



Upper Township 2006 Master Plan

Presentation to the
Upper Township Planning Board

November 16, 2006

Presented by
Marcia Shiffman, AICP, PP, CLA

Presentation Overview

- ◆ Reexamination Report
- ◆ Master Plan Updates
 - Housing Element and Fair Share Plan
 - Land Use Plan
 - Storm Water Management Plan
 - Natural Resource Inventory
- ◆ Centers Design
- ◆ Plan Endorsement Petition Update

Reexamination Report

- ◆ Planning History - 1975, 1993, 2001
- ◆ Plan Endorsement Petition
- ◆ Reexamination Report Requirements
 - Required every 6 years
 - Evaluates conditions since 2001
 - Changes recommended for new regulations
 - Redevelopment Plan recommendations

Recommendations

◆ Updated Master Plan Elements-

- Land Use, Housing, Stormwater Management Plan, and Natural Resources Inventory

◆ Future Master Plan Elements to be updated

- **Wastewater Management Plan**
- Transfer of Development Rights Plan
- Design Plan
 - ◆ Tuckahoe Village
 - ◆ Marmora Town Centers and Seaville Town Center
- Circulation
- Recreation and Open Space
- Farmland Preservation

Recommendations (continued)

- ◆ Zoning Amendments – to implement Land Use Plan recommendations
- ◆ Evaluate and amend accessory use regulations
- ◆ Prepare updated signage regulations
- ◆ Clarify lot merger requirements

Master Plan Update

- ◆ Housing Element and Fair Share Plan
- ◆ Land Use Plan
- ◆ *Storm Water Management Plan*
- ◆ *Natural Resource Inventory*

Housing Element and Fair Share Plan (HEFSP)

- ◆ Required element of Master Plan
- ◆ Required for NJOSG Plan Endorsement
- ◆ Status
 - 1993 Master Plan – Housing Plan
 - No certified/filed Housing Plan with NJ Council on Affordable Housing (COAH)
- ◆ Fair Share Requirement
 - Prior Round (1987-1999)
 - Rehabilitation
 - Growth Share Plan (2004-2014)

HEFSP Prior Round Plan (1987-1999)

- ◆ 341 affordable units
- ◆ Credits – 7 units
- ◆ 334 unit remaining obligation
 - Minimum rentals - 85 units (not more than 43 senior units)
 - Maximum senior units – 85 units
 - Maximum rental bonus credits - 85 units
 - Maximum RCA units (transfer) – 170 units

HEFSP Prior Round Plan Strategy

- ◆ Utilize Township lands to build new units
 - Stagecoach Road site
 - ◆ 8 group homes - 32 bedrooms total
 - ◆ 16 senior homes
 - Scattered sites
 - ◆ 2 group homes – 8 bedrooms
 - ◆ 5 family homes – not for profit (Habitat for Humanity)

HEFSP Prior Round Plan Strategy

(continued)

◆ Stagecoach Road County Tract

- 100 senior units (100% affordable)

◆ Mobile home parks – permit 3 parks with 20% rental obligation

- Shore Acres – expanded park 210 units/42 affordable
- Shaw Farm – new park – 210 units/42 affordable
- Seaville Site – new park in Town Center core –140 units/28 affordable
- Provides rental bonus – 112 rental credits

Summary of Plan Credits

◆ Affordable credits

■ Family sale	5 credits
■ Family rentals	152 credits
■ <u>Age-restricted</u>	<u>116 credits</u>
Total	273 credits

◆ Bonus credits

■ Family rental	152 credits
■ <u>Age-restricted</u>	<u>14 credits</u>
Total	166 credits

◆ **Total credits** **439 credits**

Prior Round (1987-1999) Plan Credits

◆ Total adjusted obligation 334 units

◆ Total credits allowed to
be used in Prior Round 327 units

Shortfall -7 units

◆ Address shortfall with Regional Contribution Agreement ("RCA")

◆ Transfer remaining 112 credits to Third Round

HEFSP Third Round (2004-2014)

- ◆ Based upon existing growth (2004-2005) and forecast growth
- ◆ Requirements
 - 1 affordable unit / 8 market units
 - 1 affordable unit/25 new jobs created

Growth Share Calculations

- ◆ Projected affordable units – 89 units
 - Residential – 64.5 units
 - Non-residential – 24.5 units
 - 2004-2005 – 24 unit obligation identified based upon certificates of occupancy

Growth Share Strategies

- ◆ Use anticipated bonus credits
- ◆ Growth Share Ordinance (development fee)
- ◆ Municipal sponsored mortgage buy downs
- ◆ Accessory Apartments (maximum 10 units)
- ◆ Zoning Amendments
 - Rezone for sites designated in Prior Round plan
 - Assisted Living Facilities (25% minimum bedroom setaside)
 - Accessory Apartments
 - Age restricted housing – 20% affordable units

Land Use Plan

- ◆ Updated Goals and Objectives
- ◆ Existing Land Use
- ◆ Future Land Use Plan
- ◆ Proposed Zoning Amendments

Existing Land Use

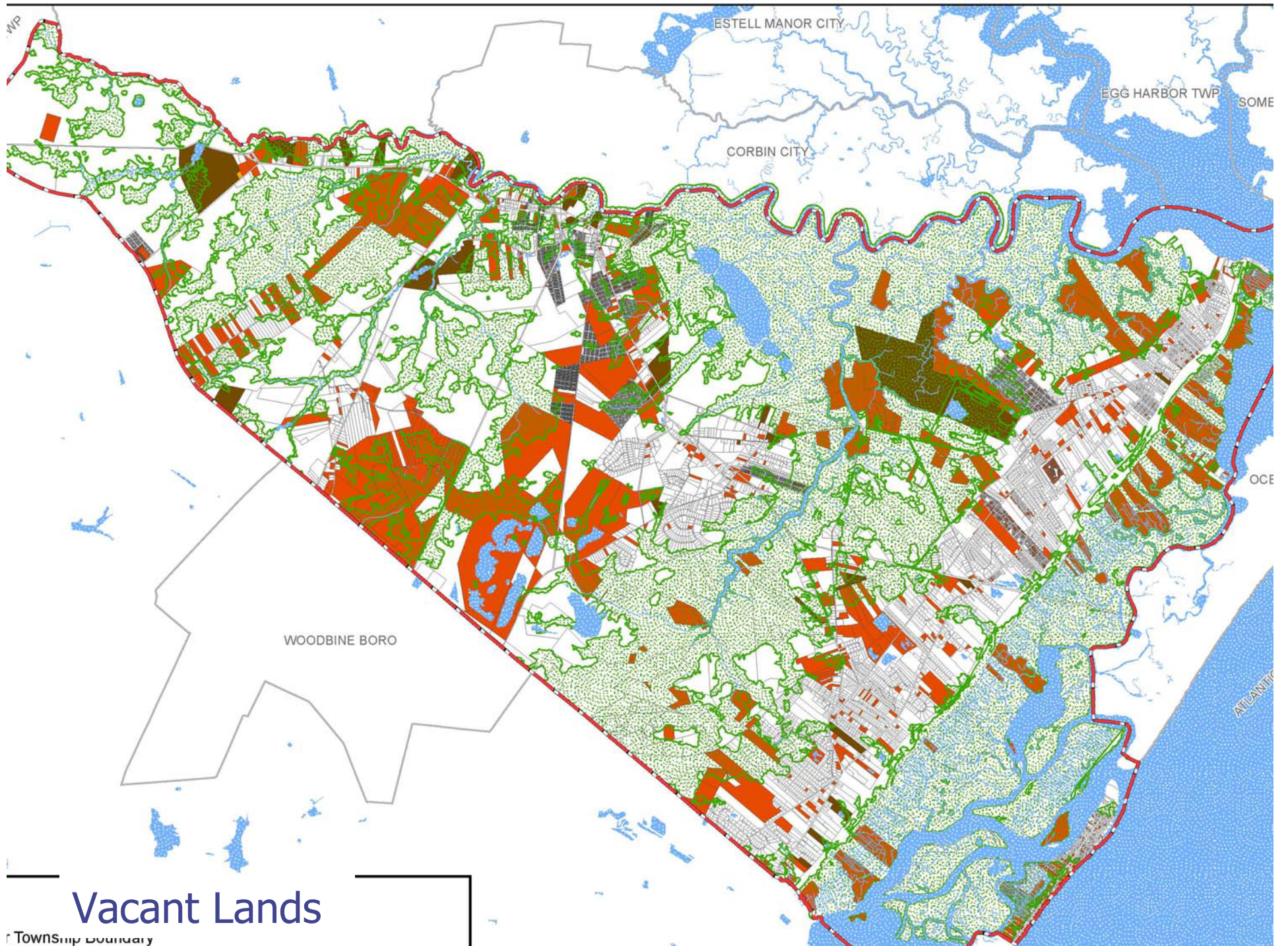
◆ Existing Land Use

- 7,333 vacant lands 17%
- 1,200 acres farmlands 3%
- Public lands 20,500 acres 48%

◆ 48% lands are wetlands

◆ Changes between 1992-2005

- Vacant land decreased by over 12,000 acres
- Government owned lands increased by 6,000 acres
- Residential lands increased by 2,849 acres



Vacant Lands

Township Boundary

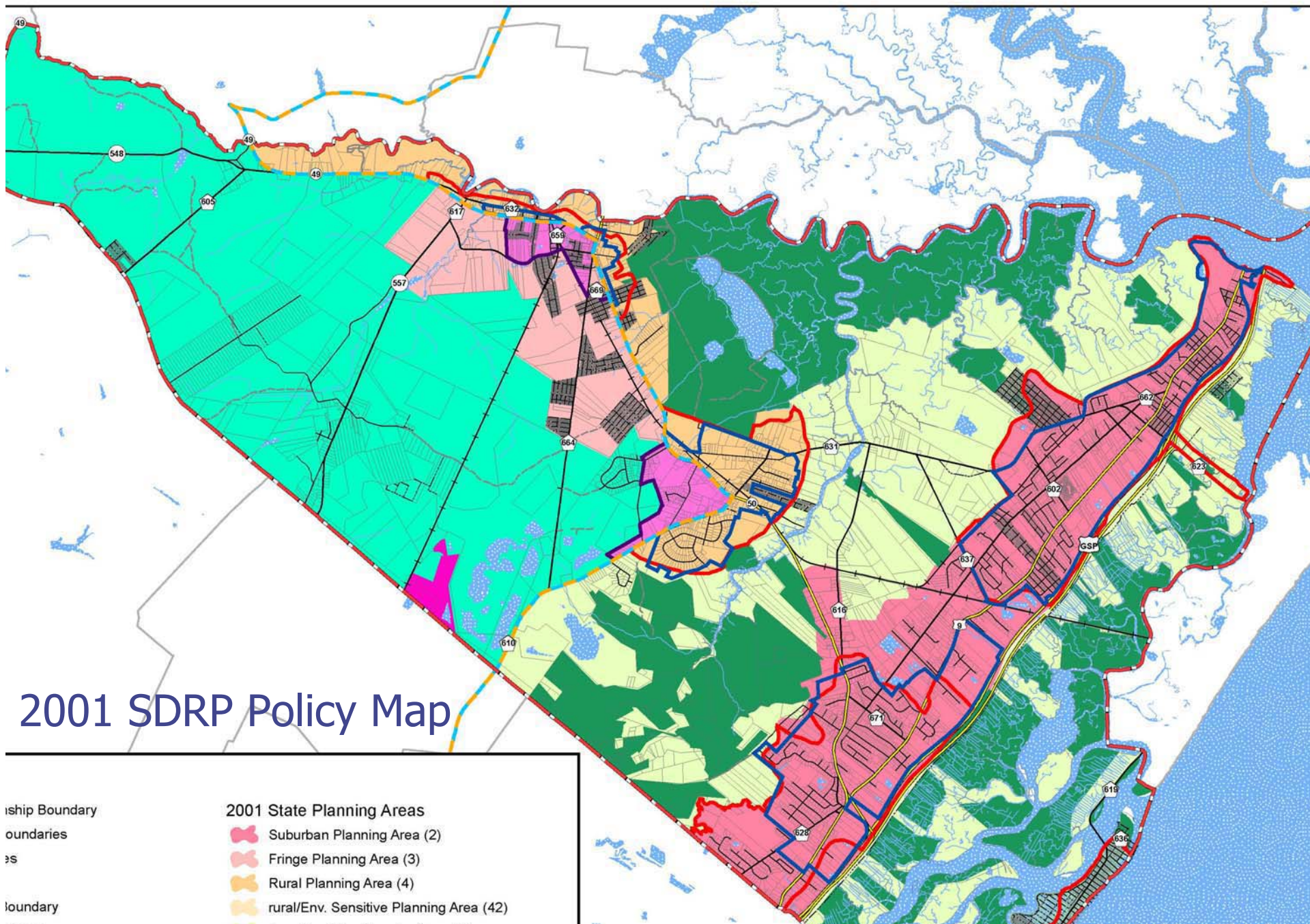
Future Land Use Plan

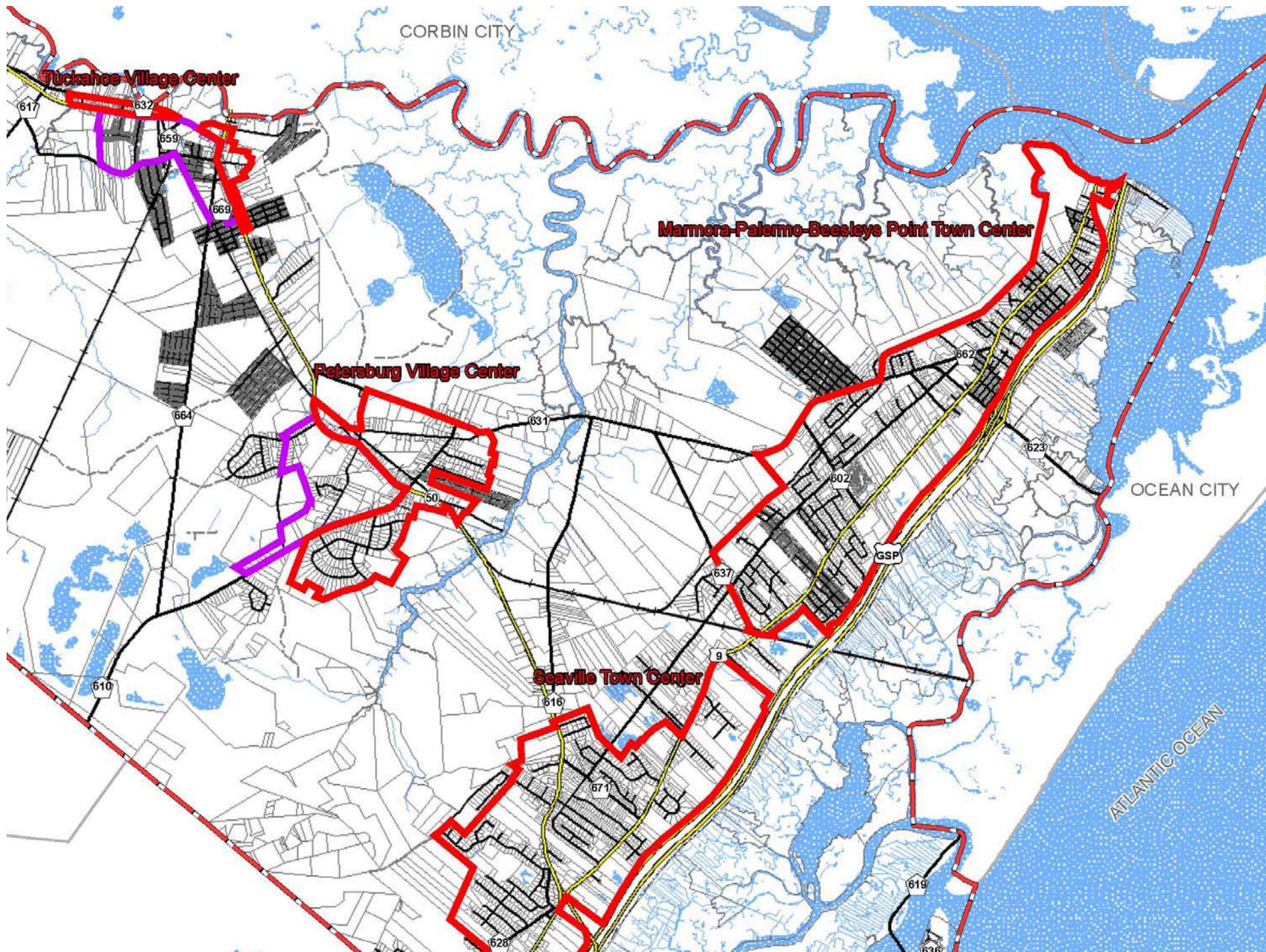
◆ Goals

- Guide mixed use development and redevelopment into compact Centers
- Preserve Township's natural resources
- Assure decent homes for present and future residents
- Provide diversity and strength to local tax base

Future Land Use Plan Overview

- ◆ Development focused in Centers
- ◆ Environs - continue and expand rural low density development/preservation
- ◆ Consistency with NJ State Development and Redevelopment Plan (SDRP) Policy Map Planning Areas (to be amended)
- ◆ Consistency with NJDEP CAFRA rules





Future Land Use District

◆ Within Town Centers

- TCC Town Center Core – mixed use
- TC Town Center – mixed use
- R Residential – primarily infill – 40,000 s.f. lots

◆ Residential

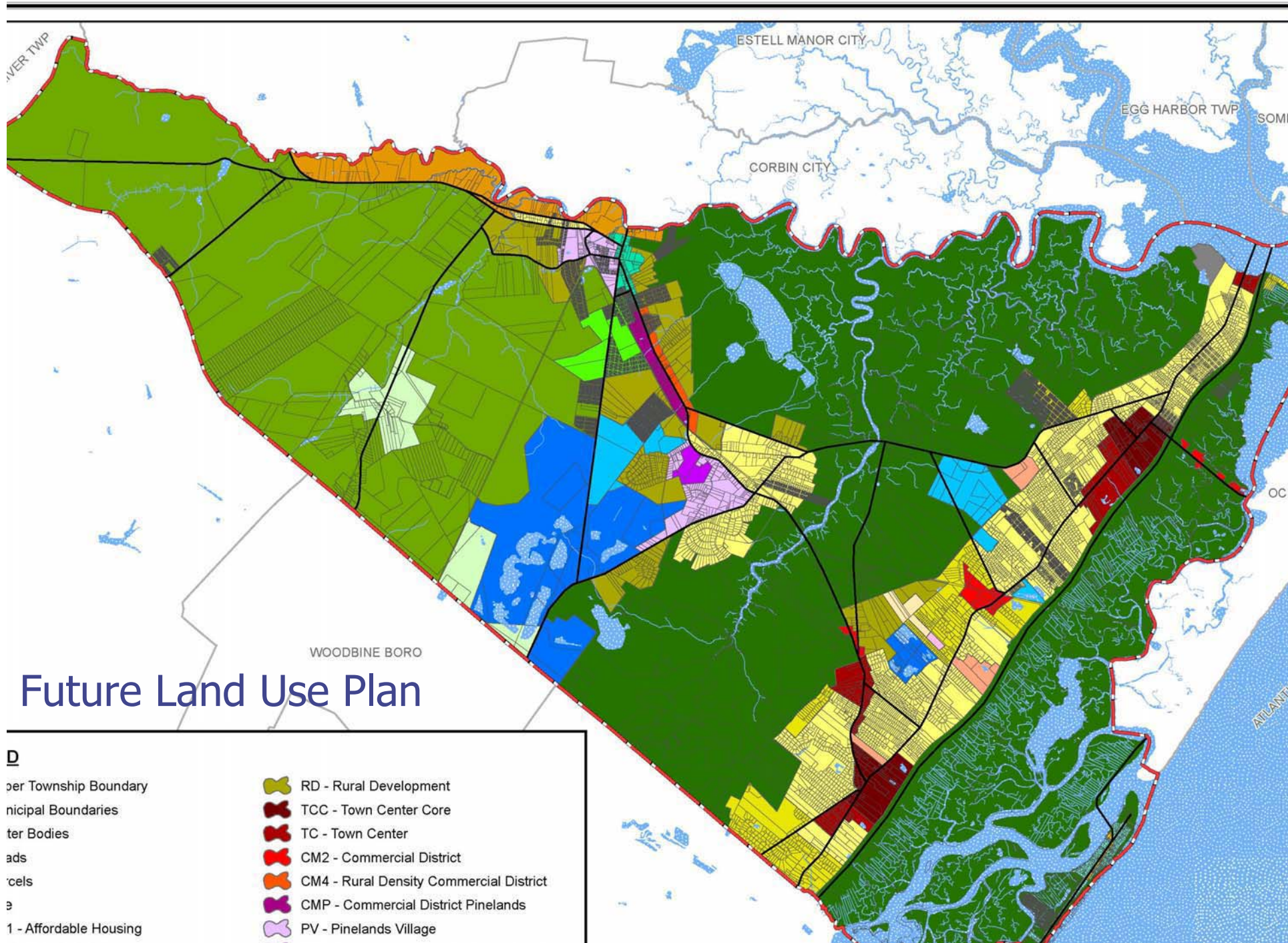
- R2 Residential – minimum 40,000 s.f. lots
- AR Agriculture & Rural Residential – 3 acre lots

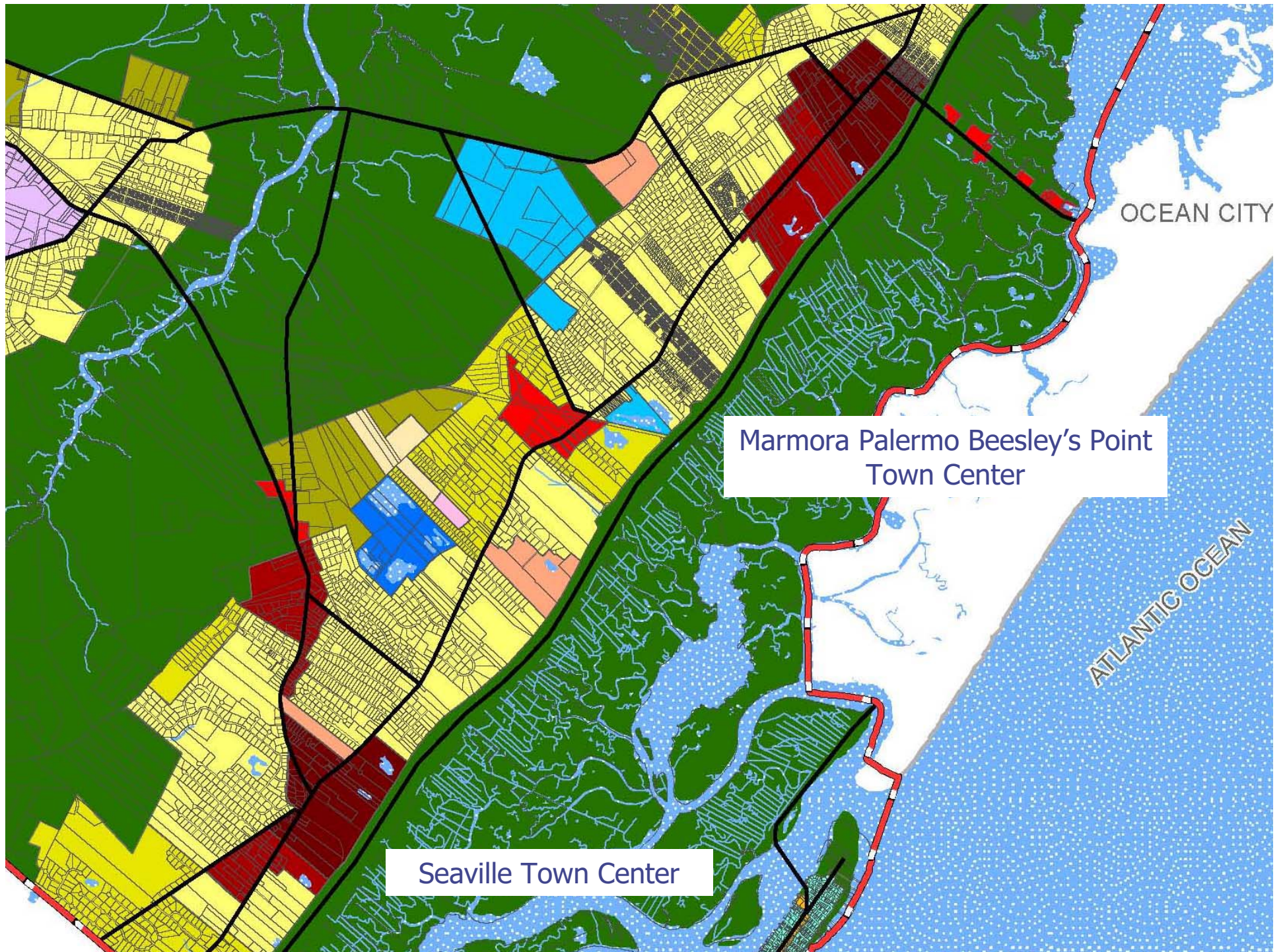
◆ Conservation - 10 acre lots

◆ Commercial

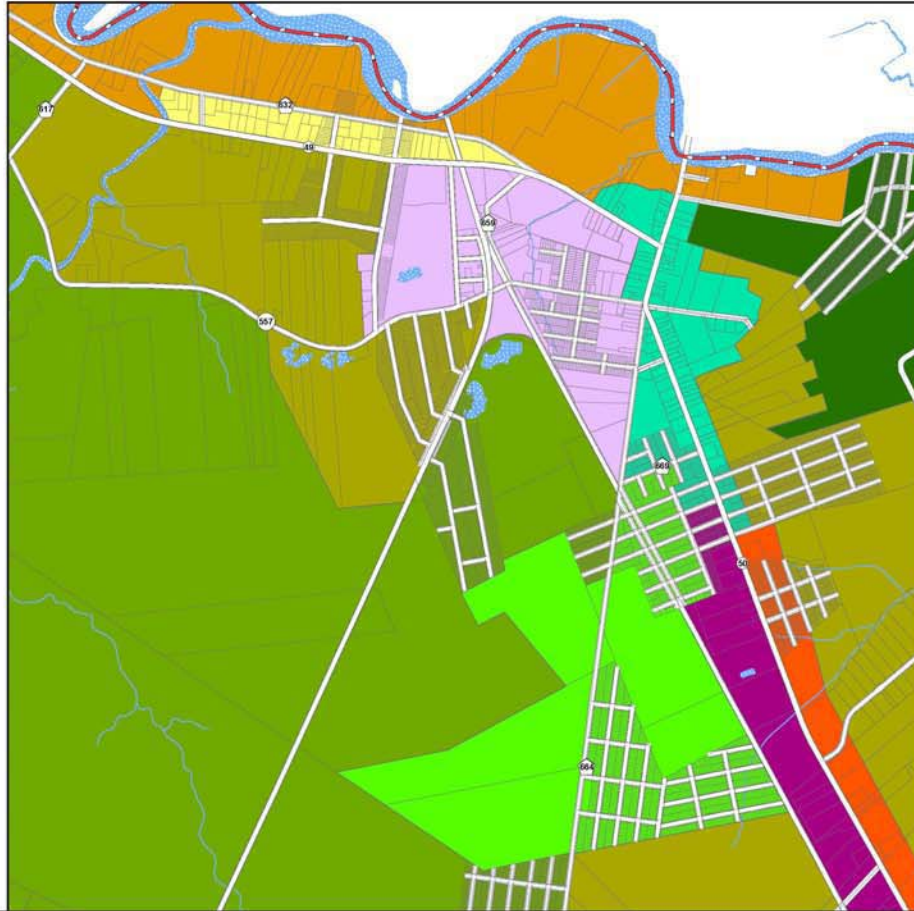
- CM2, CMP, CM4

◆ Affordable inclusionary zones





STRATHMERE



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
1 inch equals 1,500 feet

LEGEND

- | | | | | | | | |
|---|-------------------------|---|--|---|--|---|--------------------------|
|  | Upper Township Boundary |  | F3 - Rural Density Forestry |  | CM2 - Commercial District |  | RR - Resort Residential |
|  | Municipal Boundaries |  | F10 - Low Density Forestry |  | CM4 - Rural Density Commercial District |  | TR - Tuckahoe Riverfront |
|  | Water Bodies |  | F25 - Forestry Conservation |  | CMP - Commercial District Pinelands |  | TV - Tuckahoe Village |
|  | Roads |  | C - Conservation |  | PV - Pinelands Village |  | M - Mining |
|  | Parcels |  | RD - Rural Development |  | RPPV - Recreation & Park Pinelands Village |  | U - Utility |
| | |  | R2 - Moderate Density Residential |  | RP - Recreation & Park | | |
| | |  | AR - Agriculture & Rural Density Residential |  | TC - Town Center | | |
| | | | |  | RC - Resort Commercial | | |

DIGITAL SPATIAL DATA SOURCES:

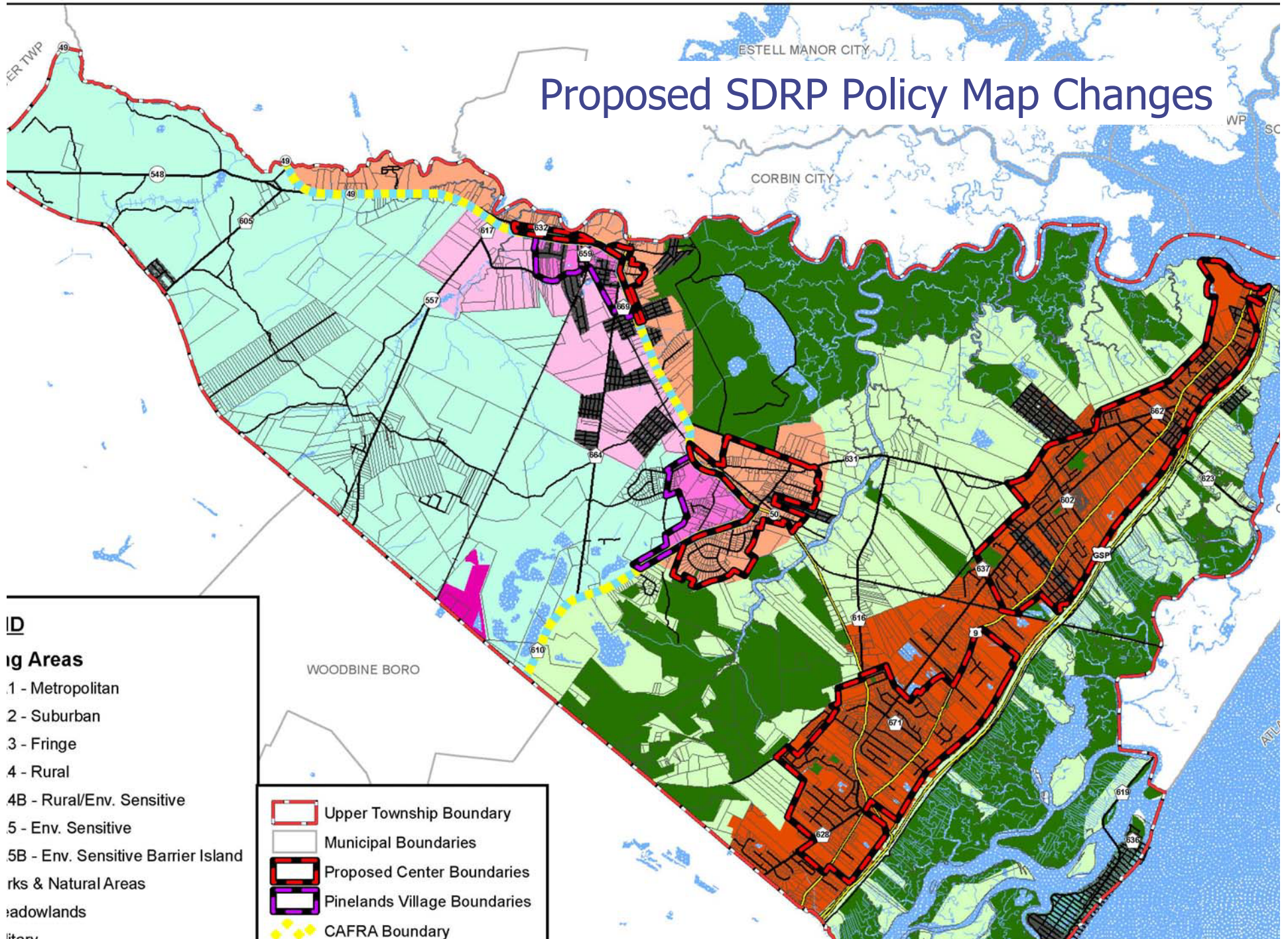
- CAPE MAY COUNTY GEOGRAPHIC INFORMATION SYSTEM
- NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, OFFICE OF SMART GROWTH
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF GEOGRAPHIC INFORMATION
- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICES
- NEW JERSEY OFFICE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



Proposed Development Tools

- ◆ Density Transfer
- ◆ Conservation Residential Cluster
- ◆ Transfer of Development Rights through TDR Plan
- ◆ Environmental assessment regulations and performance standards

Proposed SDRP Policy Map Changes



Buildout Analysis

- ◆ Projected: 2,238 res.units / 5.4M sf non-residential
(not including non-residential growth share units)
- ◆ Town Centers
 - Marmora Palermo Beesley's Point Town Center -556 res. units/1.53 Million sf non-res.
 - Seaville Town Center-671 res. units / 3.06 Million sf non-residential
 - Petersburg Village Center-227 res. units
 - Tuckahoe Village Center – 41 res. units / 600K sf non-residential
- ◆ Other lands
 - 742 res. Units/190K sf non-res.
- ◆ Growth share for non-residential development
 - 431 additional res. units



Center Design Ideas

Villages and Towns





Villages

small, compact centers of predominantly residential character but with a core of mixed-use commercial, residential, and community services







Tuckahoe Village Center



Cranbury Village Center, Middlesex Co., NJ





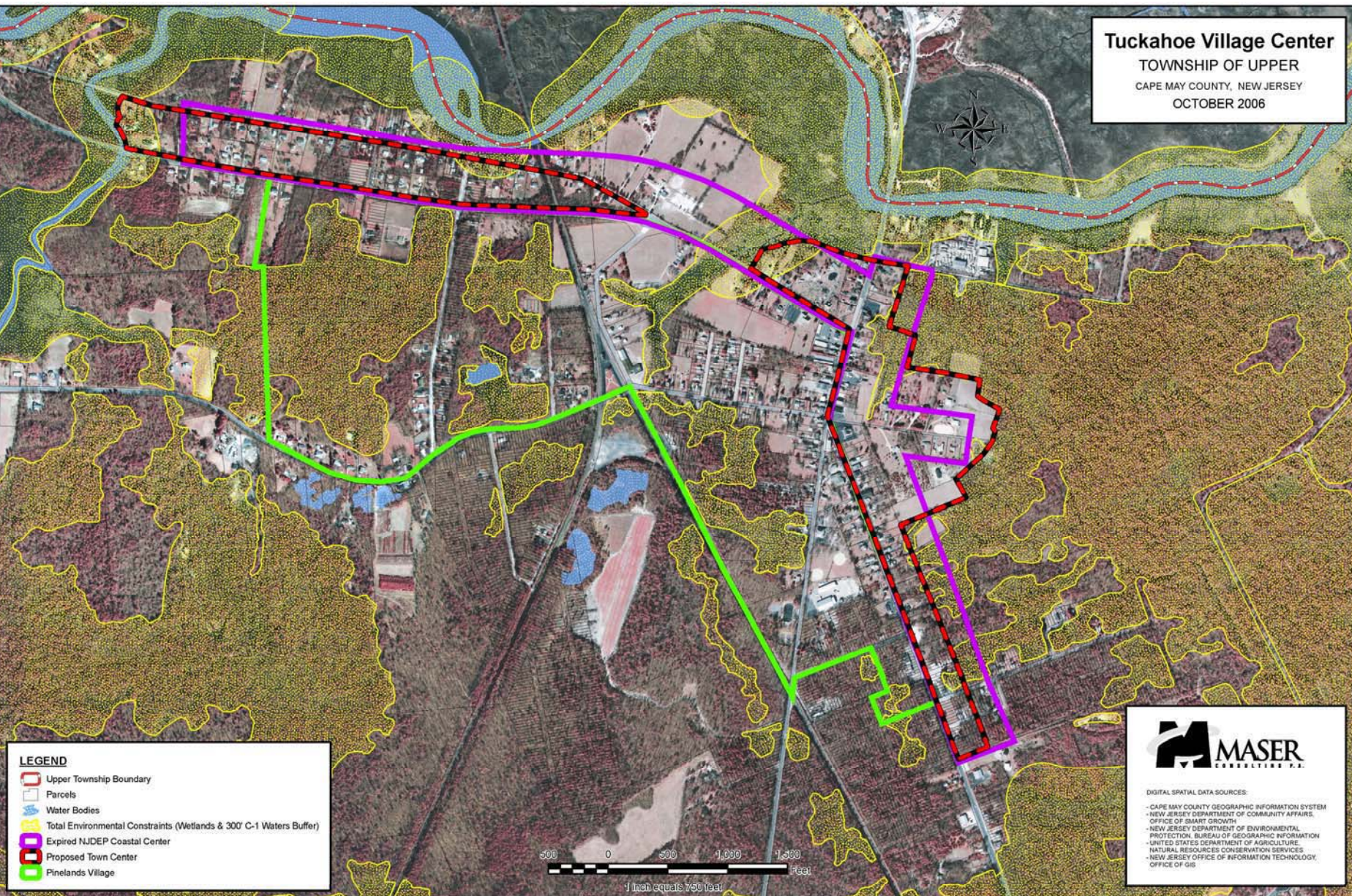


Kentlands Town Center - Maryland



Panther Valley, Andover Twp, NJ

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



LEGEND

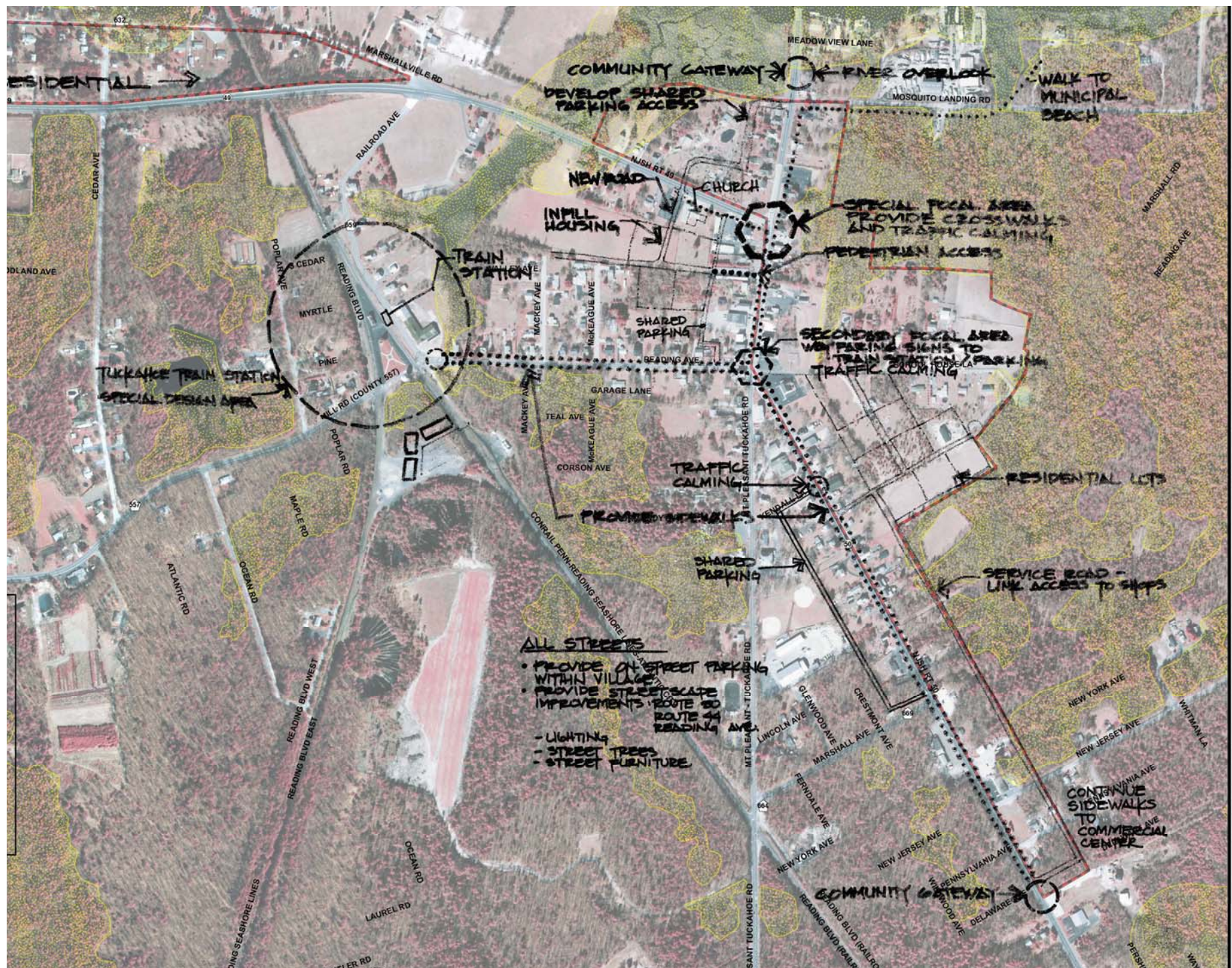
- Upper Township Boundary
- Parcels
- Water Bodies
- Total Environmental Constraints (Wetlands & 300' C-1 Waters Buffer)
- Expired NJDEP Coastal Center
- Proposed Town Center
- Pinelands Village



DIGITAL SPATIAL DATA SOURCES:

- 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 SERVICE
- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY, OFFICE OF GIS

\\njgis\Hydro\GIS\State\New Jersey\Counties\Cape May County\MUNICIPAL\Upper_Town\0600000303\GIMAP_Maps\Center_Map_Tuckahoe.MXD



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



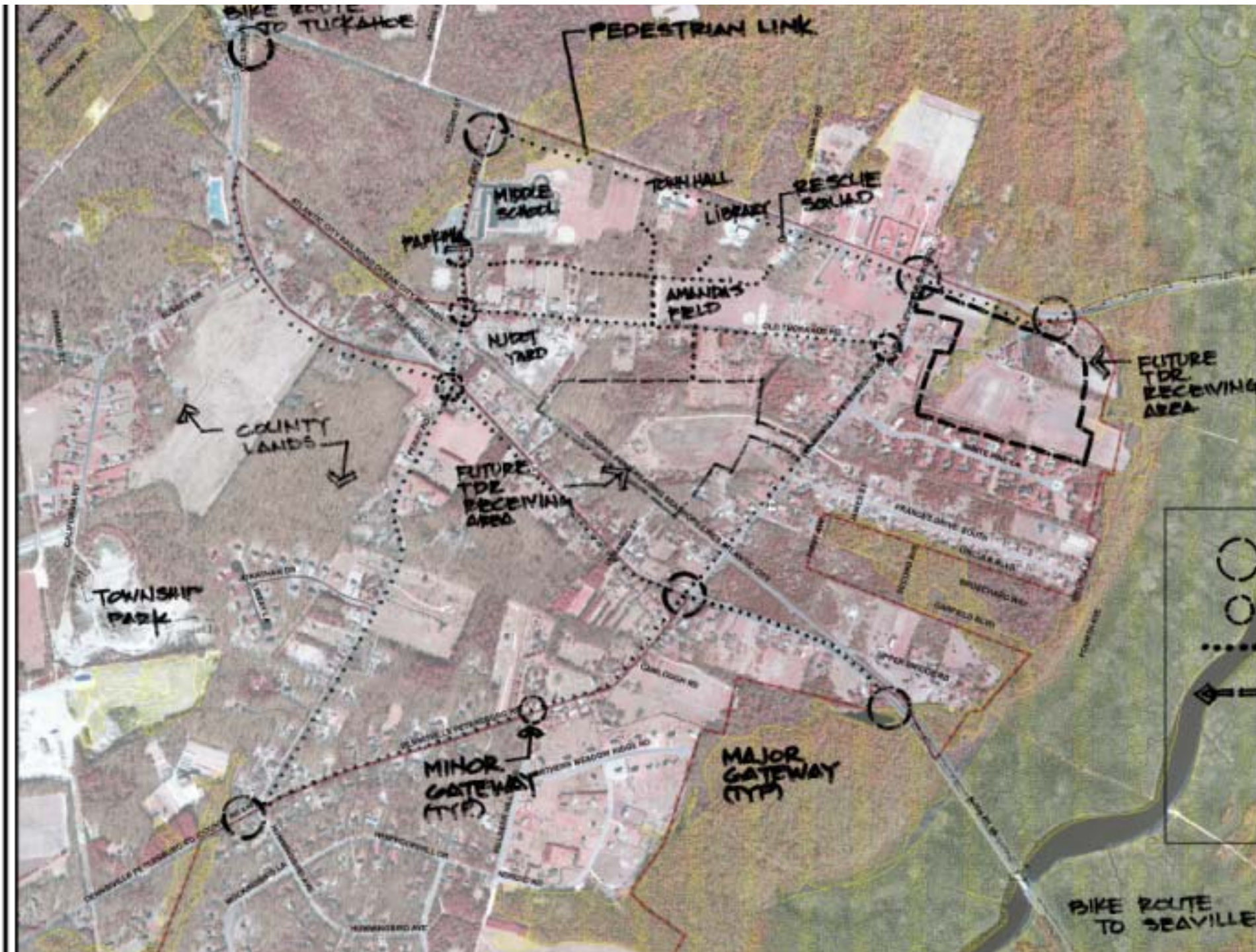
DIGITAL SPATIAL DATA SOURCES:

- 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

500 0 500 1,000 1,500 Feet

1 inch equals 1,000 feet

N:\MapServer\workspace\GIS\Shapefiles\Library\County\Capemay\County\Map\Capemay\Center_Map_Petersburg.MXD





Towns

Centers that have a high investment in public facilities and services several neighborhoods with a highly diverse housing stock and central core of retail, office and community facilities







Mizner Park, Boca Raton, Florida



Marmora Town Center





Seaville Town Center



Lambertville, NJ









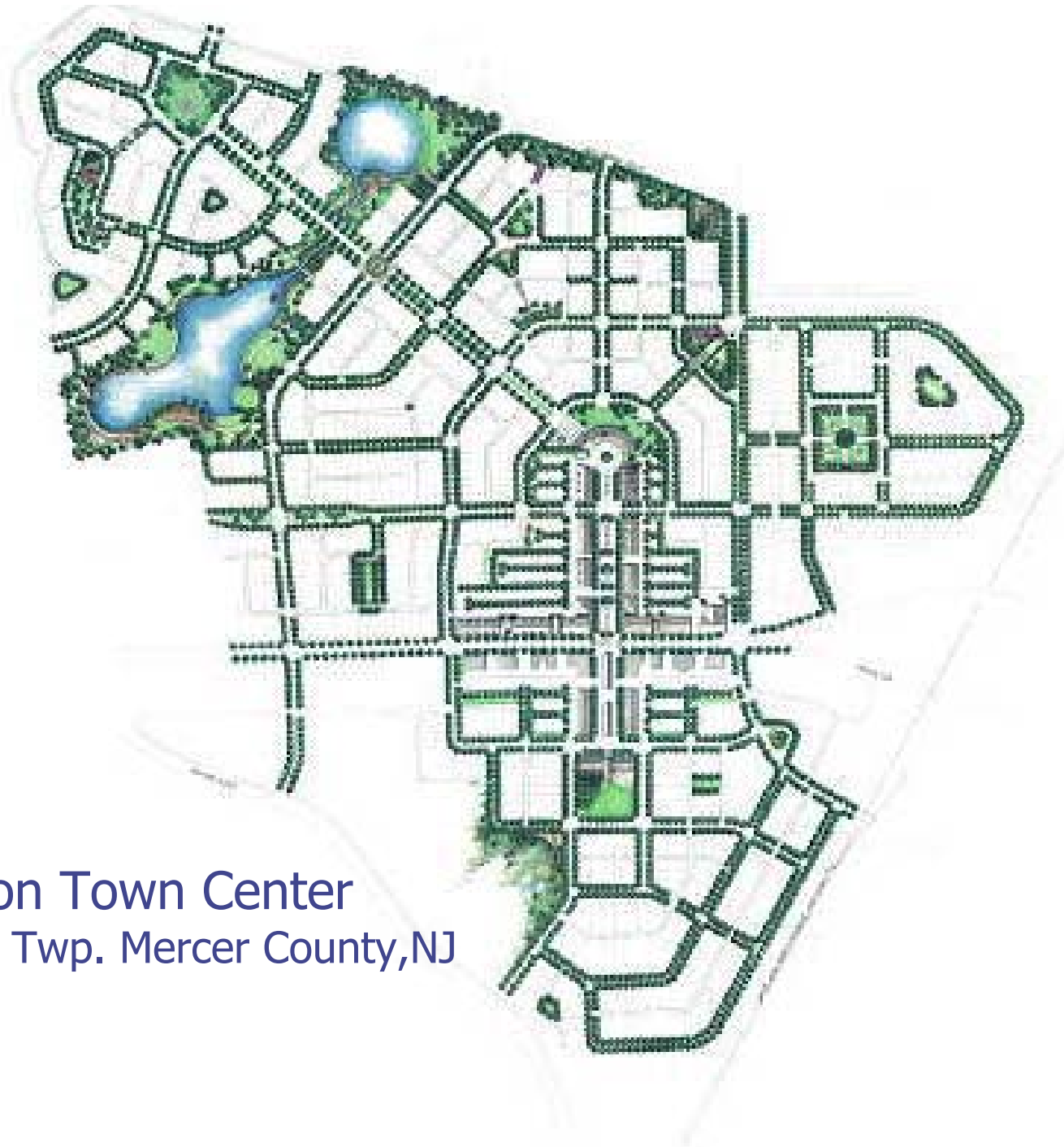




Washington Town Center, Mercer County, NJ

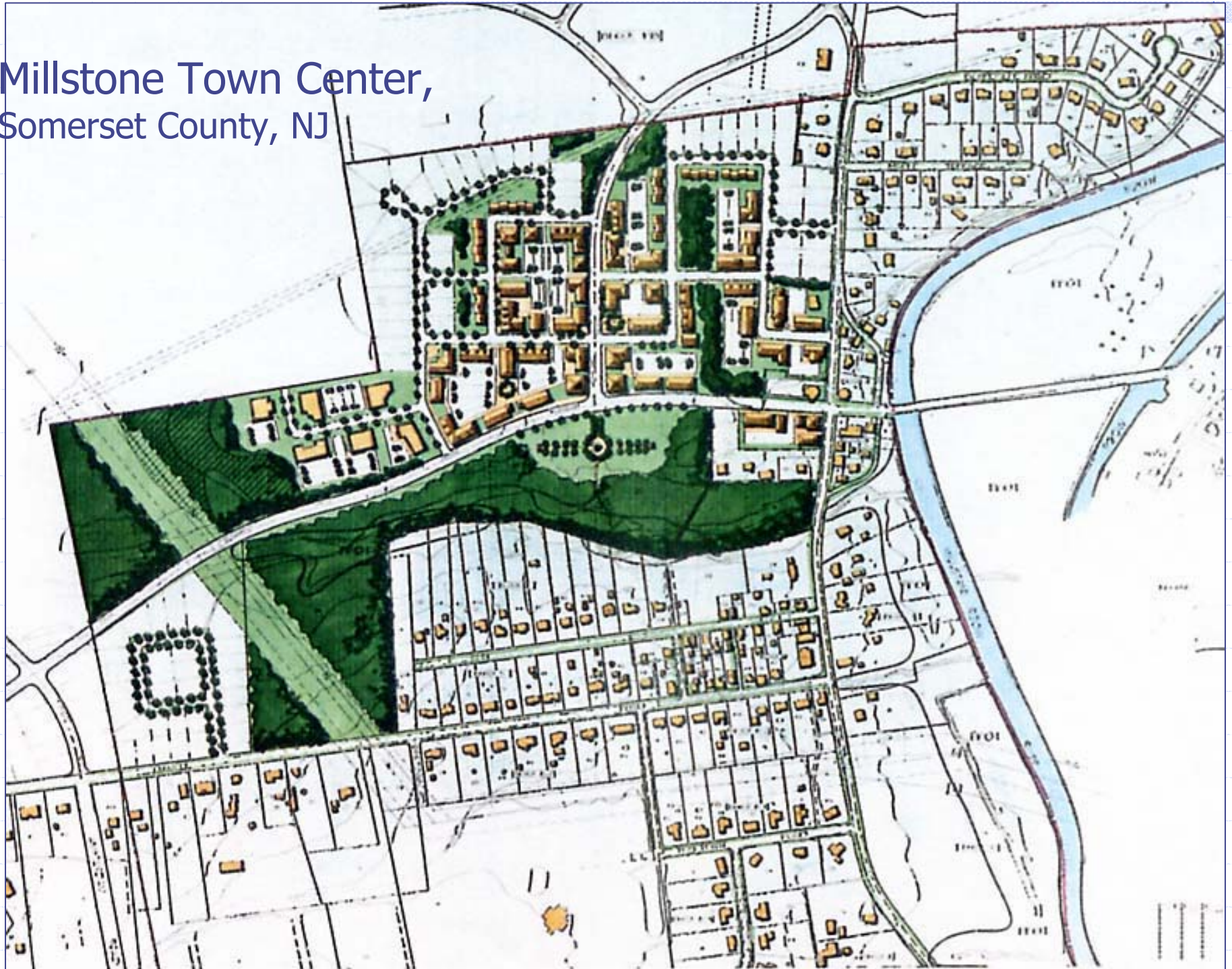


Pier Village, Long Branch, NJ



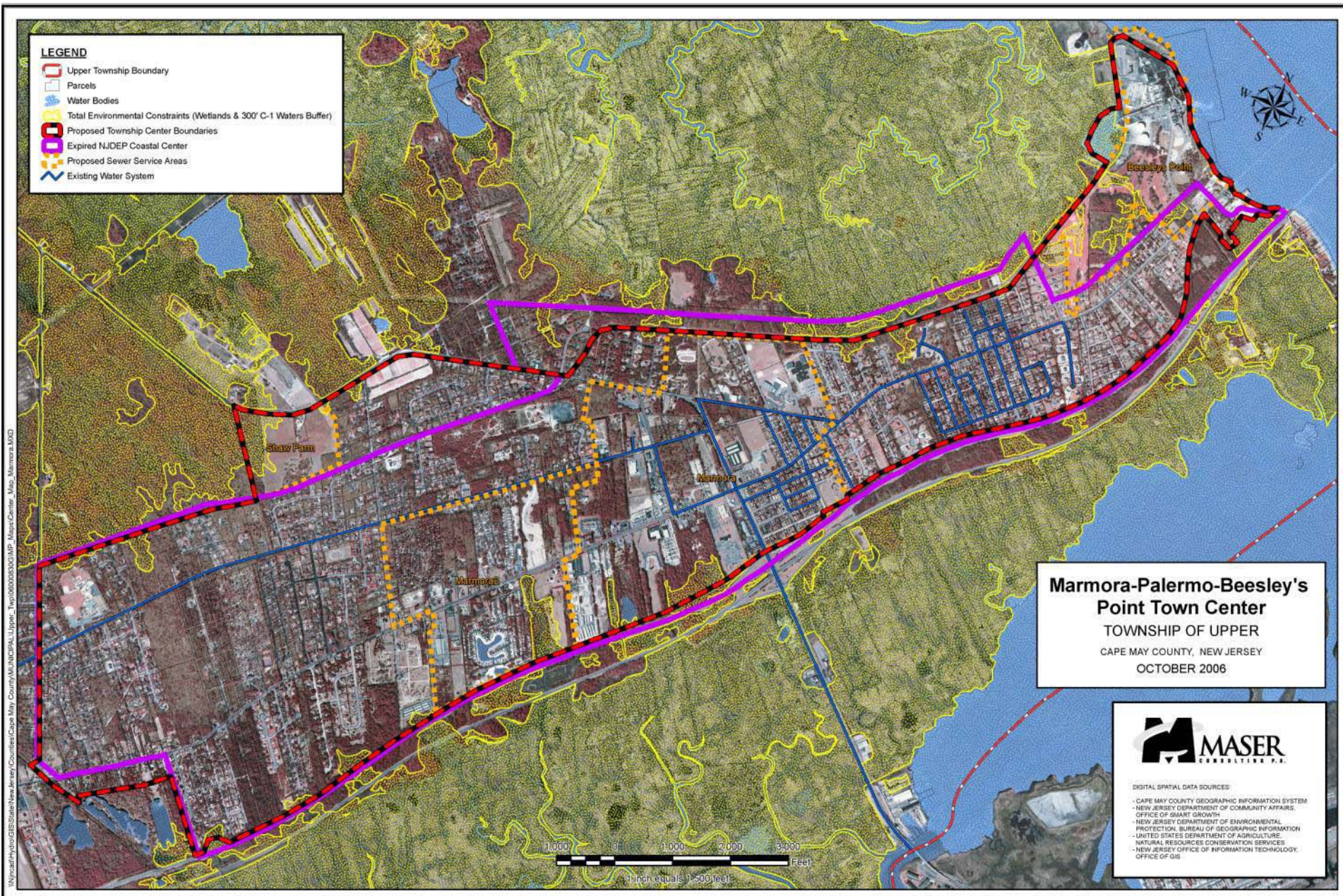
Washington Town Center
Washington Twp. Mercer County, NJ

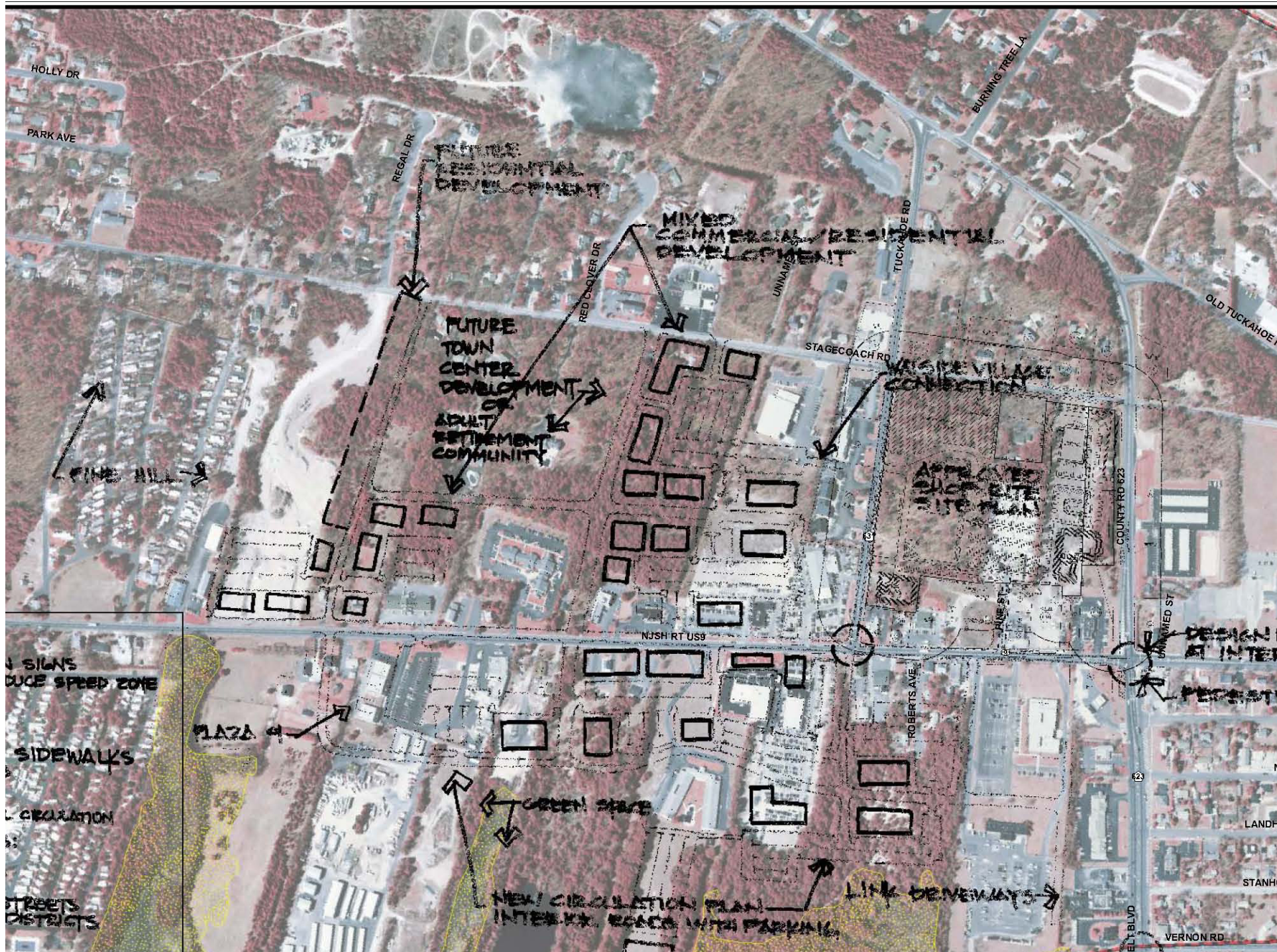
Millstone Town Center, Somerset County, NJ





Randolph Town Center,
Morris County, NJ





Seaville Town 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)
-  Proposed Town Center
-  Expired NJDEP Coastal Center
-  Proposed Sewer Service Areas
-  Existing Water System

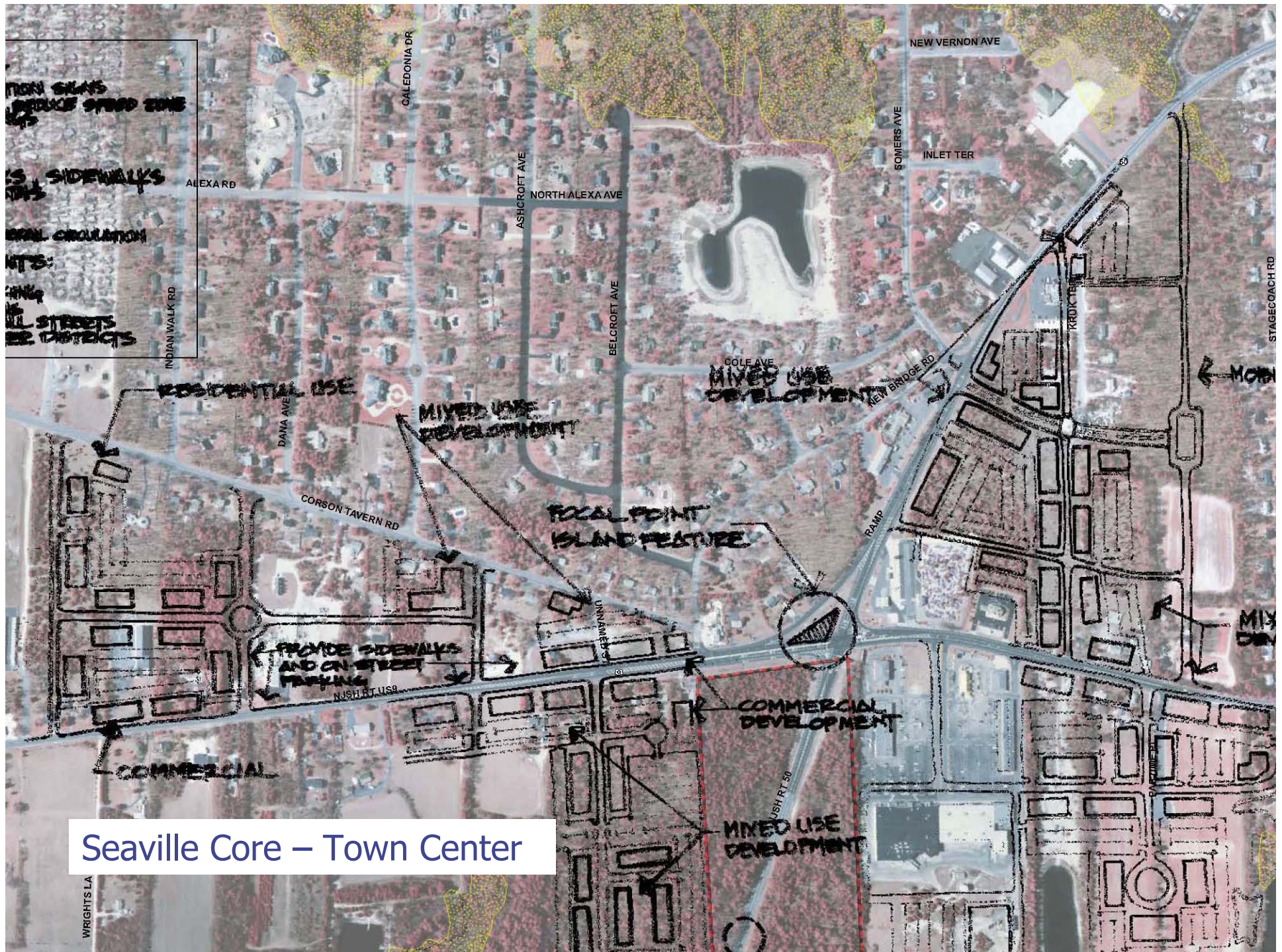
\\njgis\Hydro\GIS\State\New Jersey\Counties\Cape May County\MUNICIPAL\Upper_Town\0600000303\GMAP_Maps\Center_Map_Seaville.MXD

1 000 0 1 000 2 000 3 000 Feet
1 inch equals 1,500 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



Seville Core – Town Center

Center Design

- ◆ Refined Center Design Plans should be prepared
- ◆ Revised Design Guidelines
 - Signs
 - Architectural Design
 - Streetscape Materials
 - Parking

Plan Endorsement Petition Update

- ◆ Reflects 2006 Master Plan
- ◆ Updates Plan Endorsement Petition
- ◆ Provides Natural Resource Inventory as required
- ◆ Provides design alternatives for Center
- ◆ Confirms consistency of Township's plans with State Development and Redevelopment Plan and CAFRA requirements



Questions?
Comments?

