

WRIGHTSTOWN PLAN ENDORSEMENT ASSESSMENT REPORT

Prepared by RAGAN DESIGN GROUP for the Wrightstown
Plan Endorsement Citizens Advisory Committee



Adopted by PEAC on January 13, 2010
Adopted by Wrightstown Borough Council on March 10, 2010
via Resolution 2010-032

Mara Wexler-Wuebker, PP, AICP
License # 33LI00587600

The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3(b).

TABLE OF CONTENTS

ACKNOWLEDGEMENTS	4
INTRODUCTION	5
PLAN ENDORSEMENT PROCESS	5
STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP) OVERVIEW	5
LOCATION AND REGIONAL CONTEXT	6
DEMOGRAPHICS.....	7
OVERVIEW	7
DEMOGRAPHIC PROJECTIONS	10
COMMUNITY INVENTORY	14
GENERAL INFORMATION.....	14
NATURAL & CULTURAL FEATURES	17
<i>Surface Water and Wetlands</i>	<i>17</i>
<i>Habitat for Threatened and Endangered Species.....</i>	<i>17</i>
<i>Parks, Recreation and Open Space</i>	<i>18</i>
<i>Farmland</i>	<i>18</i>
<i>Historic and Cultural Sites</i>	<i>19</i>
COMMUNITY FACILITIES.....	20
<i>Municipal Building.....</i>	<i>20</i>
<i>Fire House</i>	<i>21</i>
<i>New Hanover Township School.....</i>	<i>21</i>
INFRASTRUCTURE	23
<i>Roadways.....</i>	<i>23</i>
<i>Sanitary Sewer Service</i>	<i>24</i>
<i>Water Supply Service</i>	<i>25</i>
<i>Utilities</i>	<i>26</i>
UNDERUTILIZED LAND	27
<i>HubZone</i>	<i>27</i>
<i>Redevelopment Areas.....</i>	<i>27</i>
COMMUNITY VISION & PUBLIC PARTICIPATION.....	30
LOCAL PUBLIC PARTICIPATION AND WAIVER REQUEST	30
LOCAL VISION SUPPORTS THE STATE PLAN VISION	31
STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES....	33
RECENT AND UPCOMING DEVELOPMENT ACTIVITIES	34
APPROVED PROJECTS FOR THE PAST 5 YEARS	34
PENDING PROJECTS.....	34
GREEN DESIGN MEASURES.....	34
RELATED PUBLIC IMPROVEMENTS.....	35

STATEMENT OF PLANNING COORDINATION.....	35
COORDINATION WITH STATE, REGIONAL, COUNTY AGENCIES, ADJACENT MUNICIPALITIES.....	35
<i>Local Consistency with SDRP</i>	<i>36</i>
<i>Local Consistency with Pinelands Comprehensive Management Plan.....</i>	<i>37</i>
<i>Local Consistency with Northern Burlington County Regional Strategic Plan and Growth and Preservation Plan</i>	<i>37</i>
<i>Local Consistency with the Joint Land Use Study.....</i>	<i>38</i>
<i>Local Consistency with Land Use Planning of Surrounding Communities</i>	<i>39</i>
STATE, FEDERAL & NON-PROFIT PROGRAMS, GRANTS AND CAPITAL PROJECTS	41
INTERNAL CONSISTENCY IN LOCAL PLANNING	41
SUSTAINABILITY STATEMENT AND EXAMPLES	43
CONSISTENCY WITH STATE PLAN - GOALS, POLICIES & INDICATORS.....	44
CONSISTENCY WITH STATE PLAN - CENTER CRITERIA & POLICIES.....	52
CONSISTENCY WITH STATE PLAN – PLANNING AREA POLICY OBJECTIVES....	56
STATE AGENCY ASSISTANCE.....	60
CONCLUSION	60
EXHIBITS.....	60
A. PROPOSED TOWN CENTER BOUNDARIES FOR BOROUGH OF WRIGHTSTOWN	60
B. ZONING MAP	60
C. EXISTING LAND USE MAP	60
D. NATURAL RESOURCES MAP.....	60
E. COMMUNITY FACILITIES MAP	60
F. HISTORIC RESOURCES MAP	60
G. CIRCULATION MAP	60
H. UTILITIES MAP	60
I. ‘WRIGHTSTOWN CENTER’ AND SURROUNDING AREA MAP	60

ACKNOWLEDGEMENTS

Wrightstown Borough Plan Endorsement Citizens Advisory Committee

Thomas E. Harper
Dianne Wine
Brian J. Sperling
Larry Kranick
Laurance Lownds
Vlad Grushin
Rick Ragan
Mara Wuebker

Additional Contributors

Kris Kluck, Borough Engineer
Nicholas Costa, Borough Solicitor
David Frank, Joint Land Use Board Solicitor
Kathy Packowski, TRIAD Associates
David Hojsak, Burlington County Department of
Economic Development and Regional Planning
Linda Wong, Burlington County Department of
Economic Development and Regional Planning
Owen McCabe, Ragan Design Group

INTRODUCTION

Plan Endorsement Process

Municipal Plan Endorsement is a voluntary review process designed to ensure coordination of State, County, and municipal planning efforts in achieving the goals and policies of the State Planning Act. Plan Endorsement allows various levels of governments to work together to develop coordinated capital investment and planning decision-making mechanisms that are consistent with the State Plan and with each other. There are benefits associated with having an endorsed plan by the State Planning Commission, including technical and financial assistance, priority for grants and low interest loans, and a coordinated regulatory review for projects consistent with endorsed plans.

This Municipal Self-Assessment Report is one of the first steps in the Plan Endorsement process. It is the means by which the Borough assesses the consistency of the existing community vision and planning documents with the State Plan. It provides information on the key characteristics of the community. By identifying the conditions, the Borough can better understand its assets and challenges to be utilized in its community visioning process. The Office of Smart Growth and other State agencies will provide feedback in response to this Report, by assessing local opportunities and constraints, as well as comparing the report to the current regional and statewide data to determine whether trend growth is sustainable based on the resources and infrastructure available in the municipality, region, and the State.

Next, there will be a Community Visioning process that will build upon previous visioning efforts in the community and region. The workshops and public hearings will result in a defined community vision, as well as a new Master Plan. As such, the Municipal Plan Endorsement process will be folded into the process of developing a new Master Plan for the Borough. Thereafter, the State Agencies will conduct a consistency review to compare the Borough's Master Plan and petition for Plan Endorsement with the State Plan goals, policies, and strategies.

Finally, the Office of Smart Growth will develop an Action Plan and Memorandum of Understanding that will outline the steps the Borough will need to take to bring local plans into consistency with the State Plan (if any), as well as the means by which the State shall take a coordinated approach to help the Borough address the Plan Endorsement requirements. Upon satisfactory completion of the Action Plan, the Office of Smart Growth will make a recommendation to the State Planning Commission to endorse the petition. Endorsement by the State Planning Commission marks the beginning of an ongoing partnership between the Borough and the State.

State Development And Redevelopment Plan (SDRP) Overview

The following provides a brief description of the New Jersey State Development and Redevelopment Plan (SDRP) and its impact on Wrightstown. The SDRP establishes State-level planning policy, serving as the blueprint for achieving the goals and policies of the State Planning Act. The SDRP advocates Smart Growth planning, by targeting the State's resources and funding in ways that are consistent with well-planned, well-managed sustainable growth.

The SDRP is intended to provide a balance between growth and conservation by designating planning areas that share common conditions with regard to development and environmental features. The SDRP designates the civil portion of Wrightstown outside of the Pinelands as a Rural Planning Area (PA-4), which encompasses most of New Jersey's prime farmland, as well as expanses of woodlands, environmentally sensitive land, and rural towns and villages.¹ The intent of the Rural Planning Area (PA-4) is to "maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers."²

The balance of Wrightstown is located in the Pinelands Protection Area. All land owned by the Military falls under the Pinelands' Military and Federal Installation Management Area and the 42± acres that was conveyed from Fort Dix to the Borough is designated a Pinelands Town. A Pinelands Town management area is generally described as "large existing spatially discrete settlements. Residential development is permitted on minimum one-acre lots if not sewered and 2 to 4 homes per acre with sewers. Commercial and industrial uses are also permitted."³ Development in this portion of the Borough is subject to the requirements of the Pinelands Protection Act (N.J.S.A. 13:18A-1 et seq.) and the implementing regulations and minimum standards contained in the Comprehensive Management Plan. There is a Memorandum of Agreement between the State Planning Commission and the Pinelands Commission that recognizes the correlations between certified CMP Regional Growth Areas, Towns and Villages and SDRP Centers. Thus, the Pinelands Town portion of the Borough is already a recognized center. Wrightstown is seeking Center designation for the entire civil portion of the Borough through the Plan Endorsement process. See *Exhibit A, Proposed Town Center Boundaries for Borough of Wrightstown*.

It is anticipated that Plan Endorsement and Center designation will help foster economic development in the Borough, reduce electric construction fees that would otherwise accrue to a community without Center status, assist with needed financing for infrastructure improvements, as well as facilitate coordination of regulatory agency review of planned development in the community. With all levels of government on the same page, it will make Wrightstown's transition achievable in the Borough's desired timeframe.

LOCATION AND REGIONAL CONTEXT

Wrightstown is a small community primarily surrounded by the agricultural industry and the Joint Military Base. The Borough is comprised of 1.82 ± square miles (or 1,146 ± acres), of which only .49 ± square miles (or 315 ± acres) are under civilian control.⁴ The Borough is located in the northeastern portion of Burlington County, known as the Northern Farm Belt. It borders North Hanover Township to the north, Springfield Township to the west, New Hanover

¹SDRP, pp. 205-206.

² *Id.* at p. 208.

³ <http://www.state.nj.us/pinelands/cmp/ma/>

⁴ Ragan Design Group calculation, based on GIS data.

Township to the east and Pemberton Township to the southwest. It is located 17 miles from Trenton, 42 miles from Philadelphia, and 73 miles from New York City.

The most significant natural feature in the Borough is the North Run, which is a tributary that traverses the Borough, west to east, and feeds into the Cookstown Pond within North Hanover Township, approximately 2-1/2 miles east of the Borough boundary.⁵ The most significant non-natural feature is the proximity of the Joint Military Base.

As stated above, portions of Wrightstown are located in the Pinelands Protection Area. All land owned by the Military falls under the Military and Federal Installation Management Area and the 42± acres that was recently conveyed to the Borough is designated as Pinelands Town.

DEMOGRAPHICS

Overview

Summary of Municipal, County, and State Demographics

		Muni	County	New Jersey
Land Area (sq mi)		1.82	810.38	7,417
Population		748	423,394	8,414,350
Households		312	154,371	3,064,645
Average Household Size		2.37	2.65	2.68
Housing Units		339	161,311	3,310,275
Home Ownership Rate		25%	77%	66%
Vacancy Rate		7.9%	4.3%	7.4%
Median Household Income		27,500	58,608	\$55,146
Per Capita Income		14,489	26,339	\$27,006
Poverty Rate		24%	4.7%	8.5%
Unemployment Rate (NJDOL 2007)		5.7%	3.8%	4.2%
High School Graduates		80.4%	87.2%	82.1%

Source: 2000 Census

As of the 2000 census, there were 748 persons living in the Borough. The Borough's demographic statistics are reflective of the major issues in the municipality, including: the need for economic development, more diversity in income levels and lifestyles, a broader range of housing choices offering a range of affordability, and a better quality of life for Borough residents, employers and employees. The following demographic statistics are closely linked, each indicator having an impact on others.

There are a significant number of low and moderate-income persons living in Wrightstown. According to a HUD report, the Borough consists of 66% low and moderate-income persons.⁶

⁵ Wrightstown Municipal Stormwater Management Plan, prepared by Remington, Vernick, and Vena Engineers, p.5 (October 2006).

⁶ NJ Low Mod Income Data Report, obtained from NJDCA by Triad Associates.

There is a disproportionate amount of persons living below the poverty level, when compared to the County and to the State. As of the 2000 Census, the poverty rate in Wrightstown was 24%, compared to 4.7% in the County, and 8.5% in the State.⁷ Therefore, the poverty rate is nearly triple what is typically seen in the rest of the State. The median household and per capita income is roughly half what it is for residents living in the County and the State, causing the Borough to be ranked as the 552nd lowest of the 566 municipalities in New Jersey with respect to per capita income.

Additionally, there is limited housing diversity in the Borough. The Borough's housing mix is predominantly multi-family and attached dwellings (74% of the total).⁸ There is a high proportion of renters and high rates of vacancy. Roughly 75% of the occupied housing units in the Borough are renter-occupied. Compare this figure to the County, where 23% of the housing units are renter-occupied and to the State, where this figure is 34%.⁹ Thus, only 1/4 of the housing units are owner-occupied. The vacancy rate of 7.9% is almost double the vacancy rate of the County.

Higher levels of educational attainment is often linked to the economic outcome of individuals. It is associated with higher average earnings for workers, as well as a decrease in unemployment. 80% of Wrightstown residents are high school graduates or higher, compared to 87% in the County, and 82% in New Jersey. Only 8% of residents have a bachelor's degree or higher, compared to 29% in the County and 30% in New Jersey.¹⁰ Correspondingly, Wrightstown has a higher unemployment rate, relative to the County and the State.

In 2008, the New Jersey Pinelands Commission updated the 1996 DCA Municipal Distress Index using 2005 data.¹¹ It ranked Wrightstown as the 83rd most distressed community out of 566 municipalities in the State of New Jersey.¹² The municipal distress index utilized various criteria, including recent population change, poverty rate, per capita income, unemployment rate, 3-year average effective tax rate, equalized property value per capita, and sub-standard housing.

⁷ 2000 Census, SF-3, DP-3 for Wrightstown, County, State.

⁸ 2000 Census, SF-3, Sample Data for Burlington County- QT-H4: Physical Housing Characteristics- All Housing Units.

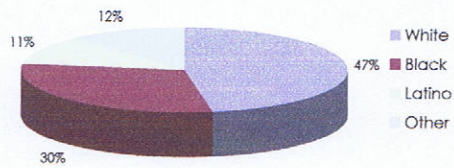
⁹ 2000 Census: SF-3, QT-H10 for Burlington County and SF-3, H32 for New Jersey.

¹⁰ 2000 Census, SF-3 DP-2 for Wrightstown, County, State.

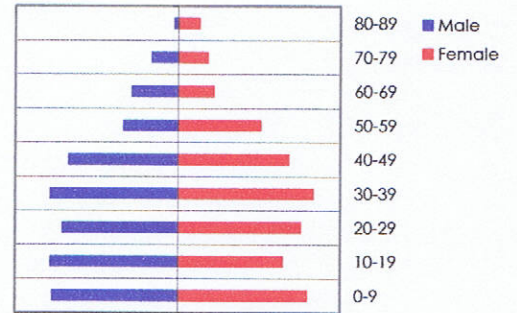
¹¹ Draft New Jersey Pinelands Commission Long-Term Economic Monitoring Program, Municipal Fiscal Health Special Study, (July 2008).

¹² Id. at p.54.

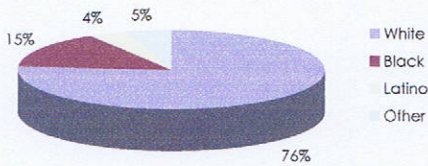
Municipality Racial/Ethnic Breakdown



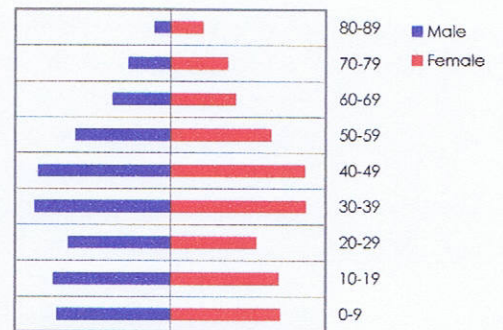
Municipality Age Distribution



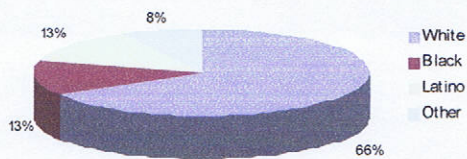
County Racial/Ethnic Breakdown



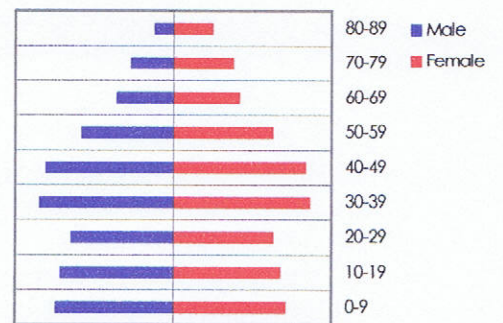
County Age Distribution

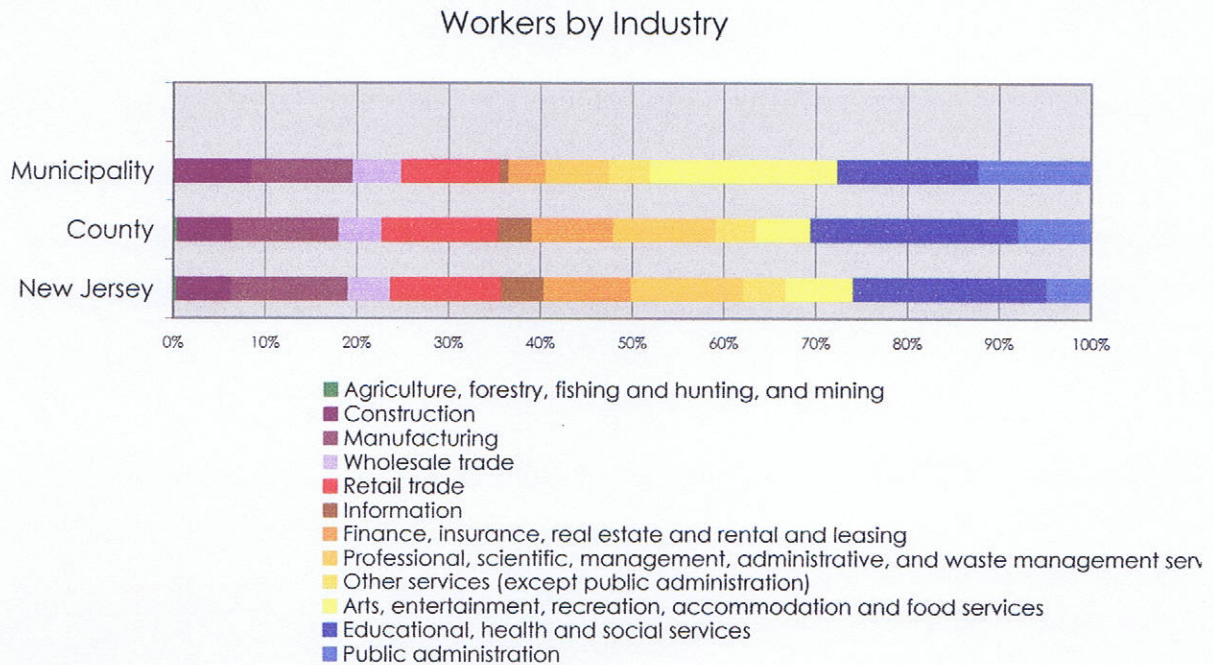


New Jersey Racial/Ethnic Breakdown



New Jersey Age Distribution





Demographic Projections

There are several different sets of population, housing, and employment projections that have been compiled by various levels of government for the Borough of Wrightstown. The DVRPC, the Burlington County Department of Economic Development and Regional Planning, and the Council on Affordable Housing (COAH) have all prepared population, housing and employment projections. They have utilized differing methodologies for preparation, project to different time horizons and provide different breakdowns of statistical information. The following summarizes the various population, housing, and employment projections for the Borough.

A. DVRPC Population Forecast

2000 Census	2005 Estimate	2010 Forecast	2015 Forecast	2020 Forecast	2025 Forecast	2030 Forecast	2035 Forecast	Absolute Change 2005-2035	Percent Change 2005-2035
750	739	784	825	865	902	938	970	231	31%

Source: DVRPC Analytical Report #14 (2035 forecasts), Appendix A-9: Population by Municipality 2000-2035 (adopted July 2007).

As shown in the table, the DVRPC projects that Wrightstown's population will increase by 31% by the year 2035, estimating that there will be 970 persons living in the Borough at that time.

B. County Housing and Population Forecast

2000 Housing Units	2005 Housing Units	2035 Forecast	2000-2035 Housing Unit Forecast Growth	Percent Change	2035 Forecast Population/ Square Mile	2035 Houses/ Acre
339	340	366	26	7.6%	2,083	1.2

Source: Census 2000, Northern Burlington County Growth and Preservation Plan, p.36 (October 2008). The County's "Forecast population/square mile" utilizes the DVRPC's forecast population of 970 persons.

As shown in the table above, the Burlington County Department of Economic Development and Regional Planning forecasts Wrightstown will have 366 housing units by 2035. Based on a housing unit forecast of 366 units, and using Wrightstown's average household size of 2.37 persons, this equates to approximately 867 persons by 2035. The County, in the table above, uses the DVRPC's forecasted 2035 population of 970 persons for Wrightstown to arrive at a 2035 forecast population per square mile of 2,083.

C. COAH Housing Projections and Resulting Population Forecast

COAH's consultants formulated municipal housing projections based on historical trends of each municipality and the extent to which municipalities are approaching their physical growth capacity. COAH's consultants projected Wrightstown's housing stock to increase by 17 housing units between 2004-2018, resulting in 356 housing units. With an average household size of 2.37,¹³ this would equate to a residential population of 844 persons by the year 2018.

COAH's Housing Unit Projections for Wrightstown

UNITS IN 2002	UNITS IN 2004	2018 UNITS BASED ON HISTORIC GROWTH	2018 UNITS BASED ON "S" CURVE	UNITS ALLOCATED 2018	NET CHANGES 2004-2018	ANNUAL RATE OF CHANGE 2004 TO 2018
340	339	345	667	356	17	0.4%

Source: Appendix F, Consultants Reports, to N.J.A.C. 5:97.

The Borough believes COAH's housing projection is higher than what the Borough will actually experience by 2018. When projecting new housing starts, several factors must be taken into consideration, including past development trends, approved and anticipated development, the economy, the vitality of the housing market, and the amount of available land for housing. Based on the historical trends of the last 10 years, there has been an average increase of 1.2 housing units per year. Using the actual number of COs that have been issued between 2004 and 2008, and a straight-line projection method for the period 2009 to 2018,¹⁴ the Borough could experience 23 housing units total in the forecast period. This number is more than COAH's housing projections of 17 housing units. Nevertheless, the Borough believes that the straight-line projection method will overestimate the number of housing units for several reasons.

¹³2000 Census, DP-1 Profile of General Demographic Characteristics (SF1) for Wrightstown Borough.

¹⁴ A straight line projection method identifies an annual rate of growth based on historical data and then simply extends that growth rate over the forecast period

Almost all of the certificate of occupancies that were issued over the past then years in the Borough are located in the Hidden Meadows development on Augusta Street. Other than the three remaining house lots in the Hidden Meadows development, there are no pending, approved, or anticipated applications for residential development at this time. No certificates of occupancy have issued for the three remaining house lots because the houses are sitting vacant with no interested homebuyers. Also, given the limited amount of vacant developable land within the Borough, the assumption is, should the weak housing market continue, the number of dwelling units within the Borough should remain unchanged or increase minimally. Additionally, of the remaining developable land in the Borough, it is anticipated that the Borough will experience primarily commercial development. Anticipated projects in the Redevelopment Area are non-residential in nature. Thus, it is believed that even COAH's projection of 17 housing units, which correlates to a population of 844 persons by 2018, is overstated.

D. DVRPC Employment Projections

2000 Census	2005 Estimate	2010 Forecast	2015 Forecast	2020 Forecast	2025 Forecast	2030 Forecast	2035 Forecast	Absolute Change 2005-2035	Percent Change 2005-2035
3170	3222	3344	3459	3568	3671	3768	3857	635	20%

*Source: DVRPC Analytical Report #14 (2035 forecasts),
Appendix B-9: Employment by Municipality 2000-2035 (adopted July 2007).*

It appears that the DVRPC may have utilized census areas outside of the civilian boundaries in the Borough to arrive at employment numbers, as that number appears high given the small size of the Borough and the number of businesses in the Borough. The 2006 US Census update, Business patterns for Wrightstown, indicates 146 businesses in the Borough. The Pinelands Commission, in its Long-Term Economic Monitoring Program indicates 62 establishments in the Borough in 2002.¹⁵ Thus, the Borough does not believe the DVRPC's employment figures are accurate as it likely takes into consideration areas outside of the civilian portion of the Borough.

E. Burlington County Employment Projections

2005 Estimate	2035 Forecast	2000-2035 Forecast Job Growth	Percent Change	2035 Forecast Jobs to Houses
700	1050	350	50%	2.87

Source: Census 2000, Northern Burlington County Growth and Preservation Plan, p.36 (October 2008)

The Burlington County Department of Economic Development and Regional Planning estimates an increase of 350 jobs, resulting in 1050 jobs by 2035 and a 'Jobs to Houses' ratio forecast of 2.87.

¹⁵See p.F34.

F. COAH'S Employment Projections

COAH's consultants formulated municipal employment projections based on employment statistics, including 1993 and 2003 municipal employment levels and the New Jersey Department of Labor and Workforce Development projected county employment levels, as well as nonresidential build-out constraints. COAH's consultants projected Wrightstown's employment base to increase by 188 jobs between 2004-2018, with a resulting 900 jobs total by 2018. The following Table is an excerpt from Appendix F, Consultants Reports, to N.J.A.C. 5:97. A baseline employment figure of 570 jobs in 2002 is used.

COAH's Employment Projections for Wrightstown

EMPLOYMENT IN 2002	EMPLOYMENT IN 2004	2018 EMPLOYMENT BASED ON HISTORIC GROWTH	2018 EMPLOYMENT BASED ON "S" CURVE	EMPLOYMENT ALLOCATED 2018	NET CHANGES 2004-2018	ANNUAL RATE OF CHANGE 2004 TO 2018
570	712	986	824	900	188	+1.69%

G. Borough Employment Projections

COAH allows a municipality to rely upon its own employment growth projections, provided that the total growth share resulting from the municipal household and employment growth projection exceeds COAH's total growth share resulting from the household and employment projections. Given the projected redevelopment activities in the Borough, it is prudent to conduct an alternate employment projection.

Projected Jobs for Wrightstown based on its Redevelopment Program in Two Phases:

Phase I – Projected from 2009 to 2014, Phase II – Projected from 2013 to 2018

USE	SQUARE FOOTAGE	UCC GROUP	JOBS PER 1,000 S.F	TOTAL JOBS
Phase I				
Hotel	100,000	R1	1.7	170
Retail	45,000	M	1.7	76.5
Bank	3,000	B	2.8	8.4
Restaurant	4,000	A2	3.2	+12.8
			Phase I Total	267.7
Phase II				
Retail	160,000	M	1.7	+272
			Phases I&II Total	539.7
			Job loss (demolitions)	-43.7
			Total	496

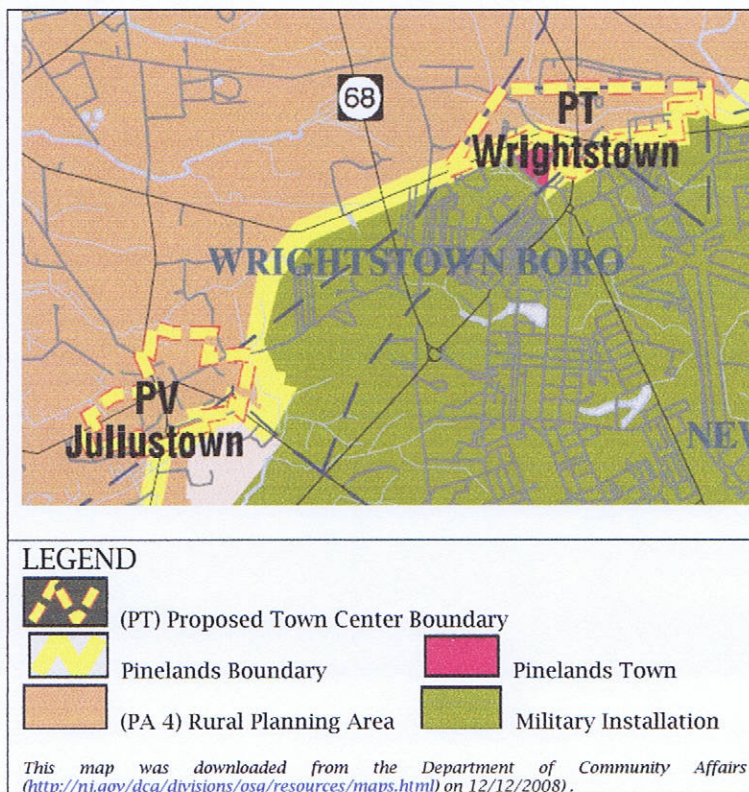
In conclusion, Wrightstown expects a total employment net increase of 496 jobs for the period January 1, 2004 through December 31, 2018. This is greater than the net increase of 188 jobs that COAH's consultants have projected.

COMMUNITY INVENTORY

General Information

State Plan Policy Map Planning Area Boundaries, Regional, and Municipal Boundaries

The SDRP designates the civil portion of Wrightstown outside of the Pinelands as a Rural Planning Area (PA-4). The balance of Wrightstown falls into two Pinelands Management Areas, which is comprised of 95% Military and Federal Installation Area and 5% Pinelands Town. The 42 acres of land that Fort Dix conveyed to the Borough is Pinelands Town, a recognized Center. Wrightstown is seeking Center designation for the entire civil portion of the Borough through the Plan Endorsement process. *See Exhibit A, Proposed Town Center Boundaries for Borough of Wrightstown.* The map below is imported from a proposed State Plan Policy Map.



Zoning Map and Redevelopment Areas

There are currently 13 zoning districts and 6 redevelopment areas in Wrightstown. Please see *Exhibit B, Zoning Map* for zoning district and redevelopment area locations. The redevelopment areas are discussed in detail in the Underutilized Land section on pages 27-28.

R-1	High Density Single Family Residential District	RC	Retail Commercial District
R-2	Medium Density Single Family Residential District	INST/R/C	Institutional/Residential/Commercial District
R-3	Low Density Single Family Residential District	GC	General Commercial District
Apt-1	Apartment District	OC/R	Office Campus/Retail District
Apt-2	Apartment Townhouse District	MUD	Mixed Use District.
Hist. Apt-2	Historic Apartment District	BOR	Borough
		R/O	Residential/Office District

Existing Land Use Characteristics

The following chart provides the acreage of land uses under each category. Please see *Exhibit C, Existing Land Use Map* for locations of land uses.

LAND USE	ACRES	% OF LAND AREA
Boarding House	0.47	0.04%
Commercial	27.06	2.29%
Commercial/Multifamily	0.18	0.01%
Community Facility	2.53	0.21%
Farmland	23.42	1.98%
Heavy Industrial	13.17	1.11%
Light Industrial	11.22	0.95%
L.I./Commercial	2.03	0.17%
Military	831.27	70.37%
Multifamily (10+ Units)	24.39	2.06%
Multifamily (4-6 Units)	1.92	0.16%
Multifamily (7-9 Units)	0.46	0.04%
Park and Recreation	16.92	1.43%
Religious Institution	5.91	0.50%
School	3.21	0.27%
Single Family	37.93	3.21%
Triplex	0.15	0.01%
Twin	2.79	0.24%
Two Family	3.96	0.34%
Utility/stormwater mgmt	19.67	1.66%
Vacant Land	117.50	9.95%
Streets, ROWs, etc	35.08	2.97%
TOTALS	1,181.22	100.00%

Source: RDG calculation based on inventory of existing land uses performed.

Wrightstown Borough Class Summary, Tax Year 2010

Classification	Number of Parcels	Land	Improvements	Total Assessed Value
Class 1- Vacant	32	\$917,300	\$0	\$917,300
Class 2- Residential (3 units or less)	128	\$2,627,250	\$10,754,400	\$13,381,650
Class 3A- Farm (Regular)	0	\$0	\$0	\$0
Class 3B- Farm (Qualified)	2	\$12,450	\$0	\$12,450
Class 4A- Commercial	37	\$2,528,150	\$6,862,550	\$9,390,700
Class 4B- Industrial	2	\$68,250	\$184,250	\$252,500
Class 4C- Apartments (4 or more units)	6	\$403,800	\$2,826,150	\$3,229,950
Class 15A- Public School Property	3	\$219,000	\$2,834,200	\$3,053,200
Class 15B- Other School Property	0	\$0	\$0	\$0
Class 15C- Public Property	31	\$9,028,150	\$3,839,000	\$12,867,150
Class 15D- Church & Charitable Property	4	\$159,250	\$437,250	\$596,500
Class 15E- Cemeteries and Graveyards	1	\$21,200	\$0	\$21,200
Class 15F- Other Exempt	2	\$41,700	\$78,450	\$120,150
TOTAL	248 parcels	\$16,026,500	\$27,816,250	\$43,842,750

Source: Tax Assessor, Doug Kolton

Number of Households

Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-Occupied Units	Renter-Occupied Units
1 person	108	20	88
2 persons	82	22	60
3 persons	54	18	36
4 persons	46	13	33
5 persons	16	4	12
6 persons	5	1	4
7+ persons	1	0	1
Total	312	78	234

Source: 2000 U.S. Census, QT- H-2 for Wrightstown.

Natural & Cultural Features

Surface Water and Wetlands

The North Run is a tributary that traverses the Borough, west to east. It has a surface water quality classification of FW2-NT, which is freshwaters not meeting the categories of FW1 or Pineland Waters with nontrout status (no trout reproduction or maintenance), although most likely supporting a warm-water fishery.¹⁶ The North Run feeds into the Cookstown Pond within North Hanover Township, approximately 2-1/2 miles east of the Borough boundary. The Cookstown pond is hydraulically connected to the Crosswick's Creek, which is a valuable natural resource that provides habitat for a variety of wildlife.¹⁷ The Creek drains into the Delaware River near the Hamilton-Trenton-Bordentown Marsh. Wrightstown is located in the Crosswick's Creek Watershed, which covers 146 square miles. See *Natural Resources Map, Exhibit D*.

Habitat for Threatened and Endangered Species

DEP's Natural Heritage Database and Landscape Project habitat mapping for Wrightstown has identified one rare wildlife species in Wrightstown, the wood thrush, as well as two species within ¼ mile of the Borough, the bog turtle and the brown thrasher.

The wood thrush (*hylocichla mustelina*) is a North American passerine bird. While its overwintering population is considered stable in the State, its breeding population is considered a species of 'special concern,' which applies to animal species that warrant special attention because of some evidence of decline, inherent vulnerability to environmental deterioration, or habitat modification that would result in their becoming a Threatened species. This category could also apply to species that meet the foregoing criteria and for which there is little understanding of their current population status in the state.¹⁸¹⁹

The U.S. Fish and Wildlife formally identifies the bog turtle (*glyptemys muhlenbergii*) as a threatened species. On the State level, the Endangered and Nongame Species Program considers the bog turtle an endangered species, one whose prospects for survival within the state are in immediate danger due to one or many factors - a loss of habitat, over exploitation, predation, competition, disease. An endangered species requires immediate assistance or extinction will probably follow.²⁰

¹⁶ http://www.nj.gov/dep/bulletin/bu2009_0311.pdf, p. 16.

¹⁷ Crosswicks Creek/Doctors Creek Watershed Greenway Plan, F. X. Browne, Inc. April 2004, p.21.

¹⁸ http://www.state.nj.us/dep/parksandforests/natural/heritage/spplant_ap1.html.

¹⁹ It has a state ranking of S3B, which applies to species that are rare with 21 to 100 occurrences. It includes elements which are widely distributed in the State, but with small populations/acreage or elements with restricted distribution, but locally abundant.

²⁰ The bog turtle has a global ranking of G3, which is either very rare and local throughout its range or found locally (even abundantly at some of its locations) in a restricted range or because of other factors making it vulnerable to extinction throughout its range; with the number of occurrences in the range of 21 to 100. It has a state ranking of S1, which means that it is critically imperiled in New Jersey because of extreme rarity (5 or fewer occurrences or very few remaining individuals or acres). Elements so ranked are often restricted to very specialized conditions or habitats and/or restricted to an extremely small geographical area of the state. Also included are elements, which were formerly more abundant, but because of habitat destruction or some other critical factor of its biology, they

The State's Endangered and Nongame Species Program identifies the breeding population of the brown thrasher (*toxostoma rufum*) as a species of special concern, which applies to animal species that warrant special attention because of some evidence of decline, inherent vulnerability to environmental deterioration, or habitat modification that would result in their becoming a Threatened species. This category would also be applied to species that meet the foregoing criteria and for which there is little understanding of their current population status in the state.²¹²²

The Natural Heritage Database does not have any records for rare plants or ecological communities in, or within 1/4 mile of the Borough. Burlington County has compiled a list of rare plant species and ecological communities that have been documented. However, the County does not break the list down by individual communities. Thus, if suitable habitat is present in the Borough, the species in that list have potential to be present.

Parks, Recreation and Open Space

The Borough has one community park, known as Croshaw Park, which consists of approximately 21.56 (13.85 active and 7.71 passive) acres surrounding the municipal complex on Saylor Pond Road. See *Community Facilities Map, Exhibit E*. The park is a participant in the NJDEP Green Acres program and is listed on the ROSI (Recreation and Open Space Inventory), which lists all green-acres funded properties, as well as other lands held for conservation and/or recreational purposes.

There are various amenities at the park, including a lighted baseball/softball field, two large playground systems, a swing set, a basketball court, two tennis courts, a volleyball court, a multi-use field, twelve picnic tables with grilling stations, bicycle racks, hardscape trails, and restroom facilities. Based on a community park facility standard of 5 acres per 1,000 persons, the Borough has a significant surplus of community parkland. However, municipal residents do not solely use the park. Military personnel and families often use the facility, as well. Park maintenance and upgrades of worn surfaces and facilities is needed, such as replacement of deteriorating wooden bleachers and picnic tables and resurfacing of the tennis court.

Farmland

There is one remaining parcel of land that is farmed in the Borough. It is identified on the Tax Map as Block 601, Lot 25 and is primarily located in the Air Hazard Overlay Zone. See *Exhibit C, Existing Land Use Map*.

have been demonstrably reduced in abundance. In essence, these are elements for which, even with intensive searching, sizable additional occurrences are unlikely to be discovered. *Id.*

²¹ While it is demonstrably secure globally, its breeding population is rare in state with 21 to 100 occurrences. It includes elements which are widely distributed in the state but with small populations/acreage or elements with restricted distribution, but locally abundant. Searching often yields additional occurrences. Its over-wintering population is listed as stable.

²² http://www.state.nj.us/dep/parksandforests/natural/heritage/spplant_ap1.html.

Historic and Cultural Sites



Methodist Church



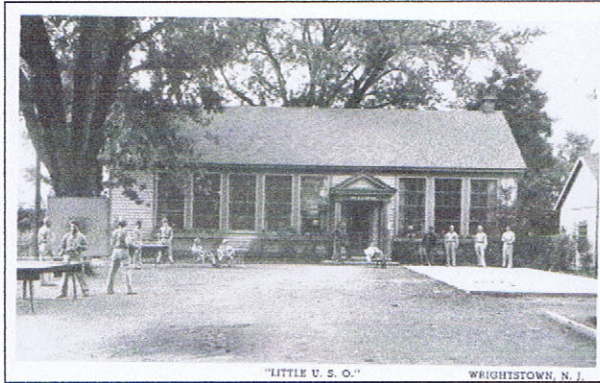
Davis Grainery

There are three significant non-residential historic resources in Wrightstown. See *Historic Resources Map, Exhibit F*. The oldest building standing in the Borough is the Methodist Episcopal Church located at 34 West Main Street (Block 401/Lots 15, 16). It was built in 1836 and was the first church and cemetery in Wrightstown. The current structure is believed to be in sound condition, with a new roof, windows, and doors. The Borough intends to pursue capital preservation grant funds in order to rehabilitate and reuse the property.

Additionally, the former Davis Grainery at 36 Railroad Avenue (Block 404/Lot 13), built by the Davis family, is one of the few historic buildings still standing in the downtown. The Davis family was an integral part in the Borough's development. The Davis' were dairy and stock farmers, the most notable in recent history was the Sterling Davis dairy. The Davis family had several businesses in the downtown, including a grocery store on the corner of Fort Dix Street and Main Street. Today, the Davis family owns the commercial center in the eastern part of the Borough, including Thunderbird Bowling Lanes. The former Grainery building is now used by Hac Farmlines, which transports fructose syrup from train cars to facilities for use in food products.

Another noted historic resource is the former two-room schoolhouse located at 105 East Main Street (Block 502/Lot 2) pictured below. The building ceased to be used as a schoolhouse in 1938 when the four schools of Wrightstown, Cookstown, Cranberry Hall, and Pointville merged and students from the various communities began attending the new New Hanover Township School constructed on Fort Dix Street.²³ During WWII, the former schoolhouse served as the local USO for military servicemen. In recent years, the building has been utilized by Mt. Carmel Holy Church of the Lord. The structure's facade has been altered over the years. An architectural evaluation is needed to determine whether the structure has maintained its architectural integrity, or whether it has undergone such significant alterations that may have damaged its physical connections with the past. It is included here for these purposes. However, further investigation will need to take place in the future to determine if it should be identified as a significant historic resource that should be preserved for future generations.

²³ A Story of the Public Schools of Burlington County, New Jersey, Press of the New Era, Riverton NJ (1943).



Former Schoolhouse during WWII when it was used as a USO. Source: Larry Lownds



Former Schoolhouse utilized as church in 1995. Source: Larry Lownds

Community Facilities

Municipal Building

The Borough Administrative Offices are located at 21 Saylor's Pond Road. The structure contains a public meeting room and provides administrative office space for the following departments:

- Borough Clerk
- Deputy Clerk
- Construction and Land Use
- Rental Inspection
- Finance
- Fire Bureau
- Tax Assessment
- Tax Collection
- Municipal Utilities Authority

The current building is insufficient to service the needs of the community. There is insufficient office space for Borough employees and needed equipment. There is no space in the building to accommodate 'closed sessions' or other types of private meetings in the building. The public meeting room often doubles as a conference room, but it does not contain doors. There is limited separation between 'public space' in the building and 'private office space.' Greater separation between public and private space is needed to adequately protect documents and confidential information, as well as to maintain employee productivity. Storage space is also extremely lacking in the building.

In addition to space deficiencies, the condition of the municipal building is also substandard. The municipal building is a trailer that the U.S. Military gave to the Borough in the 1970s. Structurally, some of the roof trusses are not connected. It appears that there was a small fire at some point in time and the roof trusses were spliced together for a temporary repair. Additionally, the structure is not energy efficient; in the wintertime, the building is drafty and in the summer time, it does not cool sufficiently with air conditioning. The Finance Office does not have any heat. Most of the windows are either sealed shut or rotted. They cannot be opened without falling apart. As a consequence, the building is not efficiently using energy and is a hazard. Additionally, the floor area near the front door is sinking, causing a tripping hazard.

The electricity in the building also needs to be upgraded as the electrical circuits are overloaded, due to all of the equipment (computers, copiers, etc.) requirements in the building. The existing 100 amps service needs to be upgraded to at least 200 amps. There is no secure location for the computer server.

Access into the building for people with disabilities is also an issue. The condition of the paved parking lot is difficult for persons to traverse and does not comply with ADA requirements. Striping and signage is needed. The Borough recently widened the doorway and enlarged the landing at the top of the ramp leading to the building with the assistance of a HAVA grant (Help America Vote Act). The Borough has also applied for an additional HAVA grant to assist with the accessibility of the parking lot.

The Ragan Design Group has prepared preliminary drawings for a new municipal building. It is anticipated that a new structure would adjoin the fire station to form a single municipal complex. See *Community Facilities Map, Exhibit E* for building rendering.

Fire House

The new Fire House is located at the municipal complex at 21 Saylor's Pond Road. It replaces the former firehouse on West Main Street. Due to financial constraints, only a portion of the firehouse building was constructed and many of the original design specifications and amenities were eliminated. The Borough has applied for additional grant funding to complete Phase Two of the building in order to incorporate a training center, sleeping space, locker room, kitchen space, office space, as well as storage facilities. A diesel smoke removal system, emergency back-up power, gear extractor and dryer, work out equipment, hose washing/drying system, and CAD dispatch/response system are also needed to make this a complete and modern facility.

New Hanover Township School

The New Hanover Township School is located at 122 Fort Dix Street in Wrightstown and serves students in grades pre-school through 8th grade for both the residents of New Hanover Township and Wrightstown Borough. For grades 9 - 12, students attend Bordentown Regional High School as part of a sending/receiving relationship with the Bordentown Regional School District that costs approximately \$10,600 per pupil.²⁴ As of October 2008, there were 162 students enrolled in the pre-school through 8th grade program and there were 101 resident students sent to other schools, with the majority going to Bordentown Regional High School.

There is currently excess capacity at the New Hanover Township School. When comparing the enrollment figures for each grade level to the classroom capacity in the table below,²⁵ there appears to be an excess capacity of 110 seats, with space in each particular grade level for additional students. However, this figure overestimates the actual number of seats available, as the school district has a high number of special needs students who are counted separately in the

²⁴ Per pupil cost for special education students at BRHS is \$15,899. Correspondence from Debbie Paone, School Department Administrator dated July 8, 2009.

²⁵ The School Department utilizes a capacity of 20 students per Pre-K and Kindergarten class and a capacity of 25 students for all other grade levels.

report. As there are 32 children with special needs who attend New Hanover Township School,²⁶ and eight of these students are placed in two self-contained classrooms, the excess capacity in the school is closer to 86 students. From a capacity standpoint, the facilities at the New Hanover Township School are currently sufficient to meet the needs of the existing integrated and self-contained student population.

New Hanover Township School Enrollment, October 2008²⁷

	<u>Students on Roll</u>	<u>Sent</u>	<u>Capacity</u>
Full-Day Preschool 4 years old	14		20
Full Day Kindergarten	16	1	20
Grade 1	16		25
Grade 2	16		25
Grade 3	10		25
Grade 4	17		25
Grade 5	13		25
Grade 6	9		25
Grade 7	8		25
Grade 8	11		25
Special Ed – Elementary	23	3	
Special Ed – Middle School	9		
Pre K-8 Subtotal	162	4	
Grade 9		11	
Grade 10		22	
Grade 11		16	
Grade 12		21	
Special Ed – High School		18	
Sent to BCSS in Mt Holly		9	
High School Subtotal	0	97	
TOTAL	162	101	

It is important to note that the District's children with special needs equates to 20% of the school population, a relatively high figure compared to other school districts in the County. While there is currently excess capacity in the school for integrated students, the School Department is concerned about whether it can accommodate additional self-contained students in the future. The School Business Administrator believes that if there are more self-contained students in the future, the district may have to send these children to other school districts or construct an addition to the existing school facility.

While the facility is sufficient from a capacity standpoint, maintenance issues, facilities upgrades, and reconfiguration of facilities are needed. The School Department has plans to reconfigure the office space in the building in order to provide better security in the building and

²⁶ New Hanover Township School 2009-2010 Application for State School Aid- Summary.

²⁷ New Hanover Township School 2009-2010 Application For State School Aid Summary.

to provide larger office space for essential services. The School Department also plans to conduct a number of overdue maintenance items and improve and upgrade the existing parking lot, as well as several upgrades, including making restrooms ADA accessible and installing air conditioning units in the classrooms. The costs for these improvements are approximately 7 million dollars.²⁸ The School Department has applied for two grants from the State. The balance of the funds will come from Impact Aid Program funds on hand.

Infrastructure

Roadways

Road Classifications

ROAD NAME	CLASSIFICATION
Fort Dix Street (County Route 545)	Principal Arterial
West Main Street	Principal Arterial
East Main Street (County Route 616)	Principal Arterial
Railroad Avenue	Collector
Saylors Pond Road (County Route 670)	Minor Arterial
Meetinghouse Road	Collector
All other roads	Local
Source: 2008 Map prepared for the Burlington County Board of Chosen Freeholders The Ragan Design Group has determined the road classification.	

The primary roadways in Wrightstown are identified above along with their functional classifications. *See Exhibit G, Circulation Map.* It is anticipated that there will be new roadways developed in the MUD zone and Patriots Walk Overlay Zone as a result of redevelopment. While the proposed street layout is still under consideration, it is widely accepted that the street segment called Patriots Walk will be a collector road with a ‘main street’ feel and pedestrian-centric design. There will be wide sidewalks to reinforce the downtown’s pedestrian character and to enhance street level activity, by providing inviting areas for public interaction.

It is anticipated that the ‘main street’ experience of Patriots Walk will continue along the extension of Patriots Way beyond the proposed hotel, with buildings abutting the extension of Patriots Walk and parking areas located primarily behind the buildings (other than on-street parallel parking). Thus, it is envisioned that buildings will be placed close to the street to encourage foot traffic, with most of the parking areas relegated to the rear. In the rest of the MUD zone, it is envisioned that larger retail establishments will face Saylors Pond Road or will be located behind the storefronts on the extension of Patriots Walk with direct access to Saylors Pond Road.

While the Borough would like to provide various types of links to connect people to destinations, a designated bike route access lane is not planned to be included in the public r.o.w. for Patriots Walk, as the Borough is trying to close in the space to create a ‘main street’ pedestrian-centric

²⁸ Regan Young England Butera, Preliminary estimates of probable construction costs for renovations and additions/alterations. Version 2.2, dated October 23, 2008.

experience. Wide roadways with a bike route access lane would increase the distance that the pedestrian would have to travel to cross the street. Instead, development in the Patriots Walk Overlay Zone will coordinate bike route access through the redevelopment area and bicycle racks will be installed at various locations.

For Fort Dix Street, it is anticipated that the new Master Plan will embrace a divergence from the Borough's 1995 Master Plan, which recommended that the road between Fort Dix Street and the base be widened with a center turning opportunity, to allow the proper flow of vehicles through the center of Wrightstown without creating undue delays.²⁹ The goal of this street segment has changed. The Borough is trying to recreate a downtown feel with easy walkability between destinations. It is one of the Borough's primary goals to have an economically and socially vibrant downtown offering a mix of land uses with an upgraded streetscape, pedestrian-friendly land uses, and architecturally interesting buildings. Therefore, it is anticipated that road widening with a center turning lane will not be recommended in the new Master Plan. Instead, there will be a greater focus on pedestrian access and safety.

The closing of Texas Avenue to the public after 9/11 has had a tremendous impact on circulation in and around the Borough. As Texas Avenue is the main route through the Base, it has impacted persons who have historically traveled through the base and through Wrightstown to get to the NJ Turnpike, Route 295, or to the shore. Additionally, many customers of Wrightstown businesses live in the Browns Mills section of Pemberton Township. Direct access to and from Browns Mills has been cut off, causing customers to have to take a circuitous route to get there. This has dramatically cut the client base for Wrightstown businesses. Residents have noticed a significant increase in local civilian truck traffic as a result of the base being closed to the public. Trucks that once went through the base are now utilizing roads in Wrightstown to get to their destination.

Sanitary Sewer Service

The Wrightstown MUA collects and treats nearly all of the sewerage that is discharged from properties in the Borough.³⁰ The Wrightstown MUA currently services a population of 750 people with 231 service connections. The Borough will be working with the County to update the Borough's wastewater management plan, in accordance with the Water Quality Planning Act.

The sewer plant was constructed in 1992 and is the third facility built in Wrightstown. It is in good condition. The sewer lines are both gravity fed and pumped to the sewage treatment plant. There are two sewer pumping stations: one on Platt Avenue in the east end of the Borough and one that is privately owned by Wrightstown Arms Apartments. See *Utilities Map, Exhibit H*.

The sewer collection lines vary in materials and condition. They are made of various materials, including cement, brick, terra cotta pipe, steal pipe, corrugated metal, and PVC pipe. The age of the sewer lines vary. The oldest sewer lines, which are about 100 years old, are in the center of Town (West Main Street, East Main Street and Fort Dix Street). The lines on Fort Dix Street, south of Main Street, are slated for replacement in the near future with the assistance of a USDA

²⁹ 1995 Wrightstown Master Plan, Circulation Element, p.38.

³⁰ There are a few properties that still have individual sewage disposal systems.

Water and Waste Disposal Grant/Loan when other utility and streetscape improvements take place. The public sewer lines in the east end of town were upgraded in 1991 and the sewer main along Fort Dix Street, north of Main Street, was replaced in the 80s. It is unknown when the sewer lines along Saylor's Pond Road were installed. They will likely need to be replaced if there are plans to accommodate a force main transporting additional large volumes of sewerage along Saylor's Pond Road. The Dollar General Shopping Center located on Block 601, Lot 47 has privately-owned sewer lines that flow to the public pumping station on Platt Avenue. It is believed that the original section of the private lines was installed in 1958.³¹

The Wrightstown MUA treats approximately 90,000-100,000 gallons of sewerage per day (GPD). In 2008, the plant treated 34 million gallons. The plant is designed to treat 337,000 gallons per day, equating to 123,000,000 gallons per year.³² Thus, the plant is using roughly 28% of its capacity,³³ leaving an excess capacity of roughly 89 million gallons per year, or 72%.³⁴ The sewer treatment plant received first place for a small advanced plant in 1996 pursuant to the Clean Water Act Recipient Awards. The plant is in compliance with the water quality and air quality standards of the New Jersey Department of Environmental Protection.

There are concerns about whether the Borough can meet new water quality based effluent limits imposed on sewerage authorities that limit the amount of phosphorus being discharged into freshwater streams and lakes to 0.1 mg/L. The MUA is making efforts to lower the phosphorus levels below the imposed limit, by reducing the intake of off-site waste, which is typically high in phosphorous. Alternative strategies to meeting the 0.1 mg/L effluent limitation for total phosphorous are costly. It is estimated that it would cost approximately \$300-400,000 to install a sand filtration system, if needed.

Water Supply Service

The Wrightstown MUA water facility was first established in 1974. The Wrightstown MUA currently services a population of 750 people with 235 service connections. The MUA owns two active wells and one 300,000-gallon ground storage tank, which are located on Block 501, Lot 18 at the end of Martha Avenue.³⁵ As a safeguard measure, the Borough is interconnected to the Fort Dix water supply in the event of a local system failure.

The MUA wells are 6" and 10" in diameter and have a well depth of 732 feet.³⁶ They are located within a Water Supply Critical Area.³⁷ This limits the amount of water the MUA may withdraw

³¹ Conversation with Brian Sperling in 2009.

³² 337,000 gpd x 365 days = 123,005,000.

³³ 34,000,000 gpy/123,005,000 gpy = 27.6%

³⁴ 123,005,000 gpy - 34,000,000 gpy = 89,000,000 gpy.

³⁵ The Wrightstown MUA also owns two inactive wells that are no longer used due to low yield and poor water quality. One of the inactive wells, located behind the former firehouse on West Main Street, has not been utilized in 15 years. The other inactive well, located in front of Maple Court Apartments on East Main Street, has been capped for a long period of time.

³⁶ *Recovery of Ground-Water Levels from 1988 to 2003 and Analysis of Effects of 2003 and Full-Allocation Withdrawals in Critical Area 2*, Southern New Jersey, Scientific Investigations Report 2008-5142, prepared by the U.S. Geological Survey in cooperation with the NJDEP, p.24 Table 1 (2008).

³⁷ Water Supply Critical Areas are regions of the State where excessive water use presents undue stress or poses a significant threat to the integrity of a water-supply source. *Recovery of Ground-Water Levels from 1988 to 2003*

from the Potomac-Raritan-Magothy (PRM) aquifer system. The Burlington County Resource Conservation Department, in conjunction with the NJDEP Bureau of Water Allocation, has assigned the MUA a limited water source allocation of 60 million gallons per year and 6 million gallons per month, which has not been exceeded. The MUA currently pumps about 85,000 gallons per day. In 2008, the Wrightstown MUA pumped 31 million gallons over the course of the year, leaving an excess capacity of roughly 29 million gallons per year. Therefore, the Borough is currently only using about one-half of its water source allocation.

The existing ground storage tank has a 300,000-gallon capacity and is pressure-generated by booster pumps. The MUA water facility is in good condition. The MUA completed a total rehabilitation of the 300,000-gallon steel ground storage tank, water treatment facility, and booster system in 2008. It is a long-term objective of the MUA to have an elevated water storage tank constructed on Borough property (Block 203, Lot 1.09) in the Industrial Park. An elevated tank would provide additional water volume, provide water system pressure to serve future development, ease the Borough's reliance on expensive electric pumping, as well as assist in better fire protection.

The water distribution system predominantly consists of 8" lines. The water distribution system is generally in good condition, with a few exceptions. The commercial shopping center area along East Main Street still has the original water lines, which are approximately 100 years old. The downtown water lines were replaced in 1974 with 8" asbestos-cement pipe (ACP) water lines. The water lines in the Platt Avenue residential neighborhood were upgraded to 8" ductile iron pipe with porcelain-lined cement in 1991. Recently, the water line along Saylor's Pond Road, in between West Main Street and the Industrial Park, was replaced with a 12" ductile iron pipe.³⁸

The water lines along a segment of Fort Dix Street need replacement. The line is riddled with fifty or more abandoned connections, which overtime will leak and contribute to inflow and infiltration troubles. The Borough has plans to upgrade the water lines along Fort Dix Street to ductile iron pipe with porcelain-lined cement when other utility and streetscape upgrades take place in the near future with anticipated financial assistance from Small Cities Public Facilities funding, Burlington County, and a USDA Water and Waste Disposal Grant/Loan. Other water lines in town are in relatively good condition. However, based on the age, it is anticipated that the original lines in the east end of Town will need replacement.

Utilities

The Borough is in negotiations with JCP&L to relocate the overhead transmission lines that cut across the 42- acre Redevelopment Area site so that they are relocated underground and on military property. This realignment is needed in order to construct Phase I of the Redevelopment Project, which will serve as the focal point of the downtown area. The military is agreeable to relocating the lines along the perimeter of the parcel on their side. Finding the financing to

and Analysis of Effects of 2003 and Full-Allocation Withdrawals in Critical Area 2, Southern New Jersey, Scientific Investigations Report 2008-5142, prepared by the U.S. Geological Survey in cooperation with the NJDEP (2008), p.2 (citing N.J.A.C. 2005)

³⁸ Conversations with Brian Sperling, MUA Supervisor, in February and March 2009.

relocate the lines is an important priority for the Borough. A temporary relocation solution is being explored at this time.

Another issue regarding utilities in Wrightstown is the costly expansion of electricity throughout the Borough. Beginning in 2007, the State Board of Public Utilities mandated that the costs of extending gas and electric be borne by developers when new homes and businesses are constructed outside of desired growth areas as identified by the State Development and Redevelopment Plan. This mandate also affects extensions of electricity for municipal purposes. Recently, the Borough sought to electrify a crosswalk across from the new Fire House on Saylor's Pond Road and the Fire Company was assessed a considerable amount of fees related thereto. Recent case law may eliminate this issue.

Underutilized Land

HubZone

All of Wrightstown is located in a U.S. Small Business Administration HUBZone (Historically Underutilized Business Zone). The purpose of a HUBZone is to promote job growth, capital investment, and economic development to historically underutilized business zones, by providing contracting assistance to small businesses located in these economically distressed communities. The HUBZone Program provides federal contracting preferences to small businesses. It also allows HUBZone firms to qualify for higher SBA-guaranteed surety bonds on construction and service contract bids. These preferences go to small businesses that obtain HUBZone certification by employing staff who live in a HUBZone. The company must also maintain a "principal office" in one of these specially designated areas.

Redevelopment Areas

Additionally, there are six Redevelopment Areas, which are documented in the Borough of Wrightstown Redevelopment Plan, prepared by the Ragan Design Group, adopted on June 1, 1999. See *Exhibit B, Zoning Map*.

- **Redevelopment Area 1:** 2 acres in the downtown on the western side of Fort Dix Street, between the New Hanover School and the Fort Dix border
- **Redevelopment Areas 2 and 3:** 7.9 acres in the downtown on both sides of Railroad Avenue
- **Redevelopment Area 4:** 20.4 acres along both sides of the commercial corridor of Fort Dix Street, between Main Street and the North Hanover border.
- **Redevelopment Area 5:** 30 acre former gravel pit between the Borough Municipal Complex and the Springfield Township line off of Saylor's Pond Road, known as the Wrightstown Industrial Park
- **Redevelopment Area 6:** 42 acres acquired from Fort Dix, known as the Mixed Use District (MUD).

The following summarizes the current status of the redevelopment areas. Wrightstown recently selected Saylor's Pond LLC, a subsidiary of United Communities, as the redeveloper to

implement Phase of Wrightstown's Redevelopment Plan for Redevelopment Area 1 and a part of Redevelopment Area 6, known as Patriots Walk. On March 10, 2009, the Joint Land Use board approved conceptual plans for Phase One, which includes: a hotel with extended stay units, a restaurant, approximately 50,000 square feet of professional and medical office, retail space, and higher educational facilities, which will become the focal point of the downtown. The Joint Land Use Board is currently reviewing a site plan application for this project. As mentioned above, one large component of the redevelopment effort for Redevelopment Areas 1 and 6 is the negotiation that is currently taking place with Jersey Central Power and Light and the Joint Base to relocate utility transmission lines underground on Joint Base lands.

On April 22, 2009, the Borough also selected Navesink Development Partners as the redeveloper of a part of Redevelopment Area 6. The parties are currently in negotiations. Redevelopment Area 1 is zoned Retail Commercial. Redevelopment Area 6 is zoned MUD. There is also an overlay zone called "Patriots Walk Overlay Zoning" that sets forth required permitted uses, development standards, design standards, architectural standards, street and streetscape standards, as well as green building standards for Phase One.

EP Henry, a major manufacturing plant, has been completed in a portion of Redevelopment Area 5, the Wrightstown Industrial Park. The Borough envisions light manufacturing, office, retail and warehousing type of uses here. It is zoned "office campus/retail district." There are no other users in the Industrial Park at this time, except for a cell tower on property the Borough reserved for itself. It is anticipated that a water tower may share the cell tower site in the future. Hermann's Trucking received preliminary site plan approval for Block 204, Lots 1.13 and 1.14, but the project is not moving forward. The site is being actively marketed. It is anticipated that the name and permitted uses in the "office campus/retail district" will be revisited during the community visioning/master plan workshops to reflect the park's focus on light industrial uses.

For Redevelopment Area 4, the Ragan Design Group is conducting an Economic Corridor Redevelopment Assessment for North Fort Dix Street with the assistance of funds provided in part by a 2007 Transportation and Community Development Initiative grant through the DVRPC. The goal of the study is to provide a link between Wrightstown's North Fort Dix Street commercial district and the redevelopment of the new town center in the downtown by making it more compact, pedestrian-friendly, and aesthetically pleasing. Ragan Design Group is identifying potential infill sites and seeking input from the community and stakeholders in order to plan and design a new vibrant commercial corridor.

Contaminated Sites

McGuire Air Force Base was added to the federal Superfund list, which is the EPA's list of most hazardous sites in 1999. While technically outside of the civil boundaries of Wrightstown, base activities have a significant impact on the Borough. Contaminants identified at the base include PCBs, pesticides, volatile compounds, metals, petroleum, and jet fuel products, according to the EPA. Areas that need cleanup include landfills, fire training areas, pesticide mixing shops, fuel

storage and leak areas, underground tanks and fuel lines, a PCB spill site, and a wastewater treatment plant sludge disposal area.³⁹

The northern section of McGuire Air Force Base drains to the North Run, which drains into Crosswicks Creek, which eventually flows to the Delaware River. According to a Department of Health and Human Services, Agency for Toxic Substances and Disease Registry Health Consultation Site Summary for McGuire Air Force Base, VOCs and metals from landfills and contaminants associated with the storage of oil and fuel components are believed to be entering the North Run.⁴⁰ Because these streams eventually flow to off-base surface-water bodies, contaminants entering the streams may be carried to areas where people could come in contact with them.⁴¹ While McGuire Air Force Base is participating in the Installation Restoration Program, a specially funded program established by the Department of Defense to identify, investigate and control the flow of hazardous contaminants at military and other Department of Defense facilities, it appears that there has been resistance from the Department of Defense in cooperation with the EPA in this regard.⁴² Recently, Senators Menendez and Lautenberg have requested the Government Accountability Office to investigate the Pentagon's lack of compliance with the EPA.⁴³

Within the civilian borders of the Borough, there are four active sites on the Department of Environmental Protections Known Contaminated Sites in New Jersey Reports, as of March 24, 2009.⁴⁴ All of these sites are being monitored.

<u>State Id #</u>	<u>PI #</u>	<u>PI Name</u>	<u>Address</u>
54333	023452	BPG Car Co Inc	Rt 545 & Byron Dr (partially located in North Hanover)
56956	032108	Dynair Services Inc (Volmar Construction)	8 Fort Dix St (44 Fort Dix Street. Partially located in North Hanover)
15492	007973	Exxon (Bird's Automotive &Towing)	67 Fort Dix St
15496	001902	Tom's Service Center	1 Railroad Ave No

Additional greyfield sites include Block 302, Lot 37 (formerly 'Consolidated Transportation') located at 48 Fort Dix Street and Block 402, Lot 10.01 located at 131 and 135 Fort Dix Street, which have remained vacant for some time and are pictured below. The Borough would like to see these sites become productive again.

³⁹ McGuire Air Force Base Environmental Restoration Program (ERP) Sites Performance Based Plan, Figure 1-1, Final (August 2007).

⁴⁰ p.4.

⁴¹ Id.

⁴² <http://menendez.senate.gov/newsroom/record.cfm?id=278992>

⁴³ Id.

⁴⁴ <http://www.state.nj.us/dep/srp/kcsnj/>



Vacant site: Block 302, Lot 37, 48 Fort Dix Street



Vacant site: Block 402, Lot 10.01, 131 & 135 Fort Dix Street

COMMUNITY VISION & PUBLIC PARTICIPATION

Local Public Participation and Waiver Request

Borough residents, officials, and businesses have been participating in community visioning and strategizing for over 15 years, with public and stakeholder participation playing a central role. The Borough is seeking a waiver of one of the visioning requirements. In 1995, Wrightstown Borough adopted a Master Plan with comprehensive goals and objectives being generated by public participation in a number of workshops and public hearings. The primary goals and objectives articulated during the 1995 Master Plan process included: downtown revitalization and economic development,⁴⁵ protecting and preserving established residential neighborhoods,⁴⁶ and improving the Borough's community facilities.⁴⁷ Specific recommendations included: acquiring land from Fort Dix, creating a new business campus on underutilized property, adopting a new zoning district and design guidelines for preserving the historic character of West Main street, and the construction of a new fire house and municipal complex.

These goals were reaffirmed in the July 2001 Master Plan Re-examination Report as well as the 2007 Master Plan Re-examination Report public hearings. Additional public input was solicited when the Borough adopted a new Zoning Ordinance in 1998 and when the Borough's planning staff prepared a redevelopment needs assessment and organized an Economic Steering Committee to formulate and implement a Redevelopment Plan for the various areas in need of redevelopment in the Borough. After public participation in public hearings, the Borough Council adopted the Redevelopment Plan in 1999.

Over time, the Economic Steering Committee has transformed into the 'Wrightstown Strategy Committee,' which has faithfully been meeting on a monthly basis. Stakeholders who attend the committee meetings on a regular basis include: the Mayor, members of Borough Council and the Burlington County Economic Development and Regional Planning office, Ragan Design Group,

⁴⁵ 1995 Master Plan, p.2.

⁴⁶ *Id.* at pp.2, 11, 12.

⁴⁷ *Id.* at p.2, 44.

Triad Associates, a member of the School Board, the Borough and Joint Land Use Board solicitors, Borough Engineer, Borough Clerk, and Jersey Central Power and Light. From time to time, Congressman James Saxton, Richard Dean, Community Planner at the Joint Base, Colonel Ronald Thaxton, former Commander of Fort Dix, Susan Grogan from the Pinelands Commission, the realtor for the Wrightstown Industrial Park, the designated redeveloper, and others participate in the Wrightstown Strategy Committee meetings.⁴⁸

Furthermore, for several years, Wrightstown officials and members of the public have participated in a number of regionally-sponsored planning initiatives and visioning events, including visioning sessions for the Route 130 Corridor Extension/Route 206 Farmbelt Strategic Plan, Burlington County's Growth and Preservation Plan (GAPP) and as well as the recent Joint Land Use Study sponsored by the Department of Defense, Office of Economic Adjustment and Ocean and Burlington Counties, which was conducted to identify and plan for compatible land uses adjacent to Joint Base NJ and to promote better communication between the Military and surrounding communities. The Borough has participated in numerous workshops and meetings between stakeholders in the region.

Other projects, such as the Downtown Wrightstown Marketing and Façade Improvement Plan, which was conducted in part with funds made available through the Department of Community Affairs Office of Smart Growth involved public participation from elected officials, community members, business owners and other concerned-stakeholders.

Thus, a central element of the Borough's planning efforts over the past fifteen years has been stakeholder and public input, which has given representation to diverse interests in the municipality, as well as the region. As the Borough is embarking on the preparation of a new Master Plan at this time, the visioning workshops and public hearings will provide a forum for public participation in the Borough's community planning direction. Due to the extensive nature of the Borough's continuous visioning and strategizing efforts, and due to the limited size of the Borough, the Borough is seeking a waiver of one of the visioning workshops associated with the Plan Endorsement process.

Local Vision Supports the State Plan Vision

The State's 2020 Vision articulates "livable communities and natural landscapes."⁴⁹ The Borough's existing community vision supports the State Plan's vision on many levels. The State's vision is premised on sustainable development, new urbanism, strong connections between transportation and land use planning, and capacity-based planning.⁵⁰ Specifically, it envisions that:

historic and rural centers have accommodated growth and achieved new vitality while maintaining the rural character and large contiguous areas of farmland so important to all the citizens of New Jersey. This has been achieved through

⁴⁸ Due to the voluminous nature of the meeting minutes, they are not attached to this document, but are available electronically upon request.

⁴⁹ SDRP, Overview of the State Plan, p.15 "2020 Vision- Livable Communities and Natural Landscapes."

⁵⁰ Id. at p.3.

cooperative planning between farmers, landowners, local governments and the development community.⁵¹

The Borough's vision of creating a lively mixed-use downtown and resurrecting its former self as a center for surrounding communities and the Joint Military Base furthers the State Plan's vision of "livable communities and natural landscapes." The main underpinnings of the State Plan consist of revitalizing existing cities and towns, by purposely relocating development and steering employment growth to urban communities, regional, and /or town centers⁵² and creating more dynamic, diverse, and compact communities with clear edges that define the community.⁵³ This will, in turn, conserve the State's natural resources and systems.

Wrightstown is a small struggling community surrounded by the agricultural industry and the Joint Military Base. Wrightstown is seeking to revitalize, redevelop, and improve the livability of the Borough. It is an existing center that has historically provided opportunities for housing, shopping, entertainment, and personal services to military and civilian personnel at the base, as well as the surrounding communities. Wrightstown has both municipal water and sewer infrastructure with available excess capacity. There is physical capacity for future growth, as there is opportunity in the downtown for infill development and the Borough recently acquired 42 acres of land from Ft. Dix for economic development. Wrightstown is surrounded by the Joint Military Base and agricultural communities, who are actively trying to create a greenbelt around 'Wrightstown town center' through the preservation of farmland, acquisition of development rights in air hazard zones, and down zoning efforts. As future development in the PA-4 should be directed to existing Centers with infrastructure, Wrightstown represents an exemplary Smart Growth opportunity for accommodating growth and reinvestment in an existing center with infrastructure, which will in turn, help to protect the region's rural character, quality of life, and agricultural industry.⁵⁴ Thus, revitalizing the Borough and being a center for the region is consistent with the vision of "livable communities and natural landscapes." See *Burlington County Farmland Preservation Map*⁵⁵ below and *Exhibit I, Wrightstown Center and Surrounding Areas Map*, which demonstrate that the proposed center will be confined by the Joint Base and a vast amount of preserved farmland in adjacent communities.

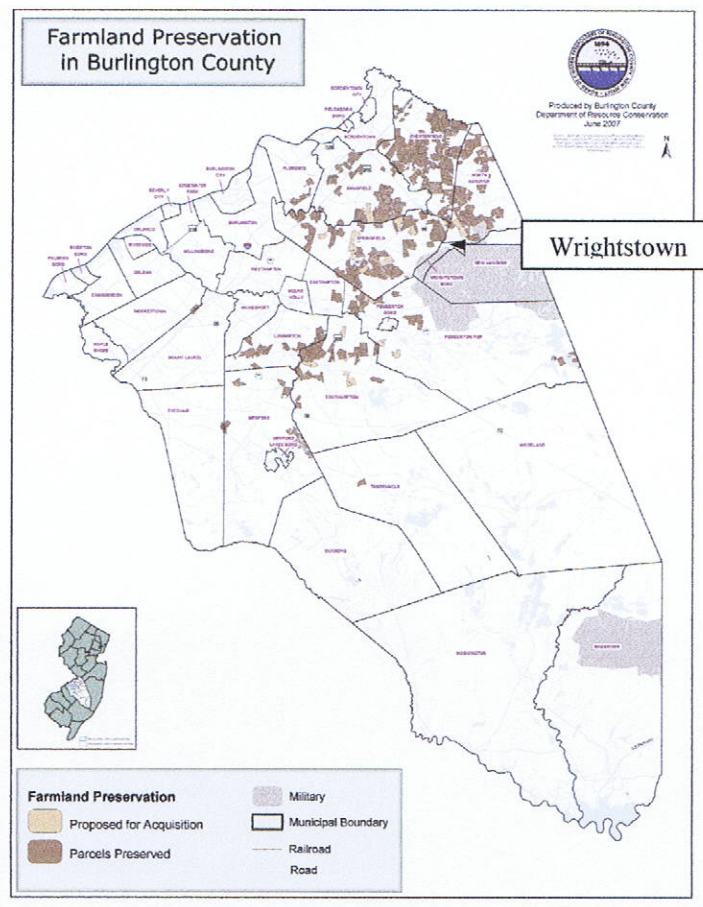
⁵¹ *Id.* at p.17.

⁵² See SDRP, Statewide Goals, Strategies, and Policies, p. 25. Also see The Costs and Benefits of Alternative Growth Patterns: The Impact Assessment of the New Jersey State Plan, CUPR (September 2000), pp.8-11.

⁵³ SDRP, Overview of the State Plan, p.19.

⁵⁴ See SDRP, Statewide Goals, Strategies, and Policies, p.36.

⁵⁵ Map 9: Preserved Farmland in Burlington County, Northern Burlington County Regional Strategic Plan, p.29 (January 2008)



STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES

As stated above, the Borough's existing Master Plan is dated June 27, 1995, with periodic reexaminations conducted in 2001 and 2007. The Borough is currently seeking substantive certification from the Council on Affordable Housing of its Housing Element and Fair Share Plan that was submitted in December 2008 and revised in June 2009. The public comment period recently concluded. The Borough will continue through the substantive certification process and fulfill its affordable housing obligation. For the balance of the Master Plan elements, the Borough is embarking on the preparation of a new Master Plan that will be developed coincident to this Plan Endorsement process. It is envisioned that the new Master Plan will build upon the foundation of the 1995 Master Plan as well as regional planning documents described below. The initial municipal research, interviews with Borough department heads, and needs assessment have taken place. The next step will be the community visioning workshops with the public.

Economic development, transportation, utilities, and redevelopment planning activities have been discussed at length above on pages 23-28. Similarly, regional planning activities are discussed in detail on pages 30-31 above, and pages 35-41 below.

RECENT AND UPCOMING DEVELOPMENT ACTIVITIES

Approved Projects for the past 5 years

Use	Square Footage	Location	Status	Comments
Construction Company Office and Storage	1124 sq ft office +1696 sq ft storage	56 West Main St	Site Plan Approval	Reuse of former woodworking shop and office for Construction Company. <u>In litigation.</u>
Transportation Company Office and Storage	36,000 sq ft office + 1800 sq ft garage	Wrightstown Industrial Park	Subdivision and Site Plan Approval	Herman's Trucking <u>Developer is not moving forward</u>
Retail	1856 sq ft	Shopping Center on East Main St	Construction complete	Dunkin Donuts- reuse of existing retail building
Retail	2413 sq ft	North Fort Dix St	Construction Complete	Kentucky Fried Chicken- reconstruction of existing building
Retail	2462 sq ft	North Fort Dix St	Construction Complete	Taco Bell- reconstruction of existing building

Pending Projects

Use	Square Footage	Location	Status	Comments
Phase I				
Hotel	100,000	Patriots Walk Overlay Zone	Site Plan Application/ Pinelands Review	Saylors Pond LLC
Retail	45,000	Patriots Walk Overlay Zone	Site Plan Application/ Pinelands Review	Saylors Pond LLC
Bank	3,000	Patriots Walk Overlay Zone	Site Plan Application/ Pinelands Review	Saylors Pond LLC
Restaurant	4,000	Patriots Walk Overlay Zone	Site Plan Application/ Pinelands Review	Saylors Pond LLC
Phase II				
Retail	160,000	MUD Zone	Redeveloper Selected. Parties in Negotiation	Navesink

The annual Zoning Board report for 2008 was included in the pre-petition package. There are no other annual Zoning Board reports.

Green Design Measures

The Patriots Way Overlay Zoning regulations for Phase I incorporate green building standards, by encouraging high efficiency fixtures in all water usage, encouraging grey water use for lawn sprinklers, coupled with rain water collection techniques, following NJDEP's best management practices and retaining and recharging storm water. It also recommends maximizing orientation for solar gain, evaluating use of solar panels or green roof technology, maintaining an R-30

insulation value, providing ceiling fans in tenant spaces, providing high efficiency air conditioning units investigating ground source heat pump technology and wind technology. Furthermore, it recommends the use of local materials to reduce carbon footprint, recycling material used, eliminating insulation or sheathing materials that use CFCs or HCFCs as blowing agents, using low VOC paints. Finally, it recommends establishing a recycling bin for all tenants for the commercial and hotel uses, minimizing construction debris and waste and partnering with Habitat for Humanity for discarded materials. Phase II will be located in a Pinelands Management area and therefore will be subject to the regulations of the Pinelands Commission.

Related Public Improvements

New roads and sidewalks will be constructed along Patriots Walk and Patriots Way as well as the extension/installation of water, sewer, and storm water infrastructure as a result of redevelopment. In the long term, it is also anticipated that an elevated water storage tank will be constructed in the Wrightstown Industrial Park on Borough property (Block 203, Lot 1.09) to provide additional water volume, provide water system pressure to serve future development, ease the Borough's reliance on expensive electric pumping, as well as assist in better fire protection.

STATEMENT OF PLANNING COORDINATION

Coordination with State, Regional, County Agencies, Adjacent Municipalities

The Borough has systematically coordinated with State, Regional and County agencies, as well as adjacent municipalities on planning efforts. For example, the Borough has participated in the April 2004 Preliminary State Development and Redevelopment Plan and its associated cross-acceptance process initiated by the New Jersey State Planning Commission in accordance with the New Jersey State Planning Act. The Borough contributed to workshops and meetings led by the Burlington County Office of Economic Development and Regional Planning on behalf of the Burlington County Board of Chosen Freeholders.

The Borough has also participated in one of the County's regional smart growth planning initiatives that was funded in part by the New Jersey Department of Community affairs that involved thirteen municipalities in the Northern Burlington County Route 206 Corridor/Farmbelt Corridor. The Borough actively participated in the development of the recently completed Northern Burlington County Regional Strategic Plan and the Northern Burlington County Growth and Preservation Plan (GAPP). Borough officials and members of the public have attended numerous workshops and meetings between stakeholders in the region and has also hosted workshops at its municipal building.

The Borough has also participated in meetings with surrounding municipalities. Over the years, Borough representatives have met with the Townships of North Hanover, Springfield and New Hanover to discuss the extension of water and sewer service to rural growth areas in those communities. Additionally, the Borough was an active participant in the Joint Land Use Study that was recently conducted to identify and plan for compatible land uses adjacent to Joint Base

NJ and to promote better communication between the Military and surrounding communities.⁵⁶ Borough officials and members of the public attended many of the meetings and the Borough's planning consultants contributed information and feedback to the report.

The Borough also participates in several inter-municipal initiatives for shared services including: New Hanover Township School; EMS services with Mansfield Township; Municipal Court with North Hanover; Fire Bureau with New Hanover; Tax Assessor with Pine Hill and Medford Lakes; Tax Collector with Delanco; Construction Official, Building Official, Plumbing Inspector, Fire Inspector, and Electrical Inspector with Springfield Township; Animal Control Officer with Cream Ridge; and apartment waste disposal with Mount Laurel Township.

Local Consistency with SDRP

The New Jersey State Development and Redevelopment Plan (SDRP) advocates Smart Growth planning, by targeting the State's resources and funding in ways that are consistent with well-planned, well-managed smart growth. It seeks to maintain and revitalize existing cities and towns, focus growth into compact mixed-use communities that offer array of choices and options, and protect the State's farmland and natural resources. The SDRP designates the civil portion of Wrightstown outside of the Pinelands as a Rural Planning Area (PA-4), which encompasses most of New Jersey's prime farmland, as well as expanses of woodlands, environmentally sensitive land, and rural towns and villages.⁵⁷ The intent of the Rural Planning Area (PA-4) is to "maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers."⁵⁸

As stated above, Wrightstown is an existing center that has historically provided opportunities for housing, shopping, entertainment, and personal services to military and civilian personnel at the base, as well as the surrounding communities. Wrightstown has both municipal water and sewer infrastructure with available excess capacity. There is physical capacity for future growth, as there is opportunity in the downtown for infill development and the Borough recently acquired 42 acres of land from Ft. Dix for economic development. Wrightstown is surrounded by the Joint Military Base and agricultural communities, who are actively trying to create a greenbelt around 'Wrightstown town center' through the preservation of farmland, acquisition of development rights in air hazard zones, and down zoning efforts. As future development in the PA-4 should be directed to existing Centers with infrastructure, Wrightstown represents an exemplary Smart Growth opportunity for accommodating growth and reinvestment in an existing center with infrastructure, which will in turn, help to protect the region's rural character, quality of life, and agricultural industry.⁵⁹ Thus, revitalizing the Borough and being a center for the region is consistent with the SDRP.

⁵⁶ The Joint Base McGuire-Dix-Lakehurst JLUS was prepared by the PS&S/Sabre/HR&A Consultant Team with support by Ocean County Planning Department and Burlington County Office of Economic Development and Regional Planning.

⁵⁷ SDRP, pp. 205-206.

⁵⁸ *Id.* at p. 208.

⁵⁹ See SDRP, Statewide Goals, Strategies, and Policies, p.36.

Local Consistency with Pinelands Comprehensive Management Plan

The Pinelands Commission has certified Wrightstown's Master Plan and land use ordinances, including the ordinance that the Borough adopted in 2003 that governs the types of uses and intensities permitted in the MUD, as well as a recent Zoning Ordinance amendment known as the "Patriots' Walk Overlay Zoning" which articulates the permitted uses, development standards, architectural standards, street and streetscape standards and green building standards for Phase One. All development in the Pinelands Town management area will be reviewed by the Pinelands Commission.

Local Consistency with Northern Burlington County Regional Strategic Plan and Growth and Preservation Plan

The Burlington County Department of Economic Development and Regional Planning recently completed the Northern Burlington County Regional Strategic Plan (hereafter "Regional Strategic Plan") and the Northern Burlington County Growth and Preservation Plan (hereafter "GAPP"). The policies in the Regional Strategic Plan support the strategies and recommendations in the GAPP.

The main underpinning of the Regional Strategic Plan is that existing planning and zoning practices in the Northern Burlington County planning region promote sprawl and loss of the County's rural character, agricultural industry, and quality of life.⁶⁰ To change this outcome, the plan recommends a development strategy that utilizes a system of centers and corridors as the basis for future development, rather than sprawl type of development.⁶¹ It suggests that planning move beyond strict town boundaries so that it can occur on a regional basis.

The Regional Strategic Plan recommends establishing higher development densities and wastewater management systems in centers and nodes in the region in order for centers to become a realistic growth organizing principle for the rural communities of Northern Burlington County.⁶² It identifies Wrightstown, along with a portion of North Hanover and a small portion of Springfield, as one such 'town center.'⁶³ See graphic below of combined Wrightstown-North Hanover 'Wrightstown Town center.' Additionally, the plan advocates that communities that surround Fort Dix and McGuire Air Force Base, like Wrightstown, diversify their local economies in order to avoid depending on the military for their economic futures, despite the proposed 'megabase' investment.⁶⁴

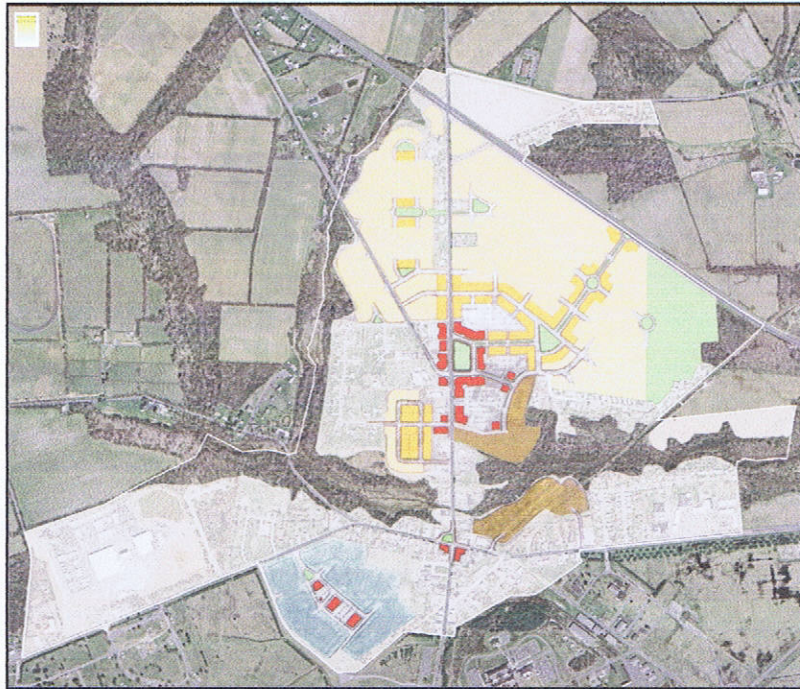
⁶⁰ Northern Burlington County Regional Strategic Plan, Technical Report: Regional Development Patterns, prepared by the Burlington County Department of Economic Development and Regional Planning, p.1 (January 2008).

⁶¹ *Id.* at pp. 39-40.

⁶² *Id.* at p.87.

⁶³ *Id.* at pp.39-40

⁶⁴ *Id.* at p.87



Source: Northern Burlington County GAPP, adopted by the Burlington County Board of Chosen Freeholders (October 2008), p.90, showing proposed "Wrightstown Town Center." Graphic by Brown and Keener Urban Design. Reproduced here with permission from Burlington County Department of Economic Development and Planning.

Amongst the various components of the GAPP, it recommends center-based future development and redevelopment planning in and around Wrightstown, which it calls a multi-municipal Town Center.⁶⁵ It also recommends that the State Planning Commission recognize additional State Plan-style "Town Centers," including the Wrightstown Town Center.⁶⁶ Thus, Wrightstown's plans for greater economic activity, redevelopment, and revitalization, as discussed further herein, are consistent with the County's Regional Strategic Plan for Northern Burlington County and the Northern Burlington County Growth and Preservation Plan (GAPP).

Local Consistency with the Joint Land Use Study

The Borough's proximity to Joint Base McGuire-Dix makes the Borough susceptible to off-base noise and potential airport hazards. Approximately 50 acres of the civilian portion of the Borough is located in the Accident Potential Zone I (APZ I), which is defined as "an area beyond the clear zone that possesses a significant potential for accidents"⁶⁷ and approximately 2 acres of the civilian portion of the Borough is located in the Noise II Zone, where noise exposure is significant.^{68 69} As stated above, a Joint Land Use Study (hereafter "JLUS") sponsored by the

⁶⁵ Northern Burlington County Growth and Preservation Plan, prepared by the Burlington County Department of Economic Development and Regional Planning, p.37 (October 2008).

⁶⁶ *Id.* at p. 39.

⁶⁷ AICUZ Study for McGuire Air Force Base, New Jersey, Volumes I and II, p. 9 (1995).

⁶⁸ The DNL is between 65 and 75 dBA and between 62 and 70 dBC, or where the Peak is between 87 and 104 dBP, as stated in the February 2009 draft Joint Base McGuire-Dix-Lakehurst JLUS, prepared by the PS&S/Sabre/HR&A Consultant Team with support by Ocean County Planning Department and Burlington County Office of Economic Development and Regional Planning, Section 6, pp. 27. The JLUS on p.39 states that it is a decrease in airfield

Department of Defense, Office of Economic Adjustment and Ocean and Burlington Counties was recently conducted to identify and plan for compatible land uses adjacent to Joint Base NJ and to promote better communication between the Military and surrounding communities.⁷⁰ The Borough has been an active participant in the Joint Land Use Study. The Borough has an existing Airport Hazard Area Overlay District, which is based on Title 16, Chapter 62 of the New Jersey Administrative Code the Air Safety and Zoning Act, which regulates air safety and zoning for non-military airports.

Local Consistency with Land Use Planning of Surrounding Communities

New Hanover Township

New Hanover Township is an agricultural community with one developed village, Cookstown, located in the northeastern portion of the Township. Wrightstown Borough's policies of being a center for the region are consistent with New Hanover Township's land use policies. New Hanover Township has expressed a desire to channel growth into Wrightstown with New Hanover providing the open space greenbelt around Wrightstown. The following is an excerpt from the 2007 Township of New Hanover Master Plan Periodic Reexamination and Land Use Element Update, prepared by Maser Consulting, PA, that highlights the consistency of land use planning between the surrounding communities:

[New Hanover] Township has adopted a policy of pursuing cooperative land use planning efforts with neighboring municipalities and the County as well as the military bases. There are benefits to be derived from these cooperative efforts. As an example, Wrightstown Borough has a public sewer system with excess capacity and New Hanover has no sewers. Thus, growth can be channeled into Wrightstown with New Hanover providing the open space greenbelt around Wrightstown. Some of the sewer capacity could also be used by existing development in New Hanover adjacent to Wrightstown. New Hanover officials have had several meetings with Wrightstown officials to discuss common issues. The two communities already share a school district.

Cooperative efforts with other communities are also possible such as a joint TDR (Transfer of Development Rights) program with North Hanover. Both municipalities have an interest in preserving farmland. New Hanover could also establish a TDR program with Wrightstown and transfer development to Wrightstown. Normally TDR transfers from one jurisdiction to another would present problems because the receiving municipality would experience an influx

operations associated with runway 18/36, which significantly reduces the off-base impacts in Wrightstown Borough from pre-2008 conditions.

⁶⁹ Acreage identified in correspondence from Brandi Bartolomeo of Paulus, Sokolowski, and Sartor, LLC, dated May 19, 2009. A small portion of Block 601, Lot 25 is in the Noise Zone.

⁷⁰ The Joint Base McGuire-Dix-Lakehurst JLUS was prepared by the PS&S/Sabre/HR&A Consultant Team with support by Ocean County Planning Department and Burlington County Office of Economic Development and Regional Planning.

of school children. In this case, since New Hanover and Wrightstown share a school district, this should not be an issue.⁷¹

North Hanover Township

North Hanover is a rural agricultural community facing development pressures that could permanently alter the character of the community, as well as the sustainability of the agricultural industry in the Township. Wrightstown's land use policies are consistent with North Hanover Township's policies.

North Hanover seeks to channel development to certain areas of the Township in order to preserve the most productive agricultural soils for farming in the community. Specifically, the Land Use Plan Element of the Master Plan, adopted March 26, 2008, states: "the primary purpose of North Hanover's Land Use Plan is to preserve agricultural land in the Township while also concentrating development in the appropriate areas with existing development such as the Sykesville Road corridor near Wrightstown and the Cookstown and Jacobstown villages."⁷² The Land Use Plan seeks to revitalize the commercial area on Skykesville Road adjacent to Wrightstown as a village using a "'town center" focal point.⁷³ It envisions that "the [Sykesville] area will likely be developed as a mixed-use village area with a variety of single family lot sizes, multi-family housing, commercial services, and public uses."⁷⁴ North Hanover contemplates three "special zones" for a TDR program, with growth and redevelopment encouraged first in the Sykesville Special Zone due to the substantial need for reinvestment and the availability of infrastructure, namely sewer.⁷⁵

Wrightstown's efforts to be a center is consistent with North Hanover's plans for revitalizing the Sykesville Road corridor and transferring density to this part of the community. In the big picture, North Hanover's Sykesville Road TDR receiving area would seamlessly blend with Wrightstown's Town Center. Thus, the Borough's plans fit into the broader regional context and complements North Hanover's plans for preserving agricultural areas and steering development to appropriate areas with existing development in the community.

Springfield Township

Springfield Township is also a rural community with similar goals of preserving and protecting its farmland and other natural resources. Wrightstown's plan for becoming a center for the region is consistent with Springfield Township's policies. Springfield increased its 3-acre zoning to 10-acre zoning (for most parts of the community), with the intent of coupling the downzoning with an overlay of a non-contiguous density transfer option. This was an effort to steer residential development away from the Township's farmlands and direct it to rural growth centers within five planned districts.

⁷¹ Township of New Hanover, Master Plan Periodic Reexamination and Land Use Element Update, Draft June 2007. Re-exam adopted July 17, 2007. Master Plan adopted October 16, 2007.

⁷² Land Use Plan Element of the Township of North Hanover Master Plan, p.3 (March 26, 2008).

⁷³ *Id.* at p. 5.

⁷⁴ *Id.* at p.5.

⁷⁵ *Id.* at p.17.

Tilghman's Corner District is the rural growth center closest to Wrightstown on the far easterly end of the Township. It is located along Wrightstown Georgetown Road, adjacent to North Hanover and Chesterfield Township. This growth center is confined from expanding into the rest of the planned district by a buffer of permanently protected farmland. Though the courts struck down Springfield's non-contiguous density transfer implementing ordinance, the community's land use plan remains in tact and Tilghman's Corner growth center continues to be zoned for commercial purposes.

Additionally, one of Springfield's zoning districts adjacent to Wrightstown Borough is light industrial, reflecting the E.P. Henry plant that straddles Springfield and Wrightstown. A significant and unprecedented amount of coordination between the two communities took place with respect to the development of the EP Henry plant at this site. An interlocal service agreement was put in place to share the real estate taxes and the service requirements between these two communities. Springfield treats this part of the community as an extension of Wrightstown Center. Thus, Wrightstown's land use policies are consistent with the land use planning of Springfield.

STATE, FEDERAL & NON-PROFIT PROGRAMS, GRANTS AND CAPITAL PROJECTS

Program Name	Project Name	Agency	Brief Description	Geographic area covered	Project amount	Project start date	Project finish date
Burlington County	Fort Dix St Infrastructure Improvements	Burlington County Dept of Engineering	Replace failing county storm water infrastructure.	Fort Dix St between Main St and Joint Base	\$330,000	2010	2010
2008 Small Cities Public Facilities/ 2009 USDA Waste Water Disposal Grant/Loan	Fort Dix St Infrastructure Improvements	NJDCA/ USDA	Replace sewer and water lines, temporarily relocate power lines, and reconstruct roadway and streetscape	Fort Dix St between Main St and Military Gate	\$525,000, \$610,000	2010	2010
2009 NJDOT	Saylor's Pond Rd Stormwater Infrastructure Improvements	NJDOT	Storm water infrastructure improvements	Saylor's Pond Rd and Farago Blvd	\$180,000	2010	2010
2007 TCDI	Fort Dix St Economic Corridor Redevelopment Assessment	DVRPC	Plan and design new vibrant commercial corridor	Fort Dix St between Main St and North Hanover	\$48,000	2009	2010

INTERNAL CONSISTENCY IN LOCAL PLANNING

The Borough's vision and master plan are being implemented through a myriad of strategies. As stated above, the primary goals and objectives articulated in the 1995 Master Plan included: downtown revitalization and economic development to encourage quality business opportunities,

with the specific recommendations of acquiring land from Fort Dix and creating a new business campus on underutilized property,⁷⁶ protecting and preserving established residential neighborhoods, including maintaining the historic character along West Main Street through the adoption of a new zoning district and design guidelines,⁷⁷ as well as improving the Borough's community facilities, with a particular focus on constructing a new fire house and municipal complex.⁷⁸ The Borough has made considerable progress towards achieving these goals.

As stated at length herein, the Borough has embarked on a number of redevelopment initiatives and zoning amendments to achieve the goals set forth in the 1995 Master Plan. Despite the tremendous strides the Borough has made in the past, there are additional measures that need to be pursued in order for the Borough's plans to come to fruition. The Borough is embarking on a new Master Plan along side this Plan Endorsement process to update the community's conditions, conduct an updated needs assessment, articulate any changed visions and goals (if any), and articulate new objectives and implementation measures for achieving those goals.

It is expected that there will be recommendations made therein regarding additional zoning changes, land use regulations, ordinances, and other measures to achieve the Borough's goals. For example, the Borough should incorporate downtown design guidelines and new zoning ordinance changes in order to bring about the form and character of future renovations and new construction in the downtown area that will engender a sense of place. Design guidelines should cover placement of buildings, architectural character and building form, human scale and orientation, parking and utilitarian needs, which will all help to engender a sense of place in the downtown. Zoning Ordinance changes will be needed to implement the design guidelines, such as eliminating minimum front yard setbacks, reevaluating permitted uses, updating parking design requirements, incorporating maximum impervious coverage requirements, etc.

The Borough will also need to continue its efforts of improving the quality and stability of the Borough's residential neighborhoods, by increasing home ownership opportunities, such as by pursuing homeownership assistance programs for neighborhood residents and continuing the housing rehabilitation assistance programs to assist owners of both tenant and owner occupied structures to rehabilitate substandard housing units in the Borough. The Borough should also adopt additional design guidelines and zoning ordinance changes to protect the character of existing residential neighborhoods, particularly on West Main Street, to ensure that infill development and renovations to existing structures are designed to have a rhythm and pattern consistent with the character and predominant scale of structures already found in the neighborhood.

Additionally, the Zoning Ordinance and Zoning Map need further fine-tuning. The Zoning Map should reflect all zoning districts, including the Air Hazard Overlay District and the Phase One Patriots Way Overlay Zoning District. Section 527 of the Zoning Ordinance, which governs the Air Hazard Overlay District, should also be reviewed to see whether any changes are needed as a result of the reflection that has taken place during the Joint Land Use Study. For instance, the Borough may want to expand the list of prohibited uses in the Air Hazard Overlay District, such

⁷⁶ 1995 Master Plan, p.2.

⁷⁷ *Id.* at pp.2, 11, 12.

⁷⁸ *Id.* at p.2, 44.

as prohibiting motels, hotels, theaters, and places of assembly in the district. The zoning for the Industrial Park should reflect its intended light industrial uses, rather than the office campus/retail district that exists currently. A new master plan is the first step to creating the framework for all of these implementation measures.

SUSTAINABILITY STATEMENT AND EXAMPLES

The Borough's planning initiatives and regulations support social, economic, and environmental sustainability. Smart Growth is a comprehensive strategy for sustainable development, i.e., development that meets the needs of the present generation without compromising the ability of future generations to meet their needs. Smart Growth seeks to maintain and revitalize existing cities and towns, focus growth into compact mixed-use communities that offer array of housing choices and options, and protect the State's farmland and natural resources. Smart Growth emphasizes the following objectives:

1. mixed land uses
2. compact, clustered design
3. range of housing choice and opportunity
4. walkable neighborhoods
5. distinctive, attractive communities offering a sense of place
6. open space, farmland and scenic resource preservation
7. direct future development to existing communities with infrastructure
8. variety of transportation options
9. predictable, fair and cost-effective development decisions
10. Community and stakeholder collaboration in development decision-making

Sustainability is at the heart of Wrightstown's bid for center designation. The Borough seeks to reinvigorate an existing struggling center with infrastructure. The Borough's plan for the downtown focuses on a greater mix of land uses, more compact clustered community design, human scale, walkability, distinctive and attractive buildings and public space offering a sense of place. Specifically, the Patriots Walk overlay zone has zero building setback requirements, requires parking areas to be located primarily behind buildings, has shared parking requirements between land uses, incorporates center of the block crosswalks, minimum percentages of transparency on building facades to provide interest at the street level, etc. The Borough intends to celebrate its Military heritage and will use its association with the military as a marketing tool, as well as a means of creating a sense of place. It will be used in its brand identity and logo and will be utilized to create a military walk-of-fame in the downtown. Thus, the Borough's plans to create a compact, walkable, distinctive, and attractive downtown with a sense of place furthers the ideas of smart growth and sustainability. With respect to environmental sustainability, the Patriots Way Overlay Zoning regulations for Phase I incorporate green building standards, as discussed in the 'green design measures' section on page 32.⁷⁹

The Borough's Housing Element and Fair Share Plan also concentrates on social sustainability. Goals of the Housing Element include ensuring safe, decent, and affordable housing, promoting

⁷⁹ Patriots Walk Overlay Zoning, adopted June 10, 2009, pp.17-18.

a variety of housing types offering a range of affordability to create a greater diversity of age groups, income levels, and lifestyles in the Borough.⁸⁰ As 75% of the community is rental housing, it is recommended that the Borough pursue homeownership assistance programs for residents. Homeownership provides benefits for families, which can include wealth accumulation, greater stability, and a sense of belonging to the community. Thus, the Borough is committing to making a more livable and diverse community where residents of varying incomes and races can choose among reasonably priced single-family homes, townhouses, apartments and condominiums.⁸¹

CONSISTENCY WITH STATE PLAN - Goals, Policies & Indicators

This section articulates the State Plan’s goals and policies and provides an analysis describing how the Borough’s planning documents are consistent with the particular Goal and related Policies.

GOAL	POLICIES
<p>Goal 1: Revitalize the State’s Cities and Towns</p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p>Policy on Urban Revitalization - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>

Analysis

Goal #1 seeks to revitalize the State’s cities and towns by building on the assets of existing cities and towns. In essence, the State Plan seeks to target the State’s resources and funding to existing communities with infrastructure and human capital. The Borough’s goal of creating a lively mixed-use downtown and returning the Borough to its former self, a center for surrounding communities and the Joint Base, furthers this goal.

Over the years, the Borough’s economy and livability has declined. The diminished role of Fort Dix in the early 1990s had a significant negative impact on the local economy, which has historically been dependent on the military. This caused the closing of many businesses and left a large amount of vacant buildings in the downtown. Many dilapidated buildings were

⁸⁰ Housing Element and Fair Share Plan, dated June 18, 2009, p.1.

⁸¹ SDRP, Overview of the State Plan, Livable Communities, p.19.

demolished, leaving vacant land in the downtown. The recent closing of Texas Avenue to the public, as a result of security concerns at Fort Dix, has significantly reduced vehicular traffic that once provided a customer base to the remaining businesses in the town.

The Borough is valiantly seeking to return the downtown into a lively mixed-use center for the region. It is seeking to revitalize, redevelop, and improve the livability of the Borough, by increasing employment opportunities, diversifying its employment base with educational, healthcare, and professional office sectors, and creating a sense of place by developing a more dynamic, diverse, and compact community. Wrightstown has both municipal water and sewer infrastructure with available excess capacity. There is physical capacity for future growth in the 42 acres, as well as opportunity in the downtown for infill development. This is consistent with the State Plan's mission to bring new vitality to existing cities and older suburbs.

The SDRP purposely seeks to relocate development and steer employment growth, with an accompanying property value shift to not only urban centers, but also to regional, and /or town centers, as well.⁸² Identified indicators focus on revitalizing existing distressed communities with infrastructure. Wrightstown is considered an economically distressed community. Wrightstown ranked 83 out of the State's 566 communities for municipal distress.⁸³ All of Wrightstown is located in a U.S. Small Business Administration HUBZone (Historically Underutilized Business Zone). Therefore, Wrightstown's plans for revitalization meets State's Goal #1.

GOAL	POLICIES
<p>Goal 2: Conserve the State's Natural Resources and Systems</p> <p>STRATEGY: Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p>Policy on Water Resources - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p>Policy on Open Lands and Natural Systems - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p>Policy on Coastal Resources - Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p>Policy on Special Resource Areas - Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>

⁸² See SDRP, Statewide Goals, Strategies, and Policies, p. 25. Also see The Costs and Benefits of Alternative Growth Patterns: The Impact Assessment of the New Jersey State Plan, CUPR (September 2000), pp.8-11.

⁸³ New Jersey Pinelands Commission updated Municipal Distress Index using 2005 figures.

Analysis

Goal #2 seeks to conserve the State's Natural Resources and Systems. Wrightstown's plans of revitalizing itself and returning to a center for the surrounding agricultural communities and Joint Military Base, is consistent with this goal. Accommodating growth and reinvestment in an existing center with infrastructure will, in turn, help to protect the region's rural character, quality of life, and agricultural industry by absorbing the density that might otherwise occur in surrounding areas.⁸⁴ Thus, the planned center, itself, furthers Goal #2.

In addition to the big picture of preserving natural resources and agricultural lands in the region, the Borough's proposed master plan will also be contemplating specific recommendations that have the potential to protect and prevent further degradation of natural resources within the Borough. For example, the Master Plan will be considering the purchase of land and/or conservation easements along the North Run. This would help to protect species habitat along the stream corridor and to minimize conflicts and encroachments to the surface water and its associated ecological community. Developing nature trails as a secondary use would also promote sustainable interaction and appreciation of the Borough's natural resources for recreational and educational purposes. The Borough will also be considering changes to the Zoning Ordinance, such as stricter regulation of land uses along the stream corridor. These would be measures designed to protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development. Thus, they would further Goal #2.

GOAL	POLICIES
<p>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p>Policy on Economic Development - Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p>Policy on Agriculture - Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p>Policy on Equity - It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>

⁸⁴ See SDRP, *Statewide Goals, Strategies, and Policies*, p.36.

Analysis

Goal #3 seeks to promote economic development in a socially and environmentally responsible way. Wrightstown's plans for economic development will have a beneficial impact on both the residents of Wrightstown, as well as the surrounding communities. Locally, the Borough's economic development will improve the quality of life and the standard of living for its residents. The Borough's plans to increase job opportunities, diversify services with educational, healthcare, and professional office sectors, and create a sense of place by developing a more dynamic, diverse, and compact community will transform the Borough to a more livable community where people will want to work, live, and visit, which will in turn help to revive the weak housing market, attract new residents and visitors, foster homeownership, and give current residents reasons to stay in the Borough.

With respect to surrounding communities and the State's policy on agriculture, Wrightstown's planning documents focus economic and land development activity toward an already-established area and, thus, away from the surrounding rural areas. Economic development in Wrightstown, in conjunction with a possible TDR program in adjacent North Hanover, will promote and preserve the agricultural industry and retain farmland by coordinating planning and using innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth in the region. Thus, Wrightstown's planning documents support Goal #3.

GOAL	POLICIES
<p>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing</p>	<p>Policy on Air Resources - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p>Policy on Energy Resources - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p>Policy Waste Management, Recycling and Brownfields- Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>

Analysis

Goal #4 seeks to protect the environment, prevent and clean up pollution. Wrightstown's plans furthers this goal, as they encourage mixed use land use design, promotes a compact and

walkable community, and focuses economic and land development activity toward an already-established area and, thus, away from the State's rural areas. By providing a desirable alternative to suburban sprawl in existing rural areas, this will help to maintain the State's green spaces, which absorb climate changing carbon dioxide. As compact development allows residents to walk or bike to work, school, and leisure activities, they are climate friendly, significantly reducing transportation-related carbon emissions. This type of sustainability helps develop healthier, safer, and more livable communities, with a greater sense of community identity and engagement. Thus, the Borough's plans to create a mixed use, pedestrian-friendly, and compact downtown is consistent with the goal of protecting the environment. Furthermore, the Borough's regulations governing development in Phase One, Patriots Walk, incorporate green building standards as described at length in 'green design measures' on page 32.⁸⁵

GOAL	POLICIES
<p>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p>Policy on Infrastructure Investments - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p>Policy on Transportation - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>

Analysis

Goal #5 seeks to provide adequate public facilities and services at a reasonable cost. The Borough provides infrastructure and related services more efficiently by cooperating in shared service agreements with other communities, including: New Hanover Township School; EMS services with Mansfield Township; Municipal Court with North Hanover; Fire Bureau with New Hanover; Tax Assessor with Pine Hill and Medford Lakes; Tax Collector with Delanco; Construction Official, Building Official, Plumbing Inspector, Fire Inspector, and Electrical Inspector with Springfield Township; Animal Control Officer with Cream Ridge; and Municipal Apartment Condominium Collection Services (MACCS) of solid waste with Mount Laurel Township.

⁸⁵ See Patriots Walk Overlay Zoning, adopted June 10, 2009, pp.17-18.

GOAL	POLICIES
<p>GOAL 6: Provide Adequate Housing at a Reasonable Cost</p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p>Policy on Housing - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p>Policy on Design - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>

Analysis

Goal #6 articulates the provision of adequate housing at a reasonable cost. The Borough's master plan is consistent with this goal as it is currently seeking substantive certification from the Council on Affordable Housing of its Fair Share Plan. The public comment period recently concluded. The goals of the plan include:

- To ensure safe, decent, and affordable housing in the Borough of Wrightstown.
- To promote a variety of housing types offering a range of affordability to create a greater diversity of age groups, income levels, and lifestyles in the Borough.
- To meet the Borough's affordable housing obligations and to obtain substantive certification for the Housing Element and Fair Share Plan from the Council on Affordable Housing (COAH).
- To preserve and enhance existing neighborhoods through rehabilitation of substandard housing units and appropriate infill development.
- To ensure that new housing development is in character with existing land use patterns and with land use patterns recommended in the Land Use Plan Element.
- To have a more stable and more permanent residential population in the Borough.

The following outlines the Borough's affordable housing obligations identified in the Housing Element and Fair Share Plan and the measures designed to meet them:

Rehabilitation Share:	4 units
New Construction:	
Prior Round Obligations	10 units (or less)
Projected Residential Growth Share Obligation	3 units
Projected Non-Residential Growth Share Obligation	<u>31 units</u>
	44 units (or less)

The Borough has met its rehabilitation share obligation through the Borough's Housing Rehabilitation Program. Wrightstown Borough has rehabilitated 15 units since April 1, 2000, which reduces the rehabilitation requirement to zero (0). The Borough will meet its prior round

and projected growth share obligation by seeking credits for Wrightstown Arms Apartments, a 52- unit Project Based Section 8 apartment complex, which recently extended its affordability controls through 2032. The Borough would like to continue its Housing Rehabilitation program, as well as embark on a Home Ownership Assistance program in the future. The Borough will continue through the substantive certification process and fulfill its affordable housing obligation.

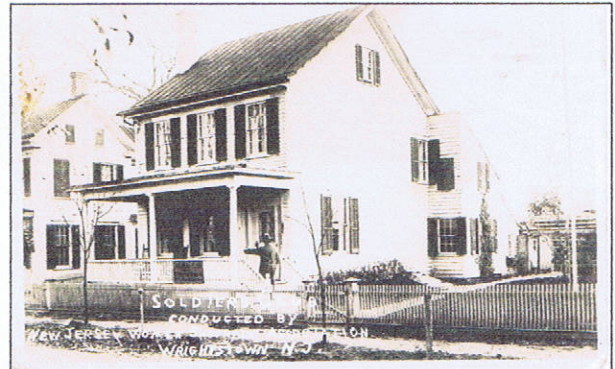
GOAL	POLICIES
<p>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p>Policy on Historic, Cultural and Scenic Resources - Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>

Analysis

Goal #7 seeks to preserve and enhance areas with historic, cultural, scenic, open space and recreational value. The Borough's existing Master Plan, as well as recent activities, furthers this goal in several ways. With respect to historic resources, the Borough has taken measures in its 1995 Master Plan and its 1998 Zoning Ordinance to preserve a historic neighborhood along West Main Street. This was in response to transformations that were taking place that were changing the character of the neighborhood. In some instances, front porches were transformed into indoor living space, thereby altering the character of the streetscape. The charm and ambience of front porches and the connectivity they provide to the street is being lost.



Photo of front porch enclosure at 40 West Main Street. May 31, 1996. *Source:* Larry Lownds



Historic photo from WW I era of 40 West Main Street with front porch. *Source:* Larry Lownds

It is anticipated that the new Master Plan will go a step further by identifying specific historic sites in the Borough, including the former Davis Grainery, the Methodist Episcopal Church, and the former two-room schoolhouse (noted in previous sections of this report). The Borough recently acquired the Methodist Episcopal Church, which is the oldest building standing in the Borough, dating back to 1836. The Borough intends to pursue capital preservation grant funds in order to properly rehabilitate and reuse the property.

With respect to recreation and open space, the Borough recently augmented the amenities at Croshaw Park by adding a volleyball court to the existing community facility. Additionally, the new Master Plan will also be considering the purchase of land and/or conservation easements along the North Run. This would help to minimize pollution and protect species habitat along the stream corridor as well as minimize conflicts and encroachments to the surface water and its associated ecological community. Developing nature trails as a secondary use would also promote sustainable interaction and appreciation of the Borough's natural resources for recreational and educational purposes.

GOAL	POLICIES
<p>Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide</p> <p>STRATEGY: Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p>Policy on Comprehensive Planning - Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, state, interstate and federal agencies.</p> <p>Policy on Planning Regions Established by Statute - The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to "rely on the adopted plans and regulations of these entities in developing the State Plan." In the State Plan, these areas are considered Planning Regions Established by Statute.</p> <p>Policy on Public Investment Priorities - It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.</p>

Analysis

Goal #8 seeks to ensure sound, integrated, comprehensive and coordinated planning based on capacity analysis and citizen participation. As noted in previous sections, the Borough has participated in many coordinated planning activities involving citizen participation and capacity analysis. Borough residents, officials, and businesses have been participating in community visioning and strategizing for over 15 years, with public and stakeholder participation playing a central role. The Borough adopted a Master Plan in 1995, a new Zoning Ordinance in 1998, a Redevelopment Plan in 1999, a Master Plan Re examination Report in 2001, a Master Plan Reexamination Report in 2007. The Borough adopted a new Housing Element and Fair Share Plan in 2008. Additionally, a community strategy committee of interested stakeholders has faithfully been meeting on a monthly basis to discuss and implement coordinated short and long-term planning approach for the community. Thus, a central element of the Borough's planning efforts over the past fifteen years has been stakeholder and public input, which has given representation to diverse interests in the municipality, as well as the region. The Borough has also received approval of its MUD/Patriots Walk Overlay zoning by the Pinelands Commission

and has met with surrounding communities to discuss long-term planning based on Wrightstown's infrastructure capacity.

The Borough's capacity for growth is at the heart of the afore-mentioned coordinated planning activities. The region's desire to revitalize Wrightstown by channeling growth and infill development into the Borough is based on the availability of public water and sewer in the Borough, as well as the availability of recently-acquired vacant land. On the flip side of this, the lack of public water and sewer in North Hanover, New Hanover, and Springfield and the desire to retain agriculture-based economies in these communities, as well as the need to buffer the Joint Base from development in the flight paths, propels the region's goal of securing an open space greenbelt around Wrightstown. Thus, these planning activities rely on the inherent capacity of the land and infrastructure to host community development.

CONSISTENCY WITH STATE PLAN - CENTER CRITERIA & POLICIES

The Pinelands Town portion of the Borough is recognized as a center, pursuant to the Memorandum of Agreement between the State Planning Commission and the Pinelands Commission that recognizes the correlations between certified CMP Regional Growth Areas, Towns and Villages and SDRP Centers. The civil portion of Wrightstown outside of the Pinelands is designated as a Rural Planning Area (PA-4). The entire civil portion of the Borough should be recognized as a Center.

While there are some variations when comparing Wrightstown to the State Plan Town Center criteria, the proposed center is consistent overall, particularly when considering the residential population and the civilian and military personnel located on Fort Dix and McGuire Air Force Base, as well as portions of the bordering communities of Springfield and North Hanover. The table below provides two scenarios for the comparison of Wrightstown Center to the Town Center criteria and policies. It compares the civilian portion of the Borough with the Town Center criteria. It also provides an alternate scenario that takes into consideration immediately adjacent areas in North Hanover and Springfield that are identified as "Wrightstown Center" in Burlington County's Strategic Plan and GAPP plan. Due to the Borough's unique circumstances, the Borough requests some flexibility in applying the State Plan criteria.

Criteria	State Plan Criteria: Town Center	Proposed Town Center Baseline	Proposed Town Center (20 years forward)
<i>Land Use</i>			
Function	Mixed-use core and diverse housing. Identified as a result of a strategic planning effort.	Mixed-use commercial core and diverse housing Identified as a result of local strategic planning effort	Mixed-use commercial core and diverse housing Identified as a result of regional strategic planning effort
Land area	< 2 sq mi	.49 sq mi (civil portion of Borough) ⁸⁶	.49 sq mi (civil portion)/ 1.11 sq mi (with surrounding growth areas)
Housing units	500 to 4,000	351 ⁸⁷ (civil portion)/ 611 ⁸⁸ (with surrounding growth areas)	366 ⁸⁹ (civil portion)/ 1026 (with surrounding growth areas)
Housing Density	> 3 du/acre	1.11 du/acre / .86 du/acre (with surrounding growth areas)	1.16 ⁹⁰ du/acre/ 1.45 du/acre (with surrounding growth areas)
<i>Population</i>			
Number of people	1,000 to 10,000	748 persons (civil portion)/ 1424 ⁹¹ (with surrounding growth areas)	938 ⁹² (civil portion)/ 2654 ⁹³ (with surrounding growth areas)
Density	> 5,000 per sq mi	1527 per sq mi (civil portion)/1283 per sq mi (with surrounding growth areas)	1914 per sq mi (civil portion)/ 2391 per sq mi (with surrounding growth areas)
<i>Economy</i>			
Employment	>500 to 10,000	700 jobs (civil portion)/ 1025 jobs (with surrounding growth areas)	1196 jobs ⁹⁴ (civil portion)/ 1746 jobs (with surrounding growth areas)
Jobs-housing ratio	1:1 to 4:1	2:1 (civil portion)/ 2:1 (with surrounding growth areas)	3:1 (civil portion)/ 2:1 (with surrounding growth areas)
<i>Infrastructure</i>			
Capacity (general)	Sufficient existing or planned infrastructure.	Public water and Sewer with Excess Capacity	Sufficient Public Water and Sewer.
Transportation	Arterial highway or public transit.	Principal Arterials are Fort Dix Street (County Rte 545) and Main St (County Rte 670). Close proximity to Route 295 and the NJ Turnpike via Rte 68 in nearby Springfield.	Principal Arterials are Fort Dix Street (County Rte 545) and Main St (County Rte 670). There will be new collector streets in MUD. Close proximity to Route 295 and the NJ Turnpike via Rte 68 in nearby Springfield.

⁸⁶ The civil and military portions of the Borough total 1.82 square miles.

⁸⁷ Since 2000, there have been 12 housing units constructed, resulting in 351 housing units.

⁸⁸ Wrightstown (351), N. Hanover's receiving area (260), none at EP Henry site.

⁸⁹ GAPP, p.36.

⁹⁰ 366 du (GAPP, p.36)/315 acres= 1.16 du/acre.

⁹¹ 748 (Wrightstown) + 676 (N. Hanover 260x 2.6) = 1424 persons

⁹² DVRPC's *Analytical Data Report No 14*, August 2007, projects 938 persons for Wrightstown.

⁹³ 938 (Wrightstown's DVRPC figure) + 1716 (North Hanover's receiving area) = 2654.

⁹⁴ This is based on the 496 jobs expected to be created by Phase I and Phase II of the Borough's Redevelopment Program, as outlined in the Borough's draft Housing Element and Fair Share Plan, dated June 18, 2009, p.22.

Wrightstown is unique in that the federal government owns almost 80% of the Borough. Consequently, Wrightstown Center reaches far beyond its civilian borders, drawing upon the residential population and the civilian and military personnel located on Fort Dix and McGuire Air Force base, as well as portions of the bordering communities of Springfield and North Hanover. According to Rick Dean, Community Planner at the Joint Base, there are approximately 4,500 persons living on Fort Dix and McGuire Air Force Base and the population at McGuire AFB is approximately 17,000 and the population at Fort Dix is 21,275.⁹⁵ These figures are not reflected in the Comparison Table above. As the Department of Defense's Base Realignment and Closure (BRAC) process enhanced and formally joined McGuire Air Force Base, Fort Dix, and Lakehurst Naval Air Engineering Station, each base is expected to have an increase in activity and mission. It is expected that these figures will increase by 682 full time personnel and 1522 reservists, who will be there on weekends and on reserve deployments.⁹⁶ Thus, Wrightstown is a significant housing and employment hub for the region.

Joint Base Baseline Demographics

	McGuire AFB	Fort Dix
Military	4347	17
Civilian	779	1431
NAF	287	334
Contractor	652	1046
Guard/Reservists	3919	1128
Students/Mobilization	8	2843
Other Supported Groups*	7000	14476
Total	17000	21275

*Includes dependents, retirees, tenants, non-DoD training.

Source: Joint Base Demographics, Baseline population from Rick Dean, Community Planner at the Joint Base.

According to the County's plans, Wrightstown Center will seamlessly integrate with a potential receiving area in North Hanover for a transfer of development rights program that would allow the Township to preserve farmland. The receiving area is roughly defined as the Sykesville Road corridor, from the Wrightstown Municipal Boundary, north to Croshaw Road. While the Borough of Wrightstown cannot speak for North Hanover Township, nor make any representations on its behalf, the Northern Burlington County Regional Strategic Plan recommends that Wrightstown Town Center include both the civil area of Wrightstown, as well as the adjacent receiving area in North Hanover Township.⁹⁷ Therefore, the Office of Smart Growth should take into consideration the potential receiving area in North Hanover that borders Wrightstown, as well as the EP Henry plant that straddles Springfield and Wrightstown.

Consequently, the demographics of North Hanover's potential receiving area should also be taken into consideration. The Burlington County Department of Economic Development and Regional Planning forecasts the construction of 400 housing units in North Hanover's "Wrightstown Town Center" potential receiving area by the year 2035. Using an average household size of 2.6 persons and taking into account the existing 200 housing units, this results

⁹⁵ E-mail correspondence from Rick Dean, Joint Base McGuire-Dix-Lakehurst dated November 9, 2009

⁹⁶ *Id.* See also *Commission wraps up base closing, reordering work*, USA Today article (8-27-2005), stating that McGuire Air Force Base will increase by 500 jobs. www.usatoday.com/news/nation/2005-08-27brac_x.htm.

⁹⁷ Northern Burlington County Regional Strategic Plan, p.40 (January 2008).

in an estimated total population of 1,716 persons by the year 2035 in the receiving area. The County also forecasts 200 jobs being added to the existing 200 jobs, resulting in a total of 400 jobs in the receiving area by the year 2035.

Likewise, the area in Springfield known in the County's GAPP Plan as Wrightstown Center, which is the EP Henry Plant that straddles the Wrightstown-Springfield border, should also be taken into consideration. The County forecasts that Springfield's Wrightstown Center (EP Henry site) will experience an increase in 25 jobs by 2035. Therefore, in total, Wrightstown Center area is anticipated to experience 1026 housing units and 1746 jobs by the year 2035. See table below. This figure does not include the demographics from the Joint Base, which far exceeds them.

GAPP- 2035 Growth Projections on Civilian Land

Area	2005 Housing Units	2035 Housing Units	2000-2035 Housing Unit Growth	2005 Jobs	2035 Jobs	2000-2035 Jobs Growth	2035 Pop/Sq Mile	2035 Houses/ Ac	2035 Jobs to Houses
N. Hanover's Receiving Area 340 acres	260	660	400	200	400	200	3292	1.9	.61
Springfield's Wrightstown Center (EP Henry) – 53 acres	0	0	0	125	150	25	0	0	0
Wrightstown – 315 acres	340	366	26	700	1196	350	2083	1.2	2.87
TOTAL 708 acres	600	1026	426	1025	1746	575			

Source: Northern Burlington County GAPP, pp.34-36 (citing DVRPC Analytical Data Report, No. 14, released August 2007), *modified by RDG to include Wrightstown's COAH employment projections, which exceeds County's 2035 projections.*

Therefore, while there are some variations when comparing Wrightstown to the State Plan Town Center criteria, the proposed center is consistent overall, particularly when considering the residential population and the civilian and military personnel located on Fort Dix and McGuire Air Force Base, as well as portions of the bordering communities of Springfield and North Hanover.

CONSISTENCY WITH STATE PLAN – PLANNING AREA POLICY OBJECTIVES

This section describes how the Borough's planning is consistent with the State Plan's Policy Objectives for Rural Planning Area 4 (PA-4).

PA 4 RURAL PLANNING AREA	
Policy Objectives	Wrightstown's Consistency
<p>Land Use:</p> <ul style="list-style-type: none"> - Enhance economic and agricultural viability and rural character by guiding development and redevelopment into centers. - In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around centers. - Use creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems and protects areas where public investments in farmland preservation have been made. - Development and redevelopment in the Environs should maintain or enhance the character of the area. 	<ul style="list-style-type: none"> - Wrightstown will be accommodating growth and reinvestment in an existing Center - Wrightstown will be surrounded by a virtual greenbelt, as surrounding communities are taking measures to preserve agricultural lands to form large contiguous areas and greenbelts around the center. - Surrounding communities are embarking on creative land use measures, using non-contiguous transfer of development rights, transfer of development rights, permanent preservation of farmland, and downzoning to ensure continued agricultural operations and that land use does not conflict with military operations.
<p>Housing:</p> <ul style="list-style-type: none"> - Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. - In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around centers. - Ensure housing, particularly affordable, seniors, special needs, family housing, is developed with access to a full range of services. - Focus multifamily and higher density single-family housing in Centers. - Any housing in Environs should be planned to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources. 	<ul style="list-style-type: none"> - The Borough' housing mix is predominantly multi-family and attached dwellings (74%) of total with a high proportion of renters (75%). The Borough is seeking to create a greater diversity of housing choice so the housing stock is more balanced, offering a range of affordability and lifestyles. - Wrightstown planners have reached out to NJ Transit seeking an expansion of bus service in the community, seeking service to the two largest apartment complexes in the community, one of which is deed restricted for affordable housing. - All housing would be located in Wrightstown, away from the rural environs.

PA 4 RURAL PLANNING AREA	
Policy Objectives	Wrightstown's Consistency
<p>Economic Development:</p> <ul style="list-style-type: none"> -Promote economic development activities within Centers that complement and support the rural and agricultural communities and that provide diversity in the rural economy and opportunities for off-farm income and employment. - Encourage tourism related to agriculture and the environment, as well as the historic and rural character of the areas. - Support appropriate recreational and natural resource-based activities in the Environs. - Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts to agricultural resources. 	<ul style="list-style-type: none"> -Planned economic development is designed to provide diversity for off-farm income and employment, as well as support the adjacent military base, including hotel, restaurant, professional office space, retail, higher education facilities. -Wrightstown's existing businesses support the rural and agricultural communities, including HAC farmlines. -Wrightstown is considering a Farmers Market in the downtown to support the local rural economy, as well as to serve an identified need at the military base. -The Borough recently acquired the oldest building standing in the community and intends to rehabilitate the property and reuse it.
<p>Transportation:</p> <ul style="list-style-type: none"> -Maintain and enhance a rural transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas. - Provide appropriate access of agricultural products to markets, accommodating the size and weight of modern agricultural equipment. - In Centers, emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options through. - Support the preservation of general aviation airports as integral parts of the state's transportation system. 	<ul style="list-style-type: none"> -State highway Route 68 and County Routes 670 and 545 link Wrightstown to other centers, as well as to Route 295 and the NJ Turnpike. -The heart of the Borough's plans for the downtown focuses on mixed land uses, compact clustered community design, walkability, distinctive and attractive buildings and public space offering a sense of place. -Wrightstown planners have reached out to NJ Transit seeking an expansion of bus service in the community, particularly to the two largest apartment complexes in the community.
<p>Natural Resource Conservation:</p> <ul style="list-style-type: none"> -Minimize potential conflicts between development, agricultural practices and sensitive environmental resources. - Promote agricultural management practices and other agricultural conservation techniques to protect soil and water resources. - Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protect natural systems and natural resources. 	<ul style="list-style-type: none"> -Wrightstown is surrounded by the Joint Base and agricultural communities who are actively trying to create a greenbelt around Wrightstown through the preservation of farmland, transfer of density programs, acquisition of development rights in air hazard zones, and downzoning efforts. -In the upcoming Master Plan, Wrightstown will be considering the purchase of land and/or conservation easements along the North Run, as well as a stream corridor overlay protection zone that would prohibit certain uses within proximity to the North Run.

PA 4 RURAL PLANNING AREA	
Policy Objectives	Wrightstown's Consistency
Agriculture and Farmland Preservation: <ul style="list-style-type: none"> - Guide development to ensure continued viability of agriculture and retention of farmland in agriculture areas. - Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. - Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land –use conflicts. - Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment. 	<ul style="list-style-type: none"> -Wrightstown represents an exemplary Smart Growth opportunity for accommodating growth and reinvestment in an existing center with infrastructure, which will in turn help to protect the region's rural character, quality of life, and agricultural industry by absorbing some of the density that might otherwise occur in surrounding areas. - Wrightstown is surrounded by the Joint Base and agricultural communities who are actively trying to create a greenbelt around Wrightstown through the preservation of farmland, transfer of density programs, acquisition of development rights in air hazard zones, and downzoning efforts.
Recreation: <ul style="list-style-type: none"> -Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers. -Provide regional recreation and tourism opportunities by targeting parkland acquisition and improvements that enhance large contiguous open space systems and by facilitating alternative recreational and tourism uses of farmland. 	<ul style="list-style-type: none"> -Croshaw Park consists of both active and passive recreational opportunities on 21.56 acres adjacent to the municipal complex on Saylor's Pond Road. A new street in the 42 acres, known as Patriots Way, will terminate at Croshaw Park and the municipal complex.
Redevelopment: <ul style="list-style-type: none"> -Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Centers-based development to accommodate growth that would otherwise occur in the Environs. - Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and design that enhance public safety, encourage pedestrian activity, reduce dependency on the automobile and maintain the rural character of the Centers. 	<ul style="list-style-type: none"> -Wrightstown has historically served as the commercial core for surrounding communities and the military bases. The Borough is valiantly seeking to return the downtown into a lively mixed-use center that will absorb some of the density that might otherwise occur in surrounding areas. The plans for the downtown encourage pedestrian activity by incorporating mixed land uses, compact clustered community design, walkability, distinctive and attractive buildings and public space offering a sense of place.

PA 4 RURAL PLANNING AREA	
Policy Objectives	Wrightstown's Consistency
Historic Preservation: <ul style="list-style-type: none"> - Encourage the preservation and adaptive reuse of historic or significant buildings. Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to develop or redevelop. - Outside of Centers, coordinate historic preservation needs with farmland preservation efforts. - Coordinate historic preservation with tourism efforts. 	<ul style="list-style-type: none"> -The Borough recently acquired the oldest building standing in the community, the Methodist Church on West Main Street, and intends to rehabilitate the property. The Borough is considering its reuse as a resource center for the community. In the 1991 Master Plan, a new historic apartment district was created for West Main Street. The Borough will be identifying significant historic resources in the upcoming Master Plan, including the former Davis Grainery.
Public Facilities and Services: <ul style="list-style-type: none"> -Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of productive farmlands and other open spaces; to protect public investments in farmland preservation programs; and to minimize conflicts between Centers and surrounding farms. - Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. - Make community wastewater treatment a feasible and cost-effective alternative. 	<ul style="list-style-type: none"> -Wrightstown has public water and sewer facilities to support its center. -The public school facility for Wrightstown and New Hanover Township is located in Wrightstown's downtown.
Intergovernmental Coordination: <ul style="list-style-type: none"> - Coordinate efforts of various state agencies, county and municipal governments to ensure that state and local policies and programs support rural economic development, agriculture, and the rural character of the area by examining the effect of financial institution lending, governmental regulation, taxation, and other governmental policies and programs. 	<ul style="list-style-type: none"> -Wrightstown has systematically coordinated with State, Regional and County agencies, as well as adjacent municipalities on planning efforts, as explained at length herein. -Wrightstown has many shared services agreements with surrounding municipalities as discussed at length herein.

STATE AGENCY ASSISTANCE

It is anticipated that Plan Endorsement and Center designation will help foster economic development in the Borough, reduce electric construction fees that would otherwise accrue to a community without Center status, assist with needed financing for infrastructure improvements, as well as facilitate coordination of regulatory agency review of planned development in the community. With all levels of government on the same page, it will make Wrightstown's transition achievable in the desired time frame.

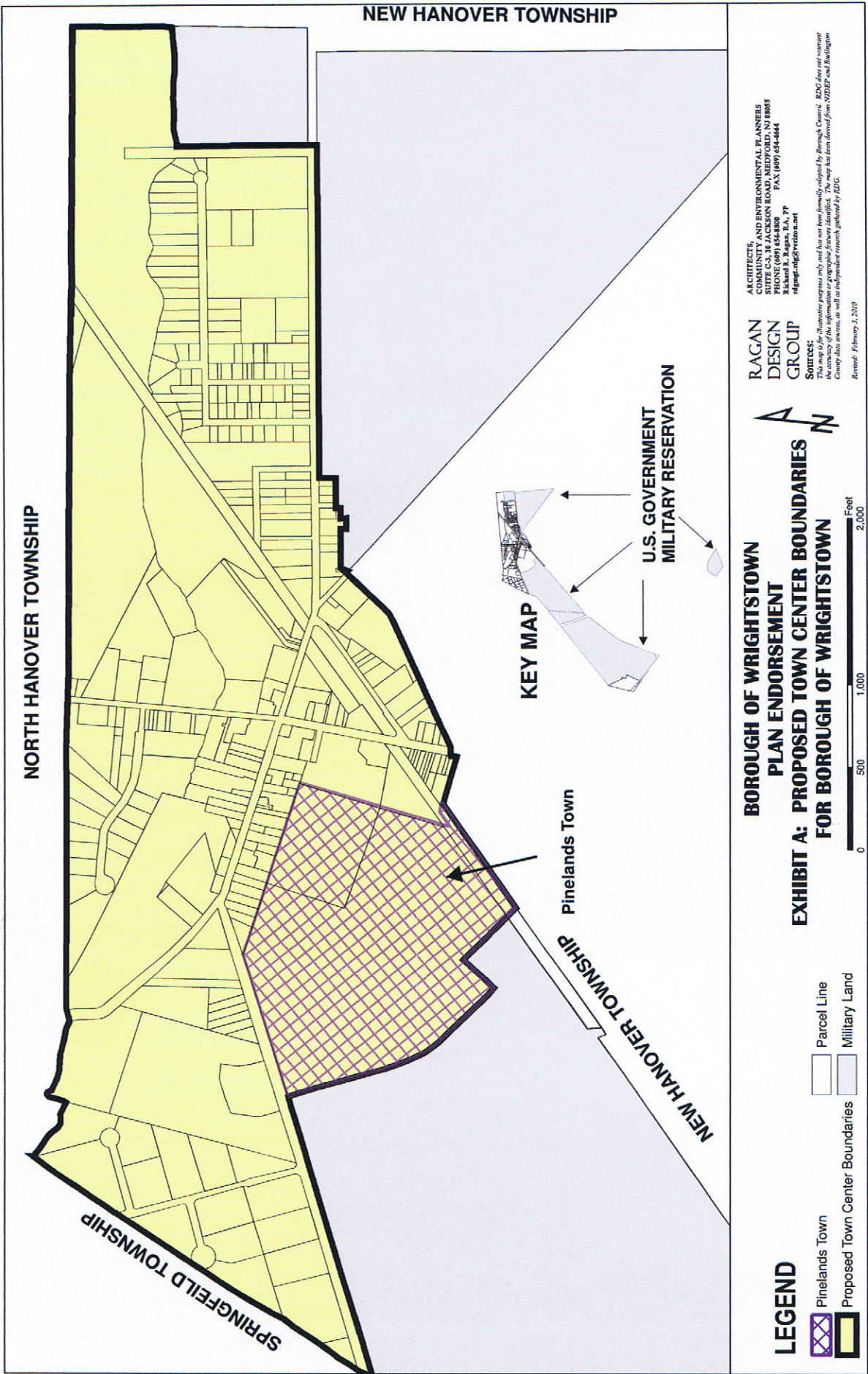
CONCLUSION

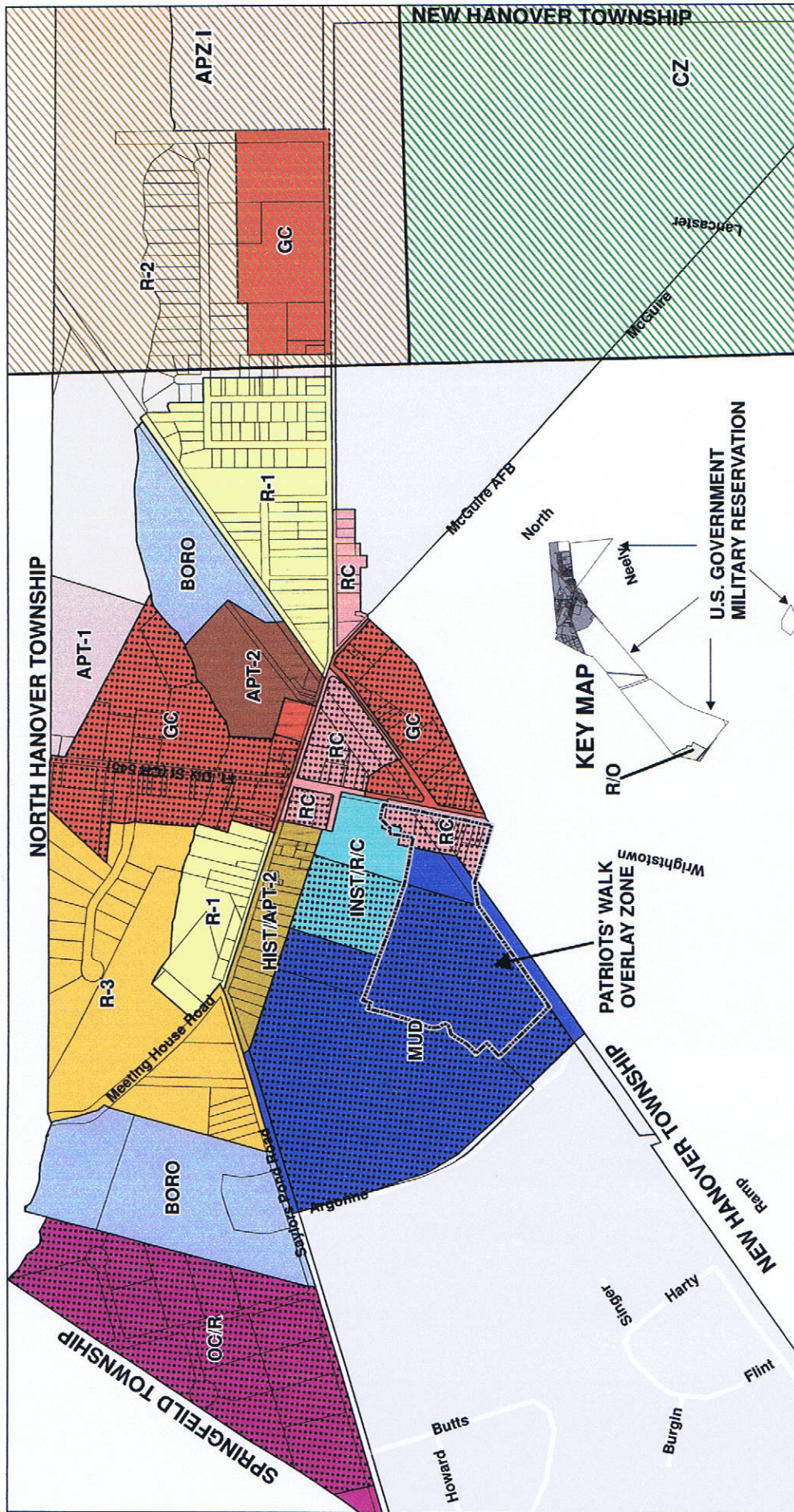
Wrightstown Borough is asking the Office of Smart Growth and the State Planning Commission to recognize the substantial planning efforts that have taken place over the past fifteen plus years in the Borough and the region by endorsing the Borough's Vision and Plan. It is expected that the Borough's planning documents will be refined as a result of this process, resulting in a new Master Plan for the Borough. As detailed at length herein, the Borough's planning efforts have been supported by the County, the State, the Joint Military Base, as well as private investors who have the ability to implement the Borough's Vision and Plan. As integration and coordination of planning efforts is at the heart of the State Plan, the Borough is seeking Plan Endorsement and Center designation of the civil portion of the Borough.

EXHIBITS

- A. Proposed Town Center Boundaries for Borough of Wrightstown**
- B. Zoning Map**
- C. Existing Land Use Map**
- D. Natural Resources Map**
- E. Community Facilities Map**
- F. Historic Resources Map**
- G. Circulation Map**
- H. Utilities Map**
- I. 'Wrightstown Center' and Surrounding Area Map⁹⁸**

⁹⁸ In the Northern Burlington County GAPP Plan, 'Wrightstown Center' extends beyond the civilian portion of the Borough and includes a small portion of land in Springfield, known as the EP Henry Site, and a potential receiving area for a TDR program in North Hanover.





BOROUGH OF WRIGHTSTOWN PLAN ENDORSEMENT EXHIBIT B: ZONING MAP

LEGEND

Zoning District	HIST/APT-2	BORO	R-1	R-2	R-3	GC	INST/R/C	MUD	OC/R	RC	APT-1	APT-2
Air Hazard Overlay Zone	APZ I	APZ II	CZ									
Military Reservation												
Patriots' Walk Overlay Zone												
Redevelopment Area												

ARCHITECTS, COMMUNITY AND ENVIRONMENTAL PLANNERS
 3010 JACOBSON ROAD, MEDFORD, NJ 08855
 TEL: (908) 684-4444 FAX: (908) 684-4444
 RAGAN DESIGN GROUP
 RAGAN DESIGN GROUP, INC.
 1000 RAGAN DRIVE, SUITE 100
 HAZELWOOD, NJ 07033
 TEL: (908) 684-4444 FAX: (908) 684-4444
 ragan@rdggroup.com

SOURCES:
 This map is for illustrative purposes only and does not constitute a warranty of the accuracy of the information or geographic features identified. The map has been derived from NJDEP and Burlington County data sources, as well as independent research gathered by RDG.

Revised: February 1, 2013

KEY MAP

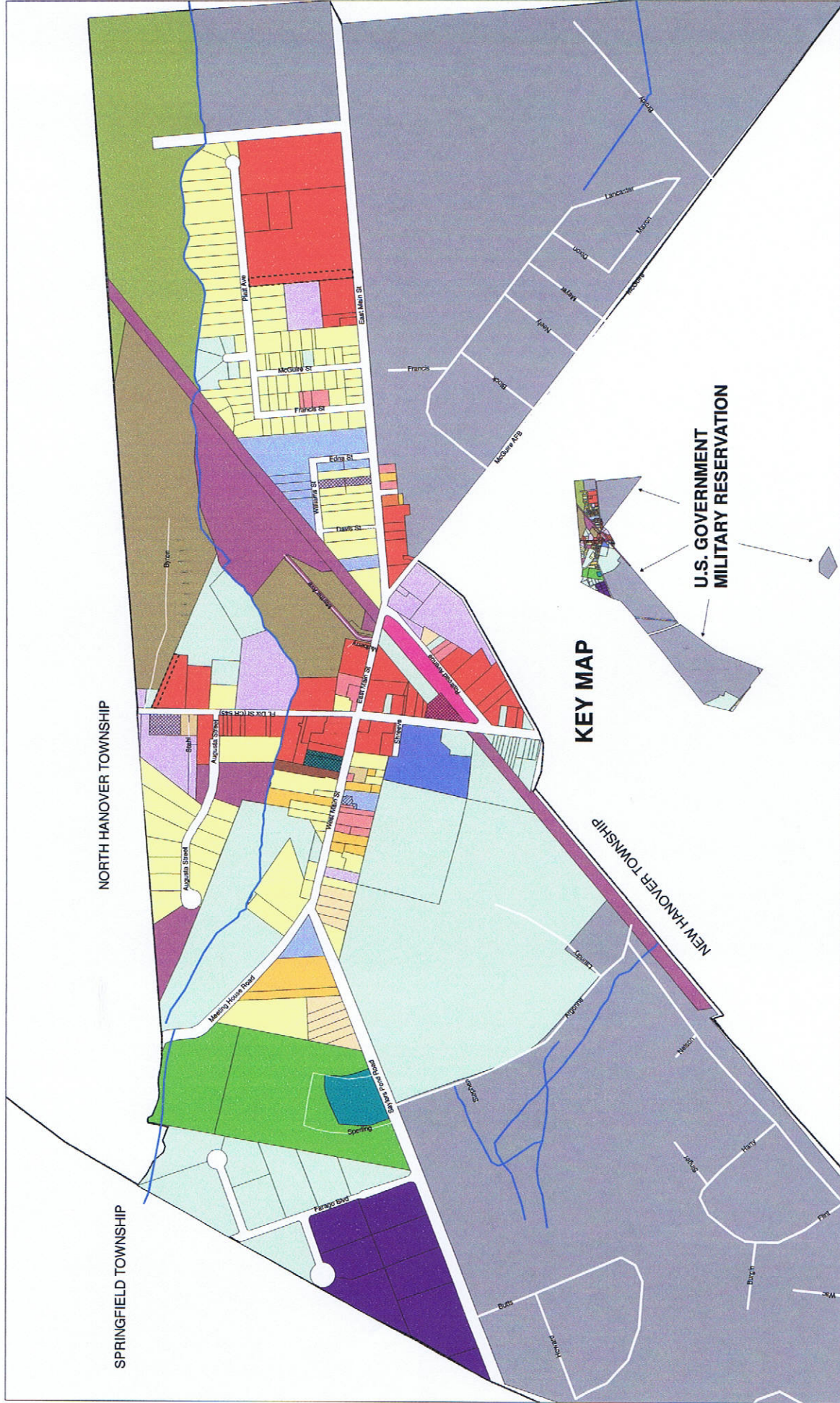
U.S. GOVERNMENT MILITARY RESERVATION

PATRIOTS' WALK OVERLAY ZONE

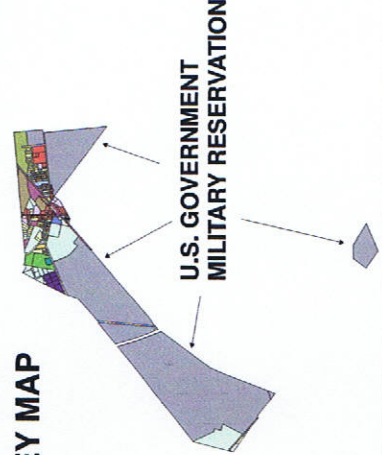
LEGEND

Zoning District	HIST/APT-2	BORO	R-1	R-2	R-3	GC	INST/R/C	MUD	OC/R	RC	APT-1	APT-2
Air Hazard Overlay Zone	APZ I	APZ II	CZ									
Military Reservation												
Patriots' Walk Overlay Zone												
Redevelopment Area												

Scale: 0 500 1,000 2,000 Feet



KEY MAP



U.S. GOVERNMENT
MILITARY RESERVATION

LEGEND

- | | | | |
|-------------------------|-----------------------------|-------------------------------|-----------------|
| Land Use | Multifamily (10+ Units) | Utility/Stormwater Management | Farmland |
| Single Family | Boarding House | Park and Recreation | Stream |
| Twin | Commercial | Religious Institution | Vacant Building |
| Two Family | Commercial/Multifamily | Community Facility | Easement |
| Triplex/3-Family | Heavy Industrial | School | |
| Multifamily (4-6 Units) | Light Industrial | Vacant Land | |
| Multifamily (7-9 Units) | Light Industrial/Commercial | Military | |

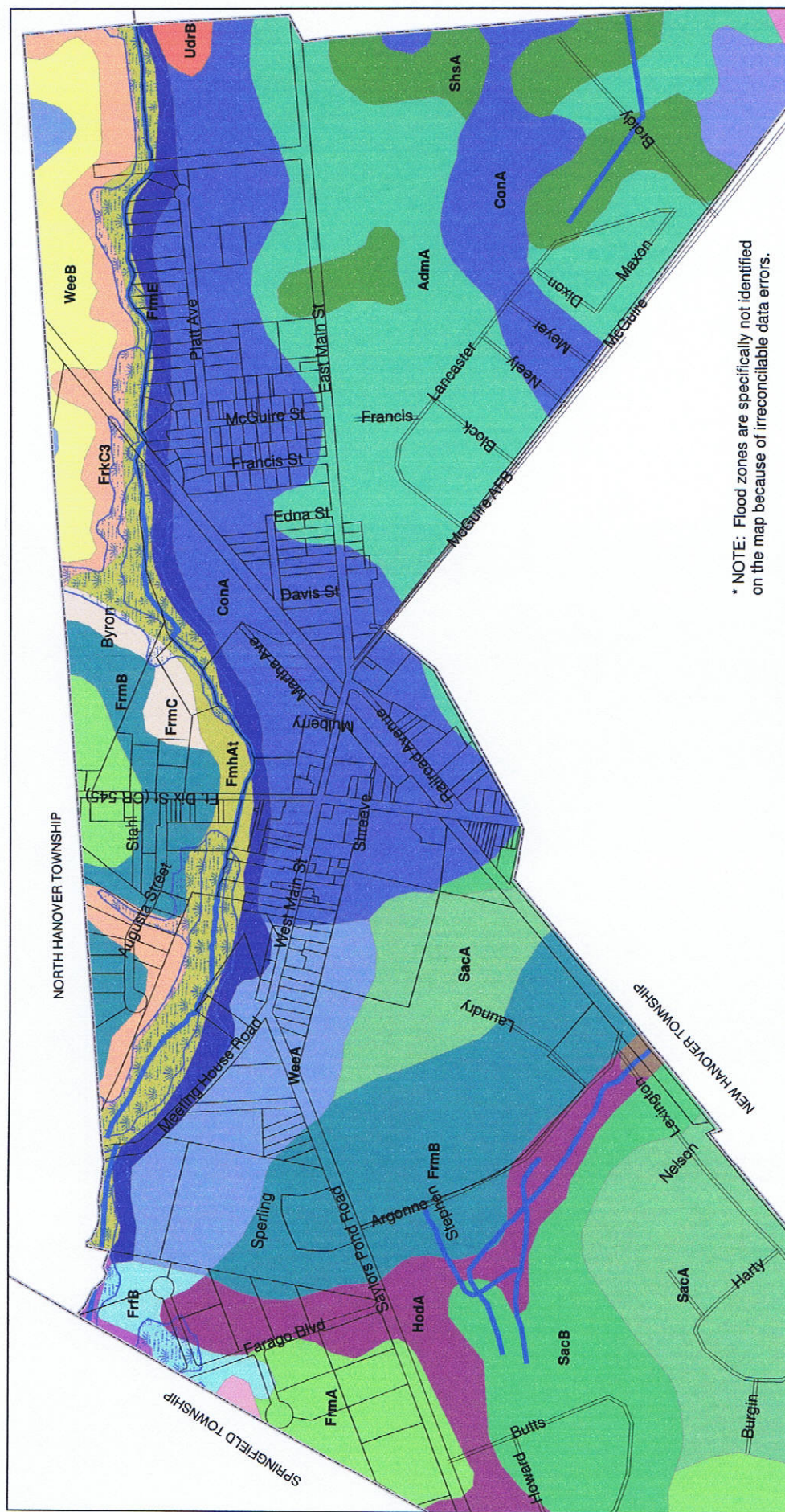
WRIGHTSTOWN BOROUGH PLAN ENFORCEMENT EXHIBIT C: EXISTING LAND USES



ARCHITECTS
COMMUNITY AND ENVIRONMENTAL PLANNERS
RAGAN DESIGN GROUP
300 S. JACOBSON ROAD, MEDFORD, NJ 08055
TEL: (908) 664-0001
RAGAN@RAGANDGROUP.COM
RAGANDESIGNGROUP.COM

SOURCES:
Aerial photography provided by the Township of Wrightstown, NJ. All other data was obtained from the Township of Wrightstown, NJ. The map was prepared by RAGAN DESIGN GROUP, Inc. in accordance with the standards of the American Society of Professional Surveyors (ASPS) and the National Map Accuracy Standards (NMAS).

Revised February 1, 2019



LEGEND

Soil Type

AdmA	FmbAt	FrmC	PHG	UdB	 Stream Wetlands
CoeAs	FmB	FrmD	SacA	UdwB	
ConA	FrkC3	FrmE	SacB	WeeA	
ConB	FrmA	HodA	ShsA	WeeB	
	FrmB	HodB	URSAAB		

**WRIGHTSTOWN BOROUGH
PLAN ENDORSEMENT
EXHIBIT D: NATURAL RESOURCES MAP**

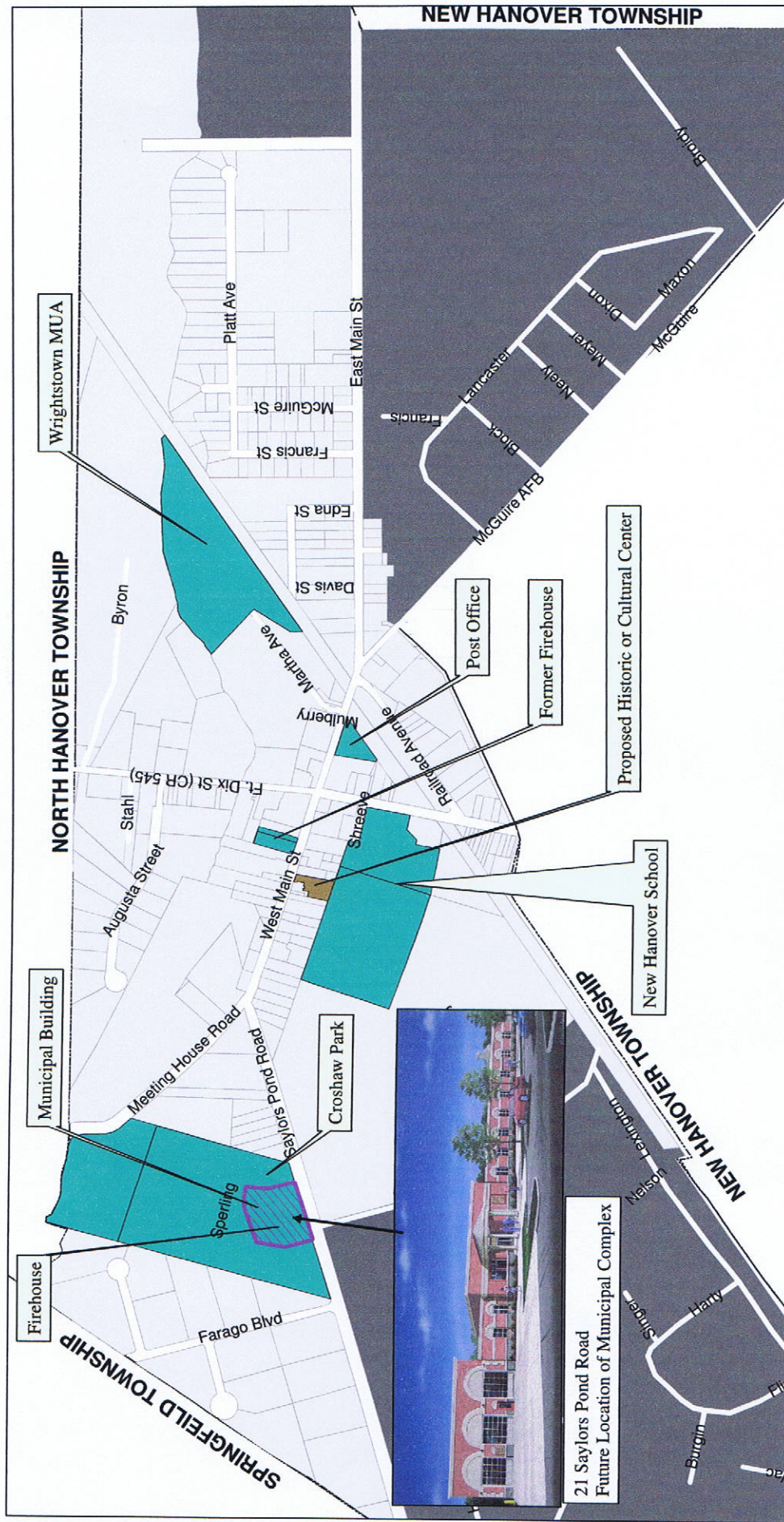


**RAGAN
DESIGN
GROUP**

ARCHITECTS,
COMMUNITY AND ENVIRONMENTAL PLANNERS
SUITE C-3, 18 JACKSON ROAD, MEDFORD, NJ 08055
PHONE (609) 654-4800 FAX (609) 654-4644
Richard R. Ragan, R.A., PP
rdrgn@verizon.net

Sources: This map is for illustrative purposes only and has not been formally adopted by Roughly Correct. RNC does not increase the accuracy of the information or geographic features identified. The map has been derived from Civil Solutions, NCEP and Burlington County data sources, and is independent research gathered by RNC.

Revised: February 1, 2019



BOROUGH OF WRIGHTSTOWN PLAN ENDORSEMENT EXHIBIT E: COMMUNITY FACILITIES MAP

LEGEND

- Community Facilities
- Civilian Land
- Military Land
- Proposed Historic or Cultural Center
- Future Location of Municipal Complex

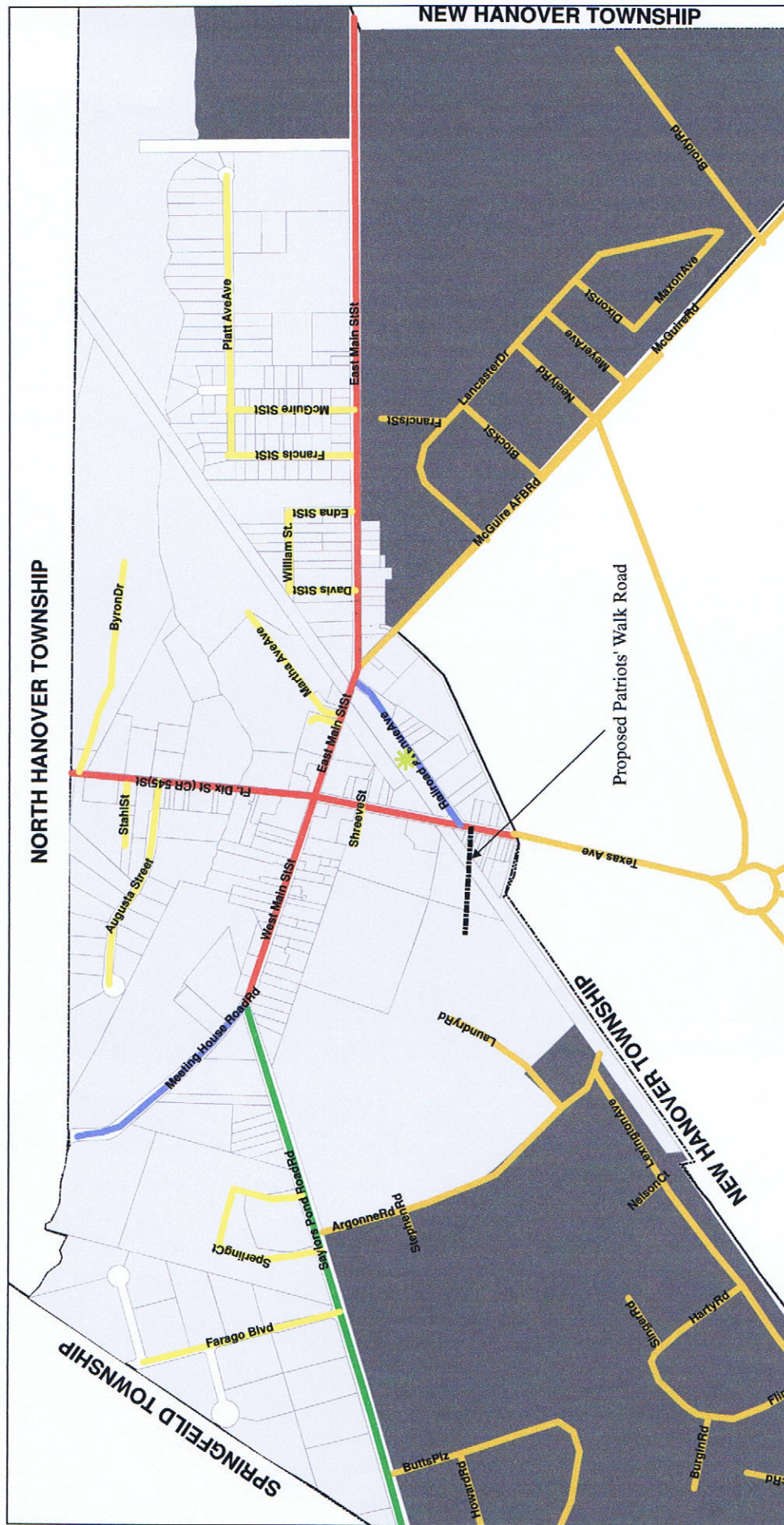
**RAGAN
DESIGN
GROUP**

ARCHITECTS,
PLANNERS AND ENVIRONMENTAL PLANNERS
SUITE C-3, 30 JACKSON ROAD, MIDDLETOWN, NJ 08055
PHONE (609) 654-8800 FAX (609) 654-4664
Richard R. Ragan, R.A., P.E.
rdrag@rdg.com

Sources:

This map is for illustrative purposes only and has not been formally adopted by Borough Council. RDG does not warrant the accuracy of the information or geographic features identified. The map has been derived from NDSP and Burlington County data sources, as well as independent research gathered by RDG.

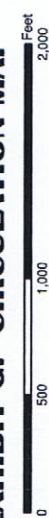
Revised: February 3, 2010



LEGEND

- Principal Arterial
- Minor Arterial
- Collector
- Local
- Military
- Civilian Land
- Military Land
- * NJ Transit Bus Stop
- Future Collector Road

BOROUGH OF WRIGHTSTOWN PLAN ENDORSEMENT EXHIBIT G: CIRCULATION MAP

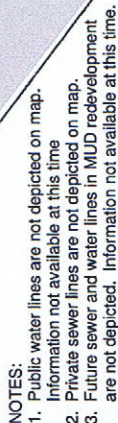


ARCHITECTS,
COMMUNITY AND ENVIRONMENTAL PLANNERS
RAGAN
DESIGN
GROUP

SOURCES:

This map is for illustrative purposes only and has not been formally adopted by Borough Council. RDG does not warrant the accuracy of the information or geographic features identified. It may not have been derived from MDEP and Burlington County data sources, as well as independent resources gathered by RDG.

February 3, 2019














**RACAN
DESIGN
GROUP**

ARCHITECTS,
COMMUNITY AND ENVIRONMENTAL PLANNERS
SUITE C-3, 10 JACKSON ROAD, MEDFORD, NJ 08055
PHONE (609) 654-4800 FAX (609) 654-4664
Richard R. Ragan, R.A., PP
rdrgngrp@verizon.net

Sources:
This map is for illustrative purposes only and has not been formally adopted by Borough Council. RCG data are not warranted for the accuracy of the information or geographic features identified. The map data were derived from Civil Solutions, NDEP and Burlington County data sources, as well as independent sources gathered by RCG.



- Legend**
- | | | | | |
|---|--------------------------------------|---|----|--------------------------------------|
|  | Sewer Lines |  | EP | Existing Sewage Pump |
|  | Civilian Land |  | | Future Storage Tank |
|  | Military Land |  | | Existing Storage Tank |
|  | Existing Electric Transmission Lines |  | | Existing Well (6" and 10") |
|  | Future Electric Transmission Lines |  | | Closed Wells |
| | |  | | Waste Water Treatment Plant Facility |

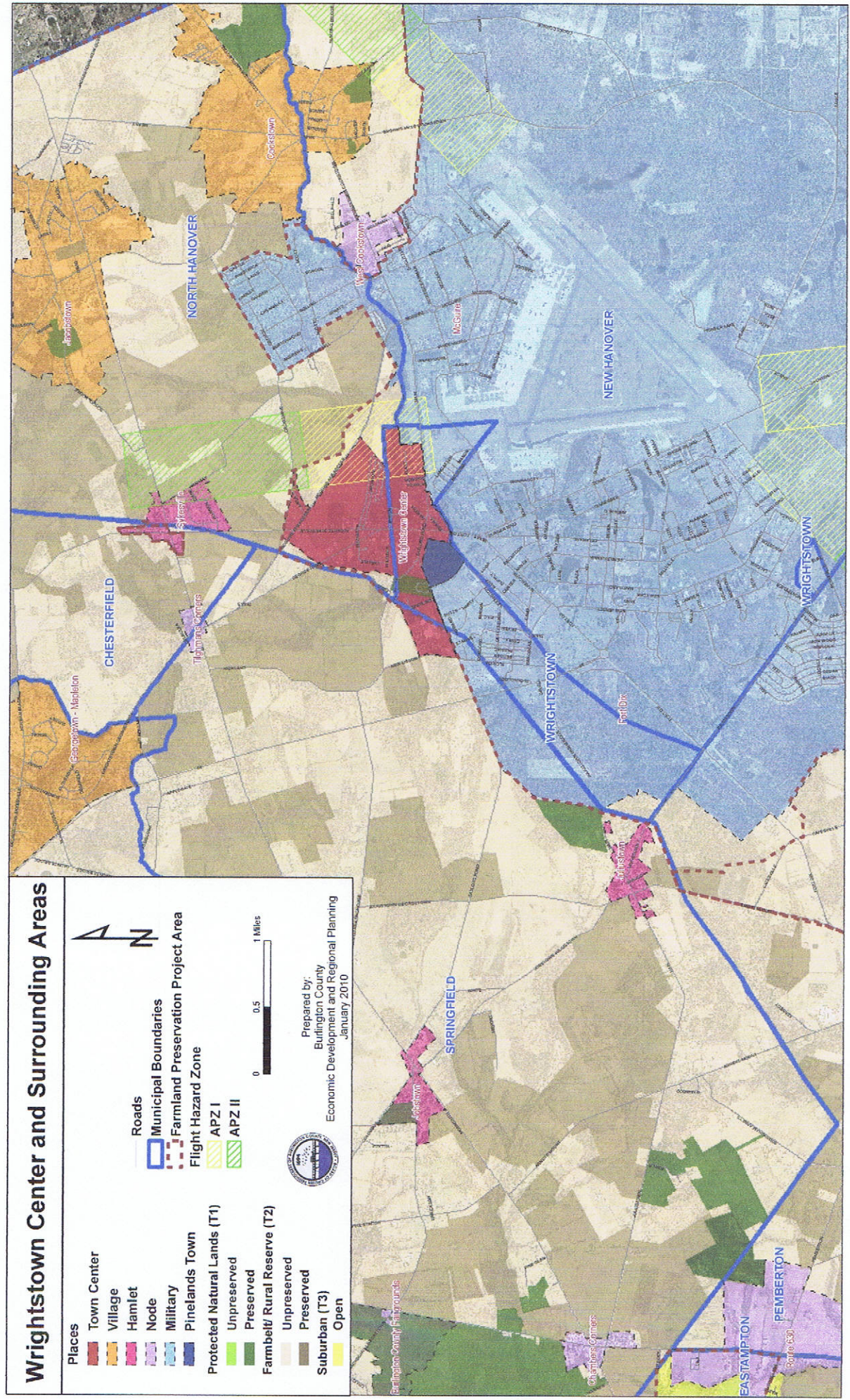


EXHIBIT "I" - WRIGHTSTOWN CENTER AND SURROUNDING AREAS