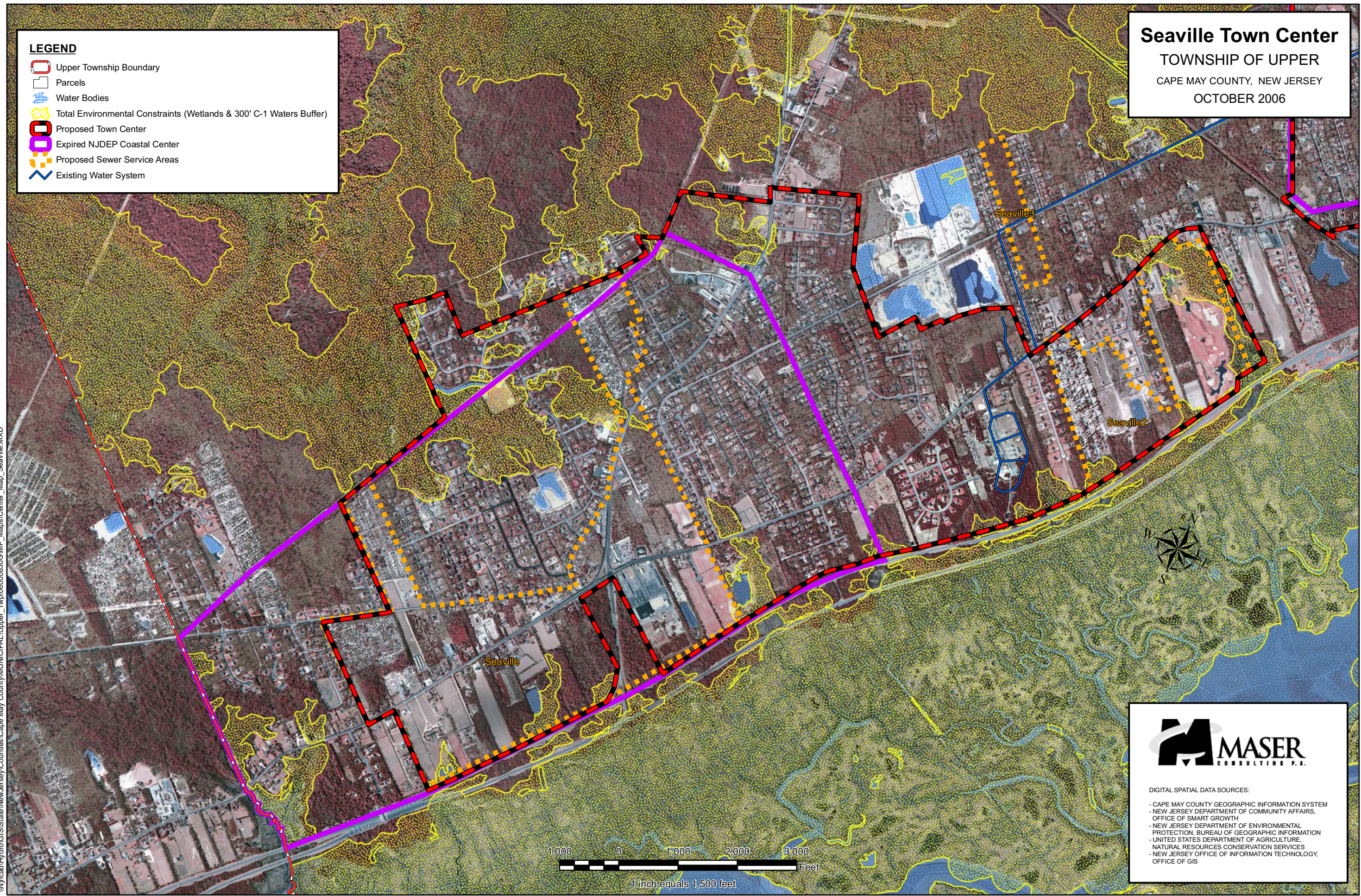


LEGEND

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

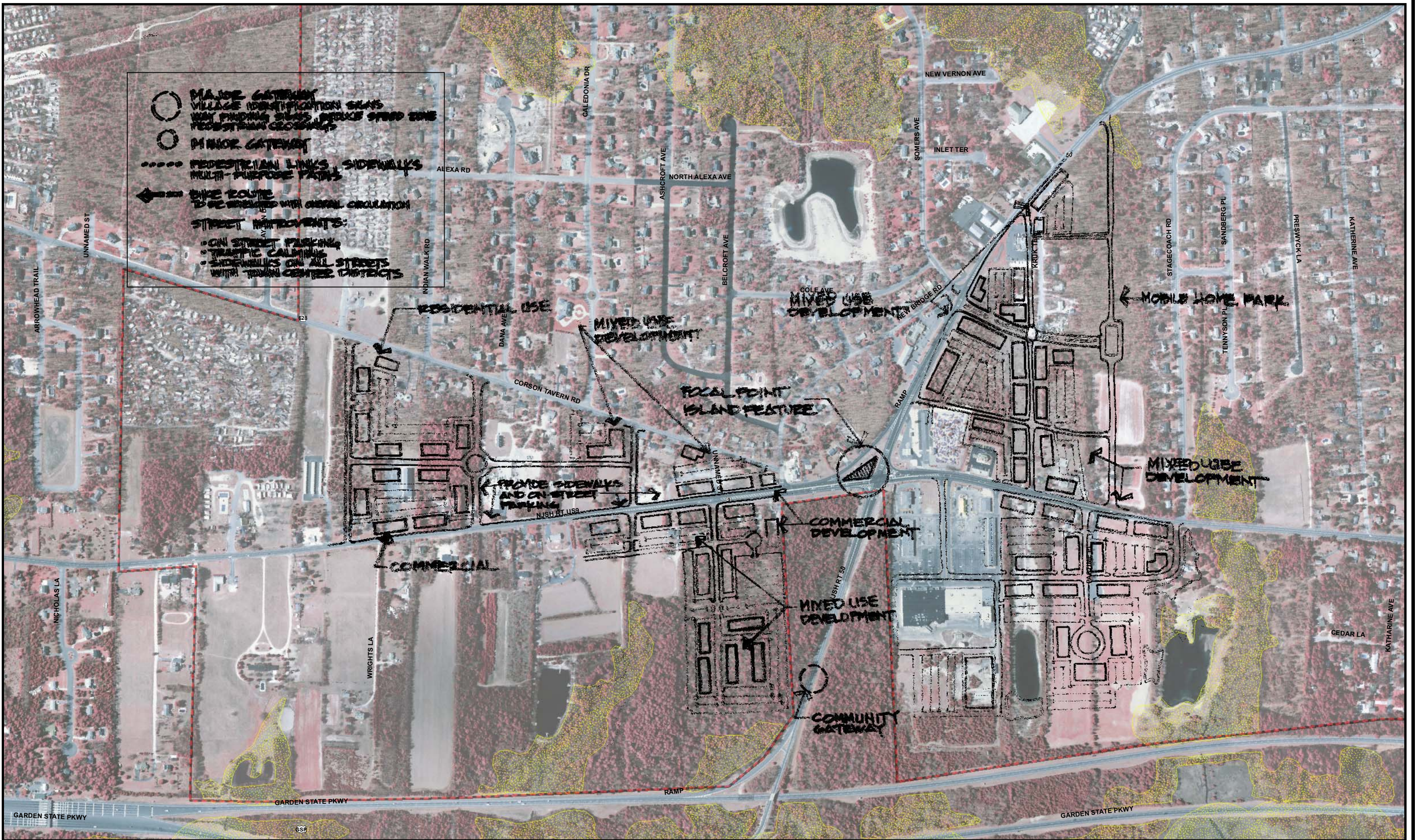
MINOR GATEWAY

PEDESTRIAN LINKS SIDEWALKS
 MULTI-PURPOSE PATHS

BIKE ROUTE
 TO BE DEVELOPED WITH OVERALL CIRCULATION

STREET IMPROVEMENTS:

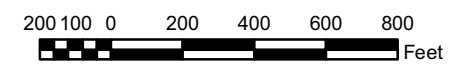
- ON STREET PARKING
- TRAFFIC CALMING
- SIDEWALKS ON ALL STREETS WITHIN TOWN CENTER DISTRICTS



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



Seaville Town Center
 TOWNSHIP OF UPPER
 CAPE MAY COUNTY NEW JERSEY



Legend

- Proposed Center Boundary
- Environmental Constraints

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

Petersburg Village Center

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



DIGITAL SPATIAL DATA SOURCES:

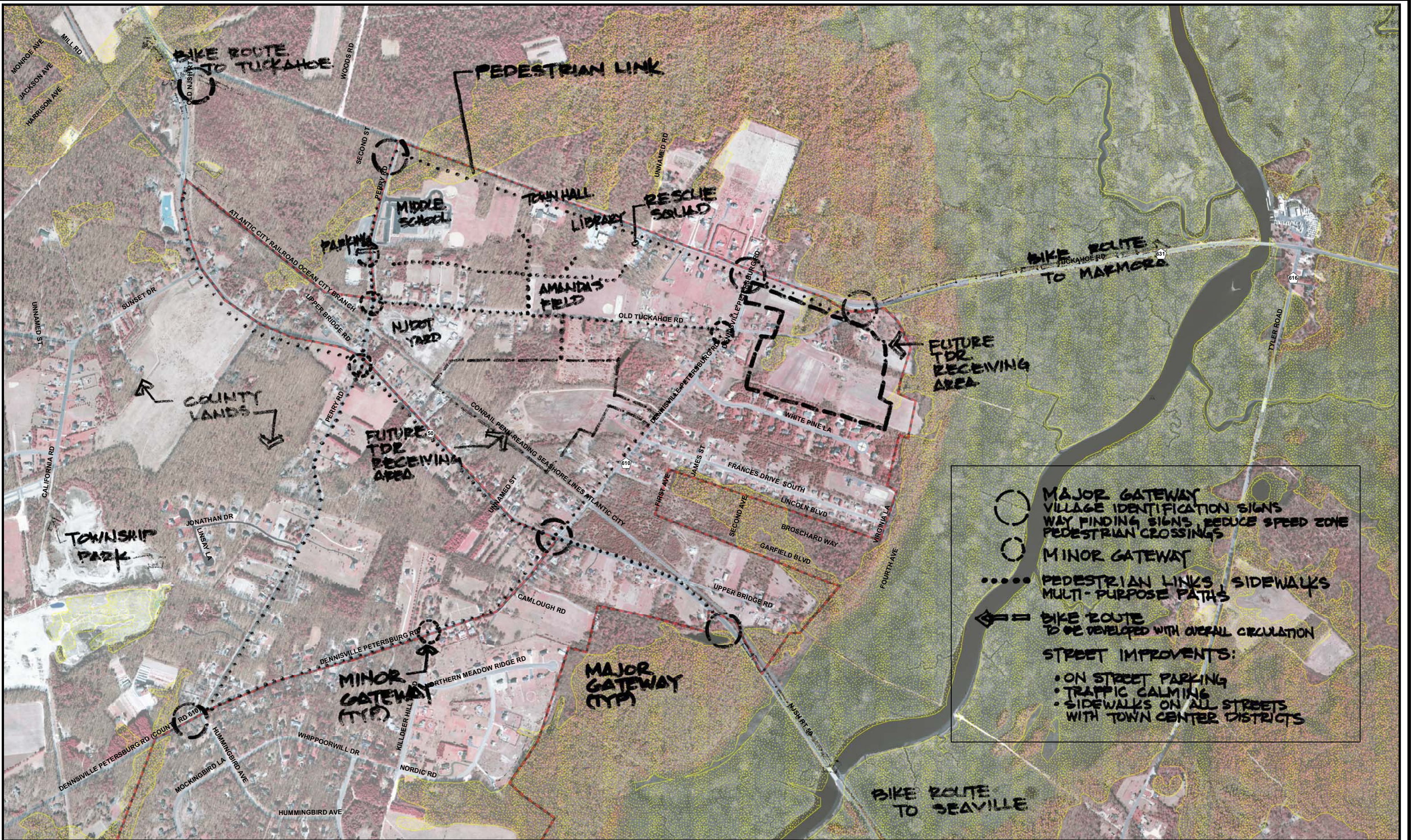
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500 0 500 1,000 1,500 Feet

1 inch equals 1,000 feet



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:

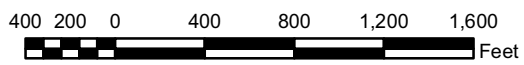
- ON STREET PARKING
- TRAFFIC CALMING
- SIDEWALKS ON ALL STREETS WITH TOWN CENTER DISTRICTS



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

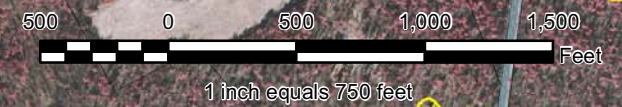
Tuckahoe Village Center

TOWNSHIP OF UPPER
CAPE MAY COUNTY, NEW JERSEY
OCTOBER 2006



LEGEND

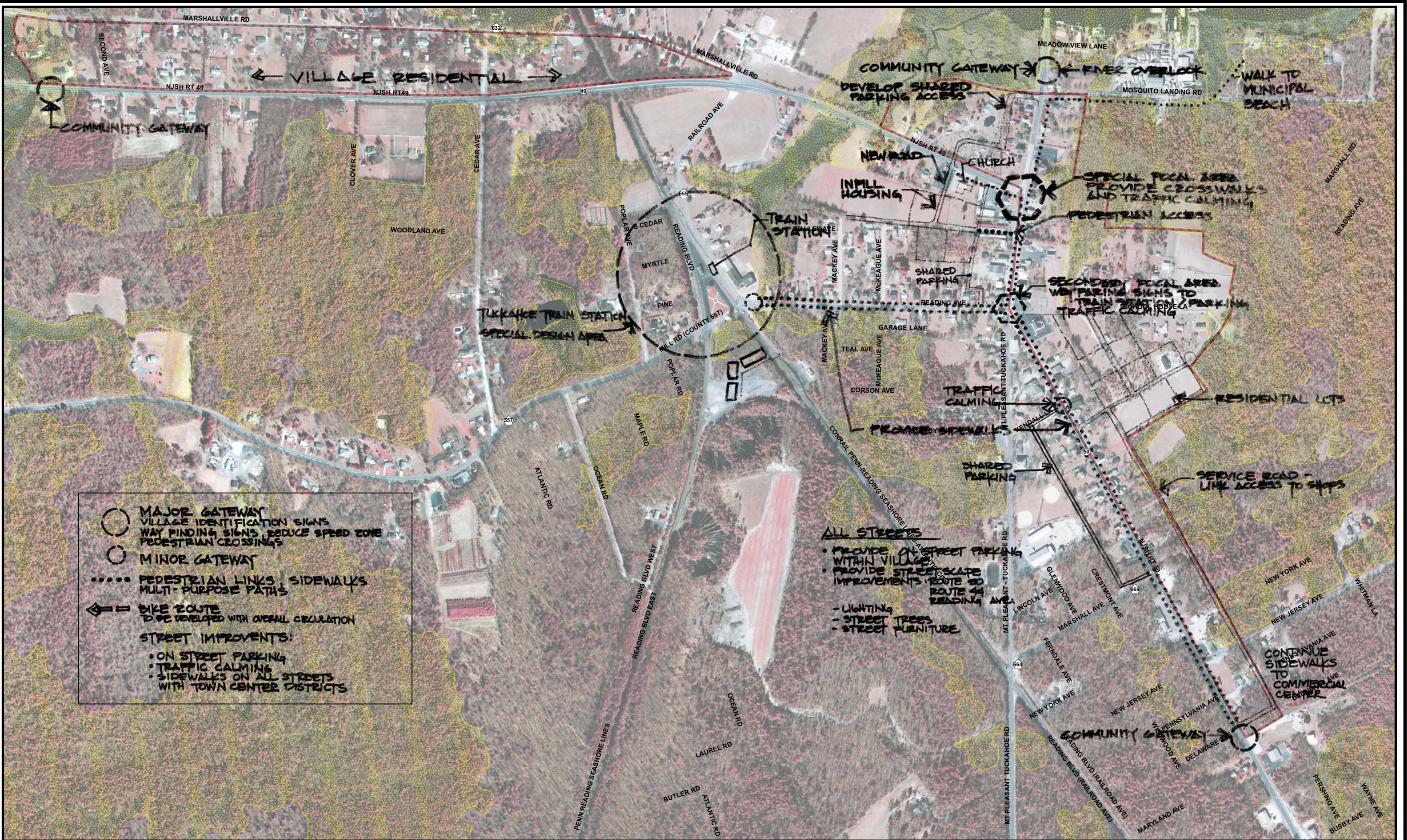
- Upper Township Boundary
- Parcels
- Water Bodies
- Total Environmental Constraints (Wetlands & 300' C-1 Waters Buffer)
- Expired NJDEP Coastal Center
- Proposed Town Center
- Pinelands Village



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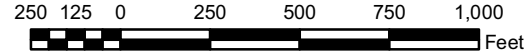
\\njcad\Hydro\GIS\State\NewJersey\Counties\Cape May County\MUNICIPAL\Upper_Twp\06000830GIMP_Maps\Center_Map_Tuckahoe.MXD



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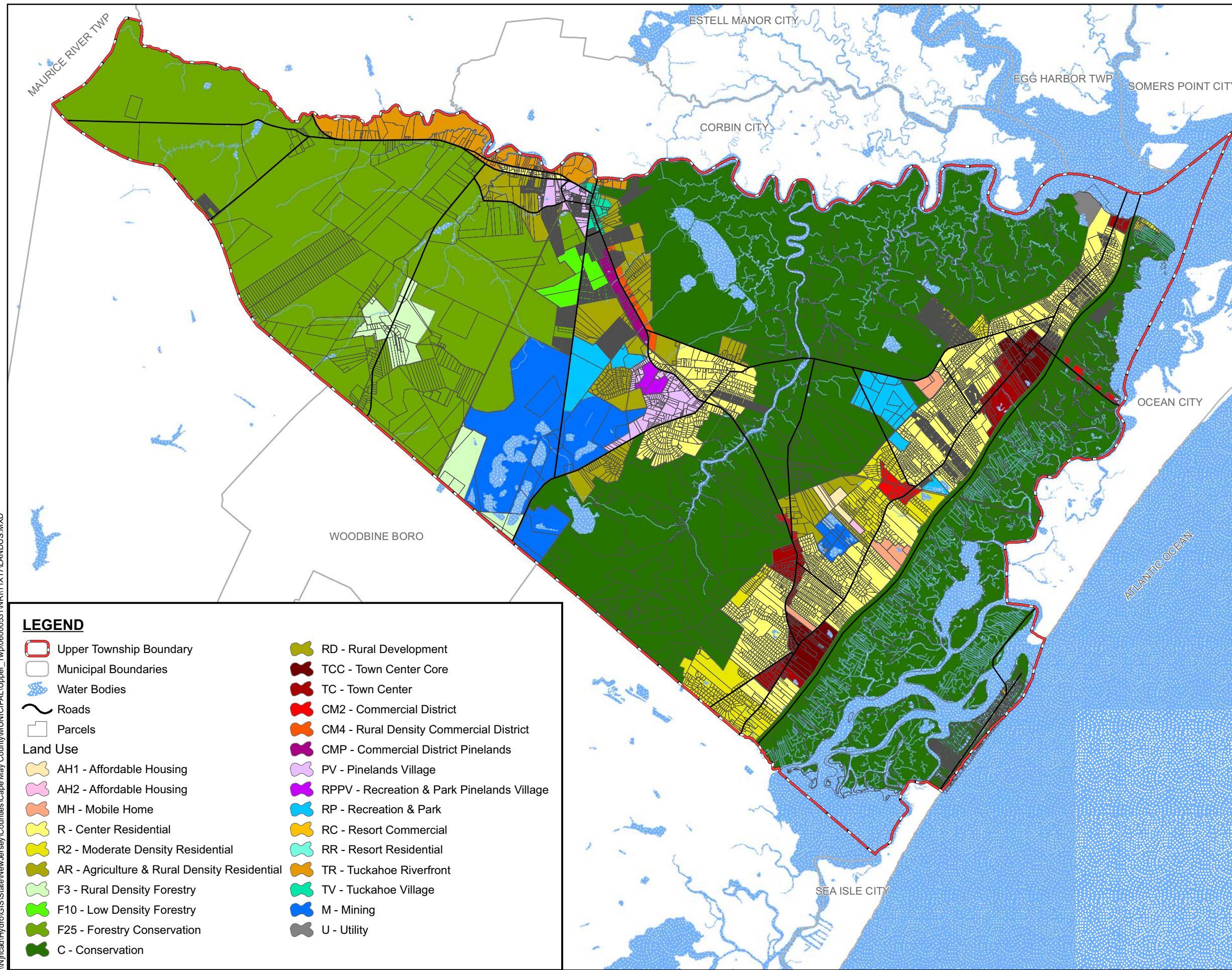
Tuckahoe Village Center
TOWNSHIP OF UPPER
CAPE MAY COUNTY NEW JERSEY



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



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Feet

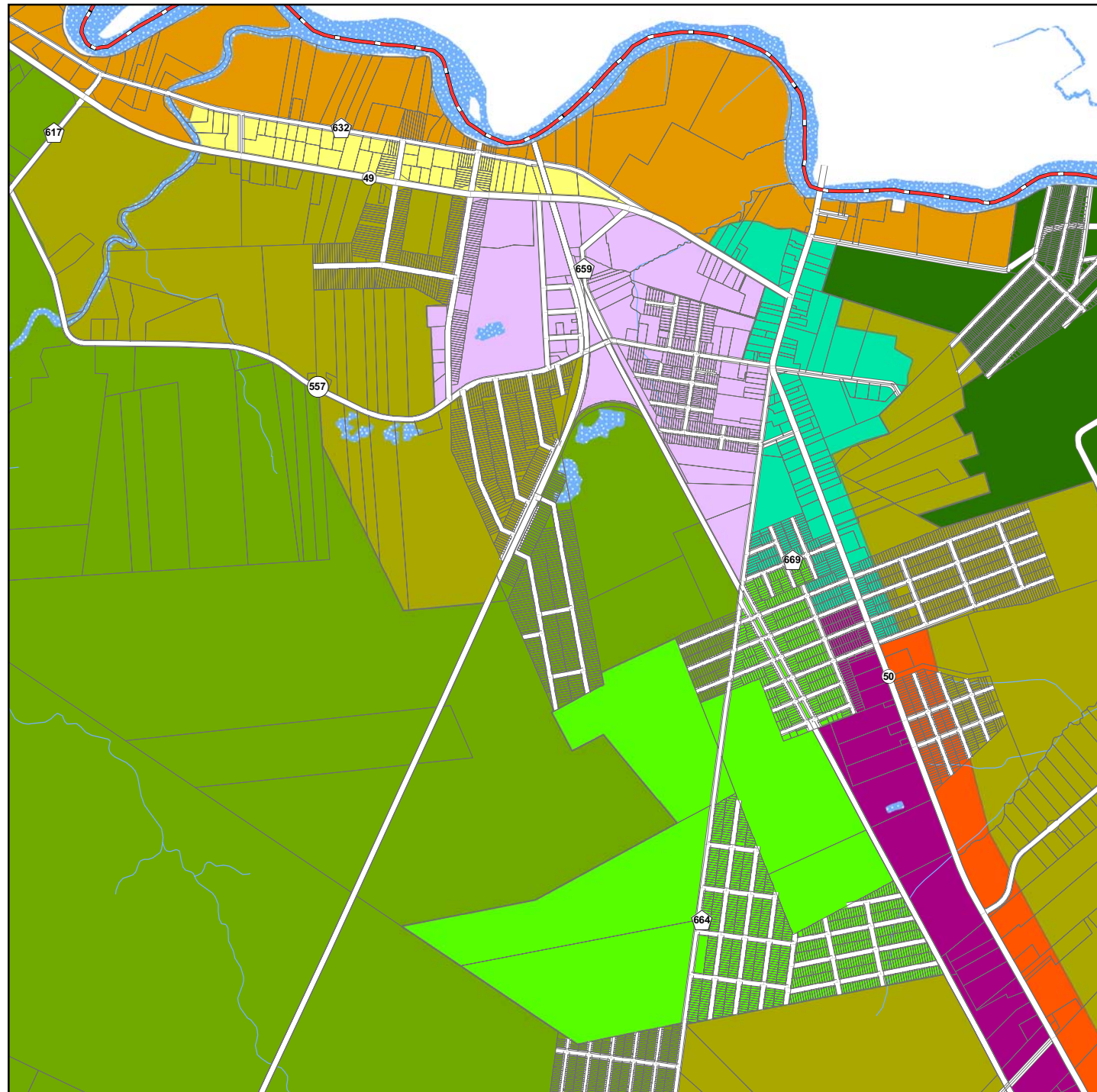
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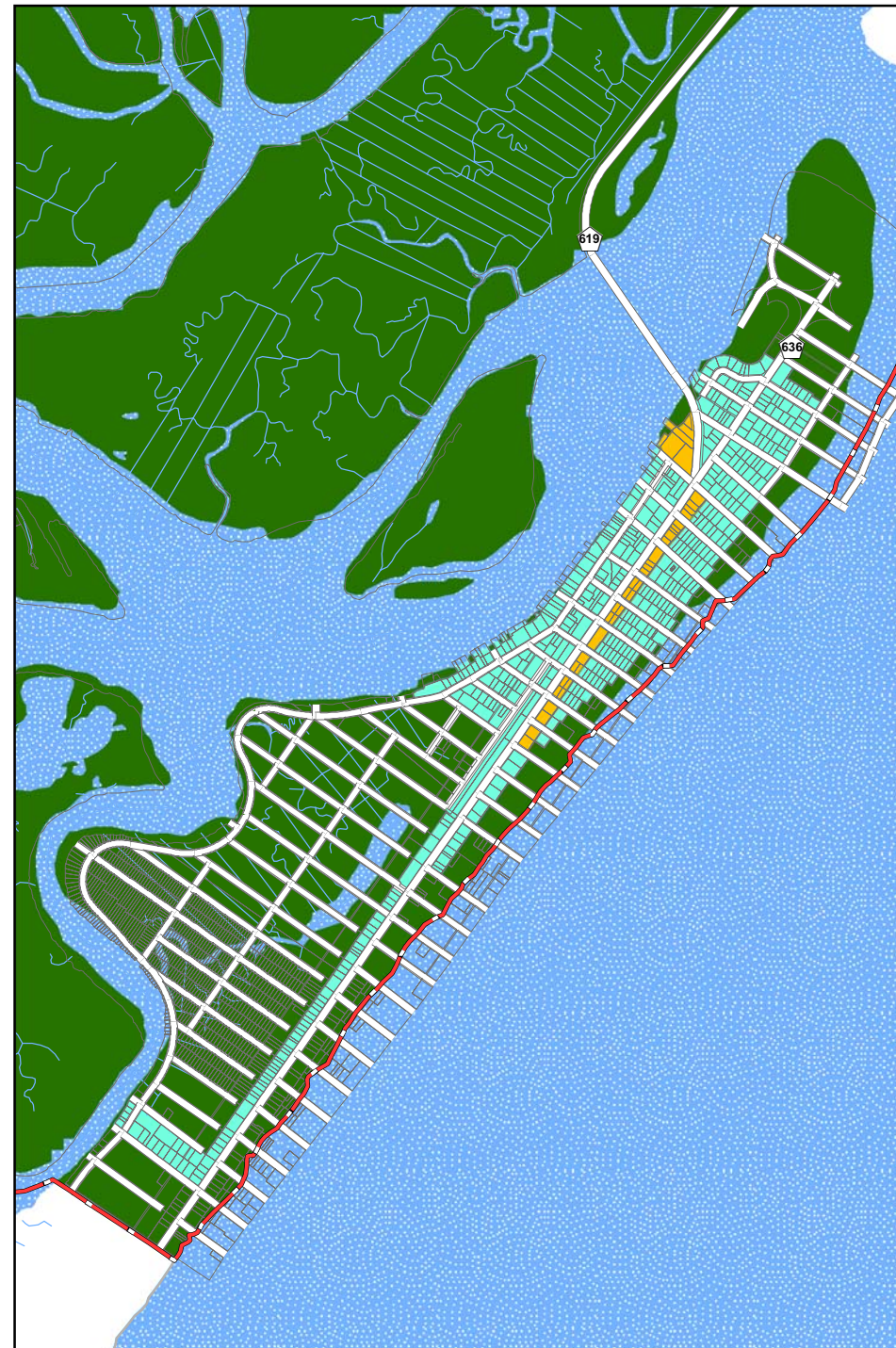


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TUCKAHOE



STRATHMERE

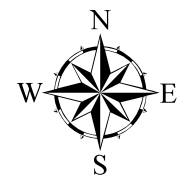


FUTURE LAND USE

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



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LEGEND

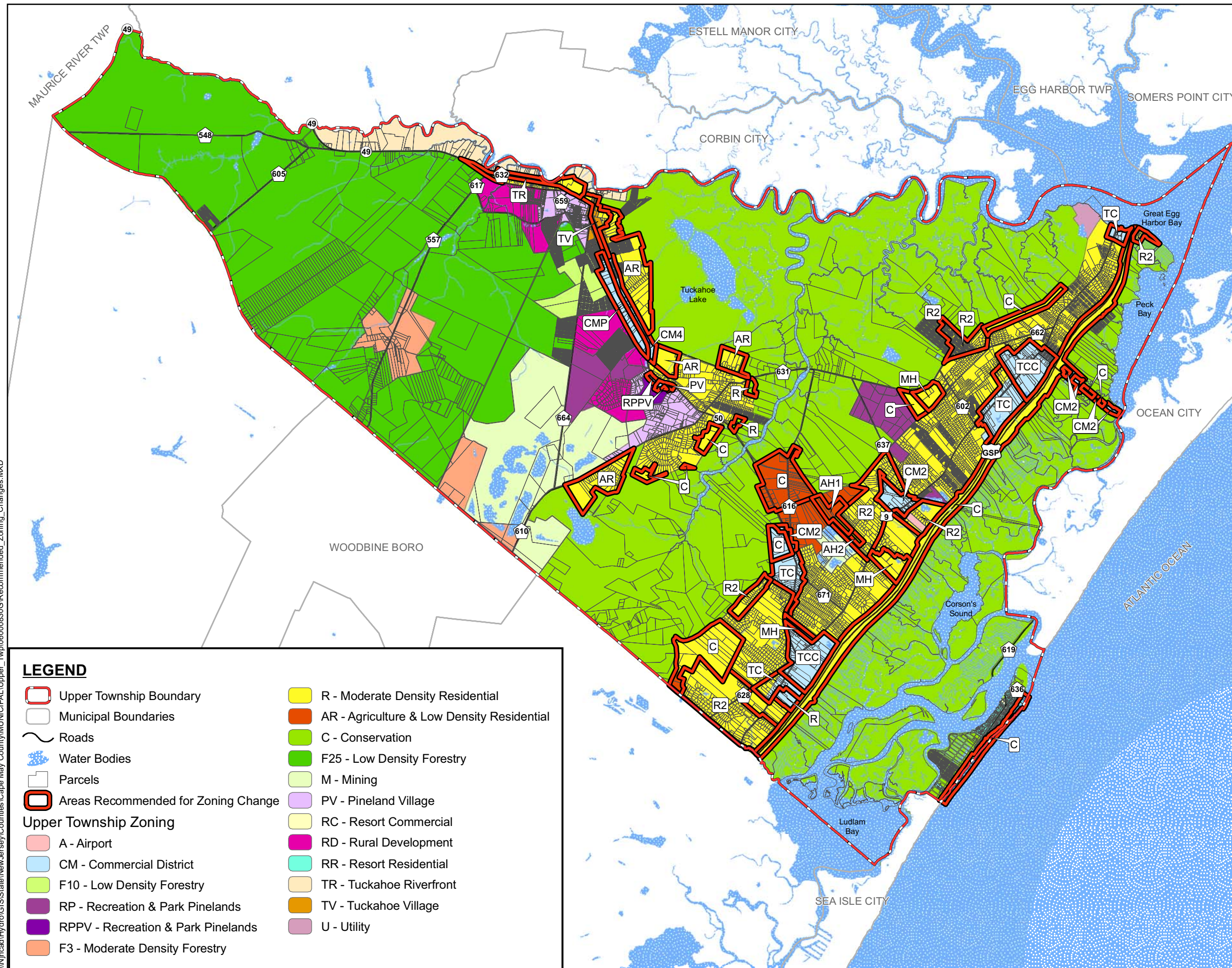
Upper Township Boundary	Land Use	F3 - Rural Density Forestry	CM2 - Commercial District	RR - Resort Residential
Municipal Boundaries	AH1 - Affordable Housing	F10 - Low Density Forestry	CM4 - Rural Density Commercial District	TR - Tuckahoe Riverfront
Water Bodies	AH2 - Affordable Housing	F25 - Forestry 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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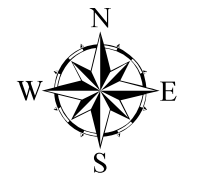


RECOMMENDED ZONING CHANGES

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



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

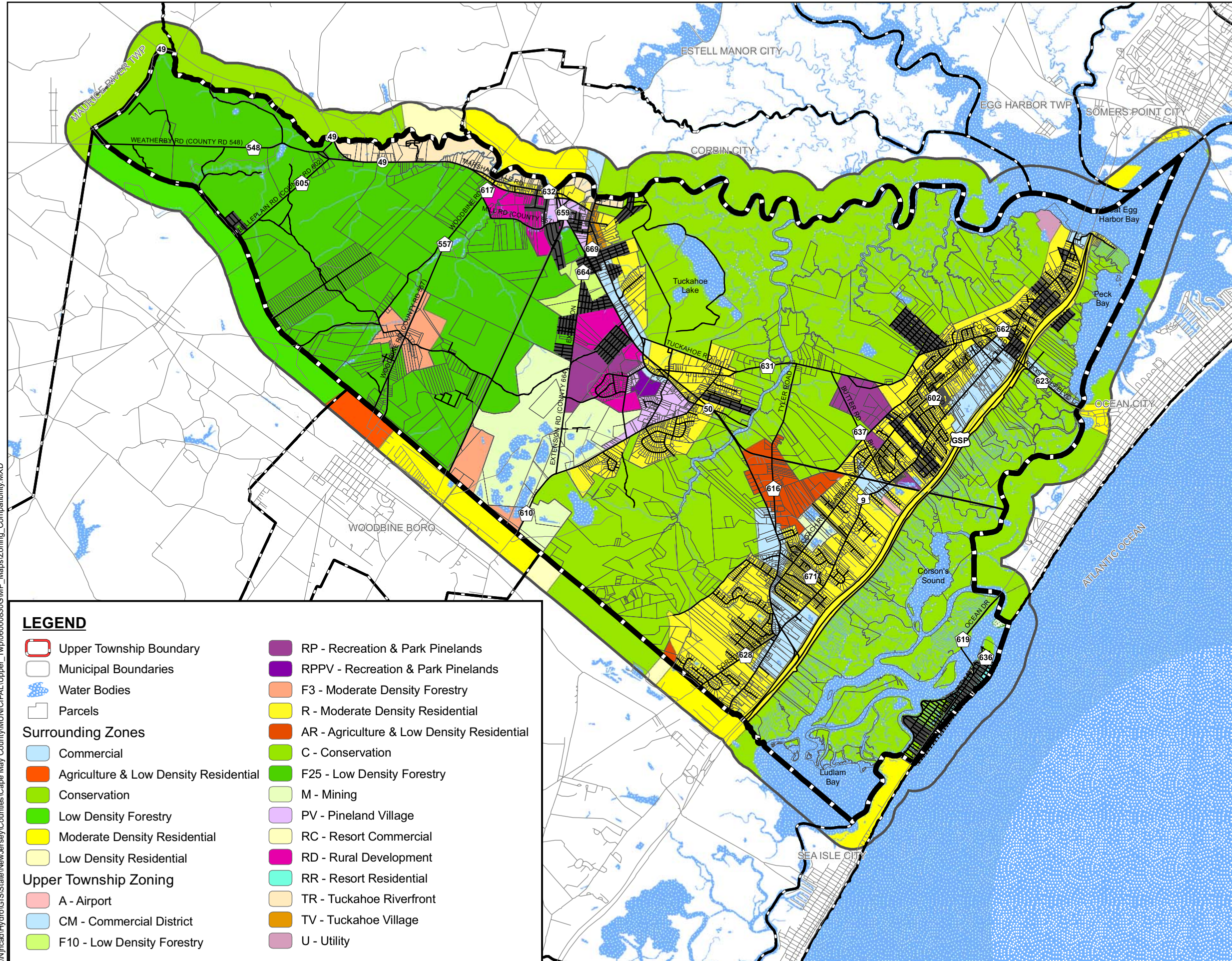
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LEGEND

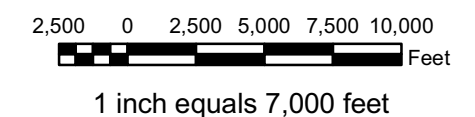
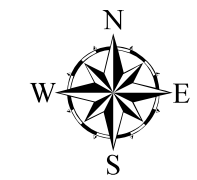
- | | |
|---------------------------------------|--|
| Upper Township Boundary | RP - Recreation & Park Pinelands |
| Municipal Boundaries | RPPV - Recreation & Park Pinelands |
| Water Bodies | F3 - Moderate Density Forestry |
| Parcels | R - Moderate Density Residential |
| Surrounding Zones | |
| 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 |
| Upper Township Zoning | |
| A - Airport | RD - Rural Development |
| CM - Commercial District | RR - Resort Residential |
| F10 - Low Density Forestry | TR - Tuckahoe Riverfront |
| | TV - Tuckahoe Village |
| | U - Utility |

**ZONING
COMPATIBILITY**

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

OCTOBER 2006



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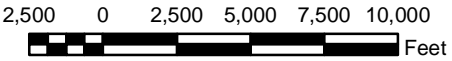


**PROPOSED 2006
PRELIMINARY
STATE DEVELOPMENT
AND
REDEVELOPMENT PLAN
- POLICY MAP -**

TOWNSHIP OF UPPER

CAPE MAY COUNTY, NEW JERSEY

NOVEMBER 2006



1 inch equals 6,500 feet

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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