

# *Township of Commercial*

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1768 Main Street • Port Norris, New Jersey 08349  
(856) 785-3100 • Fax: (856) 785-9420

MIKE VIZZARD  
Mayor

FLETCHER JAMISON  
Deputy Mayor

RYAN BROUGHTON  
Committeeman

HANNAH E. NICHOLS  
Township Clerk

February 3, 2020

Meghan E. Wren  
Area Planner  
Office of Planning Advocacy  
NJ Business Action Center  
Office of Secretary of State  
33 West State Street, 4<sup>th</sup> Floor  
P.O. Box 820  
Trenton, NJ 08625-0820

Dear Meghan;

Congratulations on your new position with the Office of Planning Advocacy.

The Township of Commercial wants to renew their Center Designation and we had applied for an extension until June 30<sup>th</sup> 2020. I have compiled a list of documentation in accordance to your list of requirements. I see from your e-mails that Bob Brewer, Cumberland County Planning Director had offered to send you copies of the Master Plan 2006, Zoning Map 2014, Development Regulation Ordinance 2007-487. If Mr. Brewer has not provided copies of same let me know. I am forwarding the following as requested in renewing Commercial Township's Center Designation.

- Item 1. Environmental Commissions suggestions during re-examination of Master Plan.
- Item 2. Master Plan Reexamination Report, Adopted October 25, 2017
- Item 3. 2017 Official Map Township of Commercial
- Item 4. Land Use Map
- Item 5. Development Regulation Ordinance 2007-487, hopefully Mr. Brewer sent copy/ lengthy
- Item 6. Zoning Map With Schedule
- Item 7. Natural Resources Inventory Twp. Commercial, this is a book, if you need copy let me know.
- Item 8. Recreational Site List & Open Space Map Attached
- Item 9. Redevelopment Plan Ordinance 2011-522 Of The Commercial Township Landfill
- Item 10. Farmland Preservation / Ordinance 84-254-Right To Farm was adopted
- Item 11. Resource Protection Ordinances: 546-Trees, 568-Bamboo-Prohibited, 567 Truck Traffic,  
576-Flood Damage Prevention, 559-Permission SJ Gas New Lines
- Item 12. No Pending Major Subdivisions and Site Plan Applications
- Item 13. No Approved Major Subdivisions and Site Plan Projects During Past Five Years
- Item 14. No Report Necessary

*Small Town Charm Along the Scenic Maurice River*

**Item 15. Reports Environmental Commission Past Five Years, Regulation Changes By County Health Department Last 5 Years Effected Lives of Residents**

**Item 16. No Enforcement Actions Taken By The NJDEP Against Commercial Township**

**Item 17. Other Ordinances That Effect Commercial Township: Ord. 2005-465 Stormwater Management, Ord. 2012-529 Renovations To Robbinstown Library In Amount \$200,000, Ord. 2009-510 Franchise to Comcast For TV And Communication Services. Franchise Is up for renewal in 2020. Ord. 2007-481 Vacating Portion Of High Street For Surfside Products In Exchange For Portion of High Street Beneficial To Township. Surfside is Employer to Many Commercial Township Residents**

I am going to e-mail this documentation to you with Plain Sheet of Paper with the Item Number on it which relates to the data immediately following. Your e-mails implied that you wanted all information sent electronically. If you find that you would want a hard copy let me know. Any questions, need additional documentation, don't hesitate. Your request list us attached.

Respectfully,

  
Hannah E. Nichols, RMC, CMR

Township Clerk

Commercial Township

1768 Main Street

Port Norris, NJ 08349

hnichols@commercaltwp.com

Best,  
Meghan

Meghan E. Wren  
Area Planner  
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Here is the full list:

\_\_\_ 3. Municipality's existing planning documents, to the extent they already exist, unless providing copies is waived pursuant to N.J.A.C. 5:85-7.6, including:

- 1 ☒ Most recently adopted Master Plan and any draft elements currently being considered
- 2 ☒ Master Plan Reexamination Report(s)
- 3 ☒ Official Map pursuant to N.J.S.A. 55D-32
- 4 ☒ Land use map
- 5 ☒ Zoning Ordinance and other land development standards — Mr Brewer offered.
- 6 ☒ Zoning map and schedule
- 7 ☒ Conservation Plan and Natural Resource Inventory (NRI)
- 8 ☒ Recreation and Open Space Inventory (ROSI)
- 9 ☒ Redevelopment Plan(s) and/or Rehabilitation Plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- 10 ☒ Farmland Preservation/Agricultural Retention Plan
- 11 ☒ Resource protection ordinances
- 12 ~~NA~~ Inventory of pending major subdivision and site plan applications
- 13 ~~NA~~ Inventory of approved major subdivision and site plan projects for the past 5 years
- 14 ~~NA~~ Board of Adjustment reports prepared for each of the past 5 years pursuant to NJSA 40:55D-70.1
- 15 ☒ Annual reports of the Board of Health and Environmental Commission for the past 5 years
- 16 ☒ Any enforcement actions taken by the NJDEP
- 17 ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan, etc.)

Items 1 thru 7

Batch I

Item I

# Memorandum

**To:** Sarah Birdsall, Planning Consultant  
**CC:** Commercial Township Committee  
**From:** John J Nardone, Environmental Commission Chairman  
**Date:** 12/21/2016  
**Re:** 2016 Master Plan Reexamination Report

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Thank you for the opportunity afforded the Environmental Commission to review the proposed updates to the master plan for Commercial Township. We were pleased with the revisions but have some recommendations we feel will add clarity and specificity.

Page 1 - The second paragraph should reference the Environmental Resource Inventory as the foundation for the master plan.

As a general question, is our current Environmental Resource Inventory being updated as part of the master plan review?

Page 2 - Second paragraph, you mention policy modifications at the state level. It would be helpful to know which policies and which state agencies were involved.

Page 3 - First paragraph bullets, add a bullet for preservation of farms, which is different than agricultural preservation.

Under Agricultural Preservation, add a number four to recommend adoption of a Right to Farm Ordinance if we do not already have one. If we do, it should be mentioned.

Under Economic Development, number 3 should say "Use development regulations" not "develop".

- Page 4 - Under Land Use, please name the three villages.
- Under Housing, indicate what COAH stands for the first time it is used
- Under Housing, please indicate the status of our COAH obligation. Have we been certified?
- Under Recycling number one add "at a minimum" to the end of the sentence.
- Page 5 - Paragraph three, add a sentence to encourage the adoption of a right to farm ordinance if we do not have one. If we do it should be mentioned here.
- Paragraph three should read ".....retaining armlad is still an objective which the township feels is valid."
- Page 6 - Paragraph one, Was the *Bayshore Heritage Byway Corridor Management Plan* ever adopted? If so that should be noted.
- Under Environmental Protection, paragraph one, (1) please give examples of why wetland mapped areas continue to increase rather than saying "for a variety of reasons." (2) Change "wetland mapped areas" to mapped wetland areas. (3) Insert a dash between 255 and acres.
- Paragraph two, list the six Natural Heritage priority sites and indicate the three in the conservation or agricultural zoning districts.
- Paragraph three, Committee should be Commission. It should also be noted that we have passed an ordinance for the control of bamboo in the township.
- Page 8 - Under Recycling, please add "and other recycling initiatives" to the first sentence after "...Cumberland County recycling program."
- Under Township Demographics, add to the last sentence the phrase "the population aging in place" has particular importance in terms of township planning.

Page 9 &10 - Add lines to the tables and increase font size to make them easier to read. Please indicate what the +/- numbers mean in the tables. We know they probably measure some amount of uncertainty but that should be noted.

The symbol in column two of the tables + appears to be a footnote indicator but it is not referenced anywhere else.

Page 9 - The second paragraph from the bottom is confusing. Can it be made clearer?

Page 12 - There is an extra "t" on the last line of the second paragraph from the bottom.

Page 13 - Paragraph two should say Commercial Township was involved in "an" intensive recovery.

Copies of the three plans cited should be included with the master plan or it should be noted that copies are available at the township office.

Page 14 - The fifth bullet point should be re written to make it more clear.

Page 16 - Bullet two should be changed to "Update sign ordinance in keeping with the character of the villages".

Bullet three last sentence, the word "any" should be deleted.

We thank you for your attention and cooperation.

*December 21, 2016*

If you have any questions, please feel free to contact me at 609-351-3987 or [johninardone@yahoo.com](mailto:johninardone@yahoo.com). Thank you very much for your cooperation.



Item # 2

Item 2.



## 2017 Master Plan Reexamination Report

### Commercial Township

### Cumberland County, New Jersey

#### Land Use Board

Russell Stormes

Ken McGill

Ronald Sutton, Sr.

Doris Tomlinson

Debra Karp

LaRae Smith

Dean Berry

Debbie Hollinger

Mike Vizzard

Christina Cannon (Alt)

Aaron Harden (Alt)

Kathi Burno, Board Secretary

Frank DiDomenico, Board Attorney

Stephen Nardelli, Board Engineer

25 October 2017

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SARAH BIRDSALL, PLANNING CONSULTING

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## INTRODUCTION

Commercial Township has conducted this review of its planning and development in accordance with the New Jersey Municipal Land Use Law (MLUL) which requires each municipality in the State to re-examine its Master Plan and development regulations at least once every ten years. Commercial Township adopted a Master Plan in 2006 and this Re-examination is the first review. After adoption of the Reexamination by the Planning Board, a copy of this Reexamination shall be sent to the County Planning Board as well as to the Municipal Clerks of all adjoining municipalities.

The Master Plan establishes the legal basis for a community's vision of its land use as legislated through its Land Use Ordinance. In order to be valid, land use ordinances shall have a basis in the policy of the Master Plan. Therefore, when new land use ordinances are considered, their purpose should be based on the policy of the Master Plan.

The MLUL has specific requirements for a Reexamination. Section 40:55D-89 requires that all Re-exams shall cover:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. [NOTE: This requirement is not relevant to Commercial Township]

The Commercial Township Planning Board believes that the Township's 2006 Master Plan continues to serve the needs of the community. In general, the Master Plan forms a legitimate base for the Land Use Ordinance which, in turn, reflects the Township's land development policies. The purpose of the Master Plan is to make land use decisions which reflect the Township's vision as determined in the Master Plan. Broadly, Commercial Township's vision is to:

- continue to protect the Township's natural setting which historically has been the source of the community's prosperity;

- sustain the unique villages of the Township while fostering an economy which protects their character;
- maintain Commercial as a rural community which is based on and flourishes harmoniously with its exceptional natural assets.

While the Township has not changed its vision, there have been demographic changes as well as policy modifications at the state level which may require changes in how the Township wants to implement its land use planning. The purpose of this Reexamination is to assess the 2006 Master Plan in terms of its goals and objectives and consider whether the goals and objectives require any changes in order to ensure that the Master Plan fulfills the Township's vision for land use and development. If necessary, the Reexamination will provide recommendations for land use and zoning changes. These will be based on changes in policies, particularly at the State level, over the past years. Recommendations will also be based on an analysis of local procedures which may be interfering with or not working to fulfil the Master Plan's vision.

#### **METHODOLOGY**

The four relevant requirements of a Master Plan Reexamination can be winnowed down to an analysis of the Township's progress in realizing its Master Plan goals. The Reexamination should be specific in its review of the goals for each element of the Master Plan. Accordingly, this report will have four sections. In the first, it will examine each of the goals and objectives of the 2006 Master Plan.

The second section will discuss the extent of progress in moving toward those goals over the past ten years and the third section will explore any demographic, social and policy changes which have or will impact the achievement of the Master Plan goals. Finally, the Re-exam will suggest recommendations, based on the analysis, for any modifications or amendments to the Master Plan or Development Regulations Ordinance.

#### **SECTION ONE: GOALS OF THE 2006 MASTER PLAN**

The overall vision of the Master Plan is to preserve and carry on the quality of life which embodies Commercial. The Master Plan sums up this perception of community character as:

1. A sensitive natural environment within which a rural community has existed and prospered by coexisting and utilizing that environment.
2. Maintenance of the historical village center development pattern and rural character with emphasis on their ability to evolve and grow and develop a sustainable economic base based on their environment.
3. Harmony between nature and human settlement which has been the basis and foundation of the unique Bayshore life.

In general, the Master Plan comprises two overall goals which are to focus on utilizing the natural wealth of the land and coastal waters while correspondingly managing them carefully and balancing

human activity with concern for the environment. These goals are then rendered as specific objectives in six areas:

- Agriculture Preservation
- Economic Development
- Environmental Protection
- Land Use
- Housing
- Recycling

The objectives for each, as postulated in 2006 are listed below.

#### Agriculture Preservation

The Master Plan notes that Commercial has limited farming due to its extensive wetlands but agriculture, in particular salt hay farming, are embedded in the Township's rural character. In order to preserve Commercial Township's woodlands and farms, the Master Plan recommended three objectives:

1. Encourage farming by reducing intrusion of non-agricultural uses into good quality soil areas.
2. Cluster residential development where proposed for farmland.
3. Sustain the farm economy by permitting farm related businesses.

The 2006 Master Plan recommendations for Agricultural Preservation were a variety of conservation techniques including cluster development and farm activity protection regulations.

#### Economic Development

The Township Master Plan encourages economic development that least intrudes on environmentally sensitive areas and the traditional pattern of village development. Three objectives were formulated for economic development:

1. Encourage natural resource industries while requiring appropriate controls to preserve natural setting.
2. Commercial activities in villages should fit the historic nature of the village in size, scale and design.
3. Use development regulations to encourage ecotourism and associated economic activities.

#### Environmental Protection

The Township Master Plan resolved that the "highly environmentally sensitive" coastal area must be protected from development for both ecological and aesthetic reasons.

1. The Township must protect and preserve its extensive wetlands whether publicly or privately owned.
2. Use innovative zoning to minimize adverse impacts of development on environmentally sensitive areas
3. Use development regulations, such as buffer and setback requirements and conservation easements, to offset the direct and indirect impacts of development.

### Land Use

The Township has established the goal of maintaining the historic development pattern centered around the three villages of Mauricetown-Haleyville, Port Norris and Laurel Lake while allowing ~~reasonable growth elsewhere if it respects the natural environment. The objectives to establish this~~ are:

1. Support and encourage development within existing villages providing infrastructure can be constructed which prevents environmental harm.
2. Preserve historic village character in new development.
3. Cluster new development if outside villages and only allow development where the environment can accommodate it.
4. Balance reclamation of mining sites to create commercial/public uses as well as conservation lands.
5. Direct commercial activities, other than farming, mining and fishing, into the three villages.
6. Create development standards that recognize site's natural features in terms of intensity of permitted use and establish controls which respect natural, historical and cultural features of the Township.

### Housing

Commercial received certification from the Council on Affordable Housing (COAH) for its fair share affordable housing plan under the Second Round rules in 2001. The certification expired in 2005. The Township formulated a new 2005 Housing Plan but a petition for certification under the third round rules was never submitted to COAH. The 2006 Master Plan listed three objectives related to affordable housing.

1. Provide sufficient housing to meet the Township's fair share requirement.
2. Petition the Council on Affordable Housing for certification of the housing element.
3. Monitor housing and undertake programs to assure renovation, rehabilitation and, where necessary, removal of dilapidated units.

### Recycling

Commercial Township included specific recycling objectives as part of its 2006 Master Plan.

1. Adopt the recycling goals of the County and State.
2. Undertake the necessary municipal actions to accomplish County and State goals.

## **SECTION TWO: EXTENT OF REDUCTION/INCREASE IN GOALS AND OBJECTIVES ACHIEVEMENT**

Commercial Township has made some progress in achieving or working toward its Master Plan objectives.

### Agriculture

Tax records for 2016 show 935 acres of land as qualified farmland in Commercial Township. But this is only one indicator of agricultural activity and could be misleading as some properties qualified as farms for tax purposes may not display as farmland. NJ DEP maps categorize land use based on active cropland/pasture through aerial photography. Agriculture land use as mapped by NJ DEP

aerial photography in 2012 showed agricultural cropland/pasture covering approximately 642 acres or just 2.4% of Commercial's land use. But, as noted in the Master Plan, it is not the extent of farmland in the community as much as its representation of the character of the Township.

Between 2007 and 2012, the Township lost about 10% of its agriculture base in spite of the Master Plan's stated intention to encourage farming. Part of this is a reflection of the difficulties brought on by the Great Recession, but some may be attributable to lack of avenues for farmers to prosper.

With the decrease in active farmland, there is even more incentive to make the remaining working farms viable. The 2006 Master Plan objective to permit farm related businesses has not been acted upon. The general goal to preserve farming as part of the rural way of life emblematic of Commercial Township requires additional actions.

In spite of any decrease in agriculture land use, retaining farmland is still an objective which the Township feels is valid. To encourage farmland preservation, the Township enacted a cluster ordinance for residential developments over 30 acres in its 2007 Land Development Ordinance. This Ordinance encourages the required 50% reserved area in any cluster development to be preserved as farmland, although conservation and active recreation are also allowed.

#### Economic Development

The Township, like most of South Jersey, has had limited economic development over the last ten years due to the recession. But the Township has held steady to its objective to utilize its abundant natural resources as a basis for economic growth.

There are three active sand mining operations at various locations in the Township, paying almost \$250,000 in property taxes. The Township has updated its resource extraction ordinance which requires restoration and best management practices but it does not apply to lands currently being mined or any part of the entire tract upon which mining is current.

The objective to encourage ecotourism and natural resource related economic activities has been actively pursued by the Township with participation in the development of the *Cumberland County Delaware Bayshore Recovery Plan* as well as active involvement in the *Bayshore Heritage Byway Corridor Management Plan*.

The *Recovery Plan* established specific projects with action steps, cost estimates, project sponsors and possible funding resources for a range of recovery programs. Many of these would require land use development regulations on the part of the participating municipalities but this is not specifically laid out in the Plan. This makes utilizing the *Recovery Plan* as a land use development tool more difficult. For instance, an Action Step for the Eco-tourism Business Improvement Task Force is to "implement business retention initiatives." Part of this would be to ensure zoning ordinances fit the kind of businesses each municipality wishes to attract.

Commercial was one of the participants in development of *The Bayshore Heritage Byway Corridor Management Plan*. All the municipalities which participated endorsed the plan. This plan seeks to

"foster regional cooperation and collaboration that is needed to develop the touring route into a destination for heritage and nature-based tourism while protecting the natural and cultural resources that make it an interesting and worthwhile place to visit and live. (Bayshore Heritage Byway Corridor Management Plan DRAFT: September 2012). This fits neatly into the economic development goals of the Township.

By actively participating in the development of regional plans which accentuate the Bayshore's natural resources, their vulnerability and ways to sustain them, Commercial is validating the Master Plan's economic development objectives.

#### Environmental Protection

The Township continues to pursue environmental protection as a major goal. Protecting and preserving wetlands is, of course, a state level regulation but it does rely on cooperation and support at the local level. The Master Plan and ensuing Development Regulations Ordinance strike a balance between relying on conservation of extremely sensitive wetland areas and allowing use of wetland areas which can be utilized for agriculture and recreation purposes. The amount of mapped wetland areas in the Township continues to increase for a variety of reasons, including sea level rise, wetlands restoration programs through PS&G, failing dikes, and more intense coastal storms. Between 2007 and 2012, NJ DEP shows a 255-acre increase (2.1%) in wetlands acreage in the Township.

The Master Plan identifies six Natural Heritage Priority Sites in the Township. NJ DEP mapping notes only three of sites. These are Bear Swamp, a B2 (very high significance) site which is mostly in Downe Township but edges over to Commercial below Whitehead Road. The other significant site is North Maurice River site which borders the River and extends just east of Buckshutem Road for about one mile south of Ackley Road and includes parts of Maurice River Township and Millville City. This is a B3 or high significance site. The last site mapped by DEP is the Sockwell Road Pond site which is a B5 site of general biodiversity interest but no statewide significance. The three are either in Conservation or Agricultural Zoning Districts but are not protected beyond that zoning designation by any specific development regulation.

The Master Plan also lists a site as B2 along the lower Maurice River in the extreme southern part of the Township and two B4 (local significance) sites, one encompassing the Maurice River from just north of Steep Run to just south of Port Norris and the other encompassing all the area south of Port Norris and west to the Downe Township border. Both the Sockwell Road and the Bear Swamp sites have some upland which is zoned Residential as does the North Maurice River site around Laurel Lake.

The Township has passed a tree ordinance which is designed to regulate tree removal for help in the control of soil erosion, siltation in surface waters and flooding as well as a bamboo control ordinance. The Environmental Commission is active in ANJEC and Sustainable Jersey, working on individual projects such as storm drain marking.



The Master Plan's Environmental Protection recommendations utilize the concept of 'Zoning for Protection' to protect farmland, environmentally sensitive lands and woodlands. The Zoning Districts as drawn are responsive to these recommendations with environmentally sensitive areas of the Township zoned as Conservation, Public Conservation/Recreation and Agricultural.

The Township zone plan attempts to direct most development into the historic villages. As the Master Plan points out, the zone plan is only as good as the site plan review which upholds it. It states that the only way to make the standards work is "...the strict implementation of the regulations to force recognition of the development site's environmental constraints so as to plan the development with the little, if any, loss or degradation of ... sensitive environmental features..."

The Township initiated a cluster ordinance as a result of the 2006 Master Plan. Developments of over 30 acres in the Agricultural and Rural Resource Districts as well as those of over 40 acres in the Conservation district, must be developed as conditional use Planned Residential clusters. The Ordinance section has not yet been utilized for any development. The reason for this should be examined.

#### Land Use

The Township's Zoning Ordinance supports the historic village development patterns but there has been virtually no progress toward providing supporting infrastructure for this density in the form of public water and improved sewage technology. This is primarily based on lack of funds and NJ DEP's lack of interest in alternative sewage disposal technologies aimed at small community development. The debate as to the wisdom of extending sewer lines to remote areas such as Commercial's three villages is moot since the funds for such a project are not likely to be forthcoming at the federal or state level. The only feasible alternative to greater development in the villages is through small community package plants which are presently resisted by the NJDEP. This leaves Commercial Township with an objective which is, at least for the current political and economic climate, not feasible.

There is very little in the Zoning Ordinance beyond small lot development and restrictions on the type of businesses allowed in the villages to support preserving the historic village character. The Township has retained its character more by default than by intentional measures. The cluster development ordinance has not been tested. It is not likely to be utilized since it requires a parcel of 30 acres or more and only 2.4% of the total parcels in the Township presently exceed that threshold. Parcels can be combined to exceed that threshold but there is not enough of an incentive for a developer to consider that route in Commercial Township.

The resource extraction ordinance does harmonize with the Land Use objective to balance reclamation of mining sites to create a mix of uses and not just conservation lands. But, again, there is insufficient incentive in developing the reclamation Future Land Use Plan for a mining company to branch out from any but the simplest and most expedient reclamation procedure.

The land use objective to respect Township's natural, historical and cultural features requires a means to achieve it. Vague objectives like this put burden on Land Use Board without specifics. The Township is clearly committed to preserving its heritage, both natural and socio-cultural, but has not given itself the tool kit for how to best accomplish that.

#### Housing

The Township remains committed to its objective to provide affordable housing and, according to NJ DCA records, has provided over 30 units. It is no longer a feasible objective to 'petition COAH' since the NJ Supreme Court declared the agency moribund and turned affordable housing regulation over to the courts. Fair Share Housing Corp lists Commercial as having no prospective housing obligation and prior round (1987-1999) obligation of 45 units. The Township does not appear to be in danger of a builder's suit to overturn its zoning based on that obligation and its performance to date.

The 2006 Master Plan realizes an ongoing need to undertake housing programs with either rehabilitation or, in the worst case, demolition of older and dilapidated units. This is being pursued with Community Development Block grant funds administered by Maurice River Township for Commercial.

#### Recycling

Commercial Township actively participates in the Cumberland County recycling program and has other recycling initiatives thus accomplishing this issue. The Township picks up single stream recyclables approximately twice a month throughout the Township. The Township website offers advice on recycling non-household items and connects to the Township's Green Team Sustainable Jersey program.

### **SECTION THREE: SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES, OBJECTIVES**

This section will look at demographic, social and policy changes which have or will impact the achievement of the 2006 Master Plan goals and objectives. The Municipal Land Use Law is particularly interested in municipalities exploring the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations due to local changes in demographics and development patterns. In addition, the basis for the master plan and development regulations can be affected by alterations in approach toward land use at the county, regional and State level.

#### Township Demographics

As Table 1 demonstrates, Commercial Township, like all but three municipalities in Cumberland County is losing population. The population loss over ten years is about 1.5% so, while of note, it would not be significant except, in addition, Commercial's median age is increasing. The median age increased from 34 years to 37.3 years between 2000 and 2010. An aging in place population has particular importance in terms of Township planning for the future.

Table 1: Year 2000 and 2010 Census Comparison

COMMERCIAL TWP CENSUS DATA	2000		2010	
	Number	Percent	Number	Percent
Total population	5,259	100 %	5,178	100%
Under 5 years	373	7.1	359	6.9
5 to 9 years	422	8.0	359	6.9
10 to 14 years	448	8.5	368	7.1
15 to 19 years	404	7.7	373	7.2
20 to 24 years	327	6.2	328	6.3
25 to 34 years	732	13.9	660	12.7
35 to 44 years	811	15.4	676	13.1
45 to 54 years	682	13.0	843	16.3
55 to 59 years	223	4.2	325	6.3
60 to 64 years	189	3.6	283	5.5
65 to 74 years	379	7.2	345	6.7
75 to 84 years	211	4.0	198	3.8
85 years and over	58	1.1	61	1.2
Median age (years)	34.0	(X)	37.3	(X)

US Census Summary Data, 2000 and 2010

Although the change from 2000 to 2010 indicates a loss of school age (under 18 year olds) population, the 2014 American Community Survey (which does have a large margin of error) shows a sharp increase in this category four years later. It is not clear why the school age population would sharply increase between 2010 and 2014. Compared to the county-wide 24% of total population for the 'under 18 age' category, Commercial has 29% of its population in this category as seen in Table Two below. This clearly has impacts for Township schools. Retaining this cohort as it moves into the working years should be a goal for the Township.

Table #2: Population by Age\*

Column	Commercial				Cumberland County				New Jersey			
Under 18	28.6% <sup>†</sup>	±5.6%	1,478	±287.7	23.8% ±0.5%	37,511	±812.4	22.9%	±0.1%	2,036,084	±4,863.9	
18 to 64	61.9% <sup>†</sup>	±7%	3,199	±361.2	63.1% ±0.7%	99,382	±1,157.3	63%	±0.1%	5,589,026	±8,720.5	
65 and over	9.5% <sup>†</sup>	±2.4%	489	±121.3	13% ±0.5%	20,536	±719.5	14.1%	±0.1%	1,249,264	±5,634.6	

American Community Survey 2014-15 (Table B01001)

\*+/- symbols in all tables indicate the degree of uncertainty attributed to the percent/number by the American Community Survey

Another planning concern for the Township with relation to demographics is the low household income in Commercial. The 2010 census lists Commercial as below the County average in all indicators of income and poverty, including household income, family income, per capita income and mean social security income. Commercial's median household income of \$48,164 was fourth lowest in Cumberland County which, in turn, is the poorest county in New Jersey.

Table #3: Household Income

Column	Commercial				Cumberland County				New Jersey			
Under \$50K	53.2% <sup>†</sup>	±10.3%	994	±208.2	49.5%	±2%	24,927	±1,061.4	35.7%	±0.2%	1,137,478	±7,123.5
\$50K - \$100K	33.4% <sup>†</sup>	±6.8%	625	±136.4	31.1%	±1.6%	15,683	±804.1	28.7%	±0.2%	915,736	±5,950.4
\$100K - \$200K	11.8% <sup>†</sup>	±3%	220	±95.2	16.9%	±1.1%	8,494	±584.7	25.8%	±0.2%	823,056	±5,742.5
Over \$200K	1.6% <sup>†</sup>	±1.5%	30	±28	2.6% <sup>†</sup>	±0.4%	1,295	±203	9.8%	±0.1%	312,228	±3,678

American Community Survey 2014-15 (B18991)

One quarter of Commercial Township's population is considered as living below the federal poverty level. More disturbingly over one third (34%) of children under 18 years are living in poverty in Commercial. This is double the New Jersey level and almost 1.4 times the County level. The land use and economic development impacts on the Township from sustained and entrenched poverty affect Township housing, education, recreation and senior care.

Puerto Rican Hispanics predominant in Cumberland County, accounting for 15.4% of those claiming Latino heritage. Hispanics identifying as Mexican continue to increase in the County with 9.4% of the total County population having a Mexican background. This differentiation is important for planning because, by and large, the Puerto Rican population in Cumberland County are English speaking and, of course, are US citizens by birth.

Commercial Township has a small, but growing percentage of Hispanics with 316 persons reporting Hispanic heritage in the 2010 census which is 6.1% of the total Township population. This is an increase from 2000 when just 3.9% (203 persons) reported as Hispanic. Almost three quarters of Latinos in Commercial Township identify as Puerto Rican with only just over 10% of Hispanics identifying as Mexican.

Educational attainment is important for employment and related to income. Commercial Township has improved from 2000 in terms of the percentage of high school and bachelor degree among the population. In the 2000 census, just 63.9% of the Township population had a high school degree. The 2010 census reports an increase to 77.2%. In general, Commercial Township's population is better educated than the County as a whole as seen in Table #4. Increase in educational attainment should make the Township's labor pool more employable.

Table #4: Population by Minimum Level of Education

Column	Commercial				Cumberland County				New Jersey			
No degree	22.8%†	±5.2%	775	±185.7	23.4%	±1.1%	24,703	±1,187.8	11.6%	±0.1%	702,498	±6,058.8
High school	46%†	±5.7%	1,563	±225.4	39.2%	±1.1%	41,327	±1,131	28.8%	±0.2%	1,743,267	±9,063.5
Some college	26.5%†	±5.3%	898	±191.9	23.6%	±1%	24,829	±1,095.8	23.2%	±0.1%	1,406,718	±8,345.8
Bachelor's	3.5%†	±1.6%	119	±62.2	9.9%	±0.7%	10,381	±727.2	22.5%	±0.1%	1,362,013	±7,202.2
Post-grad	1.2%†	±1.5%	40	±17	3.9%	±0.4%	4,139	±407.3	13.9%	±0.1%	838,125	±6,207.5

American Community Survey 2014-15 (B15002)

Workers in Commercial Township report the longest commuting time to work of any municipality in Cumberland County except Greenwich. The County average is 23.8 minutes with Commercial's commuters reporting 28.6 minutes daily. This is especially important in a poorer, rural area since there is absolute reliance on private car for commuting and access to reliable vehicles is limited by circumstances.

The 2,294 housing units have an occupancy rate of 81% compared with 89% and 90% for Cumberland County and New Jersey respectively. On the other hand, Commercial has a higher rate of owner occupied housing units (when only occupied housing units are counted) than either the County or State. In the Township, 72% of non-vacant units are owner occupied compared with 62% and 63% for the State and County.

Table #5: Ownership of Occupied Housing Units

Column	Commercial				Cumberland County				New Jersey			
Owner occupied	72.5%†	±8.8%	1,354	±197	66.6%	±1.1%	33,568	±669	65%	±0.3%	2,073,915	±9,960
Renter occupied	27.6%†	±6.4%	515	±127	33.4%	±1.4%	16,831	±744	35%	±0.2%	1,114,583	±6,766

American Community Survey 2014-15 (B25003)

This statistic would be more positive for the Township except that fully one quarter of the Township's housing stock is made up of mobile homes. The value and resale potential of a mobile home is not as advantageous an asset to the homeowner as the value of a conventional home. The median value of housing in Commercial Township is 80% of the County's median value and only 40% of the value of homes across New Jersey. The high percentage of mobile homes in the Township is an indicator of the struggle Township citizens have in terms of employment and mobility. The low value of residential property impacts the Township's tax base and its ability to develop economic footholds.

Table 6: Value of Owner-occupied Housing Units

Column	Commercial				Cumberland County				New Jersey			
Under \$100K	33.5%†	±8.8%	454	±133.6	19.1%	±1.5%	6,413	±509.5	5.9%	±0.1%	122,766	±2,189.5
\$100K - \$200K	43.6%†	±9.9%	590	±138.8	48.1%	±2.2%	16,148	±816.4	15.5%	±0.2%	320,881	±3,679.6
\$200K - \$300K	20.2%†	±7.7%	273	±111.8	23.4%	±1.7%	7,870	±583	24.3%	±0.2%	504,321	±4,539.3
\$300K - \$400K	1.6%†	±1.3%	22	±18	5.5%†	±0.7%	1,838	±252	21.5%	±0.1%	446,700	±3,590
\$400K - \$500K	1.1%†	±1.8%	15	±25	1.9%†	±0.5%	626	±151	12.7%	±0.1%	263,230	±3,068
\$500K - \$1M	0%	±0%	0	±24	1.4%†	±0.4%	456	±128.1	17.1%	±0.2%	354,794	±3,602.1
Over \$1M	0%	±0%	0	±17	0.7%†	±0.3%	217	±90	3%	±0.1%	61,223	±1,367

American Community Survey 2014-15 (B25075)

While changes in the social and demographic makeup of Commercial Township have not been tremendous, there are several trends which should be considered in terms of the achieving the Master Plan's goals and objectives. The Township has historically been poorer and more rural than

the County and the State and this has not changed, but the persistence of poverty and poor housing should be taken into consideration in any assumptions the Township makes for economic development and land use. The increase in school age children who must be supported from the property tax base has an enormous impact on the Township's ability to move forward with its goals.

#### Changes in policy and assumptions at the State and County Level

The ongoing turmoil at the State level with regard to affordable housing has made it difficult for municipalities like Commercial. The Township has always attempted to comply with State dictates for affordable housing standards even as it offered abundant affordable housing (without controls) over the years. There are no zoning or construction practices in the Township's ordinances that would impede affordable housing development at the scale most housing is constructed in the Township. While the constraints of its naturally fragile environment and lack of public sewer and water prevent large housing projects, the Township supports the development of quality housing affordable to all its citizens.

The largest obstacle to housing development, particularly affordable housing development, in Commercial Township is the lack of public sewer and water. The 2006 Master Plan repeatedly refers to the lack of public sewer and water in the three villages as impediments to successful economic development as envisioned in the Master Plan. Years of discussion about extending water and sewer from Millville to Commercial Township have not been fruitful.

The 2006 Master Plan mentions the use of community level package treatment plants as one feasible solution which would bypass the need for miles of new sewer connection. This is an idea which has potential but will only occur with a change in policy at the State level, particularly within the Department of Environmental Protection. Since 2006, there have been tentative assessments by the State of community sized packaged treatment plants. This is a technology which has been utilized in other states for years and deserves more rapid evaluation and a change in State assumptions and regulations. Other states have moved toward shared septic system provisions as well as decentralized community based wastewater systems with great success for rural development.

Cumberland County has a strong business oriented economic development strategy based on encouraging new businesses and diversification of business. Not surprisingly, the major emphasis for business development is centered on the County's three cities. But another aspect of economic development which the County has promoted is expanding tourism and ecotourism. A side aspect of this is the necessity of preserving the unique character, including the traditional natural resource industries, which benefit townships such as Commercial whose economy is based almost totally on natural resources. The County's support for various plans involving drawing tourism to the area whether by developing old rail lines or historic byways development sustains and supports the objectives of Commercial's Master Plan.

Awareness of the impact of climate change on sea level has brought about the largest alteration in assumptions, policies and objectives. In large part due to the impact of Superstorm Sandy on New

Jersey's coast, the state and federal governments have intensified their interest in resilience and hazard mitigation at the local level. For Commercial Township, which is low lying and almost 70% water or wetland, this has had multiple ramifications.

Preliminary Flood Insurance Rate maps (FIRM) have been issued by FEMA for Cumberland County, Commercial updated its Flood Damage Prevention Ordinance (#2016-576) in April, 2016. The revised flood damage ordinance creates more stringent standards for construction. Improved awareness in the community of flood, storm and sea level rise hazards has been expanded through several reports aimed at increasing resilience in the Bayshore communities.

Since 2000, there have been several regional reports issued which include new assumptions and/or new policies involving Commercial. Short descriptions of each follow as well as the url where they are available online.

- "Comprehensive Management Plan and Environmental Impact Statement for the Maurice National Scenic and Recreational River" (January 2001)

[http://www.co.cumberland.nj.us/filestorage/22641/22643/22956/22987/22991/Maurice\\_Scenic\\_plan\\_with\\_maps.pdf](http://www.co.cumberland.nj.us/filestorage/22641/22643/22956/22987/22991/Maurice_Scenic_plan_with_maps.pdf)

While this report pre-dates the 2006 Master Plan, it plays a large role in planning for Commercial and its fellow Maurice River municipalities. Commercial, as one of the signatories to the Memorandum of Understanding, complies with the Management Plan by utilizing a river corridor conservation district for river conservation.

- "Western/Southern Cumberland Region Strategic Plan" (August 2005)

<http://www.cdcnj.com/WSCRSP/WSCRSP%20Final%20Draft%208.30.05%20all.pdf>

This collaboration of 12 municipalities produced an Implementation Agenda for each municipality covering key issue areas important to each municipality. Commercial Township identified 18 issues in the areas of: Natural Environment, Historic/Cultural, Mining, Transportation, Sewer/Water, Economy, Community Facilities/Services, Housing, Land Use and Inter-municipal Cooperation. Each issue was accompanied by possible strategies, potential agencies to implement, a time frame and a target outcome.

- "The Bayshore Heritage Byway Corridor Management Plan" (September, 2012)

[http://www.lardnerklein.com/BHB\\_index.html](http://www.lardnerklein.com/BHB_index.html)

This collaborative effort among Salem, Cumberland and Cape May counties and their Bayshore municipalities aspired to procure state and national scenic byway designation for the route from the Delaware Memorial Bridge to Cape May. The purpose was to develop strategies for sustainable tourism based on the Bayshore character. The Byway includes the Township's Wetland Restoration site in Port Norris, the Bayshore Discovery Project Bivalve Center, and historic Mauricetown Village.

- "Cumberland County Delaware Bayshore Recovery Plan" (December 2013)

<http://www.co.cumberland.nj.us/planning>

After Superstorm Sandy, Commercial Township was involved in an "...intensive recovery planning process..." with Downe, Maurice River and Greenwich. Because Cumberland

County was not eligible for substantial Federal assistance, the impacted communities had to strategize "...in identifying and procuring any available technical and financial resources to assist in their long-term recovery." The resulting collaborative plan identifies projects in four areas: Intergovernmental Relations, Tourism and Economic Development, Infrastructure and Shoreline Protection and Coastal Management.

- "Mitigation Plan for Four New Jersey Counties" (draft)

<http://nj4hmp.com/final-mitigation-plan-for-four-new-jersey-counties/>

Salem, Camden, Gloucester and Cumberland are in the process of collaborating on an update of their 2010 Multi-Jurisdictional Hazard Mitigation Plans. While the project is ongoing, the Strategic Recovery Appendix for Commercial Township has been produced. This is an extensive and intensive consideration of the entire range of potential hazards and action steps necessary to mitigate them. This information should be coordinated with all Township land use planning.

These reports, their findings and recommendations, are an essential part of the consideration of changes in policy and assumptions for this re-examination of the Master Plan.

#### **SECTION FOUR: SPECIFIC RECOMMENDED CHANGES TO THE MASTER PLAN**

As noted in the Introduction, the Commercial Township Master Plan's vision and intent, as stated in 2006, remain valid for the Township and continue to serve the community well. The following recommendations are intended to clarify objectives in light of changes which have occurred locally, regionally and statewide over the past ten years.

There are several general recommendations which the Township can implement immediately which will make their Master Plan and Development Regulations more meaningful and useful to Commercial residents. Some of the recommendations require changes to the Land Use Ordinance (and are noted with a §) while others are slight revisions to fulfill changes in planning policy and assumptions that have occurred since 2006.

- Put links to both the Development Regulations Ordinance and the Master Plan on the Township website.
- The Township website should have information on flood protection and mitigation measures including the new Flood ordinance requiring base flood elevations for new and reconstructed residences.
- Add the "Cumberland County Bayshore Recovery Plan" and "The Bayshore Heritage Byway Corridor Management Plan" by reference to Master Plan. These have both



already been adopted by resolution by the Township Committee but adding them explicitly to the Master Plan strengthens their policy impact.

§ Winnow out recommendations in these plans which are relevant to Commercial Township and which could be incorporated into the Development Regulations

- Add, as part of the Township's emphasis on preservation of environmentally sensitive areas, a goal to increase alternative energy use/energy independence both for Township emergency management in the aftermath of storms which impair the electric grid and, in general, to increase the Township's sustainability over time.
- Add to the Township's vision statement an acknowledgement that the Township will be increasingly vulnerable due to factors of climate change such as increased and more severe storms, salt water intrusion, and sea level rise. This calls for increased collaboration among the Bayshore municipalities to preserve the character of the Bayshore and protect their communities.

The following specific changes are recommended for the 2006 Master Plan based on the findings as presented.

- AGRICULTURE

The three agriculture objectives remain important to the quality and character of rural life in the Township. It is recommended that:

- The objective "Encourage farming by reducing intrusion of non-agricultural uses into good quality soil areas" be modified to state "Agriculture is interwoven with the rural character of the community and therefore sustaining farming should be encouraged." This more explicitly supports the Township's cluster ordinance.
- § The cluster ordinance should be examined to determine whether it could be re-written to be more effective since it has not been utilized.
- § Ordinances supporting farm related commercial business, such as agricultural warehousing, farm equipment repair business, and agricultural tourism should be introduced to support the objective of encouraging farming.
- § A Right to Farm Ordinance should be considered as part of the Land Use Regulations.

- ECONOMIC DEVELOPMENT

- The 'Cumberland County Bayshore Recovery Plan' should be referenced as part of the Master Plan. It contains many valuable ideas for economic development along the Bayshore. Most of these would require land use development regulation changes on the part of the participating municipalities. Since specific land use ordinance verbiage is not included in the Recovery Plan, utilizing it as a development tool will require the Township to create ordinances for Commercial. For instance, in the Recovery Plan, one Action Step from the Eco-tourism Business Improvement Task Force is to "implement business retention initiatives." Clearly, part of this would be to ensure zoning ordinances fit the kind of businesses each municipality wishes to attract.
- The Master Plan recognizes land mining as intrinsic to the Township's economic development but lacks clarity in the objective which states "...land mining...should be

encouraged where appropriate under regulatory supervision that reduces conflicts between uses or detriments to the natural setting.” The Township has revised its mining ordinance but it does not apply to current operations or their adjacent sites. In order to clarify the long term impact of mining on the Township, a calculation of the amount of additional mining capacity that exists on current sites should be undertaken.

- § The Development Regulations should reflect the Master Plan objective to ensure village commercial activities are commensurate with the historic nature of the village in scale, size and design. Explicit performance standards for village business should be formulated so that the Land Use Board is not required to devise standards for each site plan application.

- ENVIRONMENTAL PROTECTION

- The Master Plan’s environmental protection objectives to protect the highly sensitive coastal area should be embodied by land use ordinances such as:
  - § Stricter limits on impervious cover outside the established villages
  - § Light pollution ordinance to preserve the rural character
- The Master Plan should acknowledge flood protection measures and coastal vulnerability as part of land use planning within the Township.
- The Land Use Board should work with the Environmental Commission to update the Environmental Resource Inventory at least every 10 years.

- LAND USE

- Change the emphasis on village development from “Support and encourage development within existing villages providing infrastructure can be constructed which prevents environmental harm” to state an imperative health and safety requirement for positive action to obtain public water and community sewage systems using available technology.
- § Strengthen the Development Regulation Ordinance Design Standards to provide the Land Use Board with guidance on methods to fulfill the objective of preserving historic village character.

- ORDINANCE RECOMMENDATION

- § Add Master Plan Goals and Objectives verbiage to Development Regulations Introduction. This will assist the Land Use Board in its deliberations when considering Site Plan Review and it will provide applicants with insight into how the Township wants to direct development.
- § Add a description of each Zoning District as outlined in the Master Plan to the Development Regulations Ordinance Section 5.1.
- § Consider changes to the ‘Windmills, energy conservation devices, generators and private communications facilities’ section (Article 9.19) to permit by right residential solar panels in most districts.

- § Update the sign ordinance (Article 8.11) to include standards for electronic and digital signs in keeping with the character of the Township.
- § The Resource Extraction Section cites a requirement for a "Future Land Use Plan" as well as a "Reclamation Plan." Neither of these is well defined in the Ordinance. The Land Use Board cannot be expected to judge whether a Plan is "based on acceptable sound planning practices." The Ordinance should state with great clarity what it expects from each Plan, at what point the Plans are to be presented for acceptance, and their exact contents.

### SUMMARY

The Master Plan Re-examination demonstrates that the 2006 Master Plan continues to be viable and a sound basis for Commercial Township's Development Regulations Ordinance. The few modifications and adjustments suggested in this Re-exam do not change the underlying vision for the Township. While the past ten years have seen enormous economic and physical changes locally and regionally, Commercial continues to function in much the same manner it has for the past two hundred plus years. Its demographics may change and the line between hard ground and wetland will fluctuate, but the Bayshore character has persisted.

In order to endure, though, the Township must remain vigilant regarding its environment and move to operate in a more collaborative manner with the region in order to sustain itself. Over the past ten years, several regional studies and plans have investigated possibilities for economic growth and environmental sustainability. The Township should utilize these plans and reach out to other Bayshore communities in order to work together. All the rural communities have much the same problems with lack of public sewer, compromised water supply, and economic fragility. As a group they will be in a better position to achieve policy changes at the State level.

Commercial Township's strong Master Plan policy for sustainability, environmental protection, and heritage preservation will only be as good as the will of the community and its government to turn policy into legislation and action.

Item 3.

## OFFICIAL MAP TOWNSHIP OF COMMERCIAL Cumberland County, NJ



DOWNE TOWNSHIP  
CUMBERLAND COUNTY

CITY OF MILLVILLE  
CUMBERLAND COUNTY

MAURICE RIVER TOWNSHIP  
CUMBERLAND COUNTY

DOWNE TOWNSHIP  
CUMBERLAND COUNTY

MAURICE RIVER TOWNSHIP  
CUMBERLAND COUNTY

### General Notes and Data Sources:

This Official Map is for demonstration purposes only; any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

The areas, boundaries and details shown on this Official Map, are referenced, in part, from aerial surveys and recorded plans, tax assessment maps and documents, and are to be used for municipal boundary purposes only.

This map was created, in part, utilizing Open Water & Stream/Ditch datasets provided by the Natural Heritage Database provided by New Jersey Department of Environmental Protection (NJDEP).

Cadastral data provided by Cumberland Township's current tax maps, last updated by Remington, Vernick & Walberg Engineers to current conditions as of 10-22-2014. Ownership information provided by Cumberland Township's tax assessment 8000 IV database, last updated by the Cumberland Township tax assessor's office to current conditions as of 8-12-2016.

Additional cadastral features mapping data, such as, waterways, railways, railroads, aerial orthophotography, etc. was obtained from the New Jersey Department of Environmental Protection (NJDEP). This secondary product has not been verified by (NJDEP) and is not state authorized.

All products are based on the following:  
- NAD 83 (Geographical datum)  
- New Jersey State Plane Coordinate System  
- English units (feet)

The geodetic accuracy and precision of the Geographic Information System (GIS) data contained in this mapping has not been developed nor verified by a professional licensed land surveyor and shall not be used or intended to be used in matters requiring definition and location of true ground horizontal and/or vertical controls.

0 1,500 3,000 6,000  
Feet  
1 inch = 1,500 feet

### Legend

- |                    |   |
|--------------------|---|
| Stream/Ditch       | Commercial Township Owned Land  |
| County Road        | Cumberland County Owned Land  |
| Local Road         | NJ Department of Environmental Protection Owned Lands                 |
| Railroad           | NJDEP Wildlife Management Area  |
| Parcels            | Other Preserved Lands (Natural Lands Trust, NJ Audubon Society, etc.) |
| Open Water         | School Facilities   |
| Municipal Boundary | Places of Worship   |



**Remington, Vernick & Walberg Engineers**  
845 North Main Street  
Millville, NJ 08262  
(609) 445-7810 Fax: (609) 445-7076  
www.rvw.com

Item 4

## Item 4.

MAURICE RIVER TOWNSHIP  
CUMBERLAND COUNTY

MAURICE RIVER TOWNSHIP  
COMBERLAND COUNTY

DELAWARE BAY

LEGEND

13345 DETAIL SHEET

2 1

DOANE TOWNSHIP  
BERKSHIRE COUNTY

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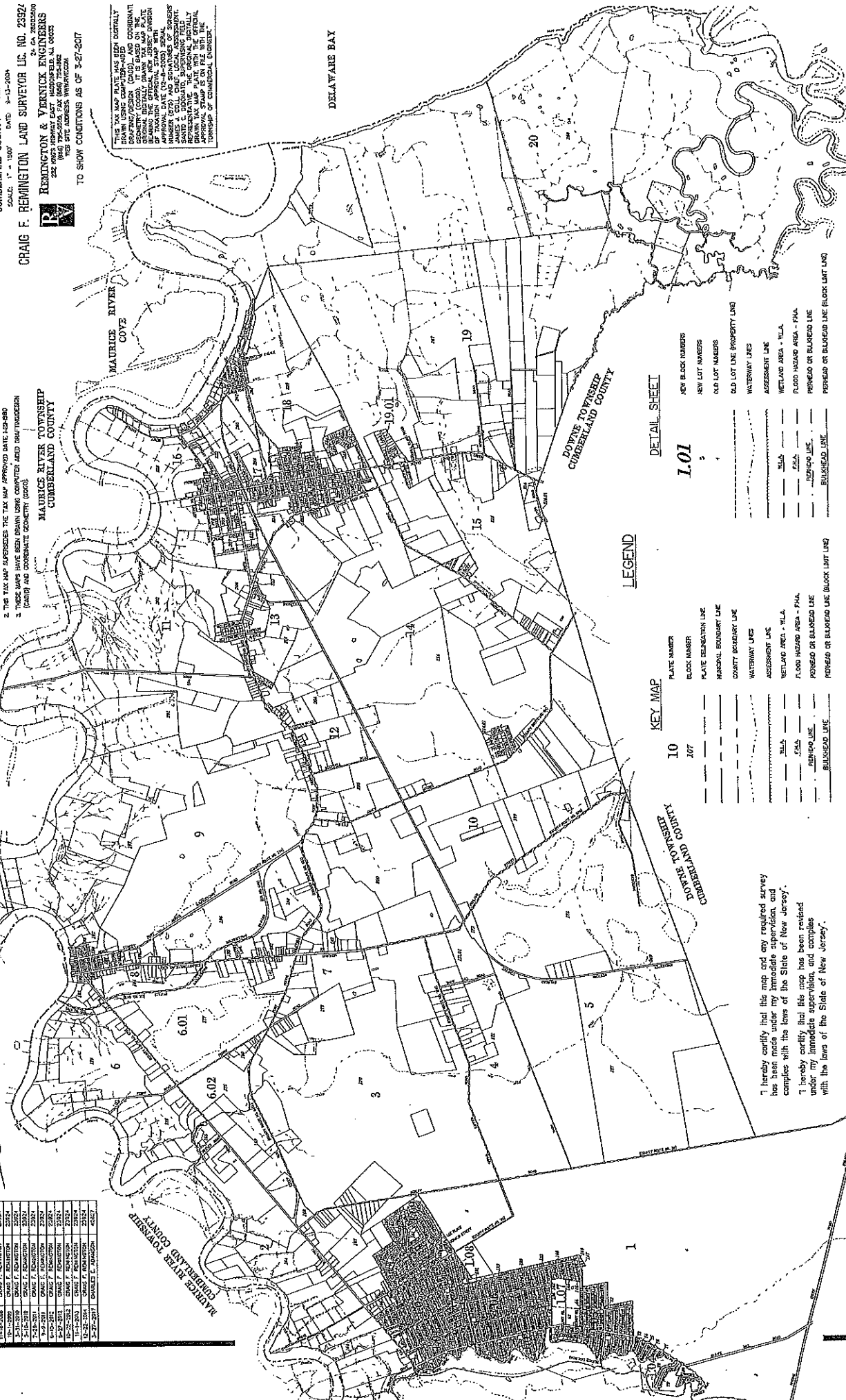


I hereby certify that this map and any required survey has been made under my immediate supervision, and complies with the laws of the State of New Jersey".

DATE	OPERATOR	TIME	LOCATION	REMARKS
10/10/54	W. J. B.	11:30	10004	

KEY MA

REVIEWS		
11-1-2007	CHRG F. FURNITION	23921
9-10-2007	CHRG F. FURNITION	23928
4-10-2007	CHRG F. FURNITION	23934
4-10-2008	CHRG F. FURNITION	23934
10-1-2009	CHRG F. FURNITION	23935
3-1-2010	CHRG F. FURNITION	23935
7-28-2011	CHRG F. FURNITION	23935
9-2-2011	CHRG F. FURNITION	23935
6-10-2012	CHRG F. FURNITION	23935
8-27-2012	CHRG F. FURNITION	23935
1-2-2013	CHRG F. FURNITION	23935
11-22-2014	CHRG F. FURNITION	23935



Item 5

Development / Regulation Ord.  
2007-487.

Mr. Brewer had offered  
to send. If he did not  
let me know.

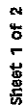
Heena



Item 6

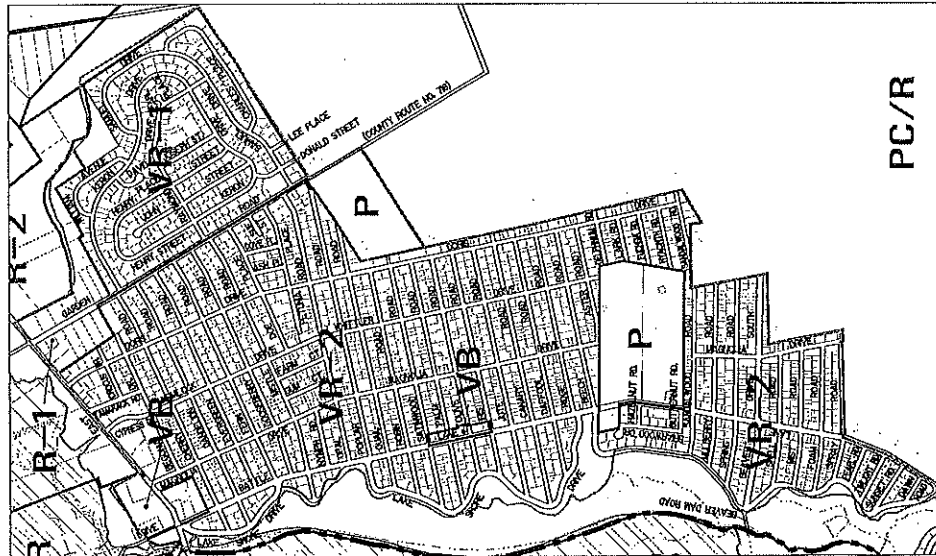
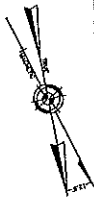
Zoning Map.

# Items

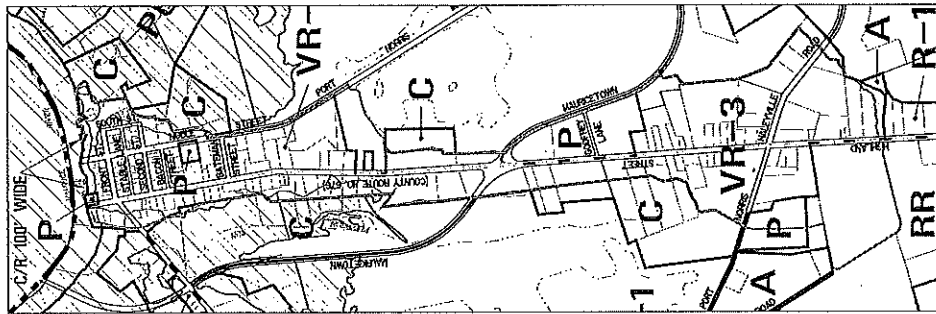
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SCALE 1" = 1200' DATE: APRIL 2014  
EDWARD J. WALBERG, NJ PROFESSIONAL PLANNER LLC, NO. 0544400

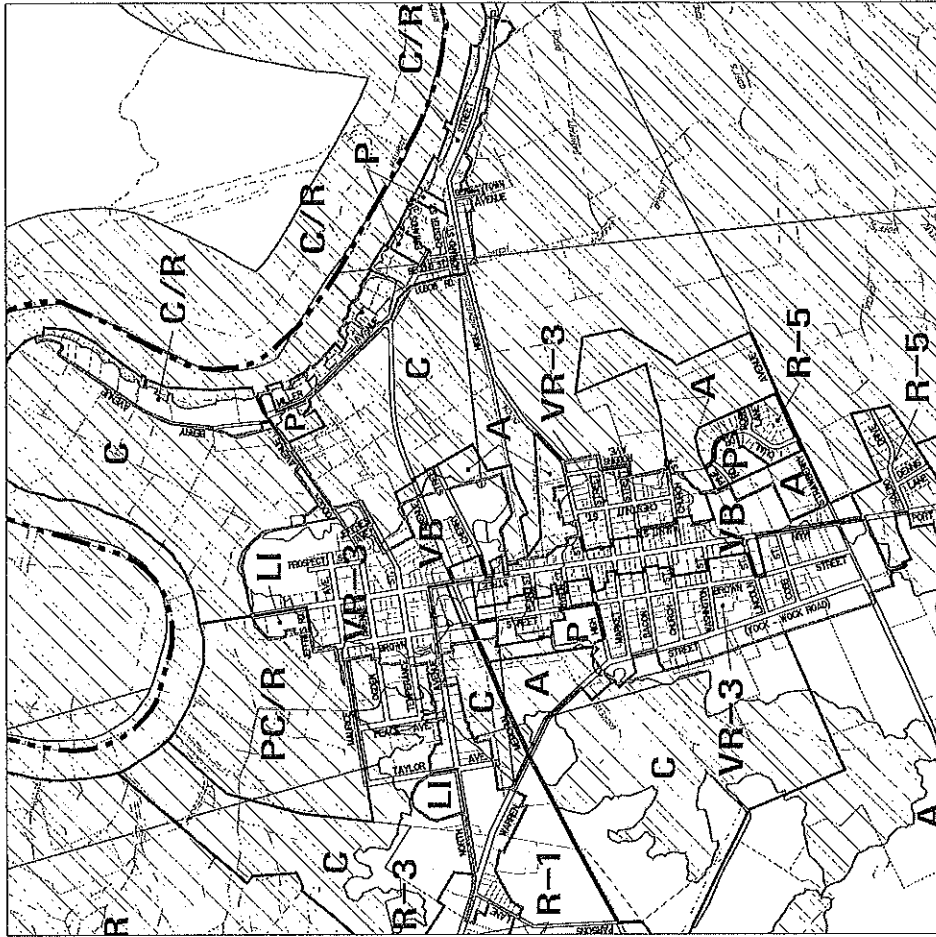
**REMINGTON, VERNICK & WALKER ENGINEERS**  
75 G. W. WHEELER  
440 N. 10TH STREET, MINNEAPOLIS, MINN.  
FEDERAL BUILDING, 10TH FLOOR  
1005 W. 10TH AVENUE, MINNEAPOLIS



LAUREL LAKE  
SCALE: 1"=100'



MAURKETOWN - HALEYVILLE  
SCALE: 1"=100'



PORT NORRIS  
SCALE: 1"=100'

**LEGEND**

PC/R	PLANNED COMMUNITY / REDEVELOPMENT	• DUAL CENTER ZONING
C/R	COMMERCIAL / REDEVELOPMENT	• DUAL CENTER ZONING
LI	LOCAL INDUSTRIAL	• DUAL CENTER ZONING
C	COMMERCIAL	• DUAL CENTER ZONING
A	ARTIST/ARTIST-LIKE	• DUAL CENTER ZONING
RR	RECREATION	• DUAL CENTER ZONING
R-1	RESIDENTIAL	• DUAL CENTER ZONING
R-2	RESIDENTIAL	• DUAL CENTER ZONING
R-3	RESIDENTIAL	• DUAL CENTER ZONING
R-4	RESIDENTIAL	• DUAL CENTER ZONING
R-5	RESIDENTIAL	• DUAL CENTER ZONING
VR-1	RESIDENTIAL	• DUAL CENTER ZONING
VR-2	RESIDENTIAL	• DUAL CENTER ZONING
VR-3	RESIDENTIAL	• DUAL CENTER ZONING
VB	RESIDENTIAL	• DUAL CENTER ZONING
P	PLANNED COMMUNITY / REDEVELOPMENT	• DUAL CENTER ZONING

**GENERAL NOTES:**

1. THE ZONING MAP IS A PLANNED PRELIMINARY TO THE ZONING MAP OF THE TOWNSHIP OF LAUREL LAKE, NEW JERSEY. IT IS NOT A FINAL ZONING MAP AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN FOR INFORMATIONAL PURPOSES.
2. THE ZONING MAP IS A PLANNED PRELIMINARY TO THE ZONING MAP OF THE TOWNSHIP OF LAUREL LAKE, NEW JERSEY. IT IS NOT A FINAL ZONING MAP AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN FOR INFORMATIONAL PURPOSES.
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**ZONING CENTERS ZONING MAP  
TOWNSHIP OF COMMERCIAL**

EDWARD J. WALBERG, NJ PROFESSIONAL PLANNER, L.C. NO. 054440

EDWARD J. WALBERG & ASSOCIATES, P.C.  
1000 N. 10TH STREET, SUITE 200  
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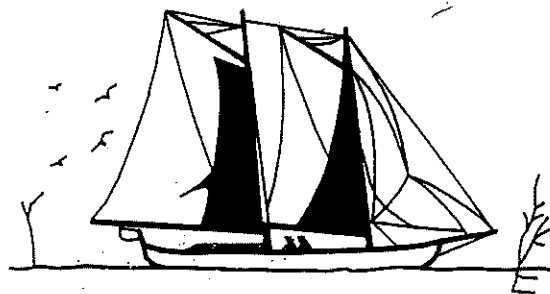


Item 7.

Natural Resources Inventory

# NATURAL RESOURCES INVENTORY

## Township of Commercial



### TOWNSHIP COMMITTEE

**GEORGE W. GARRISON**  
*Mayor*

**RONALD L. SUTTON**  
*Vice Mayor*

**WARREN L. HOLLINGER**  
*Committeeman*

### ENVIRONMENTAL COMMISSION

**GEORGE R. COLLINS**  
*Chairman*

### MEMBERS

**DOROTHY E. COLLINS**  
**ALEXANDER T. OGDEN, III**  
**CAROL D. PERRELLI**  
**ROBERT JOHNSON**

JUNE 1993

### PREPARED BY:



**LA TERRE**  
**& ASSOCIATES**  
CONSULTING ENGINEERS  
SURVEYORS & PLANNERS

522 N. SECOND STREET  
MILLVILLE, N.J. 08332

**JERRY L. KILBY, P.E., C.M.E.**  
N.J. LIC. NO. 32282

**M. CRAIG BAILEY, P.L.S., P.P.**  
N.J. LIC. NO. 31096

PROJECT TITLE

Natural Resources Inventory

STATEMENT OF PROJECT PURPOSE

To prepare a Natural Resources Inventory of Commercial Township consisting of maps, overlays and text describing topography, geology, wetlands, surface and ground water resources, wildlife habitat and other features of this highly environmentally sensitive area.

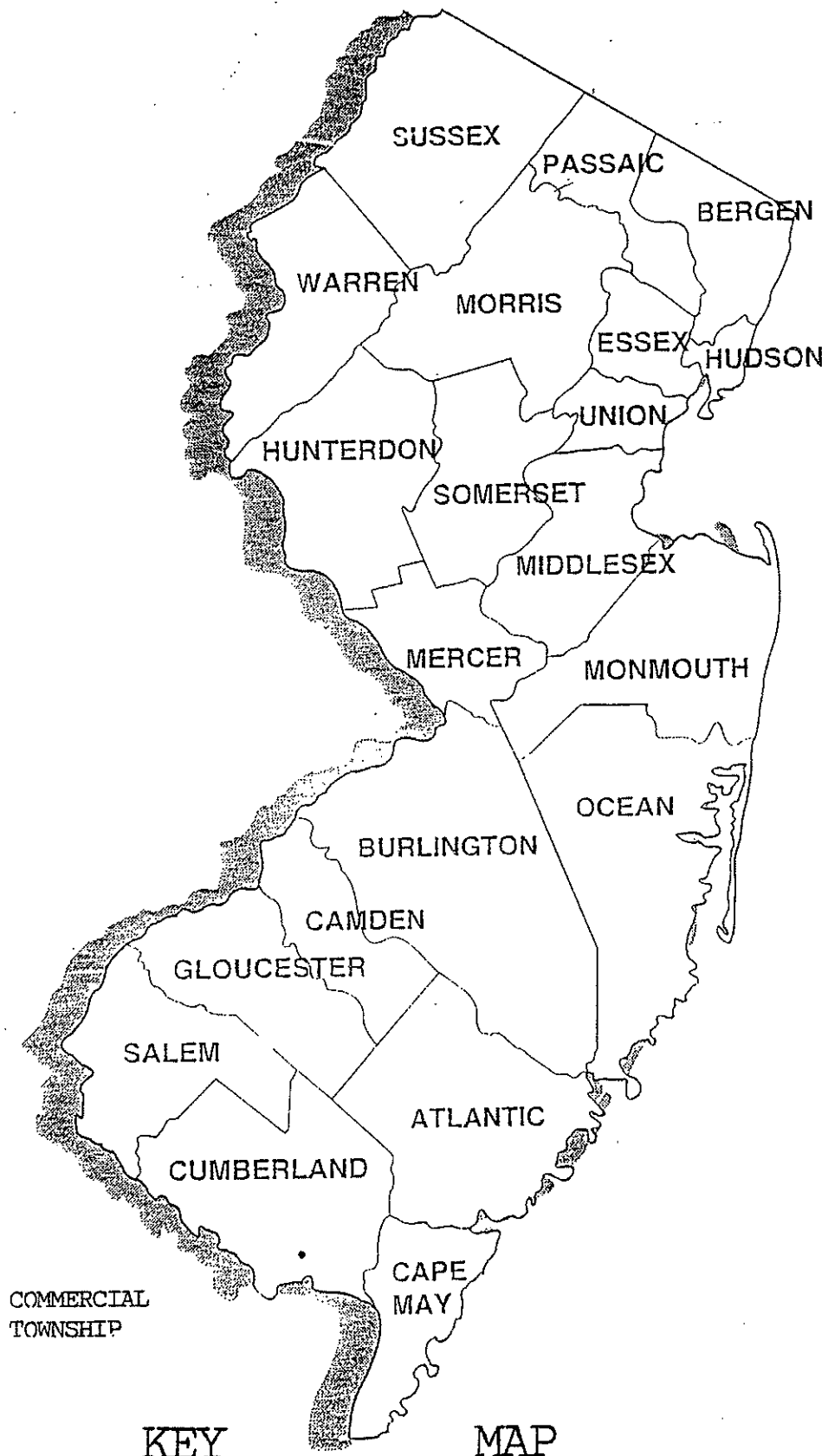
ACKNOWLEDGEMENT OF STATE GRANT

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COMMERCIAL TOWNSHIP ENVIRONMENTAL COMMISSION MEMBERS

Established January 1, 1988

George R. Collins, Chairman  
Dorothy E. Collins  
Alexander T. Ogden III  
Carol D. Perrelli  
Robert Johnson



## WETLANDS

An abundance of wetlands are found in the southern proximity of Commercial Township contiguous with the Delaware Bay. These wetlands are mostly riverine tidal emergent wetlands. The northern two-thirds of Commercial Township are associated with freshwater wetlands which are contiguous with the Maurice River and Laurel Lake.

Wetlands, in general, serve as flood storage areas by holding water and gradually releasing it into streams that drain the wetlands. Flood hazards are increased when temporary water storage areas have been reduced because of the cutting of flood plain forest or the filling of wetlands.

Flood plains provide important protection against flooding and erosion from upstream land. The intensity of flooding may be moderate by vegetation which grows on the flood plain, as the flood plain retains much excess water when left in its natural state.

Wetland vegetation absorbs nutrients from the water which helps to maintain water quality. Some water that floods lowland areas may be lost to the air by evaporation and plant transpiration, but much water is absorbed into the ground, enhancing ground water supplies.

## WETLANDS DEFINITION

Wetlands include the variety of wet habitats commonly called marshes, bogs and swaps. They are lands where saturation with water or periodic flooding during the growing season determines the nature of soil development and types of plants and animals living there. The Service specifically defines "wetland" as follows: "Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes, (2) the substrate is predominantly undrained hydric soil, and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year" (Cowardin, et al. 1979).



## TOPOGRAPHY AND HYDROLOGY

The southern New Jersey coastal plain is generally characterized by gently rolling terrain with no rock outcrops or steep slopes. Commercial Township is relatively level with the terrain gently sloping from northwest to southeast.

The eastern boundary of Commercial Township is the Maurice River, flowing north to south from Laurel Lake to the Delaware Bay. Laurel Lake and Buckshutem Creek border the north and the Delaware Bay borders the south. The southwest township border is comprised of Dividing Creek and Hansey Creek, also flowing southerly.

## VEGETATION

Terrestrial plants in the vicinity of Commercial Township are typical of southern New Jersey's outer coastal plain. (See attached letter from State of New Jersey Natural Heritage Program).

## WILDLIFE

The Township of Commercial has a diverse wildlife population due to the vegetation diversity and the distribution of bodies of water. Wildlife is generally prolific in the township. Food and space are abundant and the area allows for a diverse ecosystem. Food and cover for small animal populations is plentiful, indicating that the capacity for maintaining the animal population is high. Waterfowl, reptiles, amphibians and fish can also be found in abundance in Commercial Township. (See attached letter from State of New Jersey Natural Heritage Program)

## AQUATIC ORGANISMS

(See attached letter from State of New Jersey Natural Heritage Program)

Fish collected from the Maurice River represent a mixture of freshwater (sunfish and yellow perch) and estuarine (white perch, alewife and blueback herring) species. The river provides spawning and nursery grounds of several migratory species as well as the resident fish population.

The ichthyoplankton community is dominated by white perch and alewife. The diversity of fish groups represented in the collection reflects the connection of the Maurice River with Delaware Bay.

The Maurice River phytoplankton assemblages vary between stations and seasons and include benthic, planktonic, freshwater and estuarine forms. Phytoplankton observed in this river are typical of temperate lotic and riverine environments (with estuarine influence) and are reported to occur in similar systems of the New Jersey Pine Barrens by several researchers.