

2023 COMPREHENSIVE MASTER PLAN UPDATE

**Town of Hammonton,
Atlantic County, New Jersey**

VOLUME I

**Statement of Objectives, Principles,
Assumptions Policies & Standards**

Land Use Plan Element

Housing Plan Element

PREPARED BY:



PREPARED FOR:



Submission Draft: October 10, 2023

ARH Project Number: 1101103.02



ADOPTING RESOLUTION



HAMMONTON JOINT LAND USE BOARD

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The original of this document has been signed
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Respectfully Submitted

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By:

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EXECUTIVE SUMMARY

STATUTORY AUTHORIZATION

- A. The New Jersey *Municipal Land Use Law* (“*MLUL*”) requires municipalities to adopt a municipal Master Plan before enacting a municipal development ordinance and municipal zoning.

As specified in *MLUL* section 28, a municipal Master Plan is a report (with maps, diagrams and text) addressing two (2) Mandatory and 13 Optional development-related planning topics. It is prepared for and adopted by the municipal Planning Board as a policy document, and typically includes a series of recommended actions. The recommendations have no force or effect however, until they are enacted by the municipal Governing Body by ordinance.

- B. After initial adoption, the *MLUL* requires a municipality to “reexamine” its Master Plan and development regulations, at least every 10 years, addressing:
- The major problems and objectives relating to land development in the Town 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.
- Recommendations concerning the incorporation of Redevelopment Plans adopted pursuant to the Local Redevelopment & Housing Law, and recommended changes, if any, in the local development regulations necessary to effectuate the Town’s Redevelopment Plans.



- Recommendations concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

HAMMONTON'S MASTER PLANNING HISTORY

- A. Hammonton's original Master Plan was adopted in 1966. Additional Master Plan Elements, Amendments to Elements and/or Reexaminations were adopted in 1982, 1998 and 2008.

The Town's most recent Master Plan review was the 2011 Reexamination and Land Use Plan Amendment, which was adopted by the Planning Board on August 17, 2011.

- B. Hammonton's current Zone Plan was adopted in February 2002 and last revised in January 2018. The current Land Use regulations (Chapter 175 of the Town Code) were adopted in September 1984 and have been modified periodically since that time, with the last amendment being November 2019.

THIS COMPREHENSIVE MASTER PLAN UPDATE

- A. This Master Plan Update reviews the information, analyses and conclusions contained in the Town's prior Master Planning efforts *as necessary to address current conditions and priorities*, and satisfies all statutory requirements for a Master Plan and Master Plan Reexamination pursuant to N.J.S.A. 40:55D-28 and 89.

- B. Upon adoption, recommendations concerning the Town's development regulations may be enacted in the form of amendment(s) to Chapter 175 or such other regulatory or policy documents as may be necessary and appropriate.

Upon adoption of any modifications to Chapter 175, such Ordinance(s) shall be submitted to the Pinelands Commission for review and determination as to conformance with the minimum standards of the Pinelands Comprehensive Management Plan.

- C. Recognizing the budgetary constraints in addressing the Master Planning process in any one budget year, Hammonton committed to the following *phased* approach for this Comprehensive Master Plan Update:



PHASE I (4/2020 – 12/2020)

The Master Planning project commenced in April 2020 with an in-depth policy analysis that focused on the problems and objectives identified in prior Master Planning documents. Each issue was discussed with the Master Plan Implementation Committee, which reviewed how these problems and objectives changed over time as well as their current status.

Additionally, such review provided a forum to identify new issues to be addressed and policy direction for each.

The result of these discussions was a series of matrices that formed the basis of the Statement of Objectives, Principles, Assumptions, Policies & Standards (and other sections) of this Master Plan Update.

PHASE II (1/2021 – 8/2023)

A. Phase II builds upon the information derived from Phase I, and establishes priorities and policy recommendations for each issue as identified. Phase II addresses the mandatory Elements of a Master Plan under the MLUL.

B. At time of adoption of this Master Plan Update, the Town's Historic Preservation Committee was preparing a Historic Preservation Plan Element and the Town's Environmental Commission was preparing a Green Buildings & Environmental Sustainability Plan Element ~ both of which are optional elements to a Master Plan. Both were grant funded.

It is anticipated that both Plan Elements will be added to this Master Plan Update once completed.

PHASE III (11/2023)

It is anticipated that Phase III of the overall effort pauses the Master Planning process to address any changes in Ordinances recommended under Phase II.

PHASE IV+ (2024 - 2030)

With the foundation for the Town's planning firmly in place, subsequent phases will address any remaining Optional Master Plan Elements as funding becomes available. As with Phase III, it is anticipated that certain years would see a pause in actual Master Planning efforts in order to address any changes in Ordinances as recommended.



At the end of this process, the Town will have a Comprehensive Master Plan Update, and will be ready to begin the statutory (10-year) Reexamination cycle moving forward.

STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES & STANDARDS

As required by the MLUL, the Master Plan Updated includes “a *Statement of Objectives, Principles, Assumptions, Policies and Standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.*”

§5.3 of this Master Plan Update contains the Phase I review of the goals and objectives identified by prior planning efforts, as well as determinations of the current status of each.

§5.4 reaffirms where existing challenges remain and restates them within their current context as necessary and identifies new challenges that were identified for this Master Plan Update as guided by the several Master Plan Elements detailed in the MLUL. Specifically,

- General Policy
- Land Use Policy
- Housing Policy

- Circulation Policy
- Infrastructure Policy
- Community Facilities Policy
- Recreation & Open Space Policy
- Conservation Policy
- Economic Policy
- Historic Preservation Policy
- Recycling Policy
- Farmland Preservation Policy
- Transfer of Development Rights (“TDR”) Policy
- Educational Facilities Policy
- Green Buildings & Environmental Sustainability Policy
- Public Access Policy

Each issue is presented by one or more Policy Statements along with associated Supporting Strategies. For the purposes of this Master Plan Update:

- Policy Statements declare the Town’s intentions, objectives, or goals, and can be thought of as organization-level guidance for individual topics.
- Supporting Strategies are specific actions to be taken to achieve the Policy Statements.



LAND USE PLAN ELEMENT

As required by the MLUL, the Master Plan Updated includes Land Use Plan Element:

- Addressing its relationship to the Statement of Objectives, Principles, Assumptions, Policies and Standards, other Master Plan elements, and natural conditions (topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands);
- Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes; including any provisions for cluster development and stating the relationship to the existing and any proposed Zone Plan and Zoning Ordinance;
- Showing the existing and proposed location of any airports and the boundaries of any Airport Safety Zones pursuant to the Air Safety and Zoning Act of 1983; and
- Including a statement of the standards of population density and development intensity recommended for the municipality;
- Showing the existing and proposed location of military facilities and incorporating strategies to minimize undue encroachment upon, and conflicts with, military facilities, including but not limited to: limiting heights of buildings and structures nearby flight

paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities; and

- A. Including a statement of strategy concerning:
 - Smart Growth, including consideration of locations for electric vehicle charging stations;
 - Storm Resiliency related to energy supply, flood-prone areas and environmental infrastructure; and
 - Environmental Sustainability.
- B. Showing the existing and proposed location of public electric vehicle charging infrastructure; and
- C. Including a statement of strategy concerning a climate change-related hazard vulnerability assessment which shall:
 - analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;
 - include a build-out analysis of future residential, commercial, industrial, and other development in the municipality,



and an assessment of the threats and vulnerabilities identified above related to that development;

- identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
- analyze the potential impact of natural hazards on relevant components and elements of the master plan;
- provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and
- rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.

After discussion of the Environmental Resources in and around Hammonton, the Master Plan Update addresses Floodplain

management within the context of FEMA-delineated Floodplains and its Flood Insurance Rate Maps (“FIRMS”).

LAND USE PLAN AMENDMENT

The Master Plan Update then reviewed the Town’s existing Land Use (Zone) Plan and provided recommendations for each Zone. In general:

- Proposed Zoning reflects an analysis of Zoning Districts against current parcel geometry, existing land uses and desired future uses based on the Statement of Objectives, Principles, Assumptions, Policies & Standards. In addition to guiding land use decisions, recommended adjustments to the Zone Boundary Lines zone line are designed to more accurately follow property lines and eliminate split-lot and split-block zoning where appropriate.
- Proposed Zoning also recommends the elimination of certain Zoning Districts and the creation of new Districts.
- Proposed changes to Chapter 175 are designed to ensure that municipal development regulations are not antiquated, vague or internally inconsistent, and do not work at cross-purposes with the intent of the Policy Statements and Supporting Strategies of this Master Plan Update and the Zones they are intended to support.
- Additional recommendations address:
 - Existing and proposed Redevelopment Areas;
 - Improvements to the Land Use Application process;
 - Cannabis;



- Solar (PV) Energy Resources;
- Bulk Standards;
- Accessory Structures; and
- Various other pertinent issues.

HOUSING PLAN ELEMENT

The Town's existing court-approved Housing Element and Fair Share Plan is included in the Master Plan Update.

STATUTORY PROVISIONS OF A MASTER PLAN

The Master Plan Update concludes with a discussion of conformance with the Statutory Provisions of a Master Plan under the MLUL, including the relationship of the Master Plan Update with the Master Plans of contiguous municipalities, the Atlantic County Master Plan, the State Development & Redevelopment Plan, the Pinelands Comprehensive Management Plan and the Solid Waste Management Act.



1.0 INTRODUCTION

1.1 BACKGROUND

1.1.1 OVERVIEW

The Town of Hammonton is in a transition period. Known as a farming community (the “Blueberry Capital of the World”), the Town has, over the past decades, fought to establish an identity beyond agriculture and independent of being a bedroom community to Philadelphia and Atlantic City.

The location of Hammonton at the mid-point of the Atlantic City Expressway, the White Horse Pike¹ and the Black Horse Pike² (between Philadelphia and Atlantic City) ideally positions the Town for economic and residential growth. However, factors beyond the control of local policymakers ~ principally, but not exclusively, the advent of the Pinelands National Preserve (“Pinelands”) in New Jersey and the Casino Industry in Atlantic City ~ have conspired to stymie this potential.

The statewide referendum legalizing casino gaming in Atlantic City was adopted in November 1976. Resorts International, the first legal casino outside of Las Vegas, opened in May 1978.

The legislation establishing the Pinelands as the Nation’s first National Reserve was adopted by Congress in November 1978. Accordingly, just as southern New Jersey (and, by extension, Hammonton) was poised to take advantage of the growth spurred by the casino industry, the Pinelands was actively limiting where such growth would occur.

The impact of the Pinelands on Hammonton is significant. Not only does the designation of Hammonton as part of the Pinelands and its associated Pinelands zoning limit where and to what extent development can occur, but a sewer *moratorium* imposed by the New Jersey Pinelands Commission in the late-1980s / early-1990s actually halted growth in the Town.

¹ a.k.a. U.S. Route 30.

² Portions of NJ State Highway (Route) 168, NJ State Highway (Route 42) & US Route 322.



Just as Hammonton was rebounding from this *moratorium*, the decline in the Atlantic City Casino Industry and the Great Recession decimated the South Jersey economy.

1.1.2 ATLANTIC CITY & THE GREAT RECESSION

As has been well documented, the closing of 4 casino resorts in 2014³ cost the region in excess of 7,000 direct jobs and an untallied number of indirect jobs as the reduction in casino purchasing and unemployment ripples through the economy. The impact of these job losses ~ as well as the secondary and tertiary impacts as Atlantic City's downturn rippled through the local economy ~ cannot be overstated.⁴

Less reported has been the impact to specific municipalities. The New Jersey Casino Control Commission ("CCC") reported that, as of July 1, 2014, 23% of casino employees with a Hammonton Zip Code⁵ had either lost or were at risk of losing

their jobs. A comparison of similar reports by the CCC and the New Jersey Division of Gaming Enforcement⁶ in January 2016 found 119 Hammonton residents employed by the Casinos lost their jobs between January 2014 and January 2016 ~ a reduction of 28.7%.

1.1.3 QUICKFACTS⁷

The 2020 Census reported that the Town of Hammonton had 14,711 residents⁸ living in 5,532 households. Of this population, 76.9% are reported as White (alone), 2.3% as Black or African American (alone), 24.5% as Hispanic or Latino, 4.3% as two or more races and 1.6% as Asian (alone). 11.3% are reported as being "foreign born".

50.2% of the population was reported as female.⁹

³ Atlantic Club, Showboat, Revel & Trump Plaza.

⁴ July 2014 employment figures released by the U.S. Bureau of Labor Statistics indicated 3,600 fewer jobs in the Atlantic County Metropolitan Area in July 2013 as compared to July 2012. This 2.6% reduction placed the County **first among 372 metropolitan areas in job loss**. (Source: Press of Atlantic City: August 28, 2014)

⁵ 08037

⁶ Master Plan Exhibit 9.3 herein

⁷ <https://www.census.gov/quickfacts/fact/table/atlanticcountynewjersey,hammontontownnewjersey,US/PST045222>

Significantly, this data was collected in the midst of the COVID-19 Pandemic.

⁸ A de minimis change from the 14,791 reported in the 2010 Census.

⁹ While the implication is that 50.9% of the population is male, the data did not include LGBTQ categories.



4.2% of the population was reported as being under 5 years of age, 20.1% as being under 18 years old and 22.3% as being 65 years old or older.

72.5% of Census respondents reported that they lived in rental housing between 2017 and 2021.

Hammonton's Median Household Income¹⁰ was reported as \$76,804, with a per-capita income (in the past 12 months¹⁰) of \$38,712; resulting in 10.7% of the Town's population living in poverty.

Data from the Hammonton School System reported that, of the 3,517 students enrolled, 66% were White and 24% were Hispanic. 40% were economically disadvantaged and 14% were enrolled in Special Education programs.

Thus, despite steady growth and a wealth of community building initiatives and programming, there are those in

Hammonton that are struggling ~ economically, socially and in terms of health and general wellbeing. Whether a result of racial or language barriers, class distinctions or other causes, it is clear that Hammonton is home to people with great wealth **AND** those in great need.

1.1.4 TOWN RESPONSE¹¹

Recognizing that Hammonton will either evolve and grow or will begin to stagnate, the Town's core leadership team¹² of policymakers, business leaders and stakeholders have worked tirelessly to make Hammonton a tourist destination. Central to this goal has been efforts toward downtown revitalization, neighborhood preservation and the creation of a burgeoning arts scene and craft beverage industry.

This Comprehensive Master Plan Update is viewed as a means to advance these (and other) municipal priorities, goals and objectives.

¹⁰ 2021 dollars (2017-2021)

¹¹ Hammonton's application to Transform South Jersey for grant funding and designation as a Heart & Soul Community. (see Exhibit 9.4 for background on Transform South Jersey and Heart & Soul)

¹² Including, but not limited to:

- The Hammonton Municipal Government
- The Hammonton Revitalization Corporation ("HRC") / MainStreet Hammonton
- The Hammonton Family Success Center
- Allies in Caring
- Stockton University
- Hammonton Makers



1.2 MUNICIPAL MASTER PLAN

1.2.1 STATUTORY AUTHORIZATION

A. The New Jersey *Municipal Land Use Law*¹³ requires municipalities to adopt a municipal Master Plan before enacting a municipal development ordinance and municipal zoning. As specified in *MLUL* section 28, a municipal Master Plan is a report (with maps, diagrams and text) addressing two (2) Mandatory and 13 Optional development-related planning topics.¹⁴ It is prepared for and adopted by the municipal Planning Board as a policy document, and typically includes a series of recommended actions. The recommendations have no force or effect however, until they are enacted by the municipal Governing Body by ordinance.

B. After initial adoption, the *MLUL*¹⁵ requires a municipality to periodically conduct a “reexamination” of its Master Plan and development regulations as follows:

The Governing Body shall, at least every 10 years, provide for a general reexamination of its Master Plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the Office of Planning Advocacy and the County Planning Board. A notice that the report and resolution have been prepared shall be sent to any military facility commander who has registered with the municipality pursuant to... C. 40:55D-12.4 and to the municipal clerk of each adjoining municipality, who may request a copy of the report and resolution on behalf of the military facility or municipality. A reexamination shall be completed at least once every 10 years from the previous reexamination.

The reexamination report shall state:

1. *The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*

¹³ N.J.S.A. 40:55D-1 et seq. (“*MLUL*”)

¹⁵ N.J.S.A. 40:55D-89

¹⁴ While optional under N.J.S.A. 40:55D-28, a Housing Plan Element is required by N.J.S.A. 40:55D-62 before a municipality may enact a Zoning Ordinance, thereby effectively making it a Mandatory Master Plan Element.



2. *The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*
3. *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.*
4. *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.*
5. *The recommendations of the Planning Board concerning the incorporation of Redevelopment Plans adopted pursuant to the Local Redevelopment & Housing Law, 40A:12A-1 et al. into the Land Use Plan Element of the municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the Redevelopment Plans of the municipality.*

6. *The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.*

1.2.2 HAMMONTON'S MASTER PLANNING HISTORY

- A. Hammonton's original Master Plan was adopted in 1966. Additional Master Plan Elements, Amendments to Elements and/or Reexaminations were adopted in 1982, 1998 and 2008.

The Town's most recent Master Plan review was the 2011 Reexamination and Land Use Plan Amendment, which was adopted by the Planning Board on August 17, 2011.

- B. Hammonton's current Zone Plan was adopted in February 2002 and last revised in January 2018. The current Land Use regulations (Chapter 175 of the Town Code) were adopted in September 1984 and have been



modified periodically since that time, with the last amendment being November 2019.

1.2.3 THIS COMPREHENSIVE MASTER PLAN UPDATE

A. While the Hammonton Joint Land Use Board is only statutorily-mandated to conduct a Master Plan *Reexamination* at this time, such an effort, by definition, takes an incremental approach to problem identification and problem solving. Based on changes in laws and regulations since the 2011 Master Plan Reexamination, the limited and somewhat disjointed nature of prior Master Planning efforts, and the current economic and social challenges facing the Town, it has been determined that limiting the effort to the statutory requirements of N.J.S.A. 40:55D-89 will not adequately address the needs of the community. Accordingly, Hammonton undertakes this "Comprehensive Master Plan Update" in order to afford Town Planners the opportunity to explore fresh approaches to issues.

Within this context, this Master Plan Update reviews the information, analyses and conclusions contained in the Town's prior Master Planning efforts *as necessary to*

address current conditions and priorities, and satisfies all statutory requirements for a Master Plan and Master Plan Reexamination pursuant to N.J.S.A. 40:55D-28 and 89.

- B. Upon adoption by the Joint Land Use Board, recommendations concerning the Town's development regulations contained herein may be enacted in the form of amendment(s) to Chapter 175 or such other regulatory or policy documents as may be necessary and appropriate. Such amendment(s) require adoption by the Town Council via ordinance(s).
- C. Pursuant to N.J.S.A. 40:55D-89, upon adoption by the Joint Land Use Board, a copy of this Master Plan Update and the accompanying Board Resolution shall be sent to the Office of Planning Advocacy and the County Planning Board, and a notice that the report and resolution have been prepared shall be sent to any military facility commander who has registered with the Town pursuant to N.J.S.A. 40:55D-12.4 and to the clerk of each municipality adjoining Hammonton.



Similarly, and consistent with N.J.A.C 7:50-3.32, upon adoption by the Joint Land Use Board, a copy of this Master Plan Update shall be submitted to the Pinelands Commission for review and determination of whether the Update is in conformance with the minimum standards of the Pinelands Comprehensive Management Plan.

- D. Consistent with N.J.A.C 7:50-3.32, upon adoption by Ordinance of any modifications to Chapter 175 pursuant to the recommendations of this Master Plan Update, such Ordinance(s) shall be submitted to the Pinelands Commission for review and determination as to conformance with the minimum standards of the Pinelands Comprehensive Management Plan.



2.0 DEFINITIONS

For the purposes of this Comprehensive Master Plan Update, and in addition to any terms defined within the body of this document, the following terms shall have the meaning as set forth in this section. Terms not defined herein shall have the meaning set forth in the Chapter 175. Terms presented as singular or plural, masculine or feminine, or present or past tense shall be construed within the context in which they occur.

- 2.1** “Atlantic County” or “County” shall mean the County of Atlantic, State of New Jersey.
- 2.2** “Chapter 175” shall mean Chapter 175 (Land Development) of the Hammonton Town Code, which is the portion of the municipal Code regulating land use and development in and for the Town of Hammonton.
- 2.3** “Comprehensive Master Plan Update” and “Master Plan Update” shall mean this document entitled Comprehensive Master Plan Update, Town of Hammonton, Atlantic County, N.J., prepared by ARH Associates (with date as appearing on

the front cover hereof), including all appendices and related documents included herein by reference.

- 2.4** “C.O.A.H.” shall mean the New Jersey Council on Affordable Housing (§2.13 herein).
- 2.5** “County” shall mean the County of Atlantic, State of New Jersey.
- 2.6** “Form-Based Code” or “FBC” shall mean the interrelated body of Use, Building Type and Bulk Regulations for specific sections of the Town of Hammonton in order to foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code (as opposed to conventional zoning regulations).

Hammonton’s Form-Based Code addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and



standards are presented in both words and diagrams and other visuals, and designate the appropriate form and scale (and therefore, character) of development rather than simply land-use types.

2.7 “Governing Body” shall mean the Hammonton Town Council.¹⁶

2.8 “Hammonton” shall have the same meaning as the Town of Hammonton.

2.9 “Joint Land Use Board” shall have the same meaning as Planning Board.

2.10 “Land Use Board” shall have the same meaning as Planning Board.

2.11 “*Local Redevelopment & Housing Law*” or “*Redevelopment Law*” shall mean the New Jersey *Local Redevelopment & Housing Law* (N.J.S.A. 40A:12A-1 et seq.).

2.12 “*Municipal Land Use Law*” or “*MLUL*” shall mean the New Jersey *Municipal Land Use Law* (N.J.S.A. 40:55D-1 et seq.).

2.13 “New Jersey Council on Affordable Housing” (“C.O.A.H.”) shall mean the State agency [formerly¹⁷] responsible for establishing and monitoring municipal affordable housing obligations.

2.14 “NJDCA” shall mean the New Jersey Department of Community Affairs and, by extension, shall include the individual divisions and/or offices thereof, including the Office of Planning Advocacy.

2.15 “NJDEP” shall mean the New Jersey Department of Environmental Protection and, by extension, shall include the individual divisions and/or offices thereof.

2.16 “NJDOT” shall mean the New Jersey Department of Transportation and, by extension, and shall include all divisions and/or offices thereof.

¹⁶ Within the context of the various sections of this Comprehensive Master Plan Update, the terms “Hammonton”, “Town” and “Governing Body” shall mean the Governing Body of Hammonton Town.

¹⁷ In 2015, the New Jersey Supreme Court [*In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97*] (221 N.J. 1 [2015] (a.k.a. “Mount Laurel IV”)) removed jurisdiction of affordable housing matters from C.O.A.H., placing them with the state’s Superior Court.

While C.O.A.H. is commonly thought to have been disbanded by [then] Governor Chris Christie in 2010, it remains an official ~ albeit inactive ~ State agency.



2.17 Office of Planning Advocacy (“OPA”) shall mean the New Jersey Office of Planning Advocacy, successor to the Office of Smart Growth (“OSG”) and the Office of State Planning (“OSP”), operating out of the New Jersey Department of State.

As part of its Business Action Center, the OPA is charged with helping to spur economic growth in New Jersey.

2.18 “Pinelands Commission” shall mean the New Jersey Pinelands Commission, an independent state agency whose mission is to preserve, protect and enhance the natural and cultural resources of the Pinelands in New Jersey, and to encourage compatible economic and other human activities consistent with that purpose. Through its implementation of the Pinelands Comprehensive Management Plan, the Pinelands Commission protects the Pinelands in a manner that maintains the region's unique ecology while permitting compatible development.

2.19 “Pinelands Comprehensive Management Plan” (“CMP”) shall mean the body of rules and regulations that guide land-use, development and natural resource protection programs in order to promote orderly development in the Pinelands by channeling growth toward appropriate areas while

safeguarding the region's unique natural, ecological, agricultural, archaeological, historical, scenic, cultural and recreational resources.

2.20 “Pinelands” shall mean the Pinelands National Reserve (“PNR”), the (approximately) 1.1 million acre national preservation area authorized by Congress via the National Parks and Recreation Act of 1978 and the New Jersey Pinelands Protection Act in 1979 as the first National Reserve in the United States.

Governed by the Pinelands Commission through the Pinelands Comprehensive Management Plan, the Pinelands spans 7 counties and all or part of 56 municipalities within the New Jersey Pine Barrens, and contains a unique location of historic villages and berry farms amid the vast oak-pine forests, extensive wetlands, and diverse species of plants and animals of the Atlantic Coastal Pine Barrens ecoregion.

2.21 “Planning Board” shall mean the Hammonton Town Joint Land Use Board, established pursuant to section 23 of the *Municipal Land Use Law* and operating pursuant to the various regulations of the Town Code and other relevant statutes.



2.22 “Redevelopment Law” shall have the same meaning as *Local Redevelopment & Housing Law*.

2.23 “Hammonton” and “Hammonton Town” shall mean the Town of Hammonton, a body corporate and politic, and unless otherwise indicated, includes its Governing Body, elected officials, officers and staff.¹⁶

2.24 “South Jersey Transpiration Authority (“SJTA”)” shall mean the independent State agency that, for the purposes of this Comprehensive Master Plan Update, owns and operates the Atlantic City Expressway and, by extension, and shall include all divisions and/or offices thereof.

2.25 “State Plan” shall mean the New Jersey *State Development and Redevelopment Plan*, authorized via the State Planning Act of 1985 and last adopted in March 2001.

2.26 “Town” shall have the same meaning as the Town of Hammonton.

2.27 “Town Council” shall mean the Governing Body of the Town of Hammonton.¹⁶

2.28 “Town Clerk” shall mean the municipal Clerk of the Town of Hammonton, who is the statutorily-mandated custodian for the Town’s records.

2.29 “Town of Hammonton” shall mean the Town of Hammonton, a body corporate and politic, and unless otherwise indicated, includes its Governing Body, elected officials, officers and staff.



3.0 METHODOLOGY

3.1 PROCESS

Municipal Master Planning occurs on a continuum. At one end is a full Master Plan, with all of the (applicable) *MLUL*-specified Plan Elements included. At the other end is a Master Plan Reexamination, which may be limited to a review of the findings and recommendations of the [then] most-recent effort.

While the Joint Land Use Board is only statutorily mandated to undertake a Master Plan *Reexamination*, Hammonton Policymakers have recognized that limiting the effort to the items required under N.J.S.A. 40:55D-89 will not adequately address the range of issues currently facing the Town. Further, such an approach typically results in incremental decision-making that does not result in a single-source planning document that cross-references all of the various topics that Hammonton policymakers wish to address.

For these reasons, as well as to recognize constraining budgetary realities for any one budget year, the Town has

committed to the following *phased* approach for this Comprehensive Master Plan Update:

3.1.1 PHASE I (4/2020 – 12/2020)

The Master Planning project commenced in April 2020 with an in-depth policy analysis that focused on the problems and objectives identified in prior Master Planning documents. Each issue was discussed with the Master Plan Implementation Committee¹⁸, which reviewed how these problems and objectives changed over time as well as their current status.

Additionally, such review provided a forum to identify new issues to be addressed and policy direction for each.

The result of these discussions was a series of matrices that formed the basis of the Statement of Objectives, Principles, Assumptions, Policies & Standards¹⁹ (and other sections) of this Master Plan Update.

¹⁸ §x.x.x herein.

¹⁹ §x.x.x herein.



3.1.2 PHASE II (1/2021 – 8/2023²⁰)

Phase II builds upon the information derived from Phase I, and establishes priorities and policy recommendations for each issue as identified.

A. Due to budgetary constraints and the impact of the COVID19 pandemic on the ability of Town Volunteers to complete Master Planning tasks, this Phase II of the Master Plan Update addresses the mandatory Elements of a Master Plan

- Statement of Objectives, Principles, Assumptions, Policies & Standards;
- Land Use Plan Element;
- 2018 Housing Plan Element & Fair Share Plan²¹; and
- Relationship of the Master Plan to:
 - Master Plans of Contiguous Municipalities
 - Atlantic County Master Plan
 - State Development & Redevelopment Plan
 - Solid Waste Management Act

and culminates in this Comprehensive Master Plan Update.

Upon adoption by the Joint Land Use Board, the statutory requirements for a 10-year general Reexamination of the Master Plan will be satisfied.

B. At time of adoption of this Master Plan Update, the Town's Historic Preservation Committee was preparing a Historic Preservation Plan Element and the Town's Environmental Commission was preparing a Green Buildings & Environmental Sustainability Plan Element ~ both of which are optional elements to a Master Plan. Both were grant funded.

It is anticipated that both Plan Elements will be added to this Master Plan Update once completed.

3.1.3 PHASE III (9/2023²⁰)

Phase III of the overall effort pauses the Master Planning process to address any changes in Ordinances recommended under Phase II.

²⁰ Projected

²¹ Dated July 2018, adopted by the Joint Land Use Board on August 1, 2018, and subsequently approved by the New Jersey Superior Court. This existing document is included in this Comprehensive Master Plan as adopted.



3.1.4 PHASE IV+ (2024 - 2030²⁰)

With the foundation for the Town’s planning firmly in place, subsequent phases will address any remaining Optional Master Plan Elements as funding becomes available. As with Phase III, it is anticipated that certain years would see a pause in actual Master Planning efforts in order to address any changes in Ordinances as recommended.

At the end of this process, the Town will have a fully updated Master Plan, and will be ready to begin the statutory (10-year) Reexamination cycle moving forward.

3.2 THIS COMPREHENSIVE MASTER PLAN UPDATE

3.2.1 This Comprehensive Master Plan Update bases its findings and recommendations on, among other sources:

- Prior Master Planning Documents
 - The 1966 Master Plan (where content was located). [“1966 Master Plan”]

- Excerpts²² from Master Plan Parts I - IV. Preparer Unknown. (Presumably 1968) [“1968 Master Plan”].
- Town of Hammonton Master Plan. Report Number Two. Conservation Element. Prepared by ARH Associates. Draft October 6, 1982. [“1982 Conservation Element”].
- Town of Hammonton, Atlantic County. Wastewater Management Plan. Prepared By ARH Associates. May 1989 (Revised August 1989 & October 1989) [1989 Wastewater Management Plan].
- Hammonton Master Plan²³. 1998 – 2004. September 1998 (Adopted 11-4-98). Prepared by Remington & Vernick Engineers [“1998 Reexamination”].
- Town of Hammonton. Atlantic County. Recreation & Open Space Element. Prepared by ARH Associates. 1998 [“1998 Recreation & Open Space Plan”].
- Master Plan Reexamination Report. Town of Hammonton. Prepared by the Karabashian Eddington Planning Group. December 2004 (Revised March 2005. Finalized April 2005) [“2004/05 Reexamination”].

²² Part I: Financial Analysis
Part II: Implementing the Master Plan
Part III: Official Map
Part II [sic]: Public Facilities & Services.
Part IV: The Capital Improvements Program

²³ Sub-labeled Master Plan Reexamination Report



- Hammonton Revitalization Corporation. Parks & Recreation Master Plan. Prepared by Dr. John D. Woods. Draft May 26, 2004 [“2004 Parks & Recreation Master Plan”].
- Town of Hammonton, Atlantic County, New Jersey, Open Space & Recreation Plan. Prepared by ARH Associates. December 2008 [“2008 Open Space & Recreation Plan”].
- Town of Hammonton. 2011 Master Plan Reexamination Report. Includes Town of Hammonton, Downtown Area Plan: An Amendment to Land Use Plan Element. Prepared by the Hammonton Planning Board with assistance from Brown & Keener Urban Design. Adopted via (unnumbered) Planning Board Resolution dated August 17, 2011 [“2011 Reexamination”].
- Housing Element and Fair Share Plan of the Town of Hammonton, Atlantic County. Prepared by Shirley M. Bishop, PP., LLC. August 1, 2018 [“HE&FSP”].
- Town of Hammonton, Bicycle & Pedestrian Master Plan. Prepared by Sam Schwartz, LLC. July 2021.
- Hammonton Municipal Airport: Airport Master Plan Update. Prepared by DY Consultants. January 2021.
- Tax mapping prepared by Civil Solutions, a division of ARH Associates,²⁴ and MOD IV parcel data information retained by the Hammonton Tax Assessor;²⁵
- Visual inspections of the Town conducted for this Master Planning process;
- Atlantic County, New Jersey Master Plan. Prepared by Heyer, Gruel & Associates. May 2018.
- The State Development and Redevelopment Plan (“State Plan”) prepared by the New Jersey State Planning Commission (March 2001).
- Conversations with Town officials, business leaders and members of the Community; and
- Other pertinent data and documentation (footnoted as appropriate).

3.2.3 Maps, graphics and other exhibits from prior Hammonton Master Planning and other efforts used in this Comprehensive Master Plan Update are copied directly from those documents and therefore retain their original numeric designation.

²⁴ Updated 1/2021.

²⁵ Updated 2/2021



Maps, graphics and other exhibits prepared for This Comprehensive Master Plan Update are referenced as such and are designated within the context of THIS document.

3.2.4 In order to present contents in a user-friendly manner, the organization of this document reflects the statutory requirements of a Master Plan under N.J.S.A. 40:55D-28 and not of a Reexamination under N.J.S.A. 40:55D-89.



4.0 TOWN HISTORY ~ A SYNOPSIS²⁶

4.1 THE SETTING

Located in the northwestern-most part of Atlantic County, New Jersey, the 41.5 square mile Town of Hammonton is the County's second largest municipality in terms of physical size. It is situated roughly equidistant between Atlantic City and Philadelphia (about 30 miles from each).

The Town is approximately 11.5 miles long and 4.5 miles wide, and is situated in the southern half of the Pinelands National Preserve, an environmentally-sensitive, protected, 1.1-million-acre area in southern New Jersey.

Originally part of Mullica Township, the Town of Hammonton was incorporated as an independent municipality in 1865.

4.2 BEGINNINGS

As with all land in Atlantic County, the first colonial-era titles in Hammonton can be traced from England's King Charles II in 1664, through several changes in ownership and eventually to the West Jersey Society whose proprietors began selling hundreds-of-acre parcels in the late 1600s.

The land comprising Hammonton was part of Gloucester County when William Coffin (1775-1844) arrived in 1812. Under an agreement with John R. Coates, Coffin built and operated a sawmill near the Hammonton Lake at the head of what is now Central Avenue.

Coffin bought the mill from Coates in 1814.

²⁶ Excerpted from

- Historic Building Survey, Atlantic County: Northern, Bay, and Coastal Communities, North Atlantic County Survey. Prepared for Atlantic County, New Jersey by The History Store (September 8, 1986)
- Pinelands Villages and Towns: Historic Area Delineations. Prepared by the New Jersey Pinelands Commission (August 1988)
- A Survey of Potential Historic Districts in the Pinelands, New Jersey. Prepared by the New Jersey Pinelands Commission (December 1993).

- Survey, Historical Background, and Significance of the Bellevue Avenue Historic District and the Historic Business District in Hammonton, New Jersey. Prepared by Joan Berkey, Historic Preservation Consultant (with architectural historian Michael Conley) for the Hammonton Historic Preservation Commission (Submitted April 2009).
- Hammonton: 150 Years of Industry, Gallery & Education Guide, prepared by The Noyes Gallery at Kramer Hall in partnership with staff and faculty from Stockton University, the South Jersey Culture & History Center, and the Town of Hammonton for the Town's Sesquicentennial (March 7, 2016 – August 8, 2016).



Taking advantage of the readily-available supply of the sand and wood necessary for glassmaking, Coffin, with John Haines, established a glassworks near the sawmill.

After Coffin's death, ownership of the factories passed to his sons, John Hammond Coffin and Edward Winslow Coffin. After Edward sold his share to John in 1846, the name of the area was changed from "Hammondton" to "Hammonton".

4.3 THE ROLE OF AGRICULTURE

By 1850, both Coffin's mill and glassworks had been abandoned. However, Hammonton gained new life in 1854 when the Camden & Atlantic Railroad Company established a rail line between Camden and the newly established health resort of Atlantic City. This line ran through the rural village of Hammonton.

In 1856, Philadelphia banker (Richard J. Byrnes) and lawyer (Charles K. Landis) formed a partnership to promote a "new agricultural settlement" in Hammonton. After purchasing

large tracts of still-natural lands, Byrnes and Landis platted a formal plan of streets and blocks and advertised the opportunity to purchase 4- to 10-acre farmsteads to New England families. It was hoped that the high-quality soil, healthful climate and proximity to markets in Philadelphia and New York would attract people of limited means.

While the earliest settlers bought land near Hammonton Lake, the focus shifted to Bellevue Avenue once the Railroad constructed a station there in 1858.

Byrnes and Landis published a local paper called the *Hammonton Farmer*, which served as much as an advertisement for their new community as it did a newspaper²⁷. The paper notes that early settlers came from Ohio, Boston, Connecticut, New York, Philadelphia, Vermont and Maine.

Hammonton was incorporated as a Town in 1865, at which time it had a population of approximately 1,500, 365 dwellings, 4 schools, 2 churches and 4 mills and factories.

²⁷ The 1863 issue painted a portrait of the nascent Town with glowing descriptions of the healthfulness of its spring water and the easily-worked soil, already "planted with grapes, peaches, apricots, nectarines, a fine variety of pears and apples, strawberries, blackberries and

cranberries" that were unsurpassed for their high yields. The paper also listed the many improvements made to the Town, specifically mentioning residences and newly erected stores offering goods, millinery and dress-making, a lecture hall and a tin-ware manufacturer.



Titles from the period show that the farms lining Bellevue Avenue ranged from 1- to 10-acres in size, and many of the first settlers bought several tracts (not always contiguous or even on the same street) in order to live on one and farm the other(s). They found the soil ideally suited to raising fruit trees and berries, and by 1866 there were 2,031 acres under cultivation.²⁸

In 1867, the Fruit Growers Union and Cooperative Society was founded in Hammonton as the nation's first fruit and vegetable farmers' cooperative .

4.4 THE LATE 19TH CENTURY

Beers Comstock and Cline mapping from 1872²⁹ show that all but one of the farmsteads along Bellevue Avenue had been settled and developed by that time. Business notices on the map show a preponderance of “farmer and fruit” growers, with others listed as carpenter, sash manufacturer, insurance sales, baker, carriage manufacturer, photographer, hotel proprietor, butcher and numerous storekeepers.



Master Plan Graphic 1
Historic Hammonton

²⁸ 304 acres of strawberries, 212 acres of blackberries, 40 acres of cranberries, 53,000 grape vines, 23,906 pear trees, 829 plum trees and 53,767 cherry trees.

²⁹ <http://www.westjerseyhistory.com/maps/countymaps/Atlantic%20County%20-%20Beers%20Comstock%20and%20Cline%20-%201872.shtml>



Interestingly, while businesses lined both sides of Bellevue Avenue, the business district extended only one block ~ from the railroad tracks to Second Street.

The 1870 census established the population Hammonton as 1,412, of which the overwhelming majority of adult men were listed as farmers and farm workers. Other occupations included store owners (dry goods, jewelry, hardware, and grocery), druggists, clergy, saloon keepers, shoemakers, house carpenters, mason, blacksmiths and tailors. Those women who did work were typically employed as domestic servants, milliners and dressmakers.

Beginning in the mid-1870s, pioneers from Italy began to settle in Hammonton for the same reasons as the earlier settlers ~ inexpensive land suitable for farming.³⁰ Because they were paid less than the older population, these immigrants tended to settle on the outskirts of the Town center where land was less expensive.

Sanborn maps³¹ of Hammonton show that the Bellevue Avenue “business district” quickly doubled in size (at least on the east side of the street) ~ extending north from its single-block length in 1872 to 2 blocks in 1886. The Avenue hosted several stores, a bakery, office building, butcher and a tin shop. These were generally 2-story buildings of frame construction, a fact confirmed by photographs of the period. (The remainder of Bellevue Avenue to the White Horse Pike was incrementally added to the map sets as commercial development expanded.)

4.5 TURN OF THE CENTURY TO THE ROARING '20s

The opening decades of the 20th century brought new growth to Hammonton. In 1903, the Town’s Board of Trade published a promotional booklet that, like Burnes and Landis publications four decades earlier, sought to bring new people into the area. The booklet described Hammonton as a “*beautiful Town of homes*” and a “*country Town with gardens and small farms*” that raised fruit and poultry, had 2 building

³⁰ A study of Hammonton’s Italian immigration by noted Sociologist Emily Fogg Meade (1871-1950) published in 1907 found that the largest number of Italian immigrants arrived between 1885 and 1890, settling on farms sold to them by the Town’s oldest residents who were retiring (or by their heirs who had no interest in farming).

³¹ The Sanborn Map Company was a cartographic firm that created maps for assessing fire insurance liability in urbanized areas in the United States between (approximately) 1867 and 1970. These Maps show building footprints, the number of stories, uses and building materials, and are highly useful when studying development during that period.



associations, shoe factories, a planning mill, cut glass factories, a stocking factory and a pressed brick plant. Being served by electricity and gas, and being accessible by rail, Hammonton was said to be poised to offer the good life to anyone wishing to settle there.

Census figures show that the Town had (approximately):

- 3,500 residents in 780 houses in 1900;
- 5,100 residents in 1910;
- 6,600 residents in 1,300 houses in 1920; and
- 7,600 residents in 1,760 houses in 1930.

This growth is reflected in the number of pages the Sanborn Map Company needed to depict the Town's major concentration of development; growing from 2 pages in the

late 1800s to 4 pages in 1903, 9 pages in 1908, 11 pages in 1923, and 12 pages in 1930.

The 1914 Sanborn map was the first to depict Bellevue Avenue in its entirety. While commercial and residential development was concentrated between Tilton Street and the railroad tracks, subdivisions of the small farmsteads north of Tilton

Street is evident, and several farms north of Packard Street are shown with hen houses behind the residences.

The 1926 opening of the Benjamin Franklin Bridge connecting Camden and Philadelphia improved automobile access to Hammonton from the west and facilitated the transportation of the Town's goods to large market centers.

Land values along Bellevue Avenue skyrocketed during the 1920s. In the downtown area, a vacant commercial lot which sold for \$200 in 1905 was sold for \$3,000 in 1921 and \$8,000 in 1925. Similarly, lots on the northern end of Bellevue Avenue ~ an area which in the early 1900s was considered to be "out-of-town" ~ commanded \$50 per front-foot in 1925.

Another reflection of the growing prosperity in Hammonton through the 1920s was the first recorded purchases of Bellevue Avenue real estate by first- and second-generation Italians who, through their hard work, had become successful enough to purchase land that had heretofore been unavailable to them.



4.6 THE GREAT DEPRESSION

As it did elsewhere in the nation, the Great Depression brought growth in Hammonton to a halt. The 1940 census recorded 7,668 residents in the Town, a modest increase of 0.2% from the 7,656 residents counted in 1930.

By 1940, Town industries included clothing, glass, stockings, raincoats, beer, wine and canned goods. Fruit and berry farming continued to be the principal agricultural industry such that in 1940, Hammonton led the country in the value of blackberries and raspberries, and ranked third in the value of peaches produced.

4.7 POST-WAR GROWTH

As the Depression (and presumably the Second World War) ended, construction resumed on vacant lands and on lands where an older house once stood, and small farms along Bellevue Avenue were gradually subdivided for both residential and commercial construction.

By the early 1960s, Hammonton boasted 15 clothing factories, a baking company, a door manufacturer, a clay products manufacturer, a chemical company, a pharmaceutical company

and a brewery. The majority of the Town's housing stock concentrated around the downtown business district, with outlying areas dominated by farms that inspire the Town's nickname as **"THE BLUEBERRY CAPITAL OF THE WORLD"**.

4.8 TODAY

Present-day Hammonton has a fully-developed core area with Route 54 (Bellevue Avenue / 12th Street) as its central spine and principal business district, with larger scale commercial development existing along the White Horse Pike.

Residential neighborhoods exist outside of the commercial core, with wetlands, woodlands and farm fields outside of the residential ring.

An industrial park is located along the south side of the railroad tracks, and the Hammonton Municipal Airport is located to the north of the White Horse Pike.

Details related to today's Hammonton are addressed throughout the balance of this Master Plan Update.



5.0 STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES & STANDARDS

5.1 MUNICIPAL LAND USE LAW

The *Municipal Land Use Law*³² requires a municipal Master Plan to include “a *Statement of Objectives, Principles, Assumptions, Policies and Standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.*”

5.2 DOCUMENTATION & ORGANIZATION

5.2.1 As part of Phase I of this Master Plan Update, this office reviewed a number of historic planning documents for the Town of Hammonton. These are inventoried in §3.2 herein.

The Town’s original (1966) Master Plan and the full version of the 1982 Master Plan could not be located, and it is not clear that the documents that were located constituted the full set of relevant information. As such, the contents of the documents that were located was used to provide a context for the analyses that follows.

5.2.2 §5.3 contains the Phase I review of the goals and objectives identified by prior Planning efforts, as well statements regarding the current status of each.

Various sections of §5.3 contain subsections entitled “2023 Review”, which direct readers to the applicable subsections of §5.4 wherein issues are reaffirmed and/or restated based on current conditions and priorities. §5.4 also details new issues that were identified for this Master Plan Update, and includes policy direction for each.

The Town’s prior Planning documents contain considerable duplication, and issues are often addressed multiple times under multiple topics. Issues that were [then] resolved or found no longer to be relevant may or may not have been affirmatively rescinded within the body of these documents. §5.3 rescinds or otherwise addresses these as necessary.

³² N.J.S.A. 40:55D-28(b)(1)



In order to present the Phase I findings in a coherent manner, issues are presented herein **by topic**, with language paraphrased for syntax. While each issue may be addressed under various topics, the 2023 Review directs readers to what is considered the most relevant (single) section of §5.4.

Source documents are footnoted.

5.3 PHASE I REVIEW

5.3.1 GENERAL POLICY STATEMENTS

A. The following purposes of the New Jersey *Municipal Land Use Law*³³ were adopted under the 1998 Reexamination:

- *To encourage municipal action to guide the appropriate use or development of all lands in Hammonton, in a manner which will promote the public health, safety, morals, and general welfare.*
- *To secure safety from fire, flood, panic, and other natural and manmade disasters.*
- *To provide adequate light, air, and open space.*

- *To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions, and preservation of the environment.*
- *To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.*
- *To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses, and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all citizens.*
- *To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight.*
- *To promote a desirable visual environment through creative development techniques and good civic design and arrangements.*

³³ N.J.S.A. 40:55D-2



- *To promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the Town and to prevent degradation of the environment through improper use of land.*
- *To encourage adequate provision of affordable housing.*
- *To promote conservation and wise use of all energy resources.*
- *To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.*

B. The following purposes of the *Municipal Land Use Law*³³ were adopted since 1998 Reexamination:

- *To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and*

maximized while preserving agricultural lands, open space, and historic sites; and

- *To ensure that the development of individual municipalities does not unnecessarily encroach upon military facilities or negatively impact the operation of military facilities, and to those ends, to encourage municipalities to collaborate with military facility commanders in planning and implementing appropriate land use controls, thereby improving the vitality of military facilities and protecting against their loss through the Base Realignment and Closure process or mission loss.*

2023 Review: This Master Plan Update reaffirms its commitment to these MLUL purposes.

C. In addition to the *MLUL* Purposes, the following specific municipal planning goals were adopted under the 1998 Reexamination:

- *Maintain community character and improve the quality of existing development.*
- *Preserve economic balance and safeguard the tax base, and provide for a continuing source of employment within the Town.*



- *Guide the development of available vacant land, the redevelopment of land where warranted, and the provision for community facilities and services to meet the needs of the Town's residents within the limits of available resources.*
- *Ensure adequate provision of public infrastructure, community facilities and services, and new development to meet the needs of ... residents and property owners.*
- *Assure that the development intensity and population density continue to be appropriate to the overall character of the Town, its regional location, community facilities, and the natural constraints of the land.*
- *Promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources.*
- *Ensure adequate affordable housing and promote strong viable residential neighborhoods.*
- *Encourage appropriate development along Bellevue Avenue, Third Street, and Egg Harbor Road to revitalize the downtown center of the Town.*

- *Maintain and enhance the residential quality of life in the Town center through code enforcement and encouraging compatible development that meets current and future lifestyle requirements.*

2023 Review: Recognizing the changes in Hammonton since this language was adopted, this Master Plan Update reaffirms these policies as restated at §5.4 herein.

- D. ³⁴Review existing zoning district boundaries to determine whether some residentially zoned but now predominantly vacant areas should be rezoned to business, and vice versa.

2023 Review: Recommended changes to the Town's Zone Boundary lines are addressed as part of the review of each individual Zoning District at §6.4 herein.

- E. ³⁵The assortment of the Town's planning documents should be revised to reflect current conditions and contemporary land use strategies. Foremost on the list was the need to update or replace the 1966 Master Plan and its constituent Elements. Also identified was the need

³⁴ 1998 Reexamination & 2004 / 2005 Reexamination

³⁵ 2004 / 2005 Reexamination



to update certain development regulations, create a new Official Map and prepare a curb and sidewalk plan.

2023 Review: This multi-phase Comprehensive Master Plan Update process is intended to address this recommendation. Timing for future Master Plan Elements will depend on Town priorities and budgetary considerations in any given budget year.

1. Recommended changes to the Town's development regulations are addressed as part of the review of each individual Zoning District at §6.4 herein.
2. Recommendations concerning a new Official Map are addressed at §5.4.2 A. 5 herein.
3. Recommendations concerning curb and sidewalk are addressed at §5.4.2 A. 6 herein.

- F. ³⁵Apply for various grants that are available.

2023 Review: This Master Plan Update reaffirms the Town's commitment to seeking financial support to the maximum extent practicable.

- G. ³⁶The additional master plan goals recommended in the 1998 and 2004 Reexamination Reports should be formally adopted by the Planning Board as a Master Plan amendment. These goals should be combined with the original 1966 Master Plan goals, rather than separated as was presented in these Reexaminations.

Given the [2011] state of the economy and the severe reduction in resources for public purposes, the Hammonton Town Council elected to postpone the preparation of a new Master Plan. However, the Planning Board did adopt a downtown urban design plan³⁷ and

³⁶ 2011 Reexamination

³⁷ The Downtown Area Plan component of the 2011 Reexamination / Land Use Plan Element:

1. Recognizes Hammonton's Pinelands context...
2. Updates the municipal policy plan for future growth and investment in the downtown.
3. Defines the municipal goals and objectives within the context of an overall vision for the future of downtown.

4. Describes strategic approaches to Land-Use, Urban Design, Historic Preservation, Circulation & Parking, Affordable Housing and Open Space that support the overall vision for the future of downtown.

The purpose of the Downtown Area Plan was described as to state at the broadest level what Hammonton wants the future of its downtown to be, as well as to set out specific objectives and policy directives that will guide decision-making for the downtown over the coming years.



recommendations for additional Master Plan amendments under [the 2011] Reexamination.

2023 Review: This multi-phase Comprehensive Master Plan Update process is intended to address the intent of this issue. However, given the inability to locate the 1966 Master Plan, knowledge of this document was limited to what was included in subsequent documents.

An Amendment to the Land Use Plan Element of the Master Plan addressing urban design standards for the downtown and gateway sections of Hammonton was adopted as an adjunct to the 2011 Reexamination. Amendments to Chapter 175 effectuating these recommendations were adopted in 2011.

General Policy Statements and Supporting Strategies recommended by this Master Plan Update are addressed at §5.4.1 herein.

5.3.2 LAND USE POLICY STATEMENTS

- A. ³⁸Guide overall development of the Town in a manner which will maintain its existing desirability as a place to live and work, while taking advantage of the potential for growth inherent in the Atlantic-Camden County region.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.2 B. herein.

- B. ³⁹Generally maintain the existing medium density residential pattern while extending the range of types of accommodations available.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.3 A. herein.

- C. ³⁸Recognize the basic division of the town into urban and rural segments and to provide for further development in a manner which will not disrupt the agricultural economy of the area.

³⁸ 1966 Master Plan, 1998 Reexamination & 2004 / 2005 Reexamination

³⁹ 1998 Reexamination & 2004 / 2005 Reexamination



2023 Review: Recognizing the changes in Hammonton since this language was adopted, this Master Plan Update reaffirms this policy as restated at §5.4.2 B. 3 herein.

- D. ³⁸Create compatible land use groupings.

³⁹Discourage piecemeal and scattered development. Protect the existing character and quality of life in neighborhoods.

2023 Review: This Master Plan Update reaffirms these policies as restated at §5.4.2 A. herein.

- E. ⁴⁰Review existing zoning district boundaries to determine whether they should be realigned to provide compatibility scaled development.

2023 Review: Recommended changes to the Town's Zone Boundary lines regulations are addressed as part of the review of each individual Zoning District at §6.4 herein.

- F. ⁴¹Encourage revitalization and redevelopment of the central business district⁴⁰. Identify vacant / under-

utilized land appropriate for redevelopment or rehabilitation in the downtown area. This includes residential and smaller commercial uses.

2023 Review: This Master Plan Update reaffirms these policies as restated at §6.4.2 B. 9 herein.

- G. ⁴⁰Continue to identify, clean and reuse, or clear and rebuild vacant / underutilized factory buildings. Employ Redevelopment to meet community needs, such as economic development and senior citizen affordable housing.

2023 Review: This Master Plan Update reaffirms this policy as restated at §6.4.2 B. 9 herein.

- H. ⁴¹Support expansion of Kessler Memorial Hospital and provide attractive parking areas.

Encourage the creation of a hospital / medical office complex zoning district to include the area along the

⁴⁰ 1998 Reexamination.

⁴¹ 1998 Reexamination & 2004 / 2005 Reexamination.



western side of the White Horse Pike from Central Avenue to Old Egg Harbor Road.

2023 Review: Recognizing that the Kessler Memorial Hospital closed in 2009, policy regarding the former Kessler site is addressed at §5.4.9 G. herein.

- I. ⁴¹Support spin-off of professional and medical offices and support services on the White Horse Pike east of Hammonton Lake. Promote development and concentration of office parks in this area.

Develop a "professional zone" character as opposed to scattered office development in-between other business uses on White Horse Pike.

⁴²Evaluate the section along the White Horse Pike in the area around the Augusta Office Complex to the Kessler Hospital, including various existing professional offices (all of which are currently in the B-2 Zoning District) and existing medical and doctor's offices located along this

portion of the corridor to create a district for hospital, medical offices and professional offices. The area generally encompasses the existing B-2 Zoning District including properties along the western side of the White Horse Pike in the area between Old Egg Harbor Road and Central Avenue with the R-1 Zoning District serving as the boundary line to the west. Expand the B-2 Zoning District to the fullest extent while at the same time maintaining the buffer to the existing residential uses within the R-1 Zoning District. The area should also include all property owned and intended for future expansion by the Kessler Hospital and currently located within the R-1 Zoning District.

2023 Review: The B-2 Zone has been eliminated in this section of the White Horse Pike in favor of the HB Zone.

While the closing of the Kessler Memorial Hospital removed the medical anchor for this "professional zone", there remains a significant number of medical and professional offices in this section of Hammonton.

⁴² 2004/05 Reexamination



This Master Plan Update restates these policies at §5.4.9 herein.

- J. Health and medical related uses should be encouraged in the vicinity of the [then] new satellite AtlantiCare Medical Center. Consider future zoning changes that would facilitate a cluster of these types of complementary uses.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.9 herein.

- K. ⁴³Concentrate retail development on the White Horse Pike corridor west of Hammonton Lake to maximize regional accessibility at the intersection of Routes 30 and 206.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.9 herein.

⁴³ 1998 Reexamination.

⁴⁴ 2011 Reexamination.

⁴⁵ Hammonton Demographics, Housing Market, Retail Market Analysis. Prepared for the Hammonton Revitalization Corporation and the Town of Hammonton by Urban Partners.

The Town was not able to locate a final version of such Study (the version that was located is dated January 2010 and labeled “draft”).

Accordingly, the best reference to the Study’s findings and recommendations is found in the Town’s 2011 Reexamination:

- L. ⁴⁴The 2004/05 Reexamination offered several new zoning classifications for the White Horse Pike corridor. However, with the change in uses and property ownership, the entire corridor should be further studied for a comprehensive vision. The study should start with a build-out analysis, followed by an assessment of:

- The economic viability of corridor uses compared to the downtown businesses using the Urban Partners study⁴⁵;
- The pedestrian and bicycle needs for corridor travel and connectivity to neighborhoods;
- The cluster(s) of complementary uses along the corridor;
- The visual impact of current development with any recommendations for the future;

“The market analysis identified opportunities for downtown retail based on an assumed % capture rate of all total retail purchases made by area residents. The study concluded that opportunities exist to expand retail offerings in various categories in both the downtown area and White Horse Pike. The downtown area is suitable for community-serving goods & services, restaurants, apparel stores, furniture stores and other related retail uses. The White Horse Pike could also accommodate additional retail if the Town was to be interested in pursuing highway-oriented commercial uses. The market for such uses includes apparel and furniture stores, restaurants, dollar stores, auto parts store, home furnishings and specialty goods.”



- The overall need for site development regulations, such landscaping, buffers and site amenities; and
- Assessing traffic flows and access management, working in conjunction with the NJDOT so that the land use and design elements of a new or reinvigorated corridor vision can successfully mesh with the state highway. Upon its completion, the report may be adopted by the Planning Board as a Master Plan amendment, which could provide the basis for future zoning changes.

2023 Review: Given the time that has passed since the 2011 Examination and the facts that:

- The Urban Partners study has become dated.
- The 2021 Pedestrian and Bicycle Master Plan prepared by the NJDOT Bureau of Safety, Bicycle and Pedestrian Programs.
- The 2011 Form Based Code process⁴⁶ resulted in 3 Gateway Districts along the White Horse Pike.

This Master Plan Update restates these recommendations and policies at §5.4.1 D. 3 & 4 and §5.4.2 B. 6 herein.

- M. ⁴⁴Encourage second story apartment uses on Bellevue Avenue in the downtown area to add nighttime activity and support businesses. Remove existing boarding houses and single room occupancy hotels in the downtown district.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.3 herein.

- N. ⁴³Code enforcement has become an important local issue in maintaining housing stock, property values, and public health, safety, security, and quality of life. Where older neighborhoods are adjacent to a downtown commercial zone, the maintenance and preservation of viable neighborhoods is critical to the economic viability of the commercial zone.

The Town has been strengthening its efforts in dealing with deteriorated rental housing by adopting a rental housing license program that requires an annual Certificate of Continued Occupancy to ensure that units meet minimum code standards.

⁴⁶ §6.3 herein.



Hammonton has incorporated the 1996 BOCA National Property Maintenance Code into the Town's Administrative Code in order to enable the Town to force all property owners to keep their properties in good condition.

2023 Review: This Master Plan Update reaffirms the Town's commitment to code enforcement at §5.4.2 D. herein.

- O. ⁴⁴The central business district commercial area is deteriorating, with residential maintenance and apartment conversions increasing in severity. Strengthen the policy of carrot-and-stick building and property maintenance code enforcement in the (presumably downtown) target area.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.2 D. and §5.4.3 herein.

- P. ⁴⁴Work with the County to develop a monitoring program to identify substandard and code deficient housing and explore measures to fund housing rehabilitation.

2023 Review: While County government does not typically have a role in local code enforcement, the Atlantic County Improvement Authority does fund housing rehabilitation for “very low- income” and “low income” homeowners.

Income levels are based on household size. For 2022, very low and low incomes are:

# OF HOUSEHOLD MEMBERS	MEDIAN HOUSEHOLD INCOME
1 Person	\$60,768
2 Persons	\$69,449
3 Persons	\$78,130
4 Persons	\$86,811
5 Persons	\$93,756
6 Persons	\$100,701
7 Persons	\$107,646
8+ Persons	\$114,591

	MODERATE INCOME HOUSEHOLD	LOW INCOME HOUSEHOLD	VERY-LOW INCOME HOUSEHOLD
	% Median Household Income		
	50% – 80%	30%	50%
1 Person	\$48,614	\$30,384	\$18,230
2 Persons	\$55,559	\$34,724	\$20,835



	MODERATE INCOME HOUSEHOLD	LOW INCOME HOUSEHOLD	VERY-LOW INCOME HOUSEHOLD
	% Median Household Income		
	50% – 80%	30%	50%
3 Persons	\$62,504	\$39,065	\$23,439
4 Persons	\$69,449	\$43,405	\$26,043
5 Persons	\$75,005	\$46,878	\$28,127
6 Persons	\$80,561	\$50,350	\$30,210
7 Persons	\$86,117	\$53,823	\$32,294
8+ Persons	\$91,672	\$57,295	\$34,377

Master Plan Table 1⁴⁷
C.O.A.H. Household Income Limits

This Master Plan Update reaffirms this policy as restated at §5.4.3 herein.

- Q. ⁴⁸Adjust Pinelands Town Management Area boundary to reflect realistic development patterns.

2023 Review: This Master Plan Update recognizes that Pinelands boundaries are unlikely to be adjusted and rescinds this recommendation.

- R. ⁴⁹An analysis of the White Horse Pike Corridor would be important to study the land use patterns along the highway and evaluate new planning and zoning opportunities.

2023 Review: While the Land Use Plan Element of this Master Plan Update⁵⁰ addresses planning and zoning issues, the type of in-depth analysis contemplated by this issue is more appropriately addressed via an Economic Plan Element to a Master Plan, which is contemplated under a future phase of the Town’s Master Planning efforts.

This Master Plan Update reaffirms this recommendation as restated at §5.4.8 herein.

- S. ⁵¹Continue to support the MainStreet and Neighborhood Preservation Programs in the downtown area; Small Cities programs in expanded target area; and the Atlantic County Improvement Authority's Home Conservation Program throughout the municipality.

⁴⁷ 2022 Affordable Housing Regional Income Limits by Household Size. Prepared by: *Affordable Housing Professionals of New Jersey*. April 28, 2022. C.O.A.H. Region 6.

While the document states “Income limits not officially adopted by the State of New Jersey”, the date contained in this document is used by housing professionals in crafting Housing Elements and Fair Share Plans statewide. The information is therefore deemed accurate.

⁴⁸ 1998 Reexamination & 2004 / 2005 Reexamination

⁴⁹ 2011 Reexamination

⁵⁰ §6.0 herein.

⁵¹ 1998 Reexamination



2023 Review: Recognizing that programs can be added, eliminated and changed over time, this Master Plan Update reaffirms this policy as restated at §5.4.9 B. herein.

- T. ⁴⁸Amend Chapter 175 to encourage pedestrian scale commercial development on and in the vicinity of Third Street with enhanced pedestrian amenities, buffering, and automobile circulation / parking controls.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.9 herein.

- U. ⁴⁸Develop and implement a downtown parking and signage plan in concert with MainStreet program.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.4 and §5.4.9 herein.

- V. ⁴⁸Review existing land use standards for home occupations and professional offices to identify whether changes should be made to reflect current technologies, business trends, and Town economic development goals.

2023 Review: Recommended changes to the Town's land use regulations are addressed as part of the review of each individual Zoning District at §6.4 herein.

- W. ⁴⁸Amend downtown zoning regulations to promote economic growth in the core area.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.9 herein.

- X. ⁴⁸Consider amending Chapter 175 to reflect the recognition of New Jersey Residential Site Improvement Standards for all areas except stormwater management, for which Pinelands standards will be maintained.

2023 Review: Chapter 175 references the R.S.I.S.

- Y. ⁵²Evaluate the current lot size and other Area and Bulk requirements for the R-3 and R-R Zoning Districts.

2023 Review: This evaluation has been accomplished and Chapter 175 has been revised accordingly. Additional

⁵² 2004 / 2005 Reexamination



recommendations regarding development regulations are addressed at §6.4 herein.

At time of this Master Plan Update, the Pinelands Commission was reviewing stormwater management standards for Pinelands municipalities. Recommendations regarding the impact of any relevant changes will be addressed when issued.

- Z. ⁵¹Although Hammonton is a compact community of mixed uses in the downtown area, its basic character is one of a small town of 1- and 2-family homes. There are no high-rise or mid-rise apartment buildings in Town, nor are there many apartment complexes or townhouses. The Town's maximum height limit is 35' and only 42' in the M-1 and B-2 zones. Chapter 175 should be amended to indicate a maximum height of 2 stories for all residential uses in order to assure compatible future development.

2023 Review: The B-2 Zone was eliminated in 1999 in favor of the R-3A (Set-Aside) and in 2011 in favor of the

(GW-2) Gateway Boulevard and (GW-3) Gateway Crossroads Zones.

While the Town's character remains generally consistent with the observation contained in this item, Land Use Policy and Housing Policy are restated at §5.4.2 and §5.4.3 herein.

- AA. ⁵³The Comprehensive Land Management Code for the Town of Hammonton shall provide that no more than 10 automobiles, trucks, or other motor vehicles, whether or not they are in operating condition, shall be stored on any lot unless such motor vehicles are adequately screened from adjacent residential uses and scenic corridors. This section shall not apply to vehicles which are in operating condition and which are maintained for agricultural purposes.

2023 Review: Recommended changes to the Town's development regulations are addressed as part of the review of each individual Zoning District at §6.4 herein.

⁵³ 1982 Conservation Element



BB. ⁵³All vehicles not in operating condition shall be stored only if the gasoline tanks of such vehicles are drained.

2023 Review: While a code enforcement and not Planning issue, this Master Plan Update retains this policy.

CC. ⁵³Except as provided below, the Comprehensive Land Management Code for the Town of Hammonton shall require that no permit be issued for development other than for agricultural product sales establishments unless the applicant demonstrates that all buildings are set back at least 200' from the center line of the scenic corridor (as defined). If compliance with the 200' setback is constrained by environmental or other physical consideration, such as wetland, or active agricultural operation, the building shall be set back as close to 200' as practical and the site shall be landscaped in so as to provide screening from the corridor.

2023 Review: This Master Plan Update restates this policy at §6.4.4 D. herein.

DD. ⁵³The Comprehensive Land Management Code of Town of Hammonton shall require that certain provisions relating to signs be enacted. Additional signage provisions were recommended as “*mandatory within the Preservation Area District of the Town*”.

⁵⁴Consider revision of signage controls in B-1 and M-D districts to encourage signage more compatible with downtown development patterns.

2023 Review: Recommendations related to the Town’s signage regulations are addressed at §5.4.9 herein.

⁵⁵The sign ordinances for the downtown districts should be revised so that they are more compatible with the downtown development patterns.

2023 Review: This recommendation has been accomplished and Chapter 175 has been revised accordingly. Additional recommendations regarding signage are addressed at §5.4.9 herein.

⁵⁴ 1998 Reexamination & 2004/05 Reexamination

⁵⁵ 2011 Reexamination.



EE. ⁵⁶Alternative development forms are permitted in cluster developments in the R-1, R-2, R-3 and M-O Zones on large tracts at a density of 8 units per acre. This means that when these housing forms are built in cluster development, their physical, economic and overall neighborhood will be substantially greater in magnitude than what would generally be expected in the Town's traditional development pattern of less than 3.5 units per acre.

The development of high and untraditional densities in the predominantly vacant R-3 zone north of U.S. 30 may be tolerable if developments can be designed to minimize adverse impacts on the viability of adjacent farmlands about best management farming practices through adequate clustering and buffers.

2023 Review: Recognizing the need to protect the existing character and quality of life in the neighborhoods, clustering beyond what is currently permitted is no longer deemed appropriate. This Master Plan Update restates this policy at §5.4.3 C. herein.

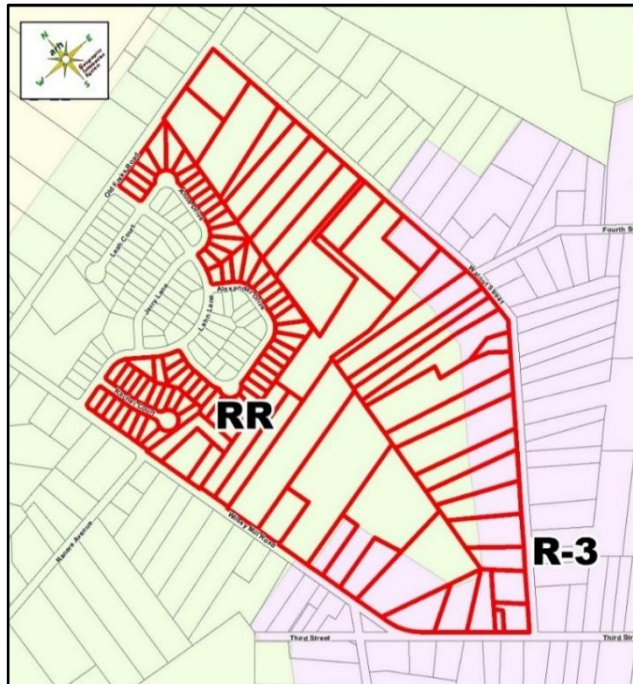
FF. ⁵⁶Rezone Block 1803, Lots 1 - 9 and Lots 13 - 29 from (RR) Rural Residential to (R-3) Residential - 3 to allow for single-family homes at a greater density than that permitted under the RR Zone while maintaining a sufficient agricultural buffer.

2023 Review: Current Parcel Mapping shows that since the adoption of this 1998 recommendation, a subdivision of the lands in question has occurred.

At time of this Master Plan Update, Block 1803, consists of Lots 1, 2, 3.01, 3.02, 4 - 6, 6.01, 7.01, 7.02, 8, 10, 10.01, 10.02, 11.01 - 11.67, 13.01, 13.02, 14, 15, 15.01 - 15.10, 16 - 26, 27.01, 27.02, 28, 29 and 29.01. Of these:

- Lots 1, 2, 3.01, 3.02, 5, 6.01, 16, 22, 29 and 29.01 are zoned R-3.
- Lots 4, 6, 18 - 21, 23 - 27, 27.01, 27.02 and 28 are split-zoned, with R-3 Zoning along the street frontage and RR Zoning to the interior of the Block.
- The remaining Lots are zoned RR.

⁵⁶ 1998 Reexamination.

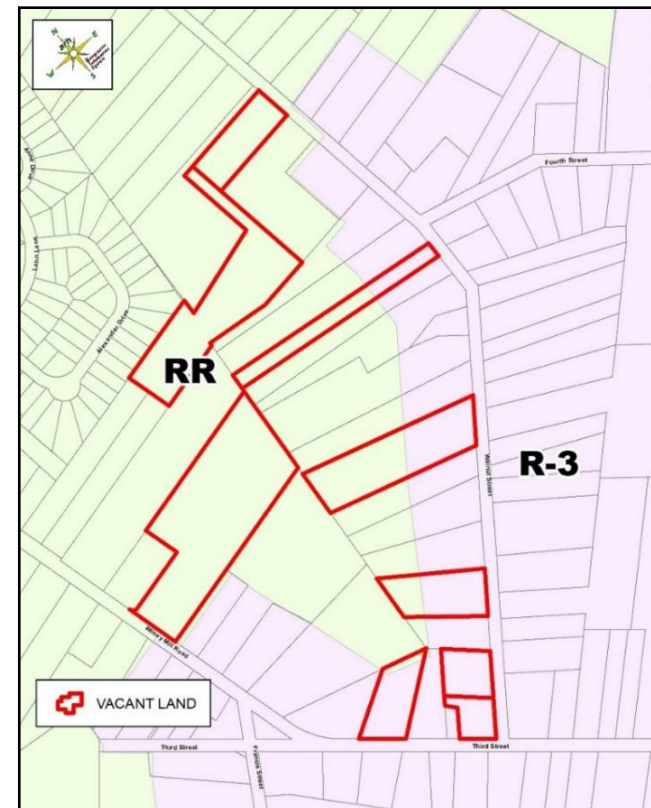


Master Plan Graphic 2
RR / R-3 Zoning Changes

Single-family residential development is permitted:

- In the RR Zone at 1 unit per 1.5 acres where public sewerage is not available.⁵⁷
- In the RR Zone at 1 unit per acre where public sewerage is available.⁵⁷
- In the R-3 Zone at 1 unit per 1.5 acres where public sewerage is available.⁵⁸

Of the 45 lots that do not appear to be part of the aforementioned subdivision:



Master Plan Graphic 3
RR / R-3 Lot Comparisons

- 1 RR-zoned lot is less than 1 acre.
- 0 RR-zoned lots are between 1 and 1.5 acres.
- 18 RR-zoned lots are 1.5 acres or greater.

⁵⁷ §175-150.

⁵⁸ §175-153.



- 0 split-zoned lots are less than 1 acre.
- 1 split-zoned lot is between 1 and 1.5 acres.
- 14 split-zoned lots are 1.5 acres or greater.
- 2 R-3-zoned lots are less than 1 acre.
- 3 R-3-zoned lots are between 1 and 1.5 acres.
- 5 R-3-zoned lots are 1.5 acres or greater.

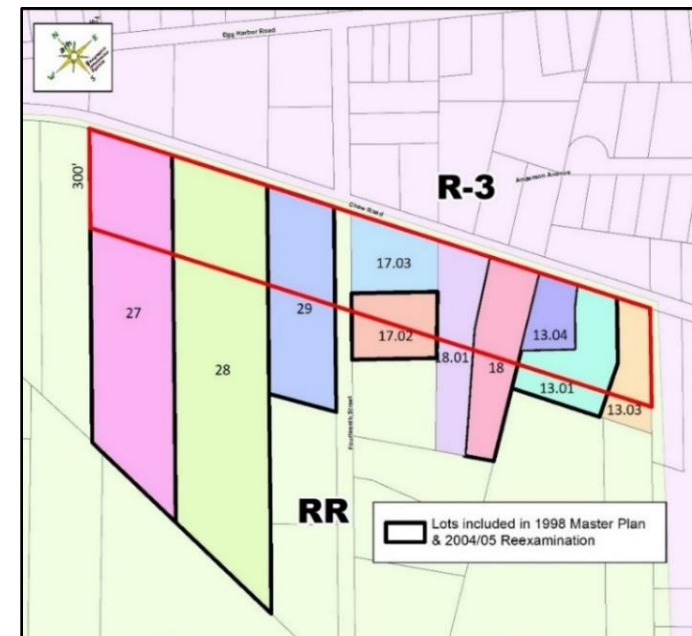
The Hammonton's Tax Assessor lists 9 of the subject lots as having \$0.00 improvement value (i.e., vacant land). Of these, 6 lots are zoned RR in whole or in part.

Recommended changes to the Town's development regulations for the RR and R-3 Zones are addressed at §6.4.6 and §6.4.9 herein.

GG.⁵⁹Rezone the first 300' of the Chew Road frontage of Block 1709, Lots 27-29 and Block 1901, Lots 13.01, 17.02, 17.03 and 18 from RR to R-3 to allow for compatible development patterns on both sides of the street where the future infrastructure lines will be run.

2023 Review: Current Parcel Mapping shows the area now containing lots that were not included in the recommendation, suggesting that subdivisions occurred after such recommendation was adopted.

Further, several of the lots in question extend well-beyond the 300' frontage recommended for rezoning.



Master Plan Graphic 4
RR / R-3 Lot Comparisons
1998 & 2004/05 Reexamination

⁵⁹ 1998 Reexamination & 2004/05 Reexamination



Finally, as stated elsewhere herein, it is not clear if Pinelands will permit the expansion of infrastructure as proposed.

Recommended changes to the Town's development regulations for the RR and R-3 Zones are addressed at §6.4.6 and §6.4.9 herein.

HH. ⁵⁹Rezone Block 1201, Lots 11 - 13 and 38 - 43 from RR to M-1 to expand economic development opportunities for a future industrial development along an infrastructure line.

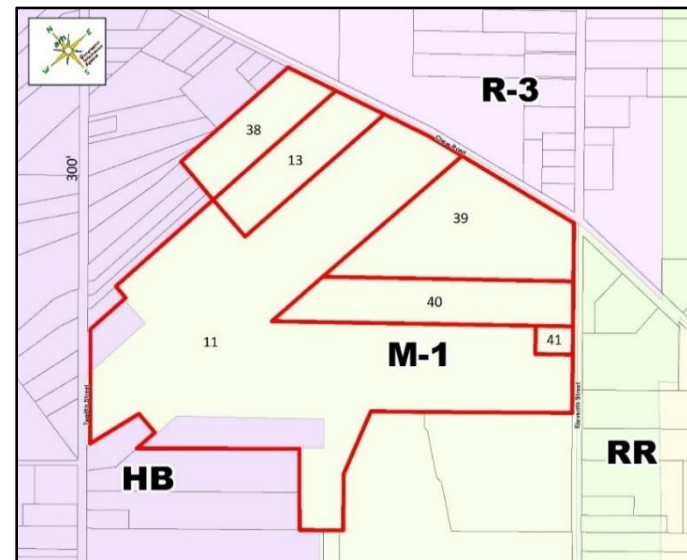
2023 Review: Overlaying current Parcel Mapping with the Town's Zoning Map shows that the recommended rezoning has occurred.

II. ⁶⁰Create a Neighborhood Commercial Zoning District for the current portions of the B-1 Zoning District outside of the downtown area and south of the railroad tracks along Route 54. This district will provide a buffer to residential uses, provide alternate access off of Route 54, encourage the creation of shared off-street parking and utilize linked marginal access roads.

The area is generally bounded by Chew Road to the south, includes the existing B-1 Zoning District along Route 54 and terminates at the railroad to the north.

⁶¹Study the Route 54 corridor for future campus office zoning and a smaller neighborhood commercial district. Portions of this area should also be rezoned as a southern gateway.

2023 Review: The B-1 Zone has been eliminated in this section of the Town in favor of the (M-1) Industrial Park Zone.



Master Plan Graphic 5
RR to M-1 Rezoning

⁶⁰ 2004/05 Reexamination.

⁶¹ 2011 Reexamination.



JJ. ⁶⁰Create an Office Campus Zoning District (M-1/B-2) at the southern gateway to Hammonton along Route 54, from the Expressway to Chew Road. The area is generally bounded by Second Road to the south, the existing B-2 Zoning District to the west and north, Chew Road to the northeast including the existing M-1 Zoning District along Eleventh Street back to Chew Road to the east.

As part of the Office Campus Zoning District, expand the current B-2 Zoning District to a point $\pm 300'$ – $400'$ east of Thirteenth Street, with the boundary line running along the rear property lines of parcels fronting along Thirteenth Street and currently within the RR Zoning District. The area is generally bounded by Second Road to the south, extends along the existing B-2 Zoning District boundary to the north and east and will include a portion of approximately $300'$ east of Thirteenth Street for the western boundary line.

2023 Review: The B-2 Zone has been eliminated in this section of Town in favor of the (M-1) Industrial Park Zone.

This Zone is home to the recently-developed NJM Insurance Group's 172,472 s.f. south-Jersey corporate hub and Kramer Beverage's 284,860 s.f. state-of-the-art wholesale beverage distributorship. At time of this Master Plan Update, CTX Infrastructure had made application for a 4.6-acre office and maintenance facility for their underground utility, civil/site work, excavation and heavy highway construction operation.

KK. ⁶⁰Examine the M-D Zoning District in the downtown area to determine if portions should be altered. Create an M-D West (reduced residential component, commercial only encourage) factoring in the approved Redevelopment Areas of Area A-D and M-D East (allow for combination of residential and commercial).

The proposed M-D West includes the existing M-D Zoning District west of Orchard Street to the existing R-3 Zoning District boundary to the west. The proposed M-D East includes the existing M-D Zoning District east of Bellevue Avenue from Passmore Avenue to the existing M-1 Zoning District boundary to the east.



A block-by-block land use analysis shall be conducted in the M-D Zoning District and the overall goal should lead to the reduction of residential uses with the provision to eliminate any additional residential expansion in the future.

2023 Review: The 2011 Form Based Code⁶² Downtown Districts effectuated the intent of this recommendation.

While it is not known if the FBC included a block-by-block land use analysis, this Master Plan Update reaffirms the Town's commitment to the redevelopment of Hammonton's Downtown at §5.4.2 B. 9 herein.

- LL. ⁶⁰Expand the B-2 Zoning District along the White Horse Pike in the area of Boyer Avenue and Sewell Avenue, creating the ability for larger lots and encouraging a more commercial component. The investigation of the elimination of existing paper streets in the area shall be conducted as part of this zoning district boundary change. The area generally is bounded by the existing B-2 Zoning District to the west, including the R-3 Zoning District

and bounded by Boyer Avenue to the east and Sewell Avenue to the north.

2023 Review: The B-2 Zone has been eliminated in this section of Town in favor of the (HB) Highway Business Zone.

This Master Plan Update reaffirms the Town's commitment to the redevelopment of the White Horse Pike at §6.4.2 B. 2 herein.

MM.⁶³Evaluate the existing MDA Zoning District⁶⁴ with the possibility of reducing the density and at the same time continue to accommodate the C.O.A.H.⁶⁵ requirements. Recommend the development of Garden Apartments, townhouses, quads, or any other alternative housing type, with 6 units per acre.

Investigate expanding this area to include the entire block bounded by Grand Street, Eleventh Street, Rosemont Avenue and Washington Street. Develop a set

⁶² "FBC"

⁶³ 2004/05 Reexamination

⁶⁴ Mixed Use Age Restricted / Affordable (Set-Aside).

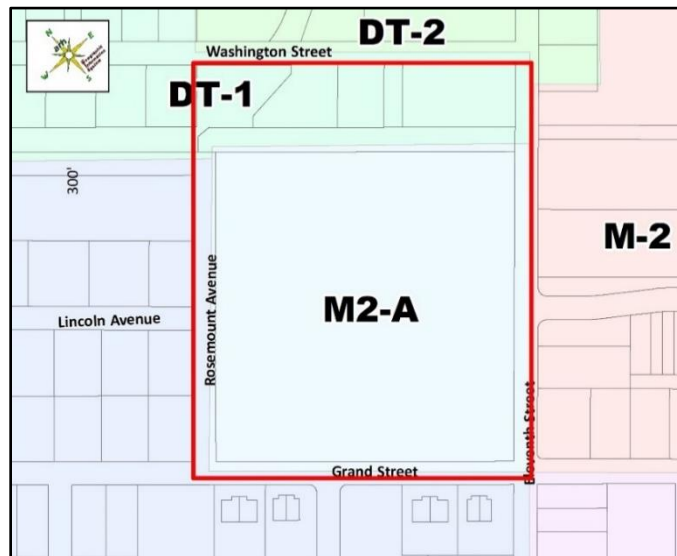
⁶⁵ §2.13 herein.



of design criteria in order to guide the spatial layout and building style for the Zoning District.

2023 Review:

- The lands bound by Grand Street, Eleventh Street, Rosemont Avenue and Washington Street are zoned Multi-Use / Age Restricted Affordable Housing (Set-Aside) and (DT-1) Downtown, Near Town, thereby effectuating the intent of this recommendation.



Master Plan Graphic 6
M2-A Rezoning

- While retaining its Multi-Use / Age Restricted Affordable Housing (Set-Aside) title, the abbreviation has been changed from MDA to M-2A.
- C.O.A.H. is addressed within the context of the Town's Housing Element & Fair Share Plan⁶⁶.

NN.⁶³Negotiate a land swap, rezoning land around Hammonton Lake to recreation in exchange for expanding the boundaries of the Pinelands town area of Hammonton to provide, over time, additional recreation resources the Hammonton Lake.

Create an additional REC Zoning District around the area of Hammonton Lake and the adjacent recreation fields and facilities along Egg Harbor Road, which are both currently within the R-1 Zoning District. The area is generally bounded by Egg Harbor Road to the south and encompasses the existing Hammonton Lake Park, the William Smith Conservation Area and Hammonton Lake.

Investigate and negotiate with the Pinelands Commission the possibility of expanding the Pinelands

⁶⁶ Exhibit 9.1 herein.



Town area with the conversion of existing R-1 Zoning District area to the Recreation Zoning District area.

2023 Review: The lands in question are overwhelmingly privately-owned and developed, thereby making such rezoning impracticable. Further, as stated elsewhere herein, Pinelands boundaries are unlikely to be adjusted.

This Master Plan Update rescinds this recommendation.

OO.⁶⁷The Town recognizes the need to provide comprehensive standards for interior lot development which does not comply with existing zoning standards.

2023 Review: Chapter 175 was amended in 2010 to include a Flag Lot provision governing interior lots.

§175-145L. defines Flag Lots, sets forth standards for interior lot development and restricts the number of housing units that can be constructed on interior lots.

PP. ⁶⁷Subsequent to the 2011 Reexamination, it was recommended that Hammonton develop a comprehensive range of design guidance for development, addressing:

- a. Guidelines for street elements placed by private businesses, particularly cafe tables and chairs.
- b. A range of tools to communicate design expectations along Bellevue Avenue, the White Horse Pike and other downtown streets.
- c. Downtown retail space, business service and office uses should be concentrated primarily in the ground floor of buildings along Bellevue Avenue between Third Street and West End Avenue, on Central Avenue below Third Street, along the White Horse Pike and in small pockets of neighborhood or transit patron-serving commercial in appropriate areas. Retail space that draws pedestrians away from the shopping environment of Bellevue Avenue should not be allowed, beyond the exceptions noted.

⁶⁷ 2011 Reexamination



- d. Most of the Downtown Area, [then] generally zoned B-1 and M-D, is to be reorganized into Downtown Districts. Portions of White Horse Pike that are closest to Downtown, as well as the major connecting route between the two, will be reorganized into Gateway Districts. In general, the new districts are established to reflect the distinct design character of different areas in and around downtown. They tend to be defined by the streets that anchor them, such as Bellevue Avenue or the White Horse Pike.
- e. To accomplish the principles, goals and objectives laid out in the 2011 Reexamination, the downtown area zoning will be updated to accommodate this new organizing system, while the surrounding Zoning districts will remain as [then] zoned. To reflect the subtle changes in character within both the historic central downtown as well as the portions of the White Horse Pike nearest the center, a number of distinct Downtown Districts and Gateway Districts are recommended.
- f. The zoning framework should not be overly prescriptive in terms of land use, providing for

flexibility while taking care to conserve sensitive areas, such as the Bellevue Avenue retail area. This land-use flexibility should occur within a framework for urban form that carefully reinforces and extends the pattern of the existing Town, and considers the impact of development on traffic and parking.

2023 Review:

- Guidelines for street elements were enacted as Parklet standards adopted in 2020.
- Recommendations regarding Parklets are addressed at §5.4.7 A. herein.
- The remaining components of this recommendation were enacted in 2011 as part of the Town's Form Based Code.

Recommended changes to the Town's development regulations, including the FBC, are addressed as part of the review of each individual Zoning District at §6.4 herein.

Policy Statements and Supporting Strategies recommended by this Master Plan Update related to Land Use are addressed in §5.4.2 herein and the Land Use Plan Element at §6.0 herein.



5.3.3 HOUSING POLICY STATEMENTS

A. General

1. ⁶⁸Provide for a steadily increasing population.

2023 Review: The population history for Hammonton reflects an uneven curve of growth and steady-state trends⁶⁹:

⁶⁸ 1966 Master Plan, 1998 Reexamination & 2004/05 Reexamination

⁶⁹ https://en.wikipedia.org/wiki/Hammonton,_New_Jersey#cite_note-Census2020-11.

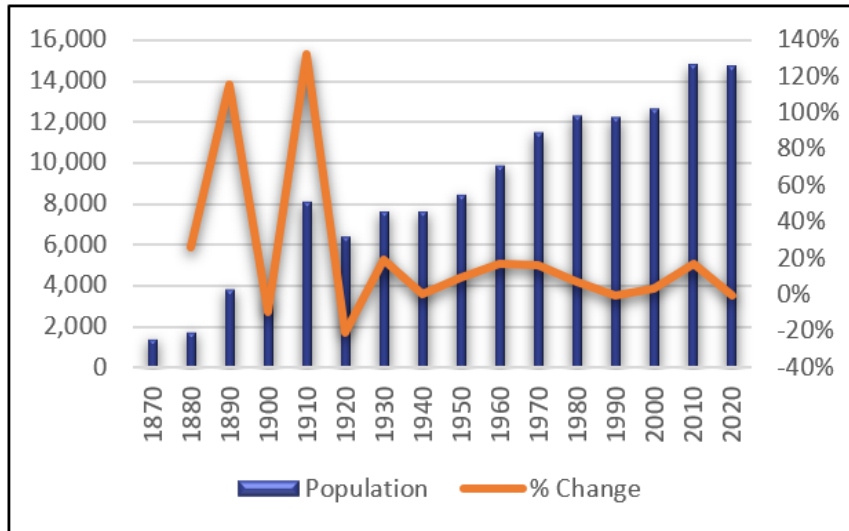
While Wikipedia is generally not considered as reliable source of information, the data is considered valid.

- Barnett, Bob. Population Data for Atlantic County Municipalities, 1840 - 1905, WestJersey.org. Accessed June 25, 2012.
- Compendium of censuses 1726-1905: together with the tabulated returns of 1905, New Jersey Department of State, 1906. Accessed July 26, 2013.
- Raum, John O. The History of New Jersey: From Its Earliest Settlement to the Present Time, Volume 1, p. 273, J. E. Potter and company, 1877. Accessed November 18, 2013. "Hammonton contains a population of 1,404."
- A compendium of the ninth census, 1870, p. 259. United States Census Bureau, 1872. Accessed September 10, 2013.
- Porter, Robert Percival. Preliminary Results as Contained in the Eleventh Census Bulletins: Volume III - 51 to 75, p. 97. United States Census Bureau, 1890. Accessed July 26, 2013.
- Thirteenth Census of the United States, 1910: Population by Counties and Minor Civil Divisions, 1910, 1900, 1890, United States Census Bureau, p. 335. Accessed May 15, 2012.
- Fifteenth Census of the United States : 1930 - Population Volume I, United States Census Bureau, p. 714. Accessed May 15, 2012.
- Table 6. New Jersey Resident Population by Municipality: 1930 - 1990, New Jersey Department of Labor and Workforce Development. Accessed June 28, 2015.

CENSUS YEAR	POPULATION	% CHANGE
1870	1,404	
1880	1,776	26%
1890	3,833	115.8%
1900	3,481	-9.2%
1910	8,088	132.3%
1920	6,417	-20.7%
1930	7,656	19.3%
1940	7,668	0.2%
1950	8,411	9.7%
1960	9,854	17.2%
1970	11,464	16.3%
1980	12,298	7.3%
1990	12,208	-0.7%
2000	12,604	3.2%
2010	14,791	17.4%
2020	14,711	-0.5%

*Master Plan Table 2
Population Trends*

- DP-1 - Profile of General Population and Housing Characteristics: 2010 Demographic Profile Data for Hammonton town, New Jersey Archived 2020-02-12 at archive.today, United States Census Bureau. Accessed May 15, 2012.
- Municipalities Sorted by 2011-2020 Legislative District, New Jersey Department of State. Accessed February 1, 2020.
- Profile of General Demographic Characteristics: 2010 for Hammonton town Archived 2014-08-15 at the Wayback Machine, New Jersey Department of Labor and Workforce Development. Accessed May 15, 2012.
- QuickFacts Hammonton town, New Jersey, United States Census Bureau. Accessed December 22, 2022.
- Total Population: Census 2010 - Census 2020 New Jersey Municipalities, New Jersey Department of Labor and Workforce Development. Accessed December 1, 2022.



Master Plan Graphic 7
Population Trends

1. Recognizing that Hammonton's population has been relatively stable since approximately 1940, this Master Plan Update restates this policy at §5.4.1 B. 6 herein.
2. ⁷⁰Protect against adverse impacts of multi-unit housing conversions and lack of property maintenance in the downtown area.

⁷⁰ 1982 Conservation Element

⁷¹ 1998 Reexamination



2023 Review: Recognizing that Town Policymakers have long sought to regulate the illegal conversion of large residential and non-residential structures into multi-family rental buildings, this Master Plan Update reaffirms this Policy as restated at §5.4.2 D. herein.

3. ⁷¹Adopt rental housing license and inspection procedures keyed to BOCA⁷² Code and Certificate of Continued Occupancy.

2023 Review: While license and inspection procedures have been enacted, enforcement of issues uncovered during inspections remain an issue.

This Master Plan Update reaffirms this policy as restated at §5.4.2 D. herein.

4. ⁷¹Revise existing clustering provisions to allow the building of single-family homes on smaller lots under certain conditions in the Town's residential zones.

⁷² Building Officials and Code Administrators International.



2023 Review: Policy regarding housing type is addressed at §5.4.3 herein.

5. ⁷¹Hammonton's Pinelands restrictions have significantly affected development densities in the Town, leaving few incentives for the development of low- and moderate-income housing. Higher density residential development is only permitted with clustering up to 8 units per acre on larger lots (i.e., 3 acres in the MD Zone, 5 acres in the R-1 and R-2 Zones and 10 acres in the R-3 Zone). For the most part, these densities are uncharacteristic to the existing traditional density pattern of less than 4 units per acre in the town center. The number of qualifying lots in the MD, R-1 and R-2 zones is also negligible due to existing development and land tenure patterns.

The Town should consider removing the standard clustering density bonuses for the R-1 and R-2 zones and most of the R-3 zone. Clustering of up to 8 units per acre should be allowed as a conditional use in a

portion of the R-3 zone to encourage affordable housing and to meet the Town's obligation under the Fair Housing Act⁷³ and C.O.A.H. regulations.⁷⁴

2023 Review: The density bonus provisions for the R-1, R-2 and R-3 Zones have been eliminated.

Issues related to Affordable Housing are addressed at §5.4.3 herein.

6. ⁷¹Amend Chapter 175 to provide for independent or assisted living and/or senior housing as a Conditional Use in the B-1, B-2, M-0, R-1, R-2 and R-3 districts on 2-acre sites to allow for smaller scale development more compatible with the Town's traditional patterns.

High residential densities are more acceptable in the M-0 zone which is in the proximity of the Town's downtown area. The Town should explore the possibility of establishing set-asides for low- and moderate-income residents.

⁷³ N.J.S.A. 52:27D-30

⁷⁴ §2.4 & §2.13 herein.



2023 Review: While the Town's commitment to assisted / senior housing remains, certain of the specified zones no longer exist or are not appropriate for the structures typical of this type of housing.

This Master Plan Update reaffirms this policy as restated at §5.4.3 herein.

7. ⁷⁵As the Town of Hammonton experiences changes in demographics, age of housing stock, and employment, a number of recommendations are given to better accommodate these changes for seniors, the younger generation and low- to moderate-income households:

- Targeted code enforcement by local officials.
- Initiate 2-for-1 conversions in housing units that have been converted to apartments and are overcrowded and in substandard condition.
- Development of senior housing for the aging population of the Town of Hammonton.

- Promote and encourage home ownership through educational programs on the benefits of homeownership and provide financial incentives.
- Continue to develop, with in-fill development, in the established traditional (i.e., grid street pattern) manner rather than in a "cookie cutter" subdivision pattern.
- Support local industries, such as warehousing and light industry, office professional uses and destination uses.
- Conduct a community inventory survey as included in the recommendations section of the 2004/05 Reexamination.
- Anticipate housing that may come on the market that may attract younger families which generate a demand for schools and require inspection upon sale and/or renovation by:
- Creating requirements for management to be largely responsible for maintenance of rental units where possible.
- Requiring that rental properties be listed with the Town's Code Enforcement office.

⁷⁵ 2004/05 Reexamination.



- Determining that absentee owners have local real estate representation to manage local properties.

2023 Review:

- Policy regarding Code Enforcement is addressed at §5.4.2 D. herein.
- This Master Plan Update reaffirms the Town's support for senior housing as restated at §5.4.3 D. herein.
- This Master Plan Update reaffirms the Town's support for homeownership as restated at §5.4.3 B. herein.
- Policy regarding development types is restated at §5.4.3 D. herein.
- This Master Plan Update reaffirms the Town's support for an appropriate mix of non-residential development at §5.4.3 and §5.4.9 herein.
- None of the participants in the 2023 Review process were aware of what was intended by such an inventory survey. This recommendation is rescinded.

- None of the participants in the 2023 Review process were aware of what was intended by this recommendation.
- Policy regarding schools is restated at §5.4.14 herein.
- Policy regarding residential density is restated under §5.4.1 B. 6 and §5.4.3 A. herein.

B. Affordable Housing

1. ⁷⁶On November 18, 1998, the Hammonton Planning Board adopted a Housing Element & Fair Share Plan to comply with the New Jersey Fair Housing Act⁷⁷. Accordingly, the 2004/05 Reexamination concluded that the Town's Affordable Housing problems have been addressed and the Town was C.O.A.H. certified.

Nonetheless, the 2004/05 Reexamination did state that the Town still has a need for affordable senior housing because of the dramatic increase in the value of residential housing and the locations of remaining affordable housing zones are in inconvenient locations

⁷⁶ 2004/05 Reexamination & 2011 Reexamination.

⁷⁷ N.J.S.A. 52:27D-301



for senior citizens. Accordingly, the issue of affordable senior citizen housing remained.

Such Housing Plan was amended in 2011.

2. In 2015, the New Jersey Superior Court issued a Declaration of Compliance for Hammonton's Housing Element & Fair Share Plan, thereby certifying that the municipality was compliant with its constitutional obligation to provide for a reasonable opportunity for low- and moderate-income housing under the "Mount Laure Doctrine" and the Fair Housing Act.

A similar process was followed for the Town's 2018 Housing Element & Fair Share Plan⁷⁸, with the Court issuing a similar Declaration.

2023 Review: This Master Plan Update reaffirms the Town's commitment to Affordable Housing as adopted in the court-approved (July) 2018 Housing Element & Fair Share Plan⁷⁸.

3. ⁷⁹Affordable housing needs for other lower income individuals and families and single elderly residents are an issue. Although this problem is not unique to Hammonton, it has a profound effect on the viability of the downtown residential and business neighborhoods. The Town must address the indigenous needs of year-round lower income laborers and single elderly residents.

2023 Review: Again, this Master Plan Update reaffirms the Town's commitment to Affordable Housing as adopted in the court-approved (July) 2018 Housing Element & Fair Share Plan.⁷⁸

4. ⁷⁶Hammonton's demographic profile identifies a large population of seniors, many of them living by themselves. The 1998 Reexamination cites "*only one housing development in Town⁸⁰ that provides independent living for seniors or handicapped residents*".

⁷⁸ Exhibit 9.1 herein.

⁸⁰ Heritage Assisted Living (45 US-206)

⁷⁹ 1998 Reexamination



Because this fixed income population has special needs for security, accessibility and affordability, the Town should actively explore public and private affordable senior housing development opportunities in the Downtown Area and identify potential sites and providers that would be interested in coming to Hammonton.

Similarly, Hammonton could serve as a center for senior nursing and assisted care developments to meet regional senior needs and provide additional jobs.

The 1998 Reexamination cites “one assisted living facility [that] was recently approved to be constructed in the U.S. 30 corridor area. This type of development would be an appropriate spin-off related to any future expansions at Kessler Hospital.

2023 Review:

- a. A summary of the 2020 census figures for Hammonton are provided in §1.1.3 herein. While this data provides an update to the

information contained in the Town’s 2018 Housing Element & Fair Share Plan⁷⁸, the court approved HE&FSP has not been updated as part of this Master Plan Update.

- b. This Master Plan Update reaffirms the Town’s support for senior housing as restated at §5.4.3 D. herein.

- c. While a significant number of medical offices are located along the easterly section of the White Horse Pike, the closing of Kessler Memorial Hospital removed the medical anchor for assisted living facilities in this area.

This Master Plan Update restates this policy at §5.4.9 G. herein.

- d. In addition to the Heritage Assisted Living facility⁸⁰, the newly-constructed Standard Senior Living Center on the White Horse Pike has received its Certificate of Occupancy from the



Town and is expected to open in the third quarter of 2023⁸¹.

5. ⁷⁹Decrease densities in most residential zones to that of the traditional community housing pattern by deleting density bonuses, except for affordable housing set-asides.

2023 Review: While the Town's traditional housing pattern remains generally consistent with this observation, policy regarding housing are restated at §5.4.3 B. herein.

6. ⁸²Encourage affordable housing in building forms appropriate to the traditional rural character of the community.

2023 Review: Again, this Master Plan Update reaffirms the Town's commitment to Affordable Housing as adopted in the court-approved (July) 2018 Housing Element & Fair Share Plan.⁷⁸

7. ⁸²Continue the tradition of single- and two-family detached housing and remove multi-family development as a conditional use in all but the M-D zone and a portion of the R-3 zone on Main Road. A portion of the latter area should be designated as a high density (6 unit per acre) affordable housing set-aside zone.

2023 Review: The Town's housing types are addressed within the Housing Element & Fair Share Plan at Exhibit 9.1 herein.

8. ⁸²Explore cluster housing and townhouse development to increase affordable housing opportunities, preserve open space, protect natural areas, and decrease infrastructure costs.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.3 C. herein.

9. ⁸²A separate affordable housing Zone should, however, be established within a portion of the R-3

⁸¹ While an internet search for Senior Living in Hammonton finds Hammonton Manor (11 Washington Street S), it is not clear if this is a licensed Assisted / Senior Living facility.

⁸² 1982 Conservation Element and 2004/05 Reexamination



Zone and a portion of the B-2 [rezoned M2-A] Zone along Main Road to provide the bulk of the Town's C.O.A.H. obligation. This new conditional use zone is more likely to produce the required number of low- and moderate-income units.

2023 Review:

- Congregating lower income individuals in a specific section of a municipality may have been acceptable in a bygone era, but is no longer considered proper planning.
- An R-3A (Set-Aside) Zone, a (M2-A) Multi-Use Age Restricted / Affordable Set-Aside Zone and an (IDZ) Inclusionary Development Zone⁸³ have been established as part of the Town's court-approved (July) 2018 Housing Element & Fair Share Plan.⁸⁴
- Recognizing the competing pressures placed on Hammonton by Pinelands regulations and the Town's obligation to provide for a reasonably opportunity for the provision of Affordable Housing as required by the Fair Housing Act, this Master Plan Update reaffirms the Town's

commitment to Affordable Housing as adopted in the 2018 Housing Element & Fair Share Plan.⁸⁴

10. ⁸⁵The Town should consider amending the B-1 zone standards to require a 20% low- and moderate-income set-aside for new second or third floor residential uses with 10 or more units. Such a condition would further the Town's "Upstairs Downtown" program which fosters the recreation of a mixed-use downtown district.

2023 Review:

- The B-1 Zone was replaced by the Downtown, Near Town (DT-1), Downtown, In Town (DT-2) and Downtown Downtown (DT-4) Zones in 2011 as part of the Town's Form Based Code initiative⁸³.
- Again, this Master Plan Update reaffirms the Town's commitment to Affordable Housing as adopted in the court-approved (July) 2018 Housing Element & Fair Share Plan.⁷⁸

11. ⁸⁵Consider working with the County Planning Board and the City of Pleasantville to explore the viability

⁸³ §6.3 & §6.4 herein.

⁸⁵ 1998 Reexamination

⁸⁴ Exhibit 9.1 herein.



of Regional Contribution Agreements (“RCAs”) and other measures to address the Town's affordable housing obligations.

2023 Review: The practice of using RCAs to outsource Affordable Housing obligations from one municipality to another in exchange for other (typically monetary) considerations is no longer permissible under State regulations. This Master Plan Update rescinds this recommendation.

12. ⁸⁵Because wages for farm and other low skill service jobs are often less than those required for hotels, motels, or other standard temporary housing, there is a substantial market for temporary housing, boarding houses, single room occupancy, and spare room apartments to meet an ever-increasing need. Several second and third floor apartments on Bellevue Avenue and other buildings in the surrounding downtown area provide this need for affordable housing. Incidences of overcrowding, loitering, and other minor offenses are higher in the downtown area where crime or suspicion of crime

may be related to these temporary residents and their often below-standard housing conditions. Strict code enforcement is required in these circumstances.

Encourage the upgrade of farm-labor housing and work with the State to address migrant labor and low skill labor housing alternatives.

2023 Review: While the need for affordable housing remains, the assertions that such housing leads to “*crime or suspicion of crime*” in the Town’s downtown is not supported by any presented data.

Policy regarding Code Enforcement is addressed at §5.4.2 D. herein.

This Master Plan Update reaffirms the Town’s commitment to Affordable Housing as adopted in the Town’s Housing Element & Fair Share Plan.⁷⁸

13. Consider requiring a deed-restricted affordable housing set-aside as part of future downtown above-



ground floor level development for projects of 10 or more units.

2023 Review: This Master Plan Update reaffirms the Town's commitment to Affordable Housing as adopted in the Town's Housing Element & Fair Share Plan⁸⁶.

14. ⁸⁷Related to the Town's Residential Rehabilitation Obligation under C.O.A.H., the 1990 U.S. Census indicated that 41 units lacked a complete kitchen and 8 lacked complete plumbing facilities. Due to the Town's relatively small population, small local budget, and large land area, the identification of substandard units has not been a high priority. The total amount of Hammonton's future rehabilitation need is undefined, but it is likely more than 31 units.

Implementation of the Certificate of Continued Occupancy program and property maintenance codes will begin to identify substandard housing stock.

Additional measures should be taken to complete a residential structural conditions survey for the entire Town to identify actual rehabilitation need.

2023 Review: This Master Plan Update reaffirms the need for property maintenance and to eliminate substandard housing at §5.4.2 D. herein.

15. ⁸⁸The Planning Board should continue to monitor the regulatory changes of the New Jersey Affordable Housing program and file any necessary changes or revision to the Housing Plan, if needed.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.3 E. herein.

16. ⁸⁸Housing, including affordable housing, should be allowed and encouraged as a primary use in every zoning district, and a variety of housing types (from twins to multiple dwellings) should be permitted in

⁸⁶ Exhibit 9.1 herein.

⁸⁸ 2011 Reexamination

⁸⁷ 1998 Reexamination



each district to allow for greater diversity in housing options. Affordable housing would be developed through the Town's existing inclusionary housing ordinance (which should continue) other means outlined in the "housing" section of the Master Plan.

2023 Review: Permitting / encouraging housing “in every zoning district” defeats the purpose of zoning and has the potential to locate drastically incompatible land uses in proximity to one another.

This recommendation is therefore rescinded.

Statements and Supporting Strategies recommended by this Master Plan Update related to Housing are addressed in §5.4.3 herein and the Housing Element & Fair Share Plan at Exhibit 9.1 herein.

5.3.4 CIRCULATION POLICY STATEMENTS

- A. ⁸⁹Construct a Route 54 bypass and upgrade Columbia Road as an alternative route for Route 30 (related to the proposed expansion of the airport runway).

2023 Review: This Master Plan Update recognizes that this recommendation is no longer deemed feasible or desirable and rescinds this recommendation.

- B. ⁸⁸A Master Plan amendment to consider recommendations concerning truck traffic on Route 54 and the portion of Route 54 south of Chew Road is currently underway.

2023 Review: None of the participants in the 2023 Review process were aware of any such activity. This recommendation is therefore rescinded.

Policy Statements and Supporting Strategies recommended by this Master Plan Update related to Circulation are addressed at §5.4.4 herein.

5.3.5 INFRASTRUCTURE POLICY STATEMENTS

- A. ⁹⁰Complete the sewage treatment plant expansion and undertake a public water system study.

⁸⁹ 1998 Reexamination & 2011 Reexamination

⁹⁰ 1966 Master Plan



2023 Review: These recommendations have been accomplished.

- B. ⁹¹Public water supply in Hammonton is provided through a system which was inaugurated in 1903 and is owned and operated by the Town Water Commission.

2023 Review: While substantively unchanged, this Master Plan Update notes that the Water Commission was eliminated in favor of a Municipal Utilities Department in 2006.

- C. ⁹²New utility distribution lines and telephone lines to locations not presently served by utilities shall be placed underground, except for those lines which are located on or adjacent to active agricultural operations.

⁹²All electric utility transmission lines shall be located on existing towers or underground to the maximum extent practical.

- D. ⁹¹Above-ground generating facilities, complexes, pumping stations, storage tanks and substations shall be screened with vegetation from adjacent uses .

2023 Review: No new policies are required to address these issues.

- E. ⁹¹The policies of the Waste Management Plan are to direct the use of waste management techniques so as to minimize threats to existing resources. The program elements include landfill expansion, proper disposal of waste types, and alternative technology.

2023 Review: Hammonton formally closed its municipal landfill in accordance with NJDEP regulations in or about 1992. Waste is now handled by the Atlantic County Utilities Authority.

- F. ⁹³Incrementally increase flows into the existing wastewater treatment plant over the next 2 years using existing sewerage infrastructure. The Town also plans

⁹¹ 1968 Master Plan

⁹³ 1989 Wastewater Management Plan.

⁹² 1982 Conservation Element.





the construction of new sewer lines and pump stations, within the designated sewer service area, to direct new flows from projected growth areas into the planned wastewater treatment plant currently being designed.

2023 Review: These objectives have been accomplished. This Master Plan Update addresses wastewater treatment policy at §5.4.5 E. herein.

- G. ⁹³The [then] existing Hammonton wastewater Treatment Plant provides secondary level treatment for a combination of residential, commercial and industrial uses. This facility is scheduled to go off-line in 1991 when the new plant, [then-planned for the 7-acre parcel directly across Pleasant Mills Road from the existing facility⁹⁴ and designed to incorporate innovative treatment technology] was scheduled to enter service.

2023 Review: The new facility came on line in 1994, providing Tertiary Level Treatment processes for a

combination of residential, commercial and industrial influent via an activated sludge / oxidation ditch. No new policy is required to address this issue.

- H. ⁹⁵Continue to pursue sewer extensions to the airport, the South Jersey Gas Company⁹⁶ facility in Folsom, and other places outside the Pinelands Town management area. ⁹³Work with South Jersey Gas to expand their business within the Hammonton Industrial Park, which already has sewer service.

2023 Review: This Master Plan Update recognizes that the Pinelands Commission is unlikely to permit such an extension of sewer service as described, and further recognizes that South Jersey Industries has recently developed an office complex in Atlantic City and expanded its facilities in Folsom.

This Master Plan Update rescinds these recommendations.

⁹⁴ Block 3903, Lots 10-13 (tax sheet 39)

⁹⁶ Now "South Jersey Industries".

⁹⁵ 1998 Reexamination & 2004/05 Reexamination



- I. ⁹⁷Explore water and sewer extension on roads where the existing sewer services one [not both] sides of a road.

2023 Review: This Master Plan Update reaffirms this policy at §5.4.5 B. herein.

- J. ⁹⁷The need for more efficient waste management and pollution control was identified.

2023 Review:

1. Hammonton is mandated by County and State regulations to actively manage garbage / rubbish, recyclables and vegetative waste by regulating receptacles for private waste collection, scheduling of collections, monitoring recyclable segregation and the pick-up and disposal of collected items. No new policy is required to address this issue.
2. Policy related to pollution control is addressed at §5.4.8 herein.

- K. ⁹⁸Reevaluate basin design standards to determine whether they can be revised to reflect prevalent environmental conditions and Pinelands standards.

⁹⁸The inclusion of the NJDEP's Best Management Practices regarding stormwater and stormwater facilities shall be incorporated into Chapter 175.

2023 Review: NJDEP adopted amended Stormwater Management regulations that took effect in March 2021. The Pinelands similarly adopted amended Stormwater Management regulations in January 2022.

The Town is in the process of preparing revised Stormwater Management regulations in conformance with the amended Pinelands regulations.

Policies related to stormwater management are addressed in §5.4.5 and §6.2.3 herein, as well as the Town's 2007 Stormwater Management Plan⁹⁹.

⁹⁷ 2004/05 Reexamination

⁹⁹ On file with the Town Clerk. An update to this plan is expected in 2024.

⁹⁸ 1998 Reexamination





- L. ⁹⁸Substantial future compact development or expansion of facilities is likely to require additional wastewater treatment capacity.

2023 Review: Policies related to wastewater are addressed at §5.4.5 E. herein.

- M. ⁹⁸Limit the extension of public infrastructure to minimize sprawl in the Town.

¹⁰⁰Manage sewer and water infrastructure so as not to foster haphazard growth avoid sprawl development.

2023 Review: This Master Plan update reaffirms the Town's commitment to Smart Growth as a means to minimize sprawl as restated at §5.4.2 E. and F. herein.

- N. ⁹⁸The Town's preferred method to achieve additional wastewater capacity was to utilize treated effluent for surface-irrigation over lands at the existing Boyer Avenue Land Application Facility.

At the time, the US Geological Survey concluded that the soils in this area did not provide satisfactory levels of infiltration, making it difficult to comply with Pinelands requirements for groundwater recharge of treated effluent.

2023 Review: An acceptable surface drip irrigation system was subsequently designed, permitted and implemented for several different wooded areas within the Boyer Avenue Facility. Additionally, a subsurface irrigation system was designed, permitted and implemented beneath a series of recreation fields at the site. This system was installed in 2014 and is operational and functioning as anticipated.

A 2019 assessment by the Town Engineer found that system operators have been diligent maximizing performance through a wide range of conditions. This system has provided the Town with additional capacity for recharge of treated effluent to groundwater.

No new policy is required to address this issue.

¹⁰⁰ 2011 Reexamination



- O. ¹⁰¹Request an adjustment to the existing Pinelands Town areas to allow sanitary sewer extensions along the center line of streets where there may currently be sewers on only one side of the street. This initiative would provide for equal sewer service to both sides of the street and eliminate existing septic sewer systems.

2023 Review: This Master Plan Update reaffirms this policy at §5.4.5 B. herein.

Policy Statements and Supporting Strategies recommended by this Master Plan Update related to Infrastructure are addressed at §5.4.5 herein.

5.3.6 COMMUNITY FACILITIES POLICY STATEMENTS

- A. ¹⁰²The Hammonton Public Library has, since 1957, occupied the former Town Hall Building at Vine and Third Streets. The book collection consists of approximately half the minimum number recommended by the Public Library Association.

2023 Review: Hammonton is now part of the Atlantic County Library system. This statement is no longer relevant.

- B. ¹⁰²Hammonton offers park and recreation facilities which satisfy, if not actually exceed, established standards.

2023 Review: While Hammonton continues to offer park and recreation facilities, it is not clear if they satisfy or exceed established standards. Relevant policy is addressed at §5.4.7 B. herein.

Policy Statements and Supporting Strategies recommended by this Master Plan Update related to Community Facilities are addressed at §5.4.6 herein.

5.3.7 RECREATION & OPEN SPACE POLICY STATEMENTS

- A. ¹⁰²Hammonton offers park and recreation facilities which satisfy, if not actually exceed, established standards.

2023 Review: While Hammonton continues to offer park and recreation facilities, it is not clear if they satisfy or exceed established standards.

- B. ¹⁰²Explore alternative uses for the sewage treatment plant site, such as recreation or horticulture.

¹⁰¹ 2011 Reexamination.

¹⁰² 1968 Master Plan.



2023 Review: The former sewer treatment plant has been converted to a solar field. This recommendation has been accomplished.

- C. ¹⁰³The majority of active recreation in Hammonton is presently at one location, Hammonton Lake Park.

So far, the majority of the recreational planning for the Town has been centered around the Hammonton Lake and located in the southeast quadrant of the municipality.

The Parks provide intensely developed recreational areas, predominately characterized by active sports, such as baseball and football and are located approximately 1 - 2 miles from the central business district.

2023 Review: These statements are no longer correct. The Town of Hammonton has commissioned a Recreation & Open Space Plan Element as a separate assignment from this Master Plan Update. It is anticipated that a [to be] current inventory (and

mapping) of recreational spaces will be addressed as part of that deliverable.

- D. ¹⁰³In 1998, approximately 40% of the total municipal acreage was designated Agricultural Production and/or Forest Area under the provisions of the Pinelands Comprehensive Management Plan and, subsequently, in the Town's Compliant Zoning Plan.

Consequently, the 1998 Recreation & Open Space Plan concluded that Hammonton had a deficit of 164[±] acres of land that should be devoted to more active and usable recreation activities, considering the expansive areas of the Wharton Tract and William Smith Conservation Area currently devoted to passive open space.

2023 Review: This Comprehensive Master Plan Update recommends a number of changes to Zoning District boundary lines¹⁰⁴. Assuming that such changes are accepted, the AP Zone will consist of 8,701.4 acres and

¹⁰³ 1998 Recreation & Open Space Plan.

¹⁰⁴ §6.4 herein.



the FA Zone will consist of 1,355.2 acres¹⁰⁵, for a total of 10,056.6 acres. Additional pertinent acreage is:

- (AP/CLI) Agricultural Production / Compatible Light Industrial: 193.68 acres
- (L) Lake: 191.51 acres
- (PA) Preservation Area: 8,762.32 acres
- (S) School¹⁰⁶: 196.85 acres
- (REC) Recreation: 259.59 acres
- (SAP) Special Agricultural Production: 466.14 acres

Issues related to recreation are deferred to that Recreation & Open Space Plan Element commissioned as a separate assignment from this Master Plan Update.

- E. ¹⁰³The Town owns approximately 168 acres of undeveloped land in proximity to Boyer Avenue designated for recreation that should continue to be investigated for recreation facilities.

2023 Review: This acreage has been “developed” as community soccer fields.

It is anticipated that issues related to this facility will be addressed as part of the Recreation & Open Space Plan Element commissioned as a separate assignment from this Master Plan Update.

- F. ¹⁰³The Pinelands Commission recommends that each municipality adopt standards which require the development of necessary recreation facilities in association with major residential development. Communities are also encouraged to promote the development of recreation areas, particularly turfed areas, in association with commercial and industrial developments, and to utilize low maintenance grasses where practical to further protect the region's water resources.

It is important that a determination be established as to the Town's position in providing the necessary recreation

¹⁰⁵ Acreage calculations were developed from the Town's electronic Tax Maps and the Proposed Zoning Map prepared for this Master Plan Update. Information is therefore deemed accurate to the level of the scale. A Boundary Survey of the individual Lots within each Zone, performed by a licensed Land Surveyor, is required for precise measurements.

¹⁰⁶ §6.4.24 herein.



and open space in relation to the aforementioned Balanced Land Use method and the Recreational Facilities Guidelines.

Utilizing the referenced Recreational Facility Guidelines in the Pinelands Comprehensive Management Plan, facilities that are projected to be required by the year 2005 can be determined, and are displayed in the following table¹⁰⁷.

2023 Review: None of the participants in the 2023 Review process were aware of any such study being conducted. Policies related to recreation and open space are deferred to the Recreation & Open Space Plan Element commissioned as a separate assignment from this Master Plan Update.

- G. ¹⁰³ The 1985 Atlantic County Open Space Plan includes Hammonton as a component of the Rural Region along with a number of other communities in the western portion of the County.

2023 Review: Atlantic County's current Open Space & Recreation Plan was adopted in 2018¹⁰⁸. Such Plan classifies areas of Hammonton within the County's Rural and Suburban regions.

- H. ¹⁰⁹ The following were presented as recreational / cultural land use recommendations:
1. Develop a plan for 2-tiered recreational uses, i.e., smaller neighborhood parks in each of the downtown neighborhoods and passive and active community parks that can be used by the entire Town. Neighborhood parks should be child-oriented and within walking distance of their patrons.
 2. Develop and implement a Hammonton Lake Recreation Area Plan. Prioritize capital improvements.
 3. Expand existing recreational programming to include non-athletic activities.

¹⁰⁷ Table omitted for brevity.

¹⁰⁹ 1998 Reexamination.

¹⁰⁸ Open Space & Recreation Plan, Atlantic County, New Jersey, Prepared by Heyer, Gruel & Associates. May 2018.



4. Encourage private or non-profit development of an indoor recreation areas and community center(s) to meet the intergenerational needs of youth and seniors.
5. Encourage development of a satellite campus for Atlantic Community College or Stockton State College at the High School or other downtown business location. Focus on evening and personal / business enrichment courses.

2023 Review: Policies related to recreation and open space are deferred to the Recreation & Open Space Plan Element commissioned as a separate assignment from this Master Plan Update.

Stockton State College is now Stockton University.

- I. ¹¹⁰Prepare and adopt a comprehensive Recreation Plan Element.

2023 Review: This recommendation was accomplished via the 2004 Parks & Recreation Master Plan and the 2008

Open Space & Recreation Plan¹¹¹.

It is anticipated that the Recreation & Open Space Plan Element commissioned as a separate assignment from this Master Plan Update will provide an update to the aforementioned efforts.

- J. In 2004, the Hammonton Revitalization Corporation prepared a Parks and Recreation Master Plan to address park and recreational development in 6 distinct areas of the Town. Proposed improvements were grouped as follows:

- Trail System;
- Neighborhood Parks;
- Downtown Vest Pocket Parks and Car Parks;
- Downtown Streetscape Projects;
- Hammonton Lake Town & William Smith State Conservation Area; and
- Town Wide & Regional Recreation and Ecotourism Opportunities

While it is not known if this Plan was ever adopted by the Planning Board as part of the Master Plan, many of the

¹¹⁰ 2004/05 Reexamination

¹¹¹ §3.2.1 herein.



specific recommendations were implemented. At time of this Master Plan Update, certain of the 2004 recommendations are no longer relevant while new recommendations have been proposed.

- K. ¹¹²The 2008 Open Space & Recreation Plan provides a description of the potential acquisition sites to expand the Town's open space inventory.

Council authorized municipal funding for the design of recreation and supportive capital improvements at both Hammonton Lake Park as well as the Boyer Avenue Recreation Complex. Council has also authorized a “payment in lieu of” option for developers of residential properties within the Community.

Beyond these funding sources, the Town has availed itself of Atlantic County’s Municipal Open Space Partnership.

2023 Review: Issues related to recreation and open space are deferred to the Recreation & Open Space Plan

Element being commissioned as a separate assignment from this Master Plan Update.

- L. ¹¹³The 2004 Reexamination suggested that the Town "[n]egotiate a land swap, rezoning land around Hammonton Lake to recreation in exchange for expanding the boundaries of the Pinelands Town area of Hammonton to provide, over time, additional recreation resources the Hammonton Lake."

A senior citizen center has since been developed on the edge of the Lake and trails have been planned for public access. No other improvements or land swaps are contemplated at this time.

2023 Review: No new policy is required to address this issue.

- M. ¹¹⁴The open space strategy should rely on the following goals, which address the public usability of the system,

¹¹² 2008 Open Space & Recreation Plan.

¹¹⁴ 2011 Reexamination.

¹¹³ 2004/05 Reexamination & 2011 Reexamination.



reinforce the scale and rhythm of the downtown fabric, provide a place of community context and to reinforce the benefit of walking:

- Maintain the sense of openness downtown as established by the historic setbacks of buildings from most streets.
- Create more pedestrian connections between Bellevue Avenue and rear parking areas.
- Improve the visual character, greenery, comfort and amenity of pedestrian places, especially the connections to rear parking areas.
- Make the open spaces that exist more usable in more ways by the general public. Consider creating areas for seating, art displays, etc.
- Create, where possible, small, usable open spaces in conjunction with private development, such as sitting areas along pedestrian walkways, and to the extent possible, make them accessible to the general public.

2023 Review: It is anticipated that the Recreation & Open Space Plan Element commissioned as a separate

assignment from this Master Plan Update will address these goals.

- N. ¹¹⁵The Pinelands Commission recommends that each municipality adopt standards which require the development of necessary recreation facilities in association with major residential development. Communities are also encouraged to promote the development of recreation areas, particularly turfed areas, in association with commercial and industrial development, and to utilize low maintenance grasses where practical in order to further protect the region's water resources.

2023 Review: Open space and recreation policy is addressed at §5.3.7 herein.

- O. The 2008 Open Space & Recreation Plan states that it attempted to project Community needs based on a number of interrelated factors, inclusive of:

¹¹⁵ 1998 Open Space Element.



- Community recreation history, inclusive of past and current trends in both active and passive open space desires by citizens of Hammonton;
- Input by elected officials, sports organizations, volunteers, etc. regarding prioritization of the Town's Open Space / Recreation needs.
- Demographic profiles which highlight age groups attention in the current analysis;

and utilized the Balanced Land Use approach to determine, on a percentage basis, how much land area within the State should be utilized for Recreation / Open Space and established goals for various levels of government in terms of the provision of recreation / open space areas.

2023 Review: Open space and recreation policy is addressed at §5.3.7 herein.

- P. ¹¹⁶The 2004 Parks and Recreation Master Plan outlines the several projects which, at time of this Master Plan Update, are in various stages of completeness.

Completed Projects at time of 2004 analysis:

- Vine Street Parking Lot and Pedestrian Access
A parking lot behind the Olivo building and K & H Auto Store with a landscaped pedestrian access between the parking lot and Bellevue Ave.
- Bellevue Avenue Streetscape
New sidewalks and streetscaping along the Bellevue Avenue corridor from the rail crossing to the Atlantic County Service Building.
- Twelfth Street Streetscape
New sidewalks and streetscaping along the Twelfth Street corridor from the rail crossing to the West End Avenue and a streetscape spur on Railroad Avenue to King of Breakfast restaurant.
- Pavilion Rehabilitation
Repair of the historic pavilion located at Hammonton Lake Park and the picnic shelter as compatible elements to the historic portion of the park.
- Historic Picnic Ground
Rehabilitation of the historic picnic ground at Hammonton Lake Park, including the fieldstone fire pits and grills and the picnic ground.

¹¹⁶ 2008 Open Space & Recreation Plan



- Community Center

Renovation of the Lake Park caretaker's house as a community center and meeting hall which can be rented for small conferences, family gatherings and meetings in an improved park setting.

The building is home to the Hammonton Canoe Club.

- Boyer Avenue Site

Development of a blend of passive and active recreational experiences suitable for attracting a regional participant and for developing increased tourist income for Hammonton businesses.

2023 Review: While completed, these Projects require continuous maintenance and installation of amenities to make them premiere facilities for the Town and region.

In Progress at time of 2004 analysis ~ Since Completed:

- Downtown Streetscape and Trail

Improvements to downtown sidewalks to promote foot traffic and pedestrian safety and provide a safe environment that promotes walking and connections to surrounding neighborhoods. It was further recommended that existing infrastructure be maintained and expanded beyond downtown.

- Hammonton Lake State Park Nature Trail

Construction of a nature trail through the state-owned portion of Hammonton Lake Park, with interpretive displays to build awareness of the Pinelands ecosystems and local endangered species.

- Bike Route Improvements and Maintenance

Repair of street markings and completion of the improvements proposed in the 1975 Bike Route Plan connecting all Town schools with the core residential neighborhoods, parks and the downtown.

- Reading Seashore Trail

Construction of a trail from the NJ Transit commuter terminal to the southeastern Town limits along the former Reading Railroad bed, with a spur trail connecting to Hammonton Lake Park using Veterans Place or the riparian zone adjacent to the National Guard Armory on Egg Harbor Road.

- Columbus Park Landscaping

Improved landscaping and pedestrian paths around the expansion of the Columbus Park parking areas, with benches and areas suitable to community events.

- Reduction of Vehicular Access

Realignment of parking and vehicular access to reduce conflict between parking activity areas at various locations throughout the Town.



- Boat Access

Improved non-motorized boat access to Hammonton Lake and construction of a boathouse for pedal boat rental.

- Promote Wharton State Forest, the Pinelands Reserve & Batsto Village

Promote the recreational opportunities available in these State facilities and the adjoining Pinelands Reserve.

2023 Review: While these projects have been completed, they require continuous maintenance and installation of amenities to make them premiere facilities for the Town and region. Interpretive displays require ongoing maintenance.

Proposed at time of 2004 analysis:

- Mountain Bike Trail

Promote the development of an organized mountain bike trail to connect Hammonton to the trail and recreation opportunities available in Wharton State Forest. Develop maps and trail markings that will link the Town with existing sand roads and trails throughout the Wharton State Forest area.

2023 Review: While this Master Plan reaffirms the desire for a trail and recommends it be a multi-use facility as opposed to exclusively mountain biking, it recognizes that much of this proposed amenity is not located in Hammonton and is therefore outside of the Town's jurisdiction.

In lieu of this trail, Hammonton's Policymakers directed their efforts to installing a rain garden at the Hammonton Canoe Club in Hammonton Lake Park.

Opened in October 2019, the rain garden is a grant-funded effort through the National Fish and Wildlife Foundation and the William Penn Foundation, as part of the South Jersey Landscape Makeover Program. Other sponsors include the Pinelands Preservation Alliance¹¹⁷ and Rutgers University's Cooperative Extension Water Resources Program¹¹⁸.

Additional support came from Greater Hammonton Permaculture (who will maintain the site for 5 years).

¹¹⁷ who funded the installation and provided the sign.

¹¹⁸ who provided design and installation services.



The Town's commitment is to:

- Contact the Pinelands Preservation Alliance or Rutgers about any concerns regarding the rain garden before making any significant changes to the site.
- Not to apply any herbicide or pesticide within the garden.
- Provide mulch for the garden each spring as needed.

The garden, which is nominally a stormwater infrastructure project, uses native flowers, grasses and shrubs as a means of controlling runoff and stormwater infiltration.

- TEA-21¹¹⁹ Front Street Parkway / North Egg Harbor Parking Lot and Pedestrian Access

Develop a parkway, pedestrian trail and bicycle path link between downtown and the NJ Transit rail station using funds appropriated through the TEA-21 grant program.

2023 Review: The Pedestrian and Bicycle Master Plan commissioned by NJDOT Bureau of Safety, Bicycle and Pedestrian Programs¹²⁰ includes such a path.

While this Master Plan reaffirms the desire for such a parkway / trail / path, funding should not be limited to any single grant source.

- Kessler Park

Develop a small park and picnic facility on land adjacent to Kessler Hospital. The project could offer a potential connection to the proposed Hammonton Creek Trail.

2023 Review: Recognizing that the Hospital closed in 2009, such a facility is no longer a priority.

The Town of Hammonton has commissioned a Recreation & Open Space Plan Element as a separate assignment from this Master Plan Update. The following projects, which were proposed in 2004 but not completed, will be addressed as part of that deliverable.

¹¹⁹ Transportation Equity Act for the 21st Century grant program funded through the U.S. Environmental Protection Agency.

¹²⁰ Exhibit 9.5 herein.



- Grand Old Railroad District Trail & Park

Construct a trail along West End Avenue from Thirteenth Street to Twelfth Street on Town owned property as well as the abandoned Reading Railroad right-of-way to connect the neighborhood with downtown and the proposed demonstration garden (below). Include a play structure, tot-lot, exercise equipment and/or a par course to serve the adjoining neighborhood.

- Cedar Brook - Wharton Forest Trail

Develop a trail along Cedar Brook beginning at Hammonton High School and continuing into Wharton State Forest. Improve markings for a bicycle route to between the High School and Middle School to connect the trail with the downtown district and NJ Transit Rail Station.

- Great Egg Harbor Trail / Hammonton Creek Trail

Develop a trail connecting the Town to the extensive parks and recreation system along the Great Egg Harbor River.

- Water Department Demonstration Garden

Construct a drought-tolerant / native-plant demonstration garden in the lawn area adjacent to the Water Department offices.

Refurbish and paint the exterior of the existing building to bring out architectural detail. Avoid building renovations that detract from the historic character of the main building.

- Extend Potential Trail Corridors

Acquire sufficient land along existing riparian areas, wetlands and abandoned rail facilities to develop a comprehensive trail system.

- Tot Lot Program

Construct small tot-lots on excess lands:

- Adjacent to the existing amphitheater near the Atlantic County Library.
- Adjoining the Town's parking facility near the Orchard Street Park.
- Adjoining the Mill Run retention basin.
- Adjoining the Winding Way retention basin.

- Ninth Street Site

Develop a passive recreational site appropriate to the large forest preserve parcel.

- Eleventh Street Site

Convert the site to an industrial use more suited to the site and the adjacent industrial park.

2023 Review: Review available lands for the expansion of recreation and open space in other



sections of the municipality in order to permit industrial expansion at the 11th Street / 2nd Road M-1 (industrial) Zone.

- Vest Pocket Parks

Acquire easements or purchase property to connect downtown parking facilities with the Bellevue Avenue Streetscape.

2023 Review: While this Master Plan reaffirms is policy, the uses should be expanded beyond parking connections to true Vest Pocket (urban) Parks.

Additionally, the locations should be expanded beyond the downtown as appropriate.

- Central Avenue Streetscape

Develop new sidewalks and street landscaping along the Central Avenue corridor from Bellevue Avenue to Key Club Park. Realign streets to correct hazardous intersections at Bellevue Avenue and Vine, Third and Peach Streets.

- Sidewalks and Streetscaping

Develop new sidewalks and streetscaping:

- Along the Egg Harbor Road corridor from Bellevue Avenue to Orchard Street.
- Along the west side of the Second Street corridor¹²¹ from Vine Street to the [then] Summit Bank¹²² Parking Lot.
- From Bellevue Ave to the [then] Summit Bank¹²² Parking Lot.

While certain Policy Statements and Supporting Strategies recommended by this Master Plan Update related to recreation and open space are addressed at §5.3.7 herein, this document defers detailed discussions to the Recreation & Open Space Plan Element commissioned as a separate assignment from this Master Plan Update.

5.3.8 CONSERVATION POLICY STATEMENTS¹²³

- A. ¹²⁴Preserve and maintain the essential character of the Pinelands. Protect and maintain the quality of surface and ground water. Provide adequate sewer service to established residential, commercial, and industrial areas.

¹²¹ Completed on the east side of the corridor.

¹²² Now ARH ASSOCIATES

¹²³ Conservation issues are naturally related to open space and farmland preservation. Readers are therefore directed to §5.4.7 and §5.4.12 herein.

¹²⁴ 1982 Conservation Element & 2004/05 Reexamination



2023 Review: This Master Plan Update reaffirms these policies at §5.4.8 herein.

- B. ¹²⁵The Mullica River and Nescochague Creek are designated Wild & Scenic Rivers and Scenic Corridors of Special Significance to the Pinelands. Structures within 1,000' of the centerlines of these waterways shall be designed to avoid visual impacts as viewed from the waterways.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.2 F. herein.

- C. ¹²⁵ Except for certain specified uses all development in wetland areas is prohibited.
- D. ¹²⁵ Clearing of vegetation should be limited to authorized forestry activities, fire hazard mitigation, preparation of agricultural fields and the minimum clearing necessary to permit construction or development of land uses authorized by the Comprehensive Land Management Code of the Town of Hammonton and the Comprehensive Management Plan for the Pinelands.

- E. ¹²⁵No development shall be carried out unless it is designed to avoid irreversible adverse impacts on habitats that are critical to the survival of populations of the above listed Pinelands species of threatened or endangered animals.
- F. ¹²⁵ All development or other authorized activity shall be carried out in a manner which avoids disturbance of fish and wildlife habitats that are essential to the continued nesting, breeding and feeding of significant populations of fish and wildlife in the Town.
- G. ¹²⁵ The Comprehensive Land Management Ordinance of Hammonton shall require that conditions be satisfied for any use involving the harvesting of trees for commercial purposes, a letter of comment or no comment from the New Jersey Bureau of Forest Management on the Forestry management Plan; and a financial surety guaranteeing performance in the form of guaranty, letter of credit or other recognized form of financial surety.

¹²⁵ 1982 Conservation Element



H. ¹²⁵Aim to maintain the existing high quality of surface and groundwater of the Town through control of those activities which can contribute to its degradation.

I. ¹²⁶Development in the Town will conform to all guidelines established to meet the requirements of the Federal Clean Air Act as amended in 1977. This includes all applicable state and federal emission regulations, ambient air quality standards, non-attainment criteria, and significant deterioration criteria.

The Planning Board shall review all proposed major developments to determine the impact on local air quality.

J. ¹²⁶ In many ways, maintenance of the natural ecosystem conflicts with human health and welfare. The role of wildfire in the evolution of this system must be recognized and given major consideration in the management of the region. Strategies must be implemented to ensure that areas designated as environmentally suitable for development are made safe from a fire standpoint. The

fire management program is designed to recognize both the significance of fire and the hazards which it presents.

2023 Review: Issues addressed in §5.3.8 C. through J herein are governed by NJDEP, the Pinelands and other relevant permitting agencies. No new policy is required to address these issues.

K. ¹²⁶ Promote the conservation of energy by integrating energy considerations in the municipal planning and zoning process. The Planning Board shall, when reviewing all applications for development, consider the feasibility of incorporating energy conservation techniques and alternative sources of energy into the project's design. Techniques shall include, but not be limited to, the orientation of streets and structures to gain the best solar advantage, understanding of a site's micro-climate conditions, use of clustering, provision of bicycle paths and public transportation amenities such as bus shelters, the incorporation of passive and active solar power and designs. The technical and economic feasibility of any

¹²⁶ 1982 Conservation Element



energy conservation measures evaluated and/or proposed shall be presented in a plan prepared by the applicant.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.8 herein. It is anticipated that additional policy statements will be included in the Green Buildings & Environmental Sustainability Plan Element once completed.

- L. ¹²⁷The purpose of the Land Use Plan Element is to relate the goals and objectives stated in the 1998 Reexamination with the existing natural conditions and other developed conditions of the Town.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.2 and §5.4.8 herein.

- M. ¹²⁷ Public concern for the environment initiated by the National Environmental Protection Act of 1969 has resulted in adoption of the Pinelands Comprehensive Management Plan, which regulates most land use and development

policies in Town. Public policies related to pollution control, energy, and waste management also restrict the Town's economic development potential, which impacts the local job base and economy. This, in turn, impacts the tax base and the capacity of local government to provide public services.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.8 herein.

- N. ¹²⁷ Pinelands and wetlands restrictions have significantly limited the feasibility of constructing a Route 54 Bypass and improving Columbia Road for additional traffic capacity. This has led the Town to rethink the needs for such roads and to consider other traffic management programs.

2023 Review: No new policy is required to address this issue.

- O. ¹²⁸By Ordinance, the Town Council has prohibited the continued feeding and general care of waterfowl which are attracted to the lake and its environs. it will be the

¹²⁷ 1998 Reexamination.

¹²⁸ 1998 Recreation & Open Space Plan.



responsibility of both the Hammonton Police and the Lake Park Superintendent to enforce waterfowl control.

2023 Review: No new policy is required to address this issue.

- P. ¹²⁹Consider amending Chapter 175 to require specific deed restriction language as part of the development review approval process when wetlands, farmlands, and other special features are involved.

2023 Review: This Master Plan Update recognizes that Chapter 175 requires deed restrictions to:

- Establish Affordability Controls as part of the Town's Affordable Housing obligation. ¹³⁰
- Enforce density restrictions and minimum lot sizes in the (FA) Forest Area Zone. ¹³¹

- Enforce Pinelands Development Credit and Density Transfer Program requirements. ¹³²
- Establish a Perpetual Conservation Easement for buffers for development in proximity to active agricultural uses or the (AP) Agricultural Production Zone. ¹³³
- Establish a Perpetual Conservation Easement for buffers attendant to development long any common property line with a residential district or an existing residential use. ¹³⁴

Recognizing that deed restrictions related to “*wetlands, farmlands, and other special features*” are generally under the jurisdiction of State agencies and are therefore outside of the Town's responsibility, and further recognizing that Chapter 175 requires deed restrictions in certain other instances, this Master Plan Update finds that this issue had been addressed.

¹²⁹ 1998 Reexamination & 2004/05 Reexamination

¹³⁰ pursuant to §175-162.

¹³¹ pursuant to §175-147.

¹³² pursuant to §175-145E(10) and §175-145J.

¹³³ In the

- Rural Residential (RR) District pursuant to §175-150.
- Residential-3 (R-3) and the R-3A (Set-Aside) Zone pursuant to §175-153
- Highway Business (HB) District pursuant to §175-155.
- Industrial Park (M-1) District pursuant to §175-157.
- Downtown (DT) Districts pursuant to §175-160.

¹³⁴ Business Districts pursuant to §175-156.



Q. ¹³⁵In the interest of protecting the environment, low lying areas should be avoided because they comprise the habitat for disproportionately high numbers of threatened and endangered Wildlife and plant species. Many of the development standards and management programs contained within the Pinelands Comprehensive Management Plan reflect the sensitivity associated with wetland habitats and are designed to prohibit or severely restrict development in such areas.

2023 Review: Environmental issues of the type addressed above are governed by NJDEP, the Pinelands and other relevant permitting agencies. No new policy is required to address these issues.

R. ¹³⁶The Town should continue to pursue its sustainability program by encouraging green buildings, walkable and bike-friendly neighborhoods, and hosting educational programs on the many benefits of sustainability practices. The Planning Board's Downtown Master Plan amendment promotes these sustainability concepts through

recommended streetscape improvements. Future initiatives may include green building ordinances, a revised landscaping ordinance that requires drought-resistant and native plantings, alternative stormwater management systems such as rain gardens, bio-retention basins and grass swales, and the use of water conservation measures to the greatest extent practicable.

2023 Review: The Pedestrian and Bicycle Master Plan¹³⁷ is designed to support walkable neighborhoods and bike-friendly streets.

At Publication of this Master Plan Update, the Town of Hammonton had commissioned a Green Buildings & Environmental Sustainability Plan Element. Upon completion and adoption by the Land Use Board, such document will become part of this Master Plan Update.

S. This Master Plan Update recognizes the importance that a healthy Hammonton Lake has for the Town.

¹³⁵ 2008 Open Space & Recreation Plan Element

¹³⁷ Exhibit 9.5 herein.

¹³⁶ 2011 Reexamination





While certain aspects of the Town's 1988 and 1995 Lake Restoration Plans have historically been included in the municipalities Master Planning documents, they are more appropriately addressed as operational guides for the appropriate municipal departments.

- T. Similarly, certain of the documents reviewed for this Master Plan Update contain instructions for the Town's Highway Department regarding the sweeping of municipal streets and the inspection and cleaning of the municipal inlets within the watershed.

Rather than a municipal Master Plan, these items are more appropriately addressed as operational guides for the appropriate municipal departments.

Policy Statements and Supporting Strategies recommended by this Master Plan Update related to Conservation are addressed at §5.4.8 herein. It is anticipated that additional Statements and Strategies will be included in the Green

Buildings & Environmental Sustainability Plan Element once completed.

5.3.9 ECONOMIC POLICY STATEMENTS

Issues related to Economic Policy are closely related to Land Use Policy and should be read in conjunction therewith.

- A. ¹³⁸Market the airport site for warehousing and/or agricultural processing / packaging.

2023 Review: The need for sewer service, which is not available in this section of the Town, was and remains a limited factor in attracting users.

The Town of Hammonton has engaged a consultant¹³⁹ to prepare a Master Plan for the Hammonton Municipal Airport. At time of adoption of this Master Plan Update, a draft of such Airport Master Plan¹⁴⁰ was under review by the Federal Aviation Administration.

¹³⁸ 1998 Reexamination & 2004/05 Reexamination.

¹⁴⁰ Exhibit 9.2 herein.

¹³⁹ DY Consultants, a New York City-based, privately-owned, domestically and internationally recognized airport consulting firm that specializes in providing planning and engineering services to all types and sizes of airports around the world.



Issues related to the economic development of the Airport are deferred to such Airport Master Plan.

- B. ¹³⁸ Future revisions to the zoning map should include the approved airport safety zone.

2023 Review: This Master Plan Update reaffirms this policy at §5.4.9 I. and 6.4.5 D. herein.

- C. ¹⁴¹ The Town supports efforts to market and improve the airport.

2023 Review: Issues related to the economic development of the Airport are deferred to the Airport Master Plan.

- D. ¹⁴¹ The Planning Board and/or Town Council should evaluate a potential swap of Pinelands designations between the airport property, which is designated Agricultural Production, and lands within the Pinelands Town designation.

2023 Review: This Master Plan Update recognizes that Pinelands boundaries are unlikely to be adjusted and rescinds this recommendation.

- E. ¹⁴¹ A Master Plan amendment to consider recommendations concerning the Hammonton Airport is currently underway.

2023 Review: While none of the participants in the 2023 Review process were aware of any such activity arising out of the 2011 Reexamination, the Town has engaged a consultant¹³⁹ to prepare an Airport Master Plan.

Given the possibility that changes will be required by the FAA, endorsement by this Master Plan Update of any of the consultant's recommendations for the Airport is premature.

- F. ¹⁴² Create a full-time local public economic development / business coordinator position to encourage and manage local business development outside the MainStreet district. Coordinate efforts with MainStreet, Chamber of Commerce and other agencies.

¹⁴¹ 2011 Reexamination.

¹⁴² 1998 Reexamination



2023 Review: The intent of this recommendation was achieved by the creation of the volunteer Town Advocate position.

- G. ¹⁴³Step-up strategies to find high-tech or research tenant for the vacant Whitehall-Robins industrial site and other underdeveloped sites.

2023 Review: At Publication of this Master Plan Update, the Whitehall Site was in use for warehousing and distribution. While perhaps not the highest-and-best-use of this property, such uses do have a high market demand ~ especially for locations like Hammonton with direct access to major transportation routes.

The building is said to be in poor condition, with significant improvements required for technology or research uses.

- H. ¹⁴³ Develop a public "Italian" market on Central Avenue or other public area on designated days. Implement funding / marketing with Jersey Fresh at New Jersey Department of Agriculture.

2023 Review: The intent of the Italian Market was achieved by the Farmers Market.

- I. ¹⁴² Program and market existing and new community festivals to focus local and regional awareness in downtown shopping and recreation opportunities.

2023 Review: This Master Plan Update reaffirms this policy as restated at §5.4.9 B. herein.

- J. ¹⁴³ Market use of Tomasello Winery as a tourism destination. Encourage concentration of other agricultural elements.

2023 Review: "Agri-Tourism" policy is addressed at §5.4.9 E. herein.

- K. ¹⁴³ Continue the MainStreet program's goal of attracting businesses. Encourage the use of Bellevue-Third Street area a recreational shopping area.

¹⁴³ 1998 Reexamination & 2004/05 Reexamination



¹⁴³ Encourage development of other recreation, restaurant, and cultural facilities in the downtown area. Increase opportunities for family entertainment in Hammonton and for visitors to see Hammonton as a destination.

2023 Review: This Master Plan Update reaffirms these policies as restated at §5.4.9 herein.

Policy Statements and Supporting Strategies recommended by this Master Plan Update related to Economic Issues are addressed at §5.4.9 herein.

5.3.10 HISTORIC PRESERVATION POLICY STATEMENTS¹⁴⁴

- A. Conduct a Phase I (Reconnaissance Land Survey) in the downtown area and along Bellevue and Central Avenues to determine eligibility for listing in the State and National Registries of Historic Places. Such designation would encourage residents / owners to maintain / restore their dwellings and allow the Town and property owners to apply for grant funds or tax benefits. If Phase I survey indicates sufficient resources available for listing, proceed with State / National Register nomination for a

Hammonton historic district in tandem with public education / participation and nomination process. Do not adopt local design controls at this time until additional cost/benefit studies are completed. Do not approve district status without the approval of the property owners, as required by Federal Statute.

- B. Promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the Town and to prevent degradation of the environment through improper use of land.

2023 Review: This Master Plan Update reaffirms these policies as restated at §5.4.10 herein.

Policy Statements and Supporting Strategies recommended by this Master Plan Update related to Historic Preservation are addressed at §5.4.10 herein. It is anticipated that additional Statements and Strategies will be included in the Historic Preservation Plan Element once completed.

¹⁴⁴ 1998 Reexamination



5.3.11 TRANSFER OF DEVELOPMENT RIGHTS POLICY STATEMENTS

¹⁴⁵Due to the existing environmentally sensitive areas and extensive farmland areas of Hammonton, the investigation of a Transfer of Development Rights (“TDR”) program should be initiated. The option of swapping development rights from environmentally protected areas to areas where additional development has not yet taken place would greatly benefit the Town.

2023 Review:

§175-145 E. establishes a Pinelands Development Credit TDR purchase program for certain activities and certain ownership patterns in specified Zoning Districts¹⁴⁶.

Policy Statements and Supporting Strategies recommended by this Master Plan Update related to TDR Issues are addressed at §5.4.13 herein.

¹⁴⁵ 2004/05 Reexamination

¹⁴⁶ References include (Ordinance references to zones that no longer exist are eliminated):

- RR, R-1, R-2, R-3 & MD (§175-28 & §175-145)
- PA, FA, AP, AP/CLI & SAP, H-B, M-1, M-2, REC, GW-2 (§175-145)
- (PA) Preservation Area (§175-146)
- (SAP) Special Agricultural Production District (§175-146.1)
- (AP) Agricultural Production District (§175-148)
- (IDZ) Inclusionary Development Zone (§175-148)

5.3.12 EDUCATIONAL FACILITIES POLICY STATEMENTS

- A. ¹⁴⁷Acquire approximately 40 acres across Fairview Avenue from the Junior High School for a future elementary school.

The 2011 Reexamination states there is no longer a need for a new school or expansion of the existing schools.

2023 Review: This recommendation is no longer relevant.

- B. ¹⁴⁸The facilities of St. Joseph's School are overcrowded, and prospective pupils have had to be turned away for lack of classroom space.

2023 Review: As of the closing of the Saint Joseph High School and catholic elementary school in 2020, and the reopening of the St. Joseph’s Academy in 2021, this issue is no longer relevant.

¹⁴⁷ 1966 Master Plan, 2004/05 Reexamination & 2011 Reexamination.

¹⁴⁸ 1968 Master Plan.



- C. Troubled by the negative influences that the shuttered [former] Bertino / National Garment Factory building was having on Hammonton's downtown, Town officials, in 2001, began planning to turn the (c. 1959) building into a regional arts center. This plan eventually led to the Richard Stockton College of New Jersey [now Stockton University] acquiring the building for a satellite campus.

The building was dedicated in 2013 as "Kramer Hall" in acknowledgement of Charles and Lynn Kramer, who have given many years of service to the university.

Located in the cultural hub of historic Downtown Hammonton, Kramer Hall provides students the opportunity to advance their careers through various Graduate and Continuing Studies offerings.

In addition to undergraduate and graduate coursework in state-of-the-art classrooms, seminar rooms, a computer lab and an art gallery. Kramer Hall is home to the Noyes Museum of Art, the New Jersey Child Welfare Training Partnership (Southern Region), the Murphy Writing Center,

Stockton's Master of Arts in Counseling program and its Master of Science in Data Science and Strategic Analytics program. Many offerings are open to the public.

2023 Review: This Master Plan Update recognizes that Kramer Hall properly falls under the jurisdiction of Stockton University and defers related policies to that body.

Policy Statements and Supporting Strategies recommended by this Master Plan Update related to Educational Facilities are addressed at §5.4.14 herein.

5.3.13 GREEN BUILDINGS & ENVIRONMENTAL SUSTAINABILITY POLICY STATEMENTS

- A. ¹⁴⁹Hammonton launched a community-wide sustainability program in 2008 led by the Town's Green Committee, a sub-group of the Environmental Commission.

2023 Review: The Town's Green Committee has been instituted as an entity in its own right and is no longer a sub-group of the Environmental Commission.

¹⁴⁹ 2011 Reexamination



Membership is comprised of the Green Committee, the Lake Water Quality Committee; the Bike & Pedestrian Advisory Committee; the Environmental Commission; and the HOPE¹⁵⁰ organization.

Policy Statements and Supporting Strategies recommended by this Master Plan Update related to green buildings and environmental sustainability are addressed at §5.4.15 herein.

It is anticipated that additional Statements and Strategies will be included in the Green Buildings & Environmental Sustainability Plan Element once completed.

5.4 THIS COMPREHENSIVE MASTER PLAN UPDATE

Unless otherwise noted, the statements of goals, objectives, etc. contained in the prior Master Plans (§5.3) are repealed and replaced by the Policies and Statements contained in this §5.4. Recognizing that many of these statements overlap or are applicable to multiple issues, ***readers should attach no importance to the order in which they are presented.***

5.4.1 GENERAL POLICY

- A. **Policy Statement:** The *Municipal Land Use Law* grants municipalities the power to control the physical development of the lands within their corporate boundaries and provides guiding purposes¹⁵¹ to be achieved by their land use / development regulations.

Hammonton affirms its commitment to these purposes and adopts them as general guidelines for this Comprehensive Master Plan Update, Chapter 175, and for the policies and practices for all appropriate municipal agencies in the administration of their duties and responsibilities.

Encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;

Secure safety from fire, flood, panic and other natural and man made disasters;

Provide adequate light, air and open space;

¹⁵⁰ Hammontonians Organized for a Positive Environment, which itself is a confederation of the Hammonton Green Committee; Hammonton Environmental Commission; Hammonton Lake Water Quality Advisory Committee; and Hammonton Parks and Recreation Commission.

¹⁵¹ N.J.S.A. 40:55D-2



Ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;

Promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment;

Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;

Provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;

Encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;

Promote a desirable visual environment through creative development techniques and good civic design and arrangement;

Promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent Urban Sprawl and degradation of the environment through improper use of land;

Encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;

Encourage senior citizen community housing construction;

Encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;

Promote utilization of renewable energy resources;



Promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs;

To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space, and historic sites; and

To ensure that the development of individual municipalities does not unnecessarily encroach upon military facilities or negatively impact the operation of military facilities, and to those ends, to encourage municipalities to collaborate with military facility commanders in planning and implementing appropriate land use controls, thereby improving the vitality of military facilities and protecting against their loss through the Base Realignment and Closure process or mission loss.

B. Policy Statement: This multi-phase Comprehensive Master Plan Update process is intended to, over time, update the Town's planning documents to reflect current conditions and contemporary land use strategies. After the Phase I review of prior planning efforts, this (Phase II) Comprehensive Master Plan Update:

1. **Supporting Strategy:** Identifies the relationships of existing Land Uses to the Statement of Objectives, Principles, Assumptions, Policies and Standards, other Master Plan Elements prepared to date, and natural conditions.
2. **Supporting Strategy:** Shows the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes, including provisions for cluster development.



3. **Supporting Strategy:** States the relationships between the existing and any proposed zone plan and zoning ordinance.
4. **Supporting Strategy:** Addresses issues related to Redevelopment.
5. **Supporting Strategy:** Shows the existing location of the Hammonton Municipal Airport and the boundaries of any Airport Safety Zones delineated pursuant to the Air Safety and Zoning Act of 1983¹⁵².
6. **Supporting Strategy:** Assures that development intensity and population density remain appropriate to the overall character of the Town, its regional location and the natural constraints of the land.
7. **Supporting Strategy:** In 2021, the New Jersey Legislature amended the requirements for Land Use Plan Elements adopted after February 4, 2021, to include,

a climate change-related hazard vulnerability assessment which shall (i) analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise; (ii) include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in subsubparagraph (i) of this subparagraph related to that development; (iii) identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state; (iv) analyze the potential impact of natural hazards on relevant components and elements of the master plan; (v) provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards; (vi) include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any

¹⁵² N.J.A.C 6:1-80 et al.



existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and (vii) rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.

These requirements were enacted **after** the Town had contracted for this Master Plan Update. Recognizing that these analyses will take time to develop and are likely to be rather expensive, and further recognizing that a Green Buildings & Environmental Sustainability Plan Element¹⁵³ is under development, the Town has elected to defer these analyses to the Green Buildings & Environmental Sustainability Plan Element, with a commitment to augment that document as necessary pending budgetary considerations.

Such deferment notwithstanding:

- Hammonton's economy is largely dependent on agriculture. As such, the community is committed to addressing, within its purview, issues related to increased temperatures and drought.
- Given its inland location, Hammonton is not as vulnerable to flooding, hurricanes and sea-level rise as other, more coastal communities. Within this context, information related to FEMA Flood Zones are included herein at §6.2.2.
- Critical facilities, utilities, roadways and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster are addressed by Atlantic County as part of its Emergency Management Plan as well as by each individual utility.
- An analysis of the potential impact of natural hazards on relevant components and elements of the Master Plan and strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards are anticipated as part of the Green Buildings & Environmental Sustainability Plan Element.

¹⁵³ defining and outlining the relevance and importance of sustainable initiatives and analyzing the impact of each component of the Master Plan and Town Ordinance on the future sustainability of Hammonton.



8. **Supporting Strategy:** Addresses housing issues, including the Town's obligation to provide a realistic opportunity for the provision of Affordable Housing, by incorporating the adopted 2018 Housing Element & Fair Share Plan¹⁵⁴.
9. **Supporting Strategy:** At time of adoption of this Master Plan Update, the Town's Historic Preservation Committee was preparing a grant-funded Historic Preservation Plan Element, which will conform with the requirements of the MLUL and the grant award. The Plan Element will be added to this Master Plan Update once completed.
10. **Supporting Strategy:** At time of adoption of this Master Plan Update, the Town's Environmental Commission was preparing a grant-funded Green Buildings & Environmental Sustainability Plan Element, which will conform with the requirements of the MLUL and the grant award. The Plan Element will be added to this Master Plan Update once completed.

11. **Supporting Strategy:** Addresses the relationship of this Master Plan Update to the Master Plans of contiguous municipalities, the Atlantic County Master Plan, the State Development & Redevelopment Plan, the County's Solid Waste Management Plan and the Pinelands Comprehensive Management Plan.

12. **Supporting Strategy:** Commits to future Master Plan Phases as:

- *Phase III:* Addresses any changes in Ordinances recommended under Phase II.
- *Phase IV+:* With the foundation for the Town's planning firmly in place, subsequent Phases address any remaining Optional Master Plan Elements as funding becomes available. As with Phase III, it is anticipated that certain years would see a pause in actual Master Planning efforts in order to address any changes in Ordinances as recommended.

- C. **Policy Statement:** Within the context of the Policy Statements and Supporting Strategies detailed throughout

¹⁵⁴ Exhibit 9.1 herein.



this Master Plan Update, ensure that local regulations are not inconsistent with County, State and Federal standards.

1. **Supporting Strategy:** Review and promptly update municipal Ordinances, policies and regulations on an ongoing basis to ensure that Policymakers are working with the most up-to-date regulatory regime.

2. **Supporting Strategy:**

- a. In 2019, the New Jersey Legislature amended the requirements for Land Use Plan Elements adopted after November 6, 2019, to include potential locations for the installation of electric vehicle charging stations.

Such legislation required Master Plan Reexamination Reports to include *“recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and*

public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure”.

- b. In 2021, the Legislature further amended the requirements for Land Use Plan Elements adopted after February 4, 2021, to show the existing and proposed location of public electric vehicle charging infrastructure.

At Publication of this Master Plan Update, the only known existing Electric Vehicle Charging Station is at the AtlanticCare facility at the White Horse Pike and Basin Road. The only known planned Electric Vehicle Charging Station is proposed for the municipal parking lot at the corner of Vine Street and Avenue Central across from Town Hall.

- c. Subsequent to such legislation, the Legislature adopted P.L.2021, c.171, establishing numerical requirements and zoning standards for installation of electric vehicle supply equipment and Make-



Ready parking spaces¹⁵⁵, and requiring NJDCA to develop a Model Ordinance for such infrastructure.

Such Model Ordinance adopted (published) by NJDCA and therefore became effective in September 2022.¹⁵⁶

The Model Ordinance, in pertinent part requires:

- Electric Vehicle Supply / Service Equipment¹⁵⁷ and Make-Ready parking spaces be designated as a Permitted Accessory Uses in all zoning districts and establishes associated installation and parking requirements;
- An application for development solely for EVSE or Make-Ready parking spaces shall be considered a Permitted Accessory Use and Permitted Accessory Structure in all zoning districts and shall not require Variance relief under N.J.S.A 40:55D-70.

- Installation of EVSE or Make-Ready spaces at an existing gasoline service station, an existing retail establishment, or any other existing building shall not be subject to site plan or other Land Use Board Review, shall not require Variance relief, and shall be approved through the issuance of a Zoning Permit by the Administrative Officer, provided:
 - the installation does not violate bulk requirements applicable to the property or the conditions of the original final Site Plan approval or subsequent approvals;
 - all other conditions of prior approvals continue to be met; and
 - A permitting application solely for the installation of EVSE as an Accessory Use shall not be subject to review based on parking requirements.
- As a condition of Preliminary Site Plan Approval for a multiple dwelling with 5 or more units (including condominiums or

¹⁵⁵ Defined as “the pre-wiring of electrical infrastructure at a parking space, or set of parking spaces, to facilitate easy and cost-efficient future installation of Electric Vehicle Supply Equipment or Electric Vehicle Service Equipment, including, but not limited to, Level Two EVSE and direct current fast chargers. Make Ready includes expenses related to service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate Electric Vehicle Supply Equipment or Electric Vehicle Service Equipment on a “plug and play” basis. “Make-Ready” is synonymous with the term “charger ready,” as used in P.L.2019, c.362 (C.48:25-1 et al.)”

¹⁵⁶ <https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml#:~:text=The%20law%20requ,ires%20that%20Electric,in%20New%20Jersey's%20565%20municipalities>

¹⁵⁷ “EVSE” (a.k.a. electric vehicle charging infrastructure.



cooperatives, a mutual housing corporation, or a mixed-use development), Applications shall include:

- as Make-Ready parking spaces, at least 15% of the required off-street parking spaces, and install EVSE in at least $\frac{1}{3}$ of the 15% of Make-Ready spaces;
 - within 3 years following the date of the issuance of the Certificate of Occupancy, install EVSE in an additional $\frac{1}{3}$ of the original 15% of Make-Ready spaces; and
 - within 6 years following the date of the issuance of the Certificate of Occupancy, install EVSE in the final $\frac{1}{3}$ of the original 15% of Make-Ready spaces.
 - At least 5% of the EVSE shall be accessible for people with disabilities.
- As a condition of Preliminary Site Plan approval, each application involving a parking lot or garage not addressed above shall:
 - Install at least 1 Make-Ready parking space if there will be 50 or fewer off-street parking spaces.
 - Install at least 2 Make-Ready parking spaces if there will be 51 to 75 off-street parking spaces.
 - Install at least 3 Make-Ready parking spaces if there will be 76 to 100 off-street parking spaces.
 - Install at least 4 Make-Ready parking spaces, at least 1 of which shall be accessible for people with disabilities, if there will be 101 to 150 off-street parking spaces.
 - Install at least 4% of the total parking spaces as Make-Ready parking spaces, at least 5% of which shall be accessible for people with disabilities, if there will be more than 150 off-street parking spaces.
 - In lieu of installing Make-Ready parking spaces, a parking lot or garage may install EVSE to satisfy the requirements of this subsection.
 - Notwithstanding the provisions of this Section, a retailer that provides 25 or fewer off-street parking spaces or the developer or owner of a single-family home shall not be required to provide or install any EVSE or Make-Ready spaces.
 - A parking space prepared with EVSE or Make-Ready equipment shall count as at least 2 parking spaces for the purpose of complying with minimum parking requirements. This



shall result in a reduction of no more than 10% of the total required parking.

Municipalities may not make changes to or grant Variances from these legislatively-mandated requirements. Accordingly, as a practical matter, the Model Ordinance removes the Town's control over electric vehicle charging stations.

Without such control, any Master Plan recommendations concerning electric vehicle charging infrastructure become superfluous. None are therefore offered.

- D. **Policy Statement:** Ensure that the various provisions of Chapter 175 and other municipal development regulations which have been adopted and revised over time are not antiquated, vague or internally inconsistent, and do not work at cross-purposes with the intent of the Policy Statements and Supporting Strategies of this Master Plan Update and the Zones they are intended to support.

1. **Supporting Strategy:** Review the entirety of Chapter 175 and revise / eliminate provisions as necessary. Ensure that the regulations in similar zones include similar types of regulations
2. **Supporting Strategy:** Certain amendments to Chapter 175 which have been adopted over time contain subject-specific definitions that occur throughout the Chapter, often leading to different meanings for similar terms and confusion as to whether such definitions are intended to apply Town-wide or only where placed in the Ordinance.

It is therefore recommended that definitions be relocated to §175-10 and be standardized where appropriate.

3. **Supporting Strategy:** The naming conventions for the Form Based Code Zoning Districts¹⁵⁸ are similar, not fully descriptive and have caused confusion in their application. Explore renaming these districts to

¹⁵⁸ DT-1, DT-2, DT-3, dt-4, GW-1, GW-2 & GW-3



better differentiate between each other and to better describe their character.

4. **Supporting Strategy:** The provisions of Chapter 175 for the Gateway and Downtown Zones¹⁵⁹ create a Form-Based relationship between permitted uses and permitted Building Types in the FBC Zoning Districts, and do not allow for new uses in existing structures that do not conform to the mandated Building Type; thereby leading to the need for variance relief not required in other Zones in the municipality and placing an undue burden on prospective commercial operators.

It is recommended that the connections between use and Building Type for these zones be revised to allow otherwise permitted uses in existing structures.

5. **Supporting Strategy:** The provisions of Chapter 175 for the Gateway and Downtown Zones limit Accessory Structures to the DT-1, DT-2, DT-3 and GW-1 Zones,

		DOWNTOWN				GATEWAY		
		DT1	DT2	DT3	DT4	GW1	GW2	GW3
BUILDING TYPES								
Apron Shopfront	AS		✱	✱	✱			
Box Building	BB						✱	
Civic Building	CB	✱	✱	✱				
Cottage House	CH	✱	✱	✱				
Downtown Building	DB			✱	✱			✱
Linear Building	LB			✱				✱
Live/Work Building	LW		✱	✱				
Loft Building	LB		✱	✱				
Pod Commerce	PC						✱	
Podium Building	PB			✱				✱
Single House	SH					✱		
Special Industry	SI		✱					
Strip Commerce	SC		✱	✱			✱	
Townhouse	TH		✱	✱				
Twin House	TW	✱	✱	✱				
Accessory Structure	-	✱	✱	✱		✱		

NOTES: ✱ = "this building type is permitted in this district"

Building Types are allowed in the district as shown only if they can meet the criteria listed for each individual Building Type in § 175-160B (5-20)

Figure 160B - Allowable Building Types By Zone

Master Plan Graphic 8
Use Matrix for Gateway & Downtown Districts
§175-160

which is impractical given Ordinance requirements for trash enclosures and the potential need for uses in these zones to have accessory components.

Further, Chapter 175 provisions for the Gateway and Downtown Zones appear to allow "Accessory Dwelling Units" in "Accessory Buildings" as permitted **Principal** Uses, thereby causing confusion as to what is Principal and what is Accessory.

¹⁵⁹ Including, but not limited to, §175-154.1 to §175-154.7 and §175-160.



It is therefore recommended that the Accessory Use and Accessory Building provisions for these zones be revised and clarified.

6. **Supporting Strategy:** The provisions of Chapter 175 for the GW-2, GW-3, DT-1 and DT-2 Zones¹⁶⁰ contain matrices where non-permitted uses are crossed out with a hashmark (“/”) without explanation; thereby causing confusion as to whether the use is actually permitted or not (the matrices in the GW-1, DT-3 and DT-4 Zones contain no such hashmark).

It is therefore recommended that these matrices be revised to clarify what use is actually not permitted.

7. **Supporting Strategy:** Update and standardize the language in Chapter 175 as necessary and appropriate to reflect currently-accepted verbiage, including, **but not limited to:**

- References in Chapter 175 be changed from “Churches” to “Places of Worship”.

	Apron Shopfront	Box Building Civic	Building Cottage	House Downtown	Building Liner	Building Live/Work	Building Loft	Building	Pad Commerce	Podium Building	Single House	Special Industry	Strip Commerce	Townhouse	Twin House	Accessory Building
1. Accessory Dwelling Unit	P	-	C	P	-	-	C	X	-	-	-	X	-	P	X	P
2. Bank or Savings Institution	X	-	X	X	-	-	X	X	-	-	-	X	-	X	X	X
3. Business Office	C	-	X	X	-	-	P	X	-	-	-	C	-	X	X	X
4. Civic Use	P	-	P	X	-	-	P	X	-	-	-	P	-	X	X	X
5. Commercial Parking	X	-	X	X	-	-	X	X	-	-	-	X	-	X	-	P
6. Daycare	C	-	C	C	-	-	C	C	-	-	-	-	-	C	C	C
7. Funeral Parlors	X	-	C	X	-	-	X	X	-	-	-	X	-	X	X	X
8. Gasoline Filling Station	X	-	X	X	-	-	X	X	-	-	-	X	-	X	X	X
9. Ground Floor Residence	X	-	X	P	-	-	X	P	-	-	-	X	-	P	P	X
10. Home Occupations	C	-	X	C	-	-	C	C	-	-	-	X	-	C	C	P
11. Home Office	C	-	X	C	-	-	C	C	-	-	-	X	-	C	C	P
12. House of Worship	X	-	P	X	-	-	X	X	-	-	-	X	-	X	X	X
13. Local Retail	P	-	X	X	-	-	P	X	-	-	-	X	-	X	X	X
14. Local Service	C	-	X	X	-	-	C	P	-	-	-	C	-	P	X	P
15. Municipal Use	X	-	P	X	-	-	X	X	-	-	-	P	-	X	X	X
16. Private School	X	-	P	X	-	-	X	X	-	-	-	X	-	X	X	X
17. Professional Office	P	-	P	X	-	-	P	X	-	-	-	C	-	C	X	X
18. Restaurant	C	-	X	C	-	-	C	C	-	-	-	X	-	C	C	C
19. Single Family Residence	X	-	X	P	-	-	X	C	-	-	-	-	-	P	P	C
20. Studio	P	-	X	X	-	-	P	X	-	-	-	P	-	X	X	P
21. Take-Out Restaurants	X	-	X	X	-	-	X	X	-	-	-	X	-	X	X	X
22. Upper Floor Residence	P	-	X	P	-	-	P	P	-	-	-	X	-	P	P	P

P = "Permitted" Use can be applied to this Building Type in this District.

C = "Conditional" May be permitted with conditions. Conditions are located in §175-154.9.

X = "Not Permitted" Use is prohibited in this Building Type.

Master Plan Graphic 9
Example of Use Matrix
Gateway & Downtown Zones

- Sections of Chapter 175 which variously refer to “Accessory Structures” and “Accessory Buildings” be standardized.

¹⁶⁰ §175-154.2, §175-154.3, §175-154.4 & §175-154.5



E. **Policy Statement:** Utilize all the tools at the Town's disposal to achieve the Policy Statements and supporting strategies contained in this Master Plan Update.

3. **Supporting Strategy:** To the maximum extent possible, seek out and utilize such governmental, non-profit and other programs as may be available in order to support specific neighborhoods and the community in general.

4. **Supporting Strategy:** To the maximum extent possible, leverage grants and/or low interest loans from appropriate Federal, State, County and non-profit sources to the maximum extent practicable.

F. **Policy Statement:** Encourage a sense of "One Hammonton" throughout the municipality so that all of the various communities that make up the Town are ~ and feel ~ connected to and included in community life.

Supporting Strategy: Support the Hammonton Health Coalition, Heart & Soul and other similar initiatives that advance participation in the decision-making process.

The Policy Statements and Supporting Strategies expressed in this §5.4 are intended to mutually reinforce and be mutually reinforced by each other, regardless of where located.

Similarly, such Policy Statements and Supporting Strategies are intended to support and advance the entirety of this Comprehensive Master Plan Update.

5.4.2 LAND USE POLICY

A. **Policy Statement:** This Comprehensive Master Plan Update recognizes that the economic and development climate in Hammonton has undergone a transformation since the (approximately) mid-2000s, from a rural community with an historic central core (i.e., downtown) to a suburban community multiple nodes of development intensity and land uses and ever-increasing demands on public resources to maintain a high quality of life. While attempts have been made to keep pace with these changes, market forces continue to influence the Town's planning and development-related environment.

1. **Supporting Strategy:** Review and update municipal policies and regulations on an ongoing basis to



ensure that Policymakers are working with the most up-to-date information.

2. **Supporting Strategy:** Review and revise existing zoning district boundaries and development regulations to limit incompatible land uses and reinforce the built and natural environments.
3. **Supporting Strategy:** Eliminate split-block and split-lot zoning where appropriate. Institute prevailing regulations where such zoning cannot be avoided.
4. **Supporting Strategy:** Review and update the Application Submission procedures, forms and checklists on an ongoing basis to ensure that Applicants are advised of what information is required for specific types of applications and that Board members have all necessary information with which to review land use Applications.

Add new checklists as appropriate.

5. **Supporting Strategy:** Explore the need to create a new Official Map.

6. **Supporting Strategy:** Explore the need to prepare and formalize (adopt) a curb and sidewalk plan.

- B. **Policy Statement:** Preserve the community's character by directing growth in a way that maintains Hammonton's existing desirability as a place to live, work and visit while taking advantage of the potential for growth found in the Town's location midway along the Atlantic City / Philadelphia corridor.

1. **Supporting Strategy:** Guide the (re)development of available vacant and previously developed lands and buildings where warranted. Encourage a land use pattern of compact nodes while preserving open space and maintaining the Town's quality of life standards.
2. **Supporting Strategy:** Encourage the revitalization of Downtown Hammonton, the White Horse Pike corridor and other appropriate locations.
3. **Supporting Strategy:** Recognize and reinforce the basic division of Hammonton into urban, suburban and rural segments and encourage compatible land



use groupings that meet current (and future) lifestyle requirements so that Hammonton is a safe and attractive place to live, work and visit.

4. **Supporting Strategy:** Provide for future development in a manner which will minimize disruption of existing land use patterns.
5. **Supporting Strategy:** Recognize the delicate balance between the preservation of natural open spaces, stream corridors, wetlands, viewsheds, forests and water and air quality while encouraging development and redevelopment in appropriate locations.
6. **Supporting Strategies:** Revise the existing Form Based Code for the Downtown and Gateway areas to recognize pre-existing uses and structures that are not compatible with the FBC as currently enacted; and thereby minimizing the need for Variance relief for changes of use and/or building modifications.

Expand the applicability of the FBC beyond the Downtown and Gateway areas to ensure the

architectural quality of new development while maintaining compatibility with the scale and character of the surrounding built environment.

7. **Supporting Strategy:** Strike an appropriate balance between development and design, rhythm and scale in order to permit growth while protecting the existing fabric of the community. **Context matters.**
8. **Supporting Strategy:** Maximize the use of programs designed to remediate Brownfields and Greyfields in order to return contaminated lands to productive assets for the community.
9. **Supporting Strategy:** Identify vacant / under-utilized lands and buildings appropriate for Redevelopment Area or Rehabilitation Area designations under the New Jersey *Local Redevelopment & Housing Law* (N.J.S.A. 40A:12A-1 et seq.)

Maximize the use of the *Redevelopment Law* where appropriate as a tool to support and advance the Policies and Strategies of this Master Plan Update.



- C. **Policy Statement:** In July 2021, the Town adopted Ordinance No. 008-2021, which limited the cumulative size of Accessory Structures in the FA, AP, AP/CLU, RR, R-1, R-2 and R-3 Zoning Districts. The intent of this Ordinance was to prohibit the construction of Accessory Structures (i.e., pole barns) that are out of scale with the Principal Structure on the lot in question (and which were, in certain instances, being used for non-permitted uses), and to prohibit the proliferation of Accessory Structures on a single lot.

While this Master Plan Update supports this policy, the size limitations imposed on these Accessory Structures have proven to be unduly small, especially when combined with existing garages or sheds.

Further, the size limitations do not take into consideration the size of the lot in question (e.g., Accessory Structures in the R-1 and R-2 Zones are limited to 400 s.f., regardless if the lot has only the minimum permitted lot area or has many times the permitted area).

The unintended consequences of Ordinance No. 008-2021 as enacted has been to require Variance relief even

when the intent of the Ordinance ~ if not the specific language ~ is met.

Supporting Strategy: Revise Ordinance No. 008-2021 to provide for a sliding scale of Accessory Structure size ~ with an appropriate maximum ~ in proportion to the size of the size of the lot. Exempt gazebos, pergolas and similar open-type Accessory Structures from the size limitation.

- D. **Policy Statement:** Strengthen and support the Town's code enforcement efforts to ensure that all properties in Hammonton are not overcrowded and conform to acceptable property maintenance and other appropriate standards; thereby protecting, maintaining and enhancing the Town's quality of life.

1. **Supporting Strategy:** Utilize zoning and code enforcement to protect against the illegal conversion of large residential and non-residential structures into multi-family dwellings and to eliminate substandard boarding houses, single room occupancy units and extended stay hotel uses.



2. **Supporting Strategy:** Work with all appropriate governmental agencies to identify substandard and code-deficient properties and explore measures to fund and otherwise reverse such conditions.
3. **Supporting Strategy:** Monitor the Town's license and inspection procedures to ensure effectiveness. Maximize the use of the BOCA¹⁶¹ Code and Certificate of Continued Occupancy program¹⁶² to ensure compliance.
4. **Supporting Strategy:** Enforce regulations regarding the storage of non-operating vehicles.

¹⁶¹ Building Officials and Code Administrators International.

¹⁶² For commercial properties, the Town's Construction Official inspects for:

- Fire Code compliance (Carbon Monoxide detection, Fire Extinguishers, Exit and egress lighting, Egress Components and general occupant safety);
- Zoning conformance if a change of use;
- Owners are advised of Zoning requirements for signage and the permit process.

For residential properties, the Official conducts a residential resale fire inspection before settlement on each property, ensuring:

- All fire detection equipment required by code for the particular year of construction / renovation is maintained.
- Age of each detector to ensure compliance with the manufacture's recommendations for accuracy and performance.
- Homes with natural gas, fuel burning appliances or attached garages require a carbon monoxide detector within 10' of all bedroom doors.
- 2A10BC classification fire extinguisher in all kitchens.

- E. **Policy Statement:** Encourage compact development and redevelopment and discourage piecemeal and scattered development that leads to Sprawl¹⁶³. Balance the need for development and redevelopment against the need to protect the environment now and for future generations.

1. **Supporting Strategy:** Continue to pursue all lawful and appropriate means to direct growth in a way that discourages Sprawl.
2. **Supporting Strategy:** Maximize, to the extent practicable and where appropriate, Smart Growth and New Urbanism principles as a means to minimize haphazard growth and sprawl.

¹⁶³ Defined in the New Jersey State Development & Redevelopment Plan (p. 334) as:

a pattern of development characterized by inefficient access between land uses or to public facilities or services and a lack of functional open space. Sprawl is typically an automobile dependent, single use, resource consuming, discontinuous, low-density development pattern.



F. **Policy Statement:** This Master Plan Update recognizes that, as a principle of Smart Growth, well-planned communities reduce land consumption, habitat loss, vehicle miles traveled, toxic emissions and demand for energy and other resources.

1. **Supporting Strategy:** Guide development towards a pattern of compact nodes; thereby ensuring that farming can continue as a viable economic activity while appropriate development and redevelopment is encouraged.

2. **Supporting Strategy:** Encourage infill development and redevelopment. Strengthen and direct future development to areas of existing infrastructure.

Defining Sprawl often depends on your point of view, but most definitions focus on the random outgrowth of suburbs and a dependency on the automobile. Images of highway strip development, large lot subdivisions, and sophisticated G.I.S. mapping of lost farmland are used to explain Sprawl.

Paul M. Drake, PP/AICP¹⁶⁵

3. **Supporting Strategy:** Utilize high-quality planning and design techniques in order to create an environment for predictable, fair and cost-effective development decisions.

4. **Supporting Strategy:** Promote energy conservation by using energy-efficient technologies, renewable energy resources and passive forms of energy.

5. **Supporting Strategy:** Encourage the use of environmentally-friendly, LEED¹⁶⁴ building systems and technologies for new development and renovations.

6. **Supporting Strategy:** Encourage the use of “Green Power” and energy efficient systems and technology for new development and renovations.

¹⁶⁴ “Leadership in Energy & Environmental Design”
(<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>).



Smart Growth Principles¹⁶⁵

Date:

Mix Land Uses

*Take Advantage of Compact, Clustered
Community Design*

*Create a Range of Housing Opportunities and
Choices*

Create Walkable Neighborhoods

*Foster Distinctive, Attractive Communities
with a Strong Sense of Place*

*Preserve Open Space, Farmland, Natural
Vistas (Scenic Resources) and Critical
Environmental Areas*

*Strengthen and Direct Development Towards
Existing Communities with Existing
Infrastructure*

Provide a Variety of Transportation Choices

*Make Development Decisions Predictable, Fair
and Cost Effective*

*Encourage Community and Stakeholder
Collaboration in Development Decisions*

New Urbanism Principles¹⁶⁶

Date:

Walkability

Connectivity

Mixed-Use & Diversity

Mixed Housing

Quality Architecture & Urban Design

Traditional Neighborhood Structure

Increased Density

Green Transportation

Sustainability

Quality of Life

Master Plan Graphic 10

¹⁶⁵ <http://smartgrowth.org/smart-growth-principles/>

¹⁶⁶ <http://newurbanism.org/newurbanism/principles.html>



2. **Supporting Strategy:** Encourage the use of buildings and landscape materials that promote energy efficiency and that are environmentally sensitive in their manufacture and use.
8. **Supporting Strategy:** Encourage residential above ground floor commercial uses for multi-story buildings in proximity to the downtown area in order to add patrons that will support downtown businesses and enliven nighttime activity.

Land Use Policy and recommendations are more specifically addressed in the Land Use Plan Element¹⁶⁷ of this Master Plan Update.

5.4.3 HOUSING POLICY

- A. **Policy Statement:** Generally maintain the Town’s existing medium density residential pattern while allowing for increased density in the form of duplex, townhouse and apartment development in appropriate locations and with superior design under a “measured growth” policy.

Supporting Strategy: Maintain the Town’s existing density patterns generally while permitting additional density in-and-around the Town’s commercial core in order to support the economic development of Downtown and provide for needed affordable housing.

- B. **Policy Statement:** Hammonton’s Policymakers have long perceived an imbalance between Owner Occupied and Renter Occupied residential units in Town.

While recognizing the need for rentals to support the local economy, Policymakers also recognize that a ratio of (approximately) 3 ownership to 1 rental unit has historically been viewed an indicator of a healthy community.

The 2020 Census¹⁶⁸ reports a home occupancy rate of 72.5% ownership (equating to a 27.5% rental)¹⁶⁹. Given the changes to the local economy as a result of the COVID-19 pandemic of 2020 / 2021, these numbers may not reflect current conditions.

¹⁶⁷ §6.4 herein.

¹⁶⁸ <https://www.census.gov/quickfacts/hammontontownnewjersey>

¹⁶⁹ Reflecting Census respondents who reported that they lived in owner-occupied housing between 2017 and 2021.



Supporting Strategy: While the census does not support the perceived imbalance of ownership to rental occupancy, this Master Plan Update recommends that the Town monitor the ratio of ownership to rental housing ~ by housing type ~ to gauge community health and better inform Land Use and Housing Policy.

- C. **Policy Statement:** Recognizing that wages for farm and many other lower-skill / service jobs are often less than housing costs in the Hammonton residential market, and further recognizing that there is a substantial market for temporary housing, boarding houses, single room occupancy, and spare room apartments to meet an ever-increasing need, explore ~ within the context of the Town's 2018 Housing Element & Fair Share Plan¹⁷⁰ ~ cluster housing and multi-family development in appropriate locations in order to increase opportunities for affordable and other housing, preserve open space, protect natural areas, and decrease infrastructure costs while striking a balance between density and design, rhythm and scale; thereby protecting the existing fabric of the community. **Context matters.**

1. **Supporting Strategy:** Support apartments above ground-floor commercial uses, especially in the Town's Downtown commercial core.
2. **Supporting Strategy:** Encourage the upgrade of farm-labor housing, and work with the State to address migrant and lower-skill labor housing alternatives.
3. **Supporting Strategy:** Combat the perception that Affordable Housing leads to "*crime or suspicion of crime*" in the Town's Downtown and elsewhere where such assertions are not supported by data.
4. **Supporting Strategy:** Support deed-restricted Affordable Housing set-asides as a percentage of future development for qualifying projects.
5. **Supporting Strategy:** Provide for the renovation, rehabilitation or replacement of substandard dwelling units within the Town with decent, safe and sanitary residential units, including both rental and

¹⁷⁰ Exhibit 9.1 herein.



ownership housing and housing for a variety of age groups and affordability ranges.

D. **Policy Statement:** Recognizing that Hammonton is a desirable place to live, work to ensure an appropriate mix of housing types and sizes, including housing for young professionals, young families, empty nesters and other segments of the community.

1. **Supporting Strategy:** Provide for a variety of housing types and sizes ~ including single-family, side-by-side duplex, vertical duplex, townhouse and other multiple dwellings ~ in appropriate Zoning Districts in order to allow for greater diversity in housing options.
2. **Supporting Strategy:** Encourage Senior housing in appropriate locations in the form of independent living, assisted living and nursing care units, age-restricted single-family dwellings and apartments above ground-floor commercial uses.

E. **Policy Statement:** This Master Plan Update reaffirms the Town's policy to ensure the realistic opportunity for the

provision of affordable housing as adopted under the Town's 2018 Housing Element and Fair Share Plan.¹⁷⁰

Supporting Strategy: Continue to monitor the regulatory and legal changes related to Affordable Housing in the State and update the Housing Element & Fair Share Plan as necessary and appropriate.

Housing Policy and recommendations are more specifically addressed in the Housing Element & Fair Share Plan of this Master Plan Update¹⁷⁰.

5.4.4 CIRCULATION POLICY

A. **Policy Statement:** Recognizing that circulation in Hammonton is generally established and largely controlled by outside agencies, and that major improvements are not likely, this Master Plan Update reaffirms the Town's commitment to undertaking localized improvements designed to ease congestion, support economic development and protect residential neighborhoods.

1. **Supporting Strategy:** Explore the effectiveness of the current Downtown parking program and expand



public parking locations to support activities in this section of Town.

2. **Supporting Strategy:** Review and revise Hammonton's existing Complete Streets policy to facilitate safe and effective pedestrian and bicycle movement in Town.
3. **Supporting Strategy:** Enhance the existing wayfinding signage program to facilitate movement Town.

B. **Policy Statement:** Hammonton recognizes the need to promote mass transit to the maximum extent possible.

1. **Supporting Strategy:** Continue to encourage New Jersey Transit to perform needed maintenance activities to their railroad infrastructure, including the train station, protective fencing and railroad crossing signs and gates (lever arms) to ensure safety and compliance.
2. **Supporting Strategy:** Continue to encourage NJDOT and Atlantic County to review ways to improve pedestrian safety at bus stops on busy roadways under their

respective jurisdictions, including, but not limited to, the Route 30 (the White Horse Pike) and Egg Harbor Road.

C. **Policy Statement:** Hammonton recognizes that the Town's bicycle paths, while typically thought of as recreational facilities, have the ability to serve as transportation corridors, facilitating pedestrian and bicycle movement through the Town and connecting Hammonton with many recreational areas.

1. **Supporting Strategy:** Maximize the use of the bicycle paths as a means of circulation. Encourage pedestrian and bicycle use as opposed to private automobiles on the Town's Street system.
2. **Supporting Strategy:** Work with all applicable entities to enact the Pedestrian and Bicycle Master Plan commissioned by NJDOT Bureau of Safety, Bicycle and Pedestrian Programs¹⁷¹, whose recommendations are designed to provide for walkable and bicycle-friendly areas in various sections of the Town.

¹⁷¹ Exhibit 9.5 herein.



It is anticipated that Circulation Policy and recommendations related thereto will be more specifically addressed in a Circulation Plan Element of this Master Plan Update, which is contemplated under a future phase of the Town's Master Planning efforts.

5.4.5 INFRASTRUCTURE POLICY

A. **Policy Statement:** Ensure adequate provision of public infrastructure, community facilities and services, and new development to meet the needs of Town residents, property owners and business owners.

B. **Policy Statement:** Manage sewer and water infrastructure so as not to foster haphazard growth; avoid sprawl-type development.

1. **Supporting Strategy:** Limit the extension of public infrastructure to minimize sprawl in the Town.

2. **Supporting Strategy:** Explore water and sewer extension on roads where the existing sewer services one [not both] sides of a road.

C. **Policy Statement:** NJDEP adopted amended Stormwater Management rules that took effect in March 2021. The Pinelands similarly adopted amended rules for Pinelands municipalities in January 2022.

Supporting Strategy: As part of the strategy to review promptly update municipal Ordinances, policies and to ensure the most up-to-date regulatory regime, review the new rules and revise the Town's Ordinances, policies and regulations as necessary and appropriate.

D. **Policy Statement:** Utility infrastructure shall be treated so as to create an aesthetically pleasing environment.

1. **Supporting Strategy:** To the maximum extent practicable, and with the exception of lines located on or adjacent to / feeding active agricultural operations, distribution lines for all utility systems feeding locations not served by utilities shall be placed underground. Existing above-ground utilities shall be incorporated into the underground systems at the boundaries of the projects as improvements are undertaken.



2. **Supporting Strategy:** Above-ground utility distribution lines shall be located on existing towers or underground to the maximum extent practicable.

3. **Supporting Strategy:** Above-ground utility infrastructure shall be secured by appropriate fencing that ~ to the extent that it does not interfere with security and operations ~ provides a visual screen for the equipment.

Similarly, to the extent that it does not interfere with security and operations, landscaping may be used to augment the visual screen and provide an aesthetically-pleasing environment.

E. **Policy Statement:** With respect to wastewater, focus efforts on maintenance and limited expansions required to service specific properties as opposed to large-scale expansion of the system / system capacity.

F. **Policy Statement:** Recognizing that Pinelands boundaries are unlikely to be adjusted to expand

development, this Master Plan Update recommends that the Town explore strategies to allow sanitary sewer extensions along the centerline of streets where there may be existing sewers on one side of the street (but not the other) in order to provide for equal sewer service to both sides of the street and eliminate existing septic systems.

It is anticipated that Infrastructure Policy and recommendations related thereto will be more specifically addressed in an Infrastructure Plan Element of this Master Plan Update, which is contemplated under a future phase of the Town's Master Planning efforts.

5.4.6 COMMUNITY FACILITIES POLICY¹⁷²

Policy Statement: Guide provision of community facilities and services to meet the needs of the Town's residents within the limits of available resources.

A. **Supporting Strategy:** Provide and maintain age-appropriate facilities and programming for all cohorts.

¹⁷² Community facility issues are naturally related to recreation, open space and conservation. Readers are therefore directed to §5.3.7 and §5.3.8 herein.



- B. **Supporting Strategy:** Explore cross-generational programming whereby the Town's age cohorts can interact in a mutually supportive environment.

It is anticipated that Community Facilities Policy and recommendations related thereto will be more specifically addressed in a Community Facilities Plan Element of this Master Plan Update, which is contemplated under a future phase of the Town's Master Planning efforts.

5.4.7 RECREATION & OPEN SPACE POLICY¹⁷³

- A. **Policy Statement:** Maintain a Recreation and Open Space system that focuses on public usability, reinforces the scale and rhythm of the surrounding built and natural environment, provides a place of community context and reinforces the benefit of walking and bicycling.

1. **Supporting Strategy:** Maintain the sense of openness Downtown as established by the historic setbacks of buildings.

2. **Supporting Strategy:** Enhance pedestrian connections between downtown Bellevue Avenue and rear-of-building parking by strategically creating mid-block breezeways.
3. **Supporting Strategy:** Improve the aesthetics and usability (comfort) of pedestrian areas and connecting public spaces through the use of greenery, street furniture (seating) and other appropriate amenities.
4. **Supporting Strategy:** Activate open spaces by the creation of vest-pocket parks with street furniture (seating) and other appropriate amenities at block corners, mid-block areas between-building areas and other appropriate locations where land is available.

Theme and permit programming in these parks and other appropriate locations to reflect the surrounding community (e.g., Italianate features near 3rd Avenue and French Street, Latin influences near Railroad Avenue and Orchard Street).

¹⁷³ Recreation and open space issues are naturally related to community facilities, conservation and farmland preservation. Readers are therefore directed to §5.4.6, §5.4.8 and §5.4.12 herein.



5. **Supporting Strategy:** Consider the creation of parklets in strategic areas where a limited number of parking spaces can be replaced with usable open space. Such areas can be proprietary to an adjacent use as part of the Town's Parklet Program or be managed by the Town as public open space.

B. **Policy Statement:** While this Master Plan Update supports Hammonton having the appropriate number and type of recreational facilities based on current standards¹⁷⁴, the analysis required to make such a determination is beyond the scope of this assignment.

The Town of Hammonton has commissioned a Recreation & Open Space Plan Element as a separate assignment from this Master Plan Update. It is anticipated that such an analysis will be addressed as part of that deliverable.

C. **Policy Statement:** Hammonton recognizes that active and passive recreation is a critical component of a healthy residential community and that adequate recreation facilities and supporting amenities should be provided for Town residents.

While the Town can boast of a network of parks and playgrounds throughout the community and connecting bicycle and pedestrian paths, the provision of adequate recreation for all residents is anticipated to remain a concern in perpetuity.

1. **Supporting Strategy:** Continue to maintain the Town's passive parks and active playgrounds with equipment designed for a use by a variety of age and ability levels.
2. **Supporting Strategy:** Provide for the appropriate illumination of all parks, playgrounds and bicycle paths to ensure the safety of users.

¹⁷⁴ Including, but not limited to:

- <https://www.nrpa.org/parks-recreation-magazine/2020/november/a-new-approach-to-parks-and-recreation-system-planning/>
- <https://www.planning.org/pas/reports/report194.htm>
- https://www.nj.gov/dep/greenacres/pdf/scorp_2008.pdf
- <https://www.nj.gov/gsp/pdf/Reports/DEPComprehensiveOutdoorRecreationPlan.pdf>



It is anticipated that open space and recreation policy and recommendations related thereto will be more specifically addressed in the Recreation & Open Space Plan Element currently being undertaken as a separate assignment.

5.4.8 CONSERVATION POLICY¹⁷⁵

Policy Statement: Balance the need for development and redevelopment against the need to protect the environment now and for future generations.

1. **Supporting Strategy:** Continue to support the Hammonton Environmental Commission, Green Committee, Lake Water Quality Advisory Committee, Parks and Recreation Committee and related entities in supporting and protecting the Town's environmental resources.
2. **Supporting Strategy:** Continue to foster a cooperative relationship with the Pinelands Commission in order to implement the Pinelands Comprehensive Management Plan¹⁷⁶ in a balanced manner in order to protect and

¹⁷⁵ Conservation issues are naturally related to open space and farmland preservation. Readers are therefore directed to §5.4.7 and §5.4.12 herein.

¹⁷⁶ §2.18 herein.

maintain the region's unique ecology while permitting local regulations designed to enhance appropriate economic and other development in the Town of Hammonton.

It is anticipated that Conservation Policy and recommendations related thereto will be more specifically addressed in a Conservation Plan Element of this Comprehensive Master Plan Update, which is contemplated under a future phase of the Town's Master Planning efforts.

5.4.9 ECONOMIC POLICY¹⁷⁷

- A. **Policy Statement:** Continue to support a sustainable economy for the Town by balancing housing and commercial development; thereby stabilizing the tax base and providing for continuing sources of employment for Hammonton residents of all skill levels.
- B. **Policy Statement:** Continue to support economic development and growth Town-wide, with specific attention to Downtown and the White Horse Pike corridor.

¹⁷⁷ Issues related to Economic Policy are closely related to Land Use Policy and should be read in conjunction therewith. Specific attention is directed to §6.4.18 for discussions of the Downtown Improvement District and Downtown Business Improvement Zone.



1. **Supporting Strategy:** Encourage business retention, expansion and attraction by providing for the reorganization, consolidation and, where necessary, relocation of existing operations to suitable locations in the Town; thereby allowing for the development of facilities appropriate for each such use and ensuring that uses are compatible with their surroundings.
2. **Supporting Strategy:** Generate new tax ratables and maximize tax revenue by returning to productive use, lands and buildings which are currently unutilized / underutilized, undeveloped / underdeveloped, abandoned or deteriorated, including those which are owned by the municipality, and which, for various reasons are not likely to be developed solely through the instrumentality of private capital.
3. **Supporting Strategy:** Maximize the use of commercially-zoned lands where appropriate.
4. **Supporting Strategy:** Recognizing the changing nature of the world-wide marketplace and the proliferation of remote work environments and the

“gig-economy” permit Home Offices and Home-Based Businesses in appropriate residential zoning districts. Institute regulations to limit the size of the home office or business operation and to ensure that the residential character of the home and surrounding lands are not impacted.

5. **Supporting Strategy:** Increase opportunities for family entertainment in Hammonton and for visitors to see Hammonton as a destination.
6. **Supporting Strategy:** Encourage development of recreation, culinary and cultural facilities, not only in the Downtown area, but Town-wide.
7. **Supporting Strategy:** Encourage short-term occupancy lodging (Boutique Hotels / Beds & Breakfasts, and like and similar accommodations) where appropriate.
8. **Supporting Strategy:** Review the Town’s signage regulations to ensure that they support the economic development goals of the municipality while not detracting from the community character.



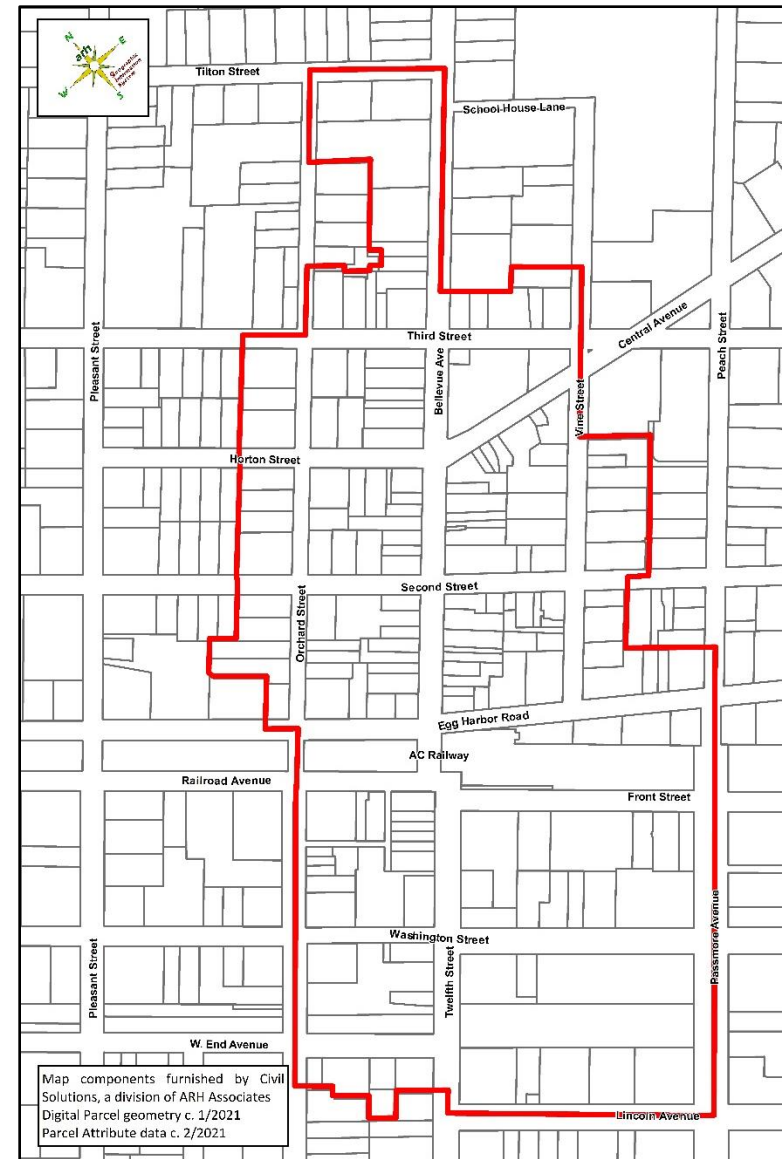
C. *Hammonton Revitalization Corporation¹⁷⁸ & MainStreet Hammonton*

In 1984 the Greater Hammonton Chamber of Commerce established the Hammonton Revitalization Corporation as a non-profit corporation designed to manage the revitalization of the Town's downtown commercial district.

In 1993, the HRC secured a MainStreet program designation through an application to the New Jersey Department of Community Affairs and MainStreet New Jersey.

The mission of the organization is to address what was viewed at the time of its creation as dilapidated conditions in downtown Hammonton. By using a unique economic development tool, known as the MainStreet Four Point Approach, the organization has supported the downtown section of the Town via programs of outreach, promotion, design and economic vitality.

Since this designation, MainStreet Hammonton has leveraged grant funding, private and corporate donations and technical services to stimulate more than



Master Plan Map 1
Main Street District

¹⁷⁸ The "HRC"



\$25 million in improvements to public and private properties in the downtown; and thereby helping to infuse hundreds of jobs into the local community.

Today, MainStreet Hammonton is recognized as one of the longest running and successful such programs in the State.

Efforts include:

- Reducing Downtown store vacancies by attracting new retail stores, eateries and art venues.
- Improving business retention by offering sign / façade design grant services and business training seminars.
- Improving community spirit and pride by successfully planning annual Downtown traditions such as Cruisin MainStreet, Easter Eggstravaganza, Downtown Trick or Treat and Downtown Holiday Tree Lighting.
- Beautifying the area by organizing clean-ups and planting seasonal flowers using resources from yearly fundraising initiatives and the help of volunteer services.
- Assisting in the creation of the Hammonton Art District, which includes the regionally acclaimed Eagle Theatre, the Hammonton Noyes Museum of

Stockton University, the Hammonton Arts Center and Hammonton Artist Studios.

- Developing a dynamic downtown brand, “Live Well” and directed numerous state grants to effectively incorporate a comprehensive marketing campaign to promote Downtown Hammonton as a desirable regional destination.

More specifically, MainStreet Hammonton has focused on:

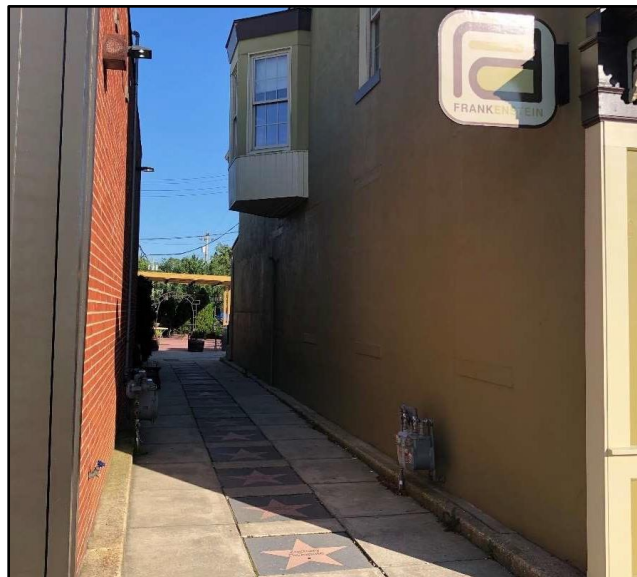
- Arts + Entertainment strategy encompassing a broad range of creative endeavors.
 - Music, dance, theater and other performing arts;
 - Painting, sculpture, photography & videography, architecture and other fine arts;
 - Printing, furniture making, set design and other industrial arts; and
 - Related activities such as arts education, production and distribution.
- Craft Food + Beverage support as anchors for economic development.
- Family-friendly festivals that effectively nurture meaningful relationships and gain the respect throughout the community at large.



Master Plan Graphic 11
Eagle Theater



Master Plan Graphic 13
Arts Events



Master Plan Graphic 12
Hammonton Arts Walk (Bellevue Avenue to Eagle Theater)



Master Plan Graphic 14
Annual New Year's Eve Blueberry Drop



Policy Statement: Continue to support MainStreet Hammonton and its goals of attracting, retaining and otherwise promoting Downtown businesses.

1. **Supporting Strategy:** Explore the effectiveness of the MainStreet programs with an eye toward eliminating labor-intensive but less effective efforts in order to focus on more productive activities.
2. **Supporting Strategy:** Explore the creation of a business incubator site to assist the economic development of the community.
3. **Supporting Strategy:** Explore the creation of a “we-work” type site with such furniture, fixtures and equipment as are necessary and appropriate to a cooperative remote work facility.

D. *Neighborhood Preservation Program*¹⁷⁹

In 2019, part of downtown Hammonton was designated a Neighborhood Preservation Program District by the New Jersey Department of Community Affairs. The goal of the NPP

is to spur revitalization in neighborhood business districts through community and economic development projects.

Activities are funded via NPP program grants, which, for Hammonton is \$125,000 annually over a five-year period. The Hammonton Revitalization Committee serves as non-profit partner and coordinator for the Program.

Over the first 2 fiscal years of implementation, NPP funding was utilized to renovate the Eagle Theatre Actor’s House, improve commercial façades in the Downtown Business District, create plans and designs for future streetscape and historic façade improvements, and improve the place value of the district through decoration, signage, and other similar projects.

It is anticipated that future NPP funds will be utilized to:

- Continue to improve the aesthetic and “place” value of the district.
- Improve surrounding residential areas through streetscape and safety enhancements.

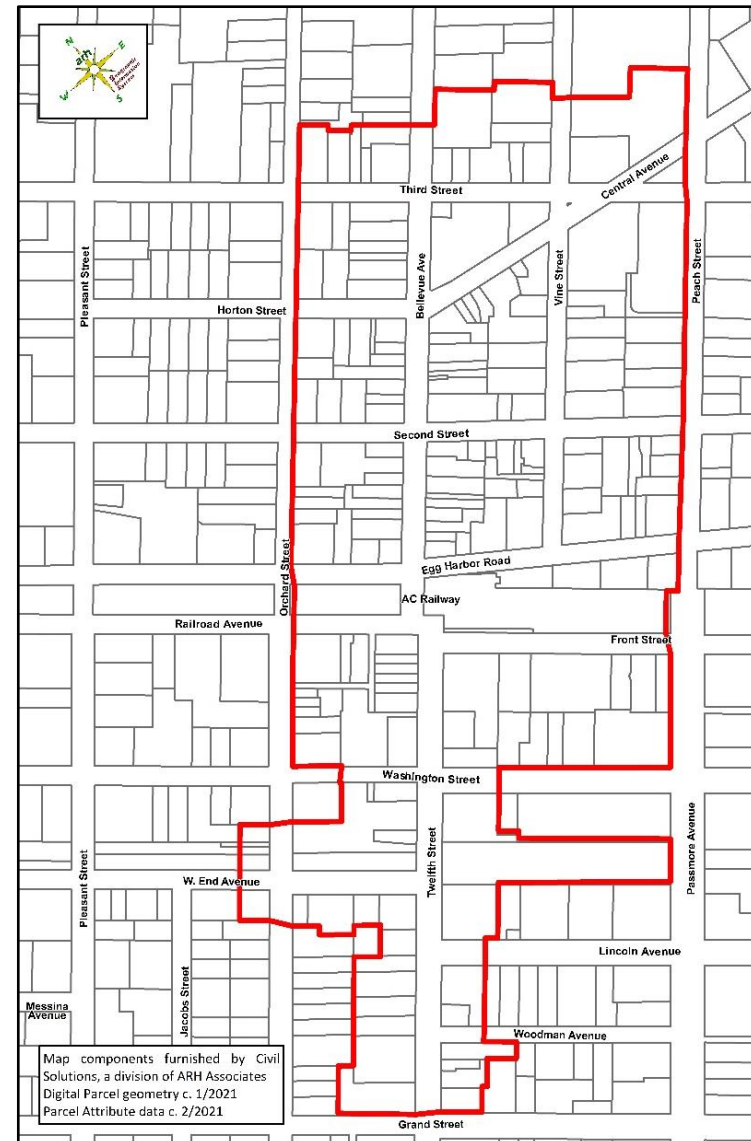
¹⁷⁹ “NPP”



- Assist with economic development projects that help improve the district business environment.
- Continue the partnership with the Hammonton Revitalization Committee and its efforts to further revitalize Downtown Hammonton.

Policy Statement: Continue to support the NPP as a means to rehabilitate and restore Hammonton’s downtown and surrounding neighborhood by cultivating existing social, economic, financial, and technical resources toward the development and implementation of planned activities that sustain neighborhood vitality.

1. **Supporting Strategy:** Utilize a “shared street” (a.k.a. “complete street”) design approach to provide a more user-friendly environment for and better connectivity between the Downtown uses and the automotive, pedestrian, bicycle and other users of the area.
2. **Supporting Strategy:** Support the creation of comprehensively themed and upgraded downtown open spaces, including the concept of a central Piazza as a public gathering place.



Master Plan Map 2
Neighborhood Preservation Program (NPP) Area



E. **Policy Statement:** As described throughout this Master Plan Update, agriculture is the major defining industry for Hammonton, with blueberries being a differentiating product for the local economy.

1. **Supporting Strategy:** Build on this authentic local asset, not only by supporting the agricultural industry in Hammonton, but by using the blueberry as an overall theme for the Town, including “infusing” the fruit into signage, menus, events, public art and marketing materials.



Master Plan Graphic 15

*The Blueberry industry
has come to define the
Town of Hammonton*



Master Plan Graphic 16

2. **Supporting Strategy:** Beyond the blueberry, capitalize on Agriculture and Agri-Tourism as additional anchors to the Town’s economic base and as a tool to draw visitors to the community.

F. **Policy Statement:** Support consumer-oriented economic development along the White Horse Pike corridor west of Hammonton Lake to maximize regional accessibility at the intersection of Routes 30 and 206.

1. **Supporting Strategy:** Undertake an Economic Opportunities Evaluation for the White Horse Pike corridor in order to determine the type of economic development that should be pursued for this section of Town while not competing with Downtown Hammonton Economic Development initiatives.



2. **Supporting Strategy:** Evaluate zoning modifications so that site development regulations, including building design, landscaping, buffers and site amenities maximize function while ensuring a positive visual impact for the community.
3. **Supporting Strategy:** Work with NJDOT to assess traffic flows and provide access management so that land uses and design elements are appropriately integrated with the function of the various roadways in Hammonton.

G. **Policy Statement:** This Master Plan Update recognizes that Kessler Memorial Hospital closed in 2009, but that medical offices remain along the eastern section of the White Horse Pike, and further recognizes that AtlantiCare has created a Health Park at 219 N. White Horse Pike¹⁸⁰ and an Urgent Care / Behavior Health facility at 120 S. White Horse Pike.

Under traditional planning theory, these facilities would have resulted in recommendations to encourage

supporting professional and medical offices and support services on the White Horse Pike.

However, changes in the way healthcare is delivered in the wake of the Covid 19 pandemic, combined with changes in the office marketplace with the advent of telehealth and remote-working situations, has fundamentally changed the planning paradigm. Accordingly, while the following recommendations are offered, careful thought must be given to the future of land use in this section of Hammonton.

1. **Supporting Strategy:** Promote development and concentration of office parks in this area.
2. **Supporting Strategy:** Develop a "professional zone" character as opposed to scattered office development in-between other business uses.
3. **Supporting Strategy:** Consider appropriate zoning modifications to fully support these and

¹⁸⁰ Offering Medical Imaging, Cardiology, Clinical Laboratory services, Emergency Medicine, endocrinology, General Surgery, Neurology, OB/GYN, Primary Care & Rheumatology.



complementary uses while maintaining the buffer to the adjacent residential districts.

H. **Policy Statement:** Utilize all the tools and powers available to the Town through the *Local Redevelopment & Housing Law* and other pro-development programs to support economic development in Hammonton.

1. **Supporting Strategy:** Reverse or remove conditions which have caused (or will cause) portions of Hammonton to be designated In Need of Redevelopment under the *Redevelopment Law*.
2. **Supporting Strategy:** Eliminate blighting influences and prevent the spread of blight by the application of comprehensive Redevelopment Plan and other appropriate controls.
3. **Supporting Strategy:** Provide for the activation of underutilized lands which represent a lost opportunity for valuable contribution to the welfare of the community.

4. **Supporting Strategy:** Provide for the renovation, rehabilitation or replacement of substandard and/or underproductive buildings or improvements where such conditions, singularly or in combination, are detrimental to the safety, health and welfare of the community.
5. **Supporting Strategy:** Provide for the removal and replacement of substandard buildings or improvements where renovation or rehabilitation is not practicable, including where such structures do not lend themselves to reuse in a manner consistent with this Master Plan Update.
6. **Supporting Strategy:** Protect and enhance lands and buildings which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which under the Town's redevelopment efforts is necessary, with or without change in their condition, for the effective revitalization of a particular area.
7. **Supporting Strategy:** Where appropriate, utilize zoning, tax abatement and other financial and non-



financial incentives and programs to achieve these Policies and Strategies.

8. **Supporting Strategy:** Recognizing the financial and planning realities related to redevelopment projects, make available such assistance as may be at the Town's disposal ~ through the powers of the *Redevelopment Law* and/or other pro-development programs ~ to assist qualified Projects. Such assistance may include, but need not be limited to, the dedication, vacation and/or expansion of certain municipal rights-of-way, the granting of air- or subsurface rights thereto, making (or, with a [re]developer, making joint) application for State and/or federal grant funds, making (or, with a [re]developer, making joint) application for State and/or federal environmental and/or other permits required to advance a Project.

- I. **Policy Statement:** At time of this Master Plan Update, the consultant¹⁸¹ engaged by the Town to prepare a

Master Plan for the Hammonton Municipal Airport reported that a draft Plan was under review by the Federal Aviation Administration. Such draft is included as Exhibit 9.2 herein.

Issues known to be limiting factors impacting the Airport include the lack of sewer service, which is not available in this section of the Town.

1. **Supporting Strategy:** Given the possibility that changes will be required by the FAA, endorsement by this Master Plan Update of any of the consultant's recommendations for the Airport is premature.
2. **Supporting Strategy:** Regardless of any specific recommendations arising from the Airport Master Plan, this Master Plan Update recommends that any future revisions to the Hammonton Zoning Map depict the Airport Safety Zone pursuant to the Air safety and Zoning Act of 1983¹⁸².

¹⁸¹ DY Consultants, a New York City-based, privately-owned, domestically and internationally recognized airport consulting firm that specializes in providing planning and engineering services to all types and sizes of airports around the world.

¹⁸² N.J.A.C. 6:1-80 et seq.



J. **Policy Statement:** In August 2020, the South Jersey Transportation Planning Organization issued a solicitation for consultants to identify and evaluate feasible routing for what they termed the Atlantic County Bikeway West. The study's objective was to determine a feasible route for an off-road trail connection between the planned eastern terminus of the Camden County Link Trail in Winslow Township (just west of the Atlantic County border), and the existing western terminus of the Atlantic County Bikeway at Route 40 near Mays Landing. The new Atlantic County Bikeway West will help provide a seamless transition across the 16-mile gap separating these trails¹⁸³.

While the Feasibility Study's¹⁸⁴ preferred alignment does not include Hammonton, the authors acknowledged that *"it will be important to link the northern portion of the trail with Hammonton, which is a major local population center and attraction. This spur could be developed as a separate off-road path along NJ 54 or other roads through Folsom and Winslow"*.



Master Plan Graphic 17
Atlantic County Bikeway West: Proposed Alignment

At time of adoption of this Master Plan Update, SJTPO reported that it *"has engaged and will continue to engage with county and local governments in identifying funding opportunities and offering support to advance sections of this important corridor"*.

This Master Plan Update recommends ongoing contact with SJTPO and the County in order to ensure the trail spur to Hammonton remains in the plan.

¹⁸³ <https://www.sjtpo.org/acbikewaywest>

¹⁸⁴ Atlantic County Bikeway West Feasibility Study. Prepared by a consultant team of the Williams Sale Partnership (WSP) and KMA Consulting Engineers. December 2021.



- K. **Policy Statement:** Undertake the appropriate studies to support specific economic development initiatives for various sections of Hammonton.

During the development of this Master Plan Update, the Hammonton Economic Impact Committee (“E.I.C.”) engaged an economic development consultant¹⁸⁵ to identify strengths inherent in the Town’s economic base and opportunities for the Town to pursue.

The result of these efforts is an Economic Development Strategy & Action Agenda. At Publication of this Master Plan Update, this Agenda was being finalized and implementation mechanisms evaluated.

1. **Supporting Strategy:** Implement the strategies and recommendations contained in the Economic Development Strategy & Action Agenda.

2. **Supporting Strategy:** Employ various planning tools to assist with the Economic Development Strategy & Action Agenda.

3. **Supporting Strategy:** Prepare and maintain a running matrix for the E.I.C. to organize projects, participants, grant eligibility, progress and timelines to serve as a one-stop tracking mechanism.

4. **Supporting Strategy:** Create such number and type of maps as necessary to serve as a one-stop visual inventory of specifically-designated areas within the Town¹⁸⁶, areas of interest and other appropriate locations as may arise from time-to-time.

5. **Supporting Strategy:** Within the context of these Supporting Strategies, prepare and maintain such other maps and matrices as appropriate¹⁸⁷.

¹⁸⁵ TRIAD Associates, multi-disciplinary municipal / community consulting firm with offices in Vineland New Jersey and Glenside Pennsylvania.

¹⁸⁶ Including, but not limited to, the Neighborhood Preservation Program (NPP) Area, MainStreet, Areas in Need of Rehabilitation / Redevelopment.

¹⁸⁷ Such projects may include, but are likely not limited to, the creation of a Town Square, transit-oriented development, bike lanes, public spaces and amenities, and like and similar locations.



- L. **Policy Statement:** Monitor the status of the COVID-19 pandemic and maintain preparedness should conditions trend toward impacting local businesses.

It is anticipated that Economic Policy and recommendations related thereto will be more specifically addressed in an Economic Plan Element of this Master Plan Update, which is contemplated under a future phase of the Town's Master Planning efforts.

5.4.10 HISTORIC PRESERVATION POLICY

It is anticipated that Policy Statements and supporting Strategies will be included in the Historic Preservation Plan Element, which will become part of this Master Plan Update upon completion and adoption by the Land Use Board.

5.4.11 RECYCLING POLICY

Policy Statement: Recycling in the Town of Hammonton is the responsibility of the Atlantic County Utilities Authority¹⁸⁸. While the Town supports recycling efforts and includes a review of appropriate storage areas for recycling materials as

part of the Land Use Board development reviews, Recycling Policy is deferred to the ACUA.

5.4.12 FARMLAND PRESERVATION POLICY¹⁸⁹

§175-88 (Agricultural Management) provides, in pertinent part:

- A. *It is the express finding and declaration of the Town Council that agricultural activities serve the interest of the citizens of the Town by ensuring numerous social, economic and environmental benefits, and it is, therefore, the express intention of this chapter to establish as the policy of this Town the protection of agricultural operations from nuisance action where recognized methods and techniques of agricultural production are applied.*
- B. *The owner of land used for agricultural or horticultural purposes or use who conducts agricultural activities in conformance with the agricultural management practices set forth in this section and all relevant federal or state statutes or rules and regulations adopted pursuant thereto and which does not pose a direct threat to public health and safety may:*

¹⁸⁸ "ACUA"

¹⁸⁹ Farmland preservation issues are naturally related to open space and conservation. Readers are therefore directed to §5.4.8 and §5.4.12 herein.



1. *Produce agricultural and horticultural crops, trees and forest products, livestock and poultry and other commodities as described in the standard industrial classification for agricultural, forestry, fishing and trapping.*
2. *Package the agricultural output.*
3. *Provide for the wholesale and retail marketing of the agricultural output and related products, including the construction of building and parking areas in conformance with the town's standards.*
4. *Replenish soil nutrients in accord with acceptable management practices.*
5. *Control pests, predators and diseases of plants and animals.*
6. *Clear woodlands using open burning and other techniques, install and maintain vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas.*
7. *Conduct on-site disposal of organic agricultural waste.*

- C. (3) *At such time as the State Agriculture Development Committee is established pursuant to ... the Right to Farm Act¹⁹⁰ ... and any amendments or revisions thereto, and at such time as said Committee develops and recommends the program of Agricultural Management Practices pursuant to Section 5 of the aforesaid Right to Farm Act, said Agricultural Management Practices, as developed and recommended by said Committee, shall be the standards to be applied to all agricultural uses in the Town, insofar as applicable, to the extent that the standards set forth in Subsections C(1) and (2) above are superseded thereby and to the extent that these practices are consistent with the Pinelands Protection Act and CMP.*
- D. *The Town, in recognition that agricultural activities, when reasonable and necessary, produce a benefit to the neighborhood, the community and society in general by the preservation of open space, the beauty of the countryside and clean air and by the preservation and continuance of agricultural operations in the Town of Hammonton, New Jersey, as a source of agricultural products and values for this and future generations, creates the following presumptions:*

¹⁹⁰ N.J.S.A. 4:1C-1 et seq.



1. *In all relevant actions filed subsequent to the effective date of this chapter, there shall exist a rebuttable presumption that no agricultural operation, activity or structure, which conforms to the standards set forth in Subsection C of this section and all relevant federal or state statutes or rules or regulations adopted pursuant thereto and which does not pose a direct threat to public health and safety shall constitute a public or private nuisance, nor shall any such operation, activity or structure be deemed to otherwise invade or interfere with the use and enjoyment of any other land or property.*
2. *In all relevant actions filed subsequent to the effective date of this chapter, there shall exist an irrebuttable presumption that no agricultural operation, activity or structure which is conducted or located within a municipally approved program and which conforms to the agricultural standards set forth in Subsection C of this section and all relevant federal or state statutes or rules and regulations adopted pursuant thereto and which does not pose a direct threat to public health and safety shall constitute a public or private nuisance, nor shall any*

such operation, activity or structure be deemed to otherwise invade or interfere with the use and enjoyment of any other land or property.

- E. *As a statement of policy, it is the intent of this chapter to achieve the following objectives with respect to the continuance of agricultural activities in the Town:*
 1. *Farmland within the Town's Agricultural Production District and Special Agricultural Production District shall be maintained and protected for open space or farming purposes to the maximum extent practicable.*
 2. *Continued, renewed or new farming is encouraged throughout the Town and particularly within agricultural production areas.*
 3. *Conflicts between agriculture and other uses should be minimized. In particular, agriculture uses within the Town's Agricultural Production District and Special Agricultural Production District shall be exempt from all municipal ordinances and regulations which inhibit efficient crop production, including but not limited to ordinances and regulations imposing time limits on operations, dust limits and odor restrictions, except those ordinances and*



*regulations which are strictly necessary for
the maintenance of public health.*

As detailed in §6.0 herein, this Master Plan Update recommends adjustments to Zoning District Boundary Lines throughout the Town. Certain such adjustments decrease the amount of lands (both in terms of number of lots and land area) zoned for agricultural purposes, while other adjustments increase the amount of such lands. Specifically:

PREEXISTING ZONING			PROPOSED ZONING	
AGRICULTURE PERMITTED	TOTAL LOTS ¹⁹¹	TOTAL MAPPED ACRES ¹⁹²	TOTAL LOTS ¹⁹¹	TOTAL MAPPED ACRES ¹⁹³
PA	57	8,858	56	8,762
SAP	13	451	13	466
FA	156	1,347	169	1,354
AP	874	8,663	851	8,702
AP / CLI	11	177	13	194
RR	806	1,630	802	1,596
R-1	1,363	1,032	1,418	847

¹⁹¹ Split-zoned lots included as if entire lot are within the zone.

Condominium units with “parent” lots and drainage basins mapped as tax lots skew results.

PREEXISTING ZONING			PROPOSED ZONING	
AGRICULTURE PERMITTED	TOTAL LOTS ¹⁹¹	TOTAL MAPPED ACRES ¹⁹²	TOTAL LOTS ¹⁹¹	TOTAL MAPPED ACRES ¹⁹³
R-2	846	368	934	417
R-3	1,118	1,330	1,079	1,292
TOTAL	5,244	23,856	5,335	23,630

The net impact of these adjustments is an increase of 91 lots and a decrease of 226 acres zoned to permit agriculture.

Other than such Boundary Line adjustments, no changes are recommended to the Town’s Farmland Preservation Policy or related Ordinances.

5.4.13 TRANSFER OF DEVELOPMENT RIGHTS POLICY

Policy Statement: Recognizing that development rights transfer for Hammonton is generally governed by the Pinelands Commission via its Pinelands Credit program, this Master Plan Update defers Transfer of Development Rights Policy to that body.

¹⁹² Based on Zone geometry as depicted on the Existing Zoning Map and not Lot Geometry as depicted on the Town’s Parcel Map.

¹⁹³ Based on Zone geometry as depicted on the Proposed Zoning Map and not Lot Geometry as depicted on the Town’s Parcel Map.



5.4.14 EDUCATIONAL FACILITIES POLICY

Policy Statement: This Master Plan Update reaffirms the Town's support for public and private education for Hammonton, ranging from pre-Kindergarten to post-secondary offerings.

1. **Supporting Strategy:** Work with the Hammonton Board of Education to support their mission of educating the Town's public-school children as well as providing community facilities and programs.
2. **Supporting Strategy:** Support the Saint Joseph Academy in their mission of providing coeducational secondary education for those seeking a catholic education.
3. **Supporting Strategy:** Continue to support Stockton University in their varying missions at Kramer Hall.

5.4.15 GREEN BUILDINGS & ENVIRONMENTAL SUSTAINABILITY POLICY

It is anticipated that Policy Statements and supporting Strategies will be included in the Green Buildings & Environmental Sustainability Plan Element, which will become part of this Master Plan Update upon completion and adoption by the Land Use Board.

5.4.16 PUBLIC ACCESS POLICY

Policy Statement: Hammonton has no tidal waters. Accordingly, Public Access within the context of N.J.S.A. 40:55D-28B.(17) is not applicable to this Master Plan Update.

However, Hammonton does have a lake and a number of creeks and river tributaries. Accordingly, this Master Plan Update endorses public access to non-privately-owned waters and adjacent shorelines, and promotes the creation of public facilities that support such access, including parking, boat ramps and marinas.



6.0 LAND USE PLAN ELEMENT

6.1 MUNICIPAL LAND USE LAW

The *Municipal Land Use Law*¹⁹⁴ requires that municipal Master Plan include a Land Use Plan Element:

- A. Addressing its relationship to the Statement of Objectives, Principles, Assumptions, Policies and Standards, other Master Plan elements, and natural conditions (topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands);
- B. Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes; including any provisions for cluster development and stating the relationship to the existing and any proposed Zone Plan and Zoning Ordinance;
- C. Showing the existing and proposed location of any airports and the boundaries of any Airport Safety Zones pursuant to the Air Safety and Zoning Act of 1983;¹⁹⁵ and
- D. Including a statement of the standards of population density and development intensity recommended for the municipality;
- E. Showing the existing and proposed location of military facilities and incorporating strategies to minimize undue encroachment upon, and conflicts with, military facilities, including but not limited to: limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities; and
- F. Including... a statement of strategy concerning:

¹⁹⁴ N.J.S.A. 40:55D-28(b)(2)

¹⁹⁵ N.J.A.C. 6:1-80 et seq.



- Smart Growth, including consideration of locations for electric vehicle charging stations;
 - Storm Resiliency related to energy supply, flood-prone areas and environmental infrastructure; and
 - Environmental Sustainability.
- G. Showing the existing and proposed location of public electric vehicle charging infrastructure; and
- H. Including, for any land use element adopted after February 4, 2021, a climate change-related hazard vulnerability assessment which shall:
- analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;
 - include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified above related to that development;
 - identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
 - analyze the potential impact of natural hazards on relevant components and elements of the master plan;
 - provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
 - include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and
 - rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.



6.2 ENVIRONMENTAL RESOURCES

A community's natural resources ~ its soil, water, air, forests, fields, and waterways ~ as well as its human and cultural history, are fundamental to its character. They are the foundation for its economic success and its quality of life. The protection and wise use of those resources is essential to the public health, safety, and welfare of current and future residents.

A Natural Resource Inventory provides the basis for the development of methods and steps to preserve, conserve, and utilize those resources by providing an objective documentation and categorization of the natural and historic resources of a community.

6.2.1 NATURAL RESOURCE INVENTORY¹⁹⁶

In 2008, Hammonton's Environmental Commission, undertook an update to the Town's NRI¹⁹⁷. A further revision / update commenced in 2019 and was adopted in December 2022.¹⁹⁸

- A. The 2022 NRI began with a brief discussion of Hammonton's location within the Pinelands Natural Preserve and the value of an NRI as a precursor to a municipality's Master Planning process. The text went on to explain that the NRI reproduces Pinelands- and NJDEP- data *"on a scale appropriate for use by the Town in its ongoing planning and development review functions"*.¹⁹⁹

Referencing Hammonton's *"unique physical and ecological features"* and *"the natural ecosystems which have evolved over many thousands of years"*, and stressing the *"balanced relationships between soil, water, vegetation and wildlife that can be upset or lost unless careful consideration is given to the potential impacts of each proposal for change or development in Hammonton"*, the 2022 NRI explained that the Town's Zone Plan was *"carefully developed to encourage future growth"* within

¹⁹⁶ "NRI"

¹⁹⁷ The dates of the prior NRI's are not known.

¹⁹⁸ Town of Hammonton, Natural Resource Inventory, Town of Hammonton, Atlantic County, New Jersey prepared by ARH Associates, Inc. (May 2008, Revised / Updated August 2021 ("2022 NRI"). On file with the Town Clerk.

¹⁹⁹ While the value of such an exercise was recognized, the 2022 NRI cautioned that while the mapped information was suitable for use in identifying *potentially sensitive areas*, final determination of a site's development potential must be based upon site-specific data and analyses.



the context of “many other pertinent factors, such as existing regional patterns of land use and development, parcel access and major transportation routes” as well as “environmentally sensitive areas such as stream corridors, flood prone areas, or high groundwater level areas”.

The 2022 NRI emphasized the balance between local zoning, growth objectives and environmental resources. This Master Plan Update recognizes the necessity of this balance in order ensure the quality of life desired for the Town and its residents.

B. After review of Hammonton’s Pinelands-specific Zoning Districts, the NRI embarked on a lengthy discussion of the Town’s environmental resources, addressing:

- *Topography*
- *Surface Hydrology*
 - *Surface Water Quality Standards*
 - *Surface Water Quality Summary*
- *Groundwater Quality Criteria*
- *Soils & Septic Disposal Field Function*

- *Vegetation*
 - *Upland & Lowland Complex*
 - *Wetlands*
 - *Fire Hazard*
 - *Threatened & Endangered Plants*
- *Wildlife*
 - *Mammals*
 - *Birds*
 - *Reptiles & Amphibians*
 - *Fish*
- *Brownfield Redevelopment*
- *Contaminated Sites*

C. The contents of the 2022 NRI are similar to ~ and in certain instances are more in-depth than ~ the various mandatory and optional Master Plan Element under the *Municipal Land Use Law*.

D. The 2022 NRI utilizes data and source information available at time of its publication. Certain of the resultant figures and tables reflect conditions that remain static over time,²⁰⁰ while others depict conditions that change with varying degrees of regularly.²⁰¹

²⁰⁰ e.g., Topography, Soils, Vegetation and Wildlife

²⁰¹ e.g., Water Quality Standards, Septic Field Functions, Land Use Priorities, etc.



This Master Plan Update utilizes the 2022 NRI as applicable, and recommends that the findings and recommendations of the approved document be incorporated in future Master Plan Elements as appropriate.

6.2.2 FLOODING ISSUES

- A. The Federal Emergency Management Agency (“FEMA”)²⁰² defines Floodplain as *“Any land area susceptible to being inundated by floodwaters from any source”*.

A more expansive explanation of floodplains by the National Geographic Society²⁰³ defines a floodplain as:

A generally flat area of land next to a river or stream. It stretches from the banks of the river to the outer edges of the valley.

and goes on to describe a floodplain as consisting of two parts:

The first is the main channel of the river itself, called the floodway. Floodways can sometimes be seasonal, meaning the channel is dry for part of the year... Beyond the floodway is the flood fringe. The flood fringe extends from the

outer banks of the floodway to the bluff lines of a river valley. Bluff lines, also called valley walls, mark the area where the valley floor begins to rise into bluffs...

Some rivers have very narrow flood plains. In fact, some rivers, or parts of rivers, seem to have no flood plain at all. These rivers usually have a steep stream gradient—a very deep, fast-moving channel...

Flood plains are natural flooding outlets for rivers. People, agriculture and businesses on flood plains are always at some risk. Managing development of flood plains is a critical responsibility for regional and urban planners. The benefits of flood plains, including prime agricultural land and desirable housing locations, must be balanced with the personal and economic threats posed by floods.

[Communities] built on flood plains... must incorporate flood-control infrastructure into their organization and architecture.

Evacuation procedures, emergency shelters, and building codes must be in place. Levees or other barriers must be a part of the city [Town] design. Urban planners try to keep areas near the floodway, called a Special Flood Hazard Area, as free from development as possible.

²⁰² <https://www.fema.gov/national-flood-insurance-program/definitions#F>

²⁰³ <https://www.nationalgeographic.org/encyclopedia/flood-plain/>



Houses and businesses that are built on flood plains often require more insurance coverage than buildings constructed on higher ground, because flood damage is more likely to occur.

- B. Beginning in or around 1974, the U.S. Department of Housing & Urban Development, Federal Insurance Administration, published Flood Hazard Boundary Maps (“FHBMs”) designating Flood Zones and flood risks for municipalities nationwide. The purpose of the FHBMs was, in pertinent part, to delineate areas of Special Flood Hazard (“SFH”) within a flood plain and establish Base Flood Elevations (“BFE”)²⁰⁴ for at-risk portions of a community (the relationship between the BFE and a structure's First Floor Elevation determines the flood insurance premium for that structure).²⁰⁵

The FHBMs classified lands into different Floodplain Areas (a.k.a. Flood Zones) based on the elevation of the “base

flood” in relation to the elevation of the ground and the proximity of the land in question to the floodway.

Planners frequently use FHBMs to establish land use policies and development regulations. In order to qualify for a mortgage, for example, buildings near waterbodies (i.e., in Flood zone ‘A’ or Flood zone ‘V’) are required to have flood insurance due to their risk for flood damage. Additionally, the floors and service facilities (utilities) of buildings in these Flood zones must be constructed as BFE or higher.

- C. FHBMs were subsequently replaced by Flood Insurance Rate Maps (“FIRM”s).
- D. Flood Zones for Hammonton were represented on FIRM Community Panel No. 340010 (effective May 31, 1974),²⁰⁶

²⁰⁴ Defined as the computed elevation to which floodwater is anticipated to rise during the base flood. As the regulatory requirement for the elevation or flood-proofing of structures, BFEs are used to determine the required elevation of new buildings (and substantial renovations) in the floodplain.

²⁰⁵ www.fema.gov/media-library-data/20130726-1755-25045-0634/ngvd_navd.pdf

²⁰⁶ Community No. 340010 FIA Flood Hazard Boundary Map H:01-10, H:01, H:02, H:03, H:04 & H:05, H:06, H:07, H:08, H:09 prepared by the U.S. Department of Housing & Urban

Development, Federal Insurance Administration (May 17, 1974) Complete Map file can be found at: <https://map1.msc.fema.gov/firm?id=340010>

Community No. 340010A Flood Hazard Boundary Map H:01-10, H:01, H:02, H:03, H:04 & H:05, H:06, H:07, H:08, H:09, H:10 prepared by the U.S. Department of Housing & Urban Development, Federal Insurance Administration (August 13, 1976) Complete Map file can be found at: <https://map1.msc.fema.gov/firm?id=340010A>.



which classified the various lands in the Town as Special Flood Hazard Areas (Flood zones).

As shown on the Town's Flood Insurance Rate Maps,²⁰⁷ Hammonton contains special Flood Hazard Areas as follows:

- A Zones²⁰⁸
 - AE Zones
 - AH Zones
 - AO Zones
 - AR Zones
 - A99 Zones
- B Zones²⁰⁹
- C Zones²¹⁰
- D Zones²¹¹
- X Zones²¹²

1982 FIRM Community Panels No. 340010-0005-C, 340010-0010-0010-C, 340010-0015-C are reproduced herein as Master Plan Update Maps 2.1-2.3.

E. A summary of the Floodplains for Hammonton is:

FLOODPLAIN	ACRES	% OF TOWN
100-YEAR	1,737	6.6%
500-YEAR	48	0.2%
TOTAL	1,779	6.8%

*Master Plan Update Table 3
Floodplains*

²⁰⁷ FEMA Training Resources (Last Updated: February 17, 2023)
(<https://www.fema.gov/media-library/assets/documents/6029>)

B and C Zones may have flooding that does not meet the criteria to be mapped as a Special Flood Hazard Area, especially ponding and local drainage problems.

With the exception of converting the 'B' and 'C' Zones to 'X' Zones on newer FIRMS, research for this Master Plan Update was unable to locate definitions used in 1978 or confirm whether or not any changes to such definitions were made between 1978 and 2007.

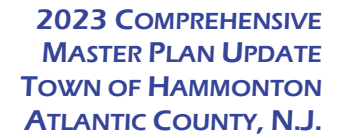
²⁰⁸ Areas of 100-Year flood. Numbered 'A' Zones are Special Flood Hazard Areas ("SFHA"s) where Base Flood Elevations in relation to NGVD { National Geodetic Vertical Datum: a system used by surveyors and engineers as the basis for relating ground and flood elevations. Replaced by the more accurate North American Vertical Datum of 1988 (NAVD 88)] and flood hazard factors have been determined

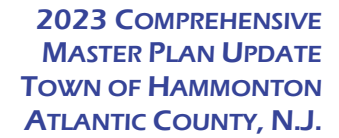
²⁰⁹ Areas between limits of the 100–500-year floods, or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage is less than one square mile; or areas protected by levees from the base flood.

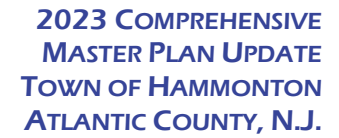
²¹⁰ Areas of minimal flood hazard, usually depicted on FIRMS as above the 500-year flood level.

²¹¹ Areas in which flood hazards are undetermined, but possible.

²¹² Areas of moderate flood hazard, usually depicted on FIRMS as between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than 1' or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the base flood.









F. Community Panels 340010-0005-C, 340010-0010-0010-C, 340010-0015-C were prepared prior to Superstorm Sandy (October 2012). At the time of Sandy, FEMA was in the process of compiling the necessary data to update the FIRM maps nationwide, and was scheduling mid-2013 as the date when the new FIRMS were to be finalized. With the occurrence of Sandy, FEMA accelerated its updating process by issuing what it described as “near-term Advisory Base Flood Elevation” (“ABFE”) Maps.

The ABFE Maps were intended to guide communities during the rebuilding process as well as designers and contractors undertaking new construction until the updated FIRMs and related regulations were formally adopted. The ABFEs reflected higher minimum First Floor Elevation requirements than established by the [then-existing] FIRMs, and expanded Flood Hazard Zones beyond those shown on the [then-existing] FIRMs. While advisory in nature, the ABFEs and related advisory regulations were to be used by FEMA to determine flood insurance rates under its National Flood Insurance Program (“NFIP”).

On January 24, 2013, reacting to the uncertainty surrounding the “advisory” nature of the ABFEs and desiring to reduce impediments to rebuilding after Sandy, NJDEP adopted emergency amendments (Rules) to the New Jersey Flood Hazard Area Control Act.²¹³ In summary, the Emergency Rules established requirements and more efficient approval procedures for constructing, reconstructing, relocating and elevating structures in Flood Hazard Areas, and to otherwise flood-proof buildings to avoid the type and severity of flood damage experienced during Sandy and to reduce the type and severity of flood damage when it does occur.

In pertinent part, the Emergency Rules:

- Adopted the ABFE-mapped Flood Hazard Areas (i.e., ‘A’ and ‘V’ Zones);
- Adopted the ABFE minimum elevation requirements for new and reconstructed buildings; and
- Enacted building regulations designed to ensure consistency between NJDEP standards for elevating

²¹³ N.J.A.C. 7:13

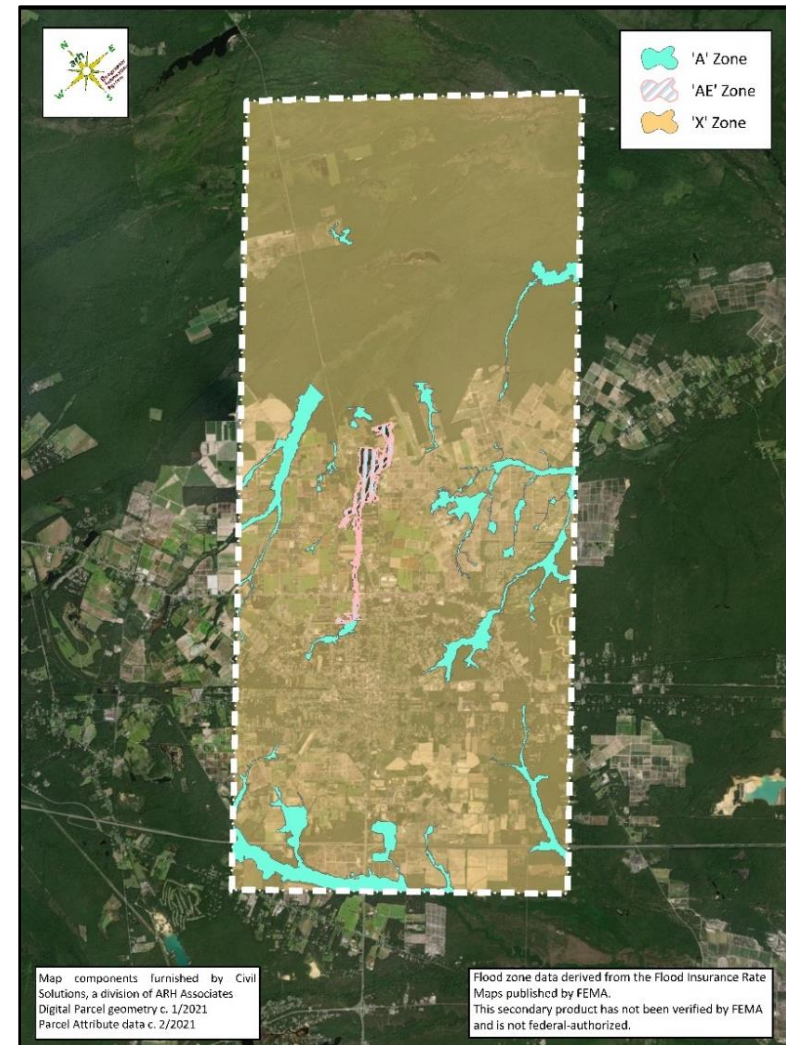


buildings in Flood Hazard Areas and the building standards of the Uniform Construction Code²¹⁴ promulgated by NJDCA.

G. Over time, FEMA issued a number of updated maps sets as Preliminary Flood Insurance Rate Maps (“PFIRMs”). These PFIRMs became effective for different municipalities at different times. The PFIRMs for Hammonton became effective on August 28, 2018. Instead of a single Community Panel, these now finalized FIRMs depicts the Town on Community Panel Numbers:

- 34001-C-0015-F • 34001-C-0019-F • 34001-C-0101-F
- 34001-C-0016-F • 34001-C-0030-F • 34001-C-0102-F
- 34001-C-0017-F • 34001-C-0040-F • 34001-C-0104-F
- 34001-C-0018-F • 34001-C-0041-F • 34001-C-0108-F
- 34001-C-110-F

These individual FIRM Panels may be found at the FEMA website²¹⁵. Digital composite mapping of these Panels, also from the FEMA website, is provided herein as Master Plan Update Map 4 and Map 5.



Master Plan Map 4
FEMA Flood Zones

²¹⁴ N.J.A.C. 5:23

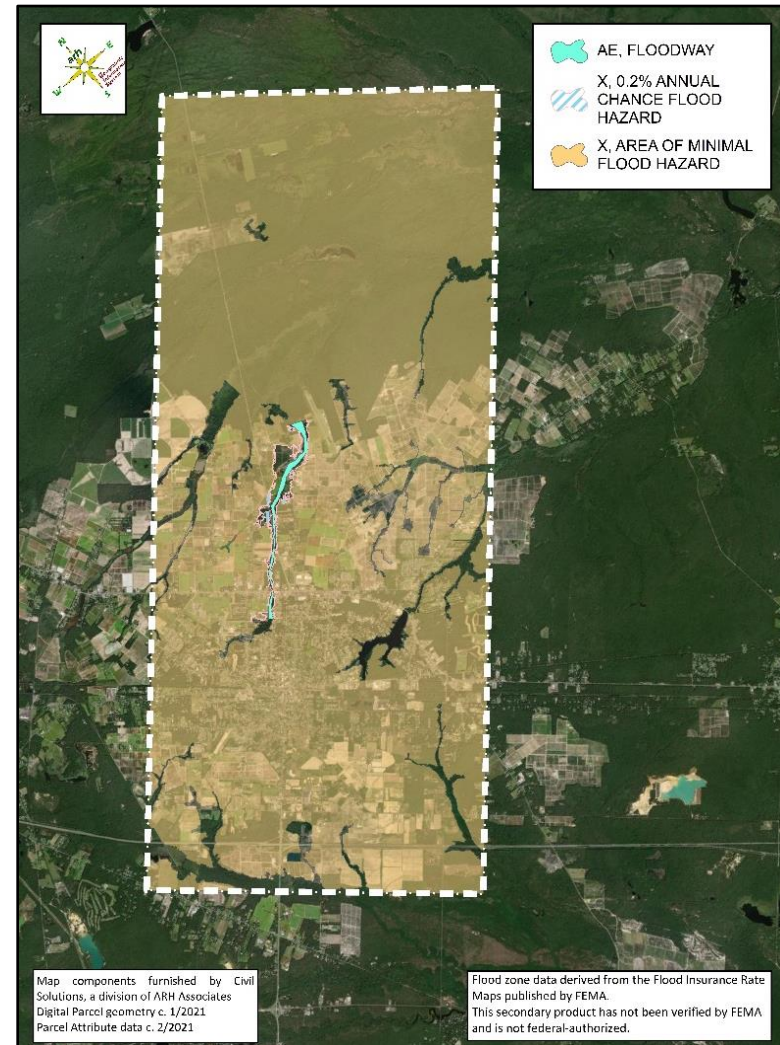
²¹⁵ <https://msc.fema.gov/portal/advanceSearch>



H. While the FIRMs classify the vast majority of lands in Hammonton as being outside of the Special Flood Area (i.e., Area of Minimal Flood Hazard), some Town lands are within the Special Flood Hazard Area.²¹⁶ Specifically:

- 'A': No Base Flood Elevations determined;
- 'AE': Base Flood Elevations determined. Floodway²¹⁷ must be kept free of encroachment so that the 1% annual chance of flood can be carried without substantial increase in flood heights; and
- 'X': Areas outside of the 0.2% annual chance floodplain; Areas of 0.2% Annual Chance Flood;²¹⁸ Areas of 1% Annual Chance Flood with average depths of less than 1' or with drainage areas less than 1 square mile; and Areas protected by levees from the 1% annual chance flood.

FEMA'S digital FIRM²¹⁵ depicting the subdivisions of the Special Flood Areas ~ for Hammonton, the 'X' Zone ~ is provided herein as Master Plan Update Map 4.



Master Plan Map 5
FEMA Flood Zone Descriptions

²¹⁶ Lands subject to inundation (flooding) by the 1% Annual Chance Flood (a.k.a. the 100-Year Flood ~ the flood that has a 1% chance of being equaled or exceeded in any given year.

²¹⁷ Defined as the channel of a stream plus any adjacent floodplain areas.

²¹⁸ Lands subject to inundation (flooding) by the 0.2% Annual Chance Flood (a.k.a. the 500-Year Flood ~ the flood that has a 0.2% chance of being equaled or exceeded in any given year.



6.2.3 FLOODPLAIN MANAGEMENT

A. In the aftermath of Sandy, governmental entities at all levels ~ but most notably at the municipal level ~ have struggled to balance the often-competing priorities of resiliency, public safety, protection of property and the need to maintain affordable construction costs. In order to assist municipalities, FEMA, NJDEP and other governmental entities have undertaken analyses to determine the best course of action for each locality.

The State's review of Hammonton's requirements has not resulted in any required changes.

B. In addition to following State and federal regulations addressing Flood Hazard Areas,²¹⁹ the Town:

1. Provides information regarding the Town's historic and most recent FIRMs available, upon request.

2. Offers individualized advice regarding property protection.
3. Enforces regulations for stormwater management, soil and erosion control, and water quality, as well as a regulation prohibiting dumping in the drainage system.
4. Regularly inspects the Town's drainage system and performs maintenance as needed, with problem sites receiving added attention.
5. Reviews flood studies for areas not included on the FIRMs and areas that exceed minimum mapping standards.
6. Has preserved much of its Special Flood Hazard Area lands as open space; thereby ensuring their preservation in perpetuity.

²¹⁹ Permits are required for:

- Alterations to stream channels or floodplains within the 100-Year Flood boundary under the Flood Hazard Control Act (N.J.S.A. 58:16A-50 et seq.) administered by NJDEP, Division of Water Resources, Bureau of Floodplain Management.
- Discharges into surface or groundwaters under the New Jersey Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) administered by NJDEP Division of Water Resources.

- Dredging or filling of navigable waters, their floodplains and tributaries under the Clean Water Act (33 U.S.C 1344) administered by the U.S. Army Corps of Engineers.
- Discharge of wastewaters into surface waters in accordance with the Federal Water Pollution Control Act (PL 92-500) under the National Pollutant Discharge Elimination System process.



7. Enforces regulations that require freeboard for new construction and Substantial Improvements, local drainage protection, and 'A' Zone structures to meet building and enclosure criteria.
8. Provides timely identification of impending flood threats, disseminates warning to appropriate floodplain residents, and coordinates flood response activities.

G. Recommendations

This Master Plan Update recommends that the Town:

1. Continue to monitor the FEMA rulemaking process for updated flood elevation information and update local regulations if and when appropriate.
2. Regularly consult the various web-based and other published resources to maintain its awareness regarding current risks and measures that can be taken to protect against large storm events and to obtain current guidance regarding FEMA's National Flood Insurance Program and other related information.

Resources include, but are not limited to, *Getting to Resilience ~ A Community Planning Evaluation Tool*.²²⁰

6.3 LAND USE PLAN AMENDMENT

6.3.1 ZONING GENERALLY

- A. Planning theory advises that a sound Zone Plan will provide for a rational arrangement of land uses in such a manner as to promote the health, safety, morals and general welfare of a community.

The *Municipal Land Use Law*²²¹ provides that Zoning lines

be drawn with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate (future) uses of land. The regulations in the Zoning Ordinance shall be uniform throughout each district for each class or kind of buildings or other structure or uses of land...

- B. As detailed in Hammonton's prior Master Planning efforts and this Master Plan Update, the Town has, since the (approximate) 1990s, been faced with increasing

²²⁰ www.prepareyourcommunitynj.org/

²²¹ N.J.S.A. 40:55D-62.



market pressures for housing development which has resulted in low-density Suburban Sprawl and transformed the character of portions of the Town from a rural community with isolated village development to a suburban community with ever-increasing demands on public resources to maintain a high quality of life.

Prior Master Plans and Reexaminations ~ as well as the Pinelands Commission ~ have attempted to address this issue by establishing Zoning provisions designed to regulate where development is permitted and how it is to occur. This includes the Form Based Code with its regulations governing use and building envelopes in the Downtown and Gateway Zoning Districts.

These efforts have been a significant step in directing new development to appropriate locations and in mandating context-sensitive site design and architecture. Combining regulations with a more critical eye²²² toward the granting of Variances can further insure proper development.

Additionally, the Town has a significant amount of open space that has been reserved for preservation purposes.

6.3.2 ZONE PLAN

The Town's current Zone Plan establishes Districts as follows:

- PA Preservation Area
- SAP Special Agricultural Production District
- FA Forest Area
- AP Agricultural Production District
- AP / CLI Agricultural Production / Compatible Light Industry District
- RR Rural Residential District
- R-1 Residential 1 District
- R-2 Residential 2 District
- R-3 Residential 3 District²²³
- GW-1 Gateway District, Avenue District
- GW-2 Gateway District, Boulevard District
- GW-3 Gateway District, Crossroads District
- DT-1 Downtown District, Near Town
- DT-2 Downtown District, In Town Railway
- DT-3 Downtown District, In Town

²²² by the Town's Land Use Board.

²²³ The R-3A (Residential 3A) Zoning District is established within the R-3 Zone.

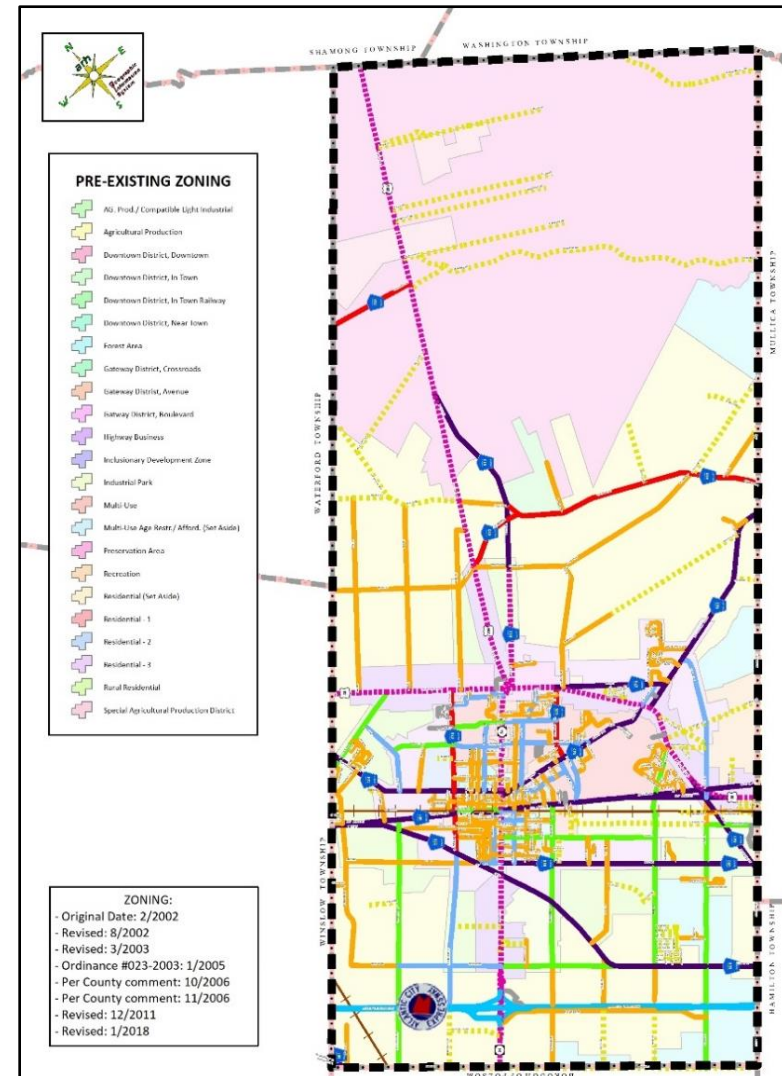


- DT-4 Downtown District, Downtown
- H-B Highway Business District
- M-1 Industrial Park District
- M-2 Multi-Use District
- IDZ Inclusionary Development Zone
- REC Recreation District

These Zones are depicted on the Town's Zoning Map, reproduced herein as Master Plan Update Map 6. Existing zoning overlain on the most current Parcel Layer is provided herein as Master Plan Update Map 7.

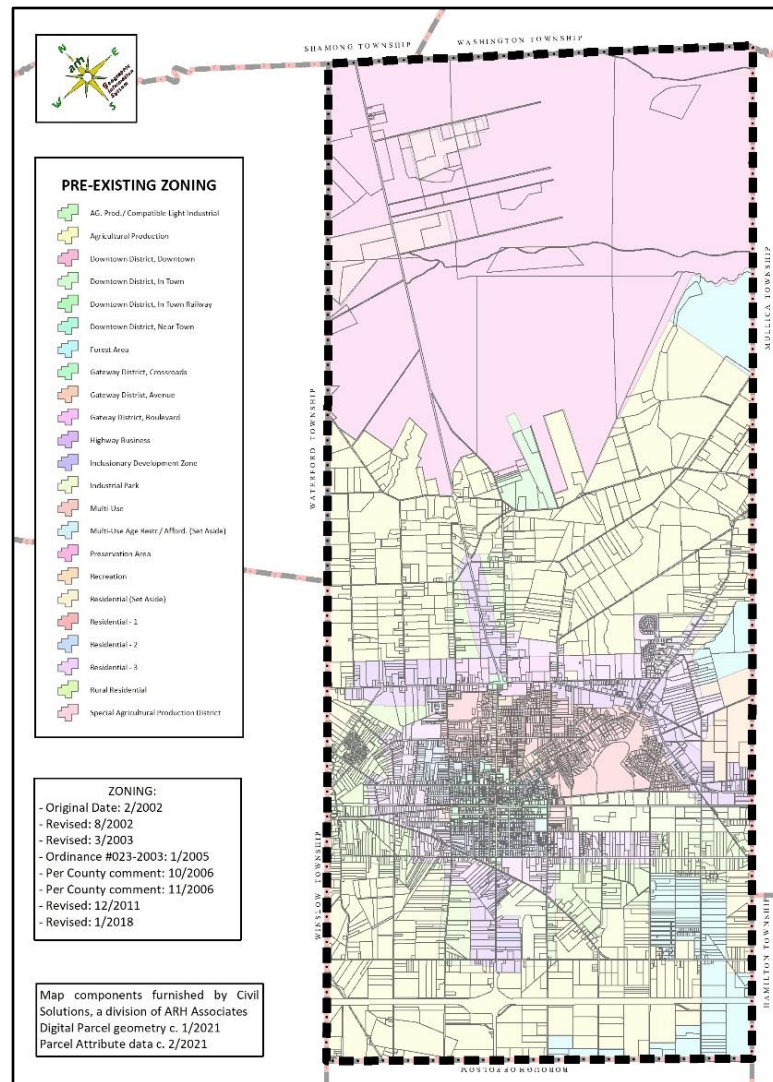
In addition, the Town has designated a number of areas as being In Need of Redevelopment under the New Jersey *Local Redevelopment & Housing Law*.²²⁴

Given the mix of uses permitted in each Zone, attempting to classify any Zone as wholly "Agricultural", "Residential", "Commercial" or "Other" does not accurately reflect the nature of the area. Accordingly, the names of the various Zoning Districts can be somewhat misleading and therefore must be read within the context of the uses permitted therein.



Master Plan Map 6
Pre-Existing Zoning (Right-of-Way Base)

²²⁴ N.J.S.A. 40A:12A-1 et seq.



Master Plan Map 7
Pre-Existing Zoning (Parcel Base)

6.3.3 TOWN MAPPING & DATA

- A. As is typical of municipalities in New Jersey, Hammonton utilizes its municipal Tax Maps as the basis for its Town-wide mapping efforts.

Prior to computers, Hammonton's Tax Maps were hand-drawn, with accuracy limited to the scale achievable to the Surveyors (if properties were surveyed) and drafters of the day. With the advent of computer aided drafting programs and other cartographic technologies, accuracy increased (and continues to increase).

Hammonton employs a consultant to maintain the Tax Maps for the municipality. These Maps are updated annually to reflect changes in Lot geometry due to subdivisions and consolidations, and when property surveys, deeds or other sources reveal errors.

- B. In addition to maintaining the Tax Maps, the consultant combines the individual electronic Tax Map pages to create a single, Town-wide, geo-referenced digital Parcel Map (a.k.a. "Parcel Layer"). This Parcel Map is



used in conjunction with various data sources²²⁵ via Geographic Information System (G.I.S.) programs²²⁶ for an unlimited number of mapping products ~ including the Zoning Map (as an overlay to the Parcel Layer) and many of the maps used throughout this Comprehensive Master Plan Update.

- C. The MOD IV data includes a field named Property Class Codes, which classifies Tax Lots as to land use. Pertinent to Hammonton, the Property Class Codes identify Lots as:

Taxable Property

- 1 Vacant Land
- 2 Residential (1-3 Units)
- 3A Farm (Regular)
- 3B Farm (Qualified)
- 4A Commercial
- 4B Industrial
- 4C Apartment (Residential 4+ Units)

Railroad & Exempt Property

- 15A Public School Property
- 15B Other School Property
- 15C Public Property
- 15D Place of Worship & Charitable Property
- 15E Cemeteries & Graveyards
- 15F Other Exempt

As a first step in analyzing the Town's existing Zone Plan, the Property Class Codes appended to the Town's January 2021 G.I.S. Parcel Map were employed to create a Generalized Land Use Map of the municipality, classifying each property in Hammonton as to use (Master Plan Update Map 8).

Existing Zoning District boundary lines were then overlaid onto the Generalized Land Use Map to create Master Plan Update Map 9.

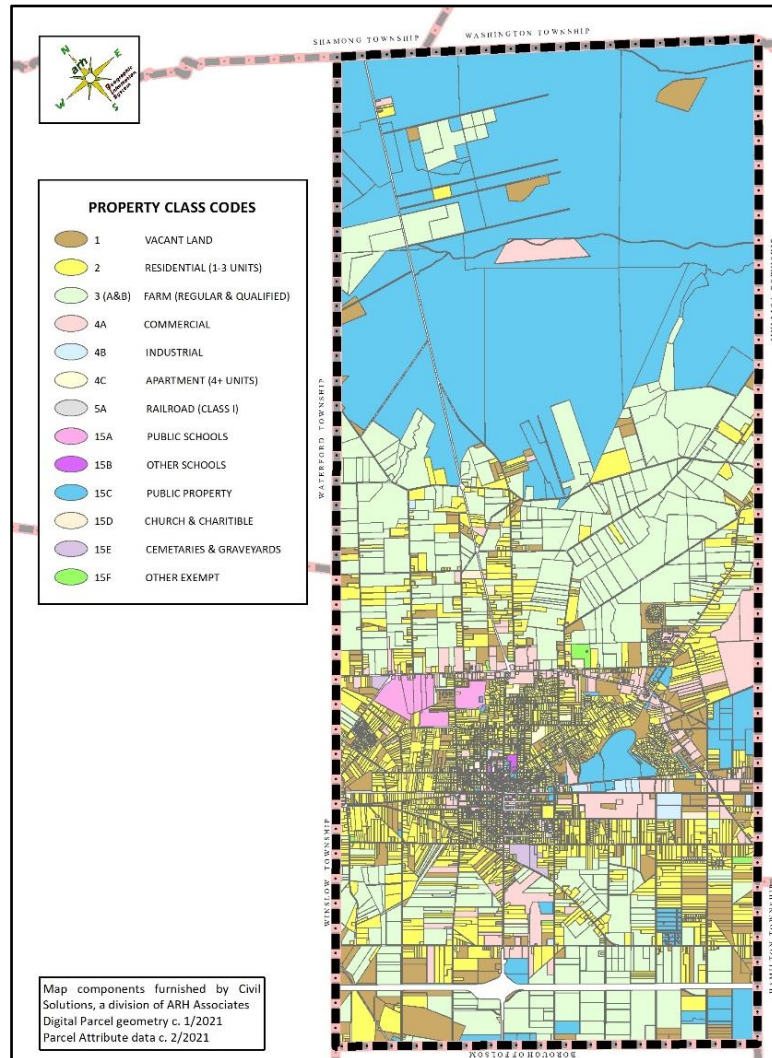
²²⁵ Principally, but not exclusively, the Town Tax Assessor's electronic (MOD IV) database, which contains significant physical and administrative attributes for each tax lot (e.g., Block, Lot, Street Address, Owner's Name and Address, Land Area, sales and Deed Data, Assessment Information, Building Description and relevant Assessment Codings).

As a geo-referenced map, the Parcel Layer can be used in combination with other geo-referenced products to graphically depict any number of data-types.

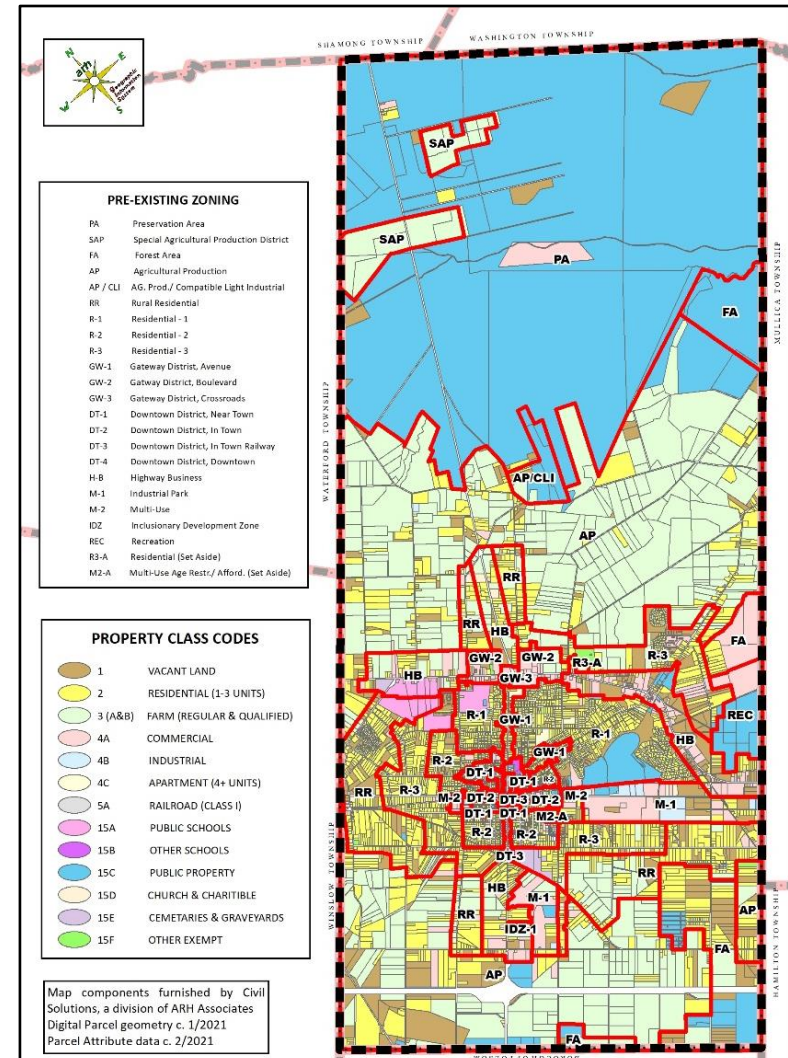
²²⁶ G.I.S. is a framework for gathering, managing / integrating and analyzing data via spatial locations and visualizations. Before G.I.S. technology, maps were, in essence, two-dimensional images. By integrating data and digital mapping, G.I.S. reveals deeper insights than can be gleaned from either alone. Using G.I.S., patterns, relationships and situations can be recognized and understood, leading to smarter decision-making.



2023 COMPREHENSIVE MASTER PLAN UPDATE TOWN OF HAMMONTON ATLANTIC COUNTY, N.J.



Master Plan Map 8
Generalized Land Use



Master Plan Map 9
Generalized Land Use
(Zoning Overlay)



These maps were then used to review existing land use against existing zoning to determine if Zoning District boundaries should be recommended for adjustment.

D. As explained under §175-144 (Zone Boundaries):

Zone boundaries are intended to follow the center lines of streets, lot lines, hypothetical extensions of lot lines, property lines or other natural lines, such as center lines of watercourses, ditches, etc., unless such district or zone boundary is fixed by dimension on the Zoning Map or by description and shall include lands acquired by accretion or stream diversion by natural causes. Zone boundaries shall follow the lines that define the rear of a lot whenever possible, so that zoning is consistent on each facing side of a street.

Where a zone boundary fixed by dimension on the Zoning Map approximately follows and is not more than 20' from a lot line, such lot line shall be construed to be the zone boundary.

In unsubdivided land and where a zone boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions shown on the map, shall be determined by the use of the scale appearing thereon.

Boundaries indicated as approximately following municipal limits shall be construed as following municipal limits.

Where a zone boundary line divides a lot held in single ownership at the effective date of this chapter, the use regulations applicable to the less restricted zone district extend over the portion of the lot in the more restricted district a distance of not more than 50' beyond the zone boundary line.

While the Lot geometry of the Parcel Layer is revised annually, the Zoning Overlay to the Parcel Layer is not. Accordingly, the Zoning District Boundary Lines depicted on the Town's current Zoning Map do not necessarily conform with these conventions.

The Pre-Existing Zoning presented herein are based on the currently-adopted Zoning Maps. Proposed Zoning reflects an analysis of all Zoning Lines against current Parcel geometry as well as existing conditions and policy decisions explained for each proposed change. Upon adoption of this Master Plan Update, the proposed Zoning Map will be converted into a new, official Zoning Map for the Town of Hammonton. The precise locations



of Zone Boundary Lines will be adjusted to conform to §175-144 at that time.

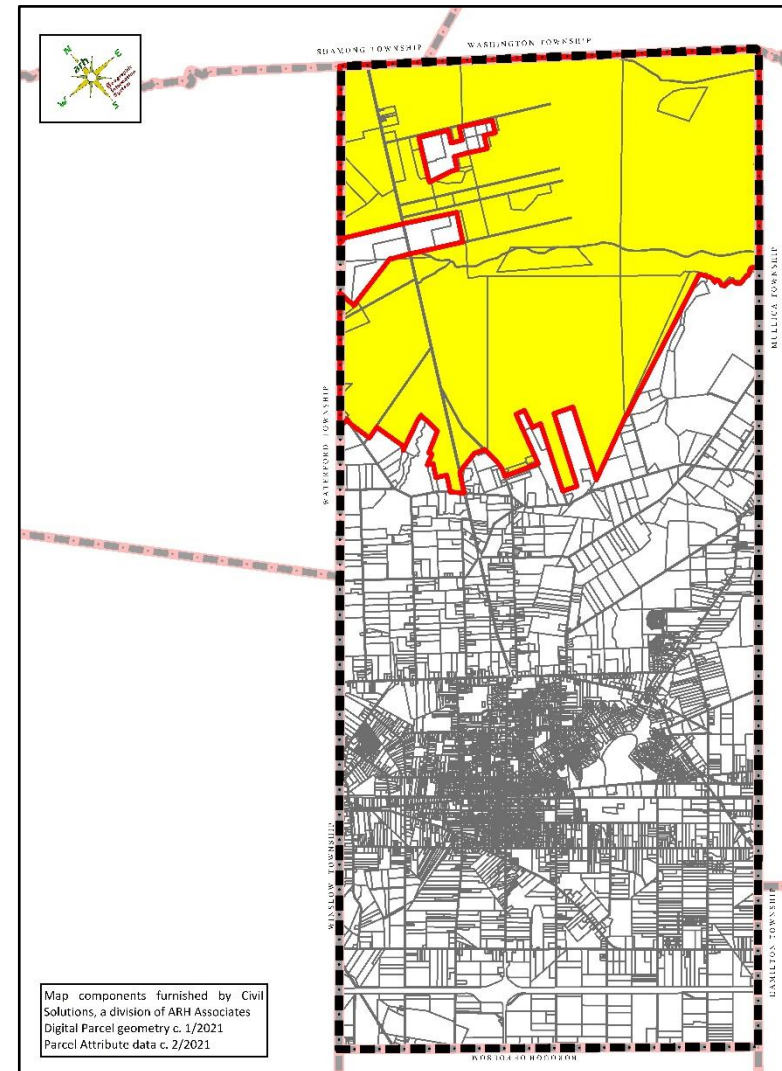
- E. The following §6.4 includes among its recommendations for each individual Zone, proposals to adjust Zoning District Boundary Lines. While such proposals address the specific Zone in which they are presented, they necessarily change the Zone lines for abutting Zoning Districts.

For brevity, such recommended changes and the rationale for each are presented once. Readers are asked to be cognizant of where such adjustments may impact adjacent Zones.

6.4 LAND USE RECOMMENDATIONS

6.4.1 PRESERVATION AREA (PA) ZONING DISTRICT

- A. The PA Zone covers (approximately) 8,857 acres, equating to 33.5% of the Town's land area.
- B. The PA Zone is governed by §175-146, which permits the following Uses²²⁷:



Master Plan Map 10
Pre-Existing Zoning
Preservation Area (PA) Zoning District

²²⁷ Truncated for brevity / clarity. Refer to §175-146 for the full text.



- Residential dwelling on lots of 3.2 acres in accordance with §175-145G. and on lots of 1 acre in accordance with §175- 145I.
- Agricultural employee housing as an element of and accessory to an active agricultural operation.
- Berry agriculture and horticulture of native plants and other agricultural activities compatible with the existing soil and water conditions that support traditional Pinelands berry agriculture.
- Forestry.
- Beekeeping.
- Fish and wildlife management and wetlands management.
- Low intensity recreational uses (and subject to certain other provisions).
- Public service infrastructure which is necessary to serve only the needs of the Preservation Area District uses. Centralized wastewater treatment and collection facilities shall be permitted to service the Preservation Area District only in accordance with §175-137D(2).

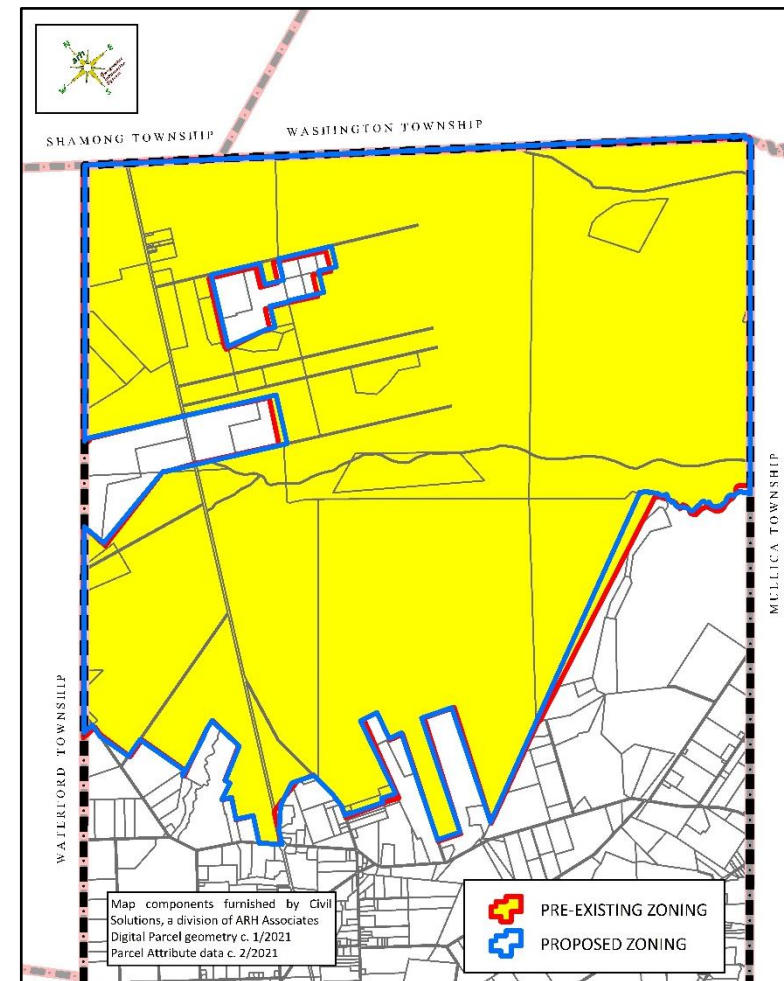
- Signs.
- Accessory Uses.
- Pinelands development credit.
- Notwithstanding the minimum lot areas set forth, no such minimum lot area for a nonresidential use within the PA Zone shall be less than that needed to meet the water quality standards of §175-137D(4), whether or not the lot may be served by a centralized sewer treatment or collection system. No nonresidential structure shall be located on a parcel of less than 1 acre in size.

C. After an in-depth analysis of the PA Zone, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines be adjusted as appropriate to conform to current Block and/or Lot Lines. Such modifications are graphically depicted on Master Plan Update Map 10.1.
2. That §175-146 be revised to clearly differentiate between permitted Principal and Accessory Uses.



3. That the language of §175-146 addressing Pinelands Development Credits be removed as a “use” and relocated to a more general section detailing when PDCs are required.
 4. That the language permitting *Public Service Infrastructure* and *Centralized Wastewater Treatment and Collection Facilities* be modified from being limited to the PA Zone to supporting adjoining Zones as appropriate.
 5. That §175-146 be revised to provide a full inventory of traditional Space, Bulk, Yard and other regulations governing the physical development in the Zone.
- D. No additional changes are recommended for the PA Zoning District.

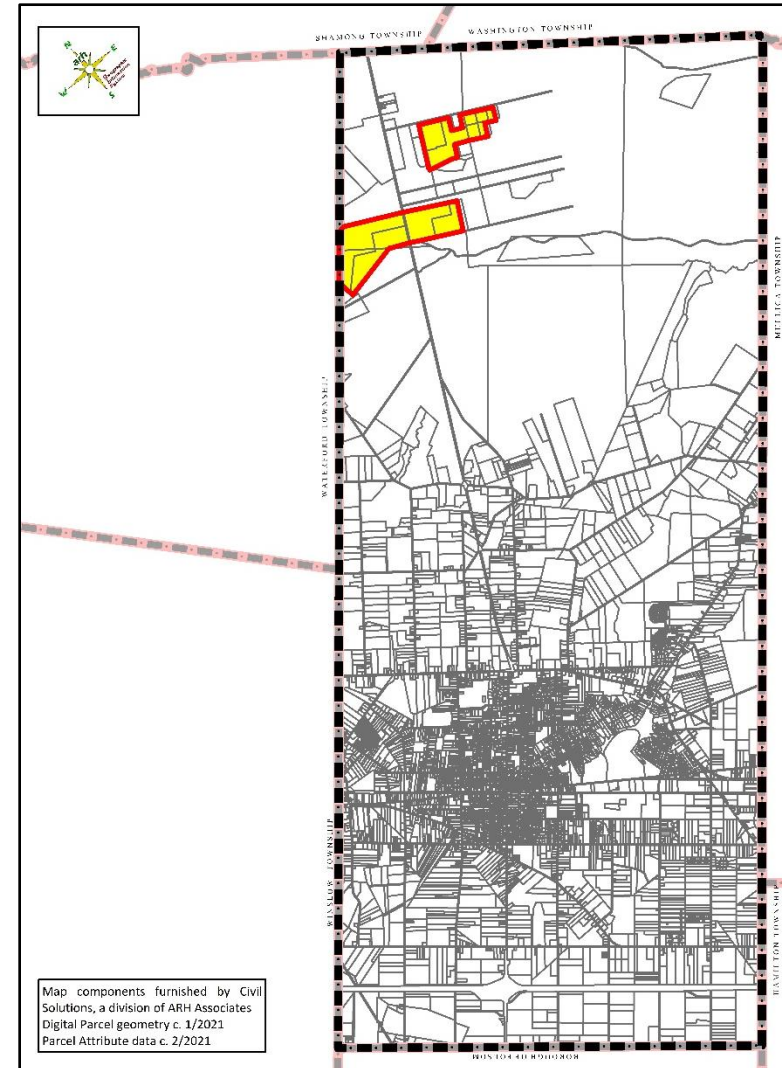


Master Plan Map 10.1
Proposed Zoning
Preservation Area (PA) Zoning District



6.4.2 SPECIAL AGRICULTURAL PRODUCTION (SAP) ZONING DISTRICT

- A. The 2 SAP Zones cumulatively cover (approximately) 451 acres, equating to 1.7% of the Town's land area.
- B. The SAP Zones are governed by §175-146.1, which permits the following Uses²²⁸:
- Residential dwelling units on lots of 3.2 acres in accordance with §175-145G. and on lots of one acre in accordance with §175-145I.
 - Residential dwelling units, provided that the dwelling is accessory to an active agricultural operation and is for an operator or employee of the farm who is actively engaged in and essential to the agricultural operation (and subject to certain other provisions).
 - Berry agriculture and horticulture of native plants and other agricultural activities compatible with the existing soil and water conditions that support traditional Pinelands berry agriculture.
 - Forestry.
 - Beekeeping.
 - Pinelands development credits.



Master Plan Map 11
Pre-Existing Zoning
Special Agricultural Production (SAP) Zoning District

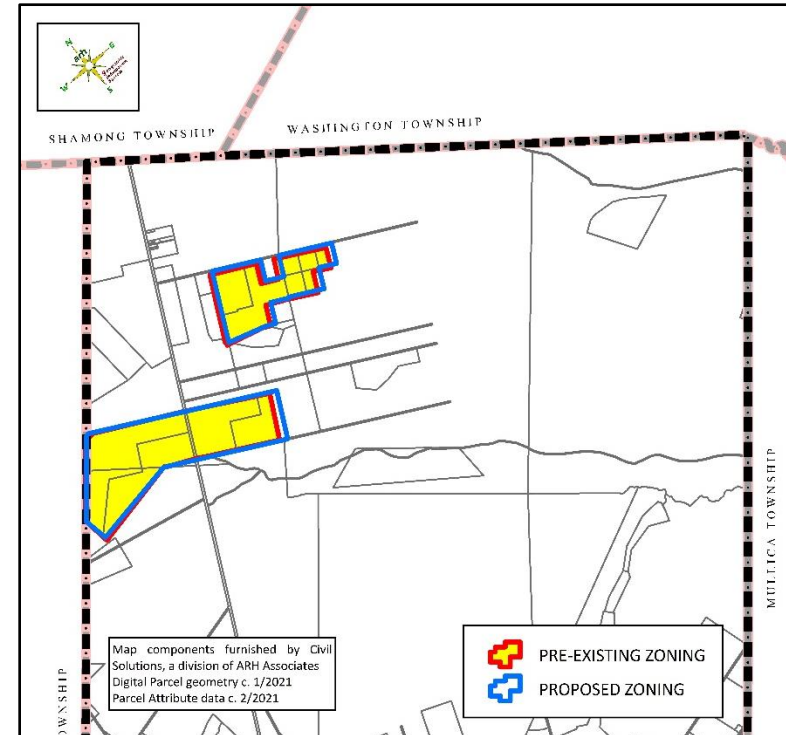
²²⁸ Truncated for brevity / clarity. Refer to §175-146.1 for the full text.



- Fish and wildlife management and wetlands management.
- Public service infrastructure which is necessary to serve only the needs of the SAP District uses. Centralized wastewater treatment and collection facilities shall be permitted to service the SAP District only in accordance with §175-137D(2).
- Signs.
- Accessory uses, including agricultural employee housing as an element of and necessary to an active agricultural operation.

C. After an in-depth analysis of the SAP Zone, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines be adjusted as appropriate to conform to current Block and/or Lot Lines. Such modifications are graphically depicted on Master Plan Update Map 11.1.
2. That §175-146.1 be revised to clearly differentiate between permitted Principal and Accessory Uses.



Master Plan Map 11.1
Proposed Zoning
Special Agricultural Production (SAP) Zoning District

3. That §175-146.1 B., permitting residential dwelling units accessory to an active agricultural operation for an operator or employee of the farm who is actively engaged in and essential to the agricultural operation, be clarified as to Principal vs. Accessory Use.



4. That §175-146.1 J., permitting accessory uses, including agricultural employee housing as an element of and necessary to an active agricultural operation, be clarified as to Principal vs. Accessory Use and/or be combined with §175-146.1 B.
5. That the language permitting *Public Service Infrastructure* and *Centralized Wastewater Treatment and Collection Facilities* be modified from being limited to the SAP Zone to supporting adjoining Zones as appropriate.
6. That §175-146.1 be revised to provide a full inventory of traditional Space, Bulk, Yard and other regulations governing the physical development in the Zone.
7. That the language of §175-146.1 addressing Pinelands Development Credits be removed as a “use” and relocated to a more general section detailing when PDCs are required.

- D. No additional changes are recommended for the SAP Zoning District.

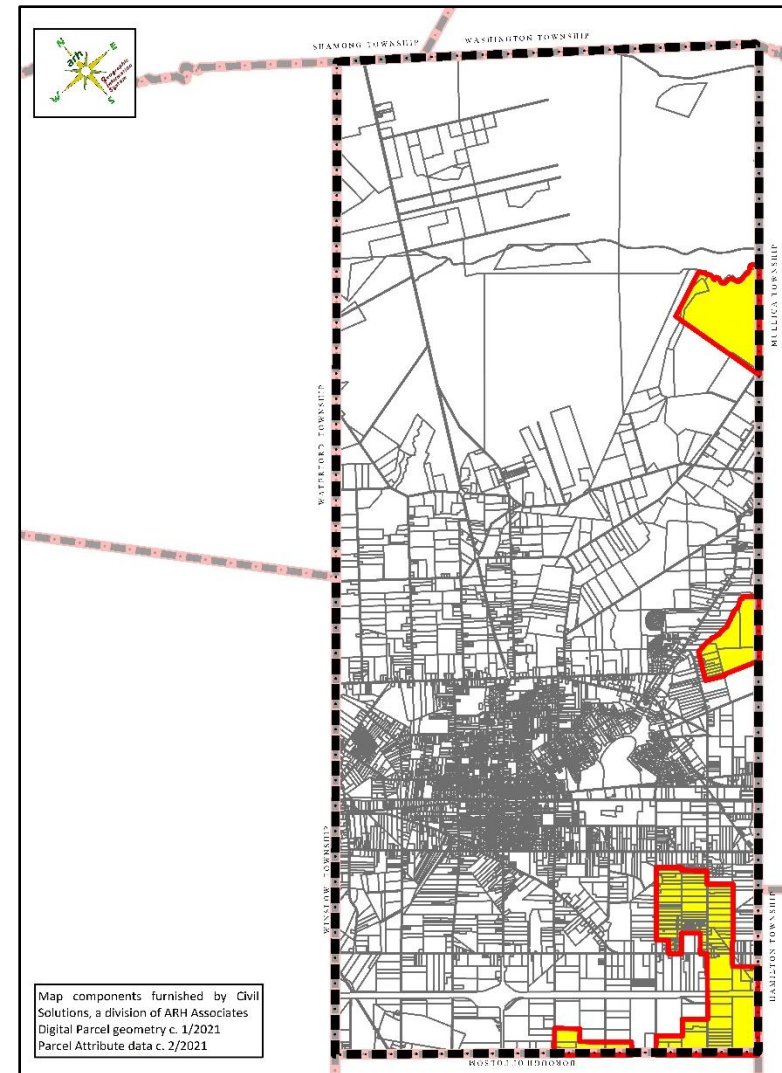


6.4.3 FOREST AREA (FA) ZONING DISTRICT

- A. The FA Zones cover (approximately) 1,347 acres, equating to 5.1% of the Town's land area.
- B. The FA Zones are governed by §175-147, which permits the following Uses²²⁹:
- Residential dwelling units on lots of 3.2 acres in accordance with §175-145G.

Additional residential development may be approved, provided that the gross density does not exceed 1 unit per 34 acres throughout the FA Zone. These units may be clustered on lots of at least 3.2 acres, provided that the gross density does not increase and that the remainder of the parcel not assigned to individual residential lots shall be permanently dedicated through deed restriction as open space with no further development permitted. Recreational amenities may be permitted on the deed-restricted lands insofar as they are consistent with the types of recreational amenities which could have been developed as accessory uses on the residential lots, absent clustering.

- Agriculture.
- Forestry.



Master Plan Map 12
Pre-Existing Zoning
Forest Area (FA) Zoning District

²²⁹ Truncated for brevity / clarity. Refer to §175-147 for the full text.

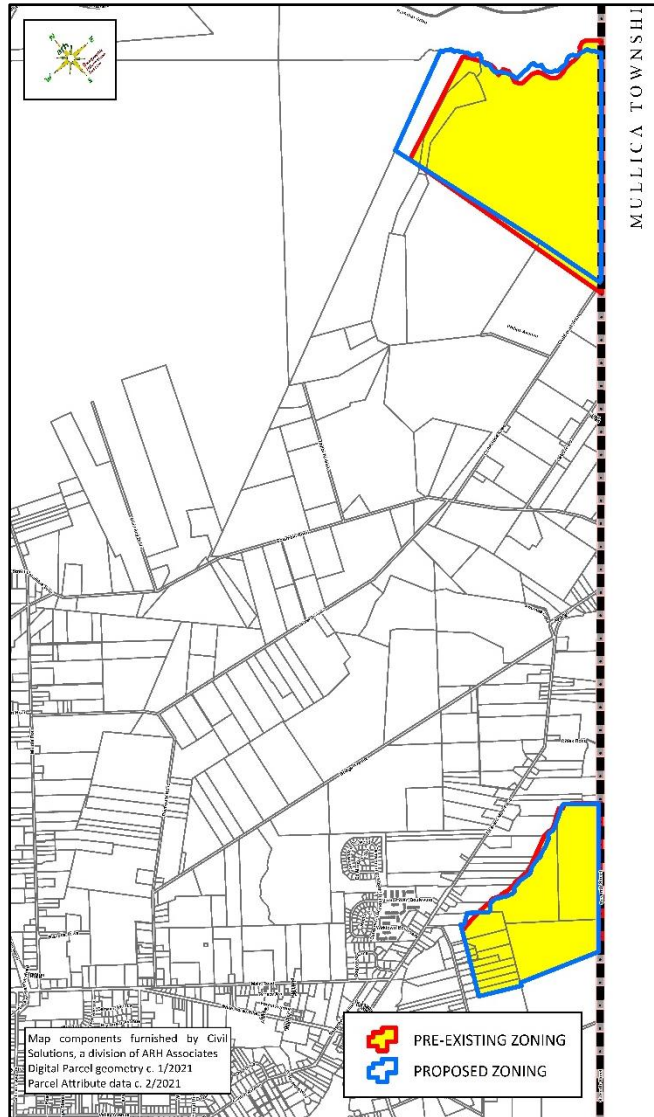


- Agricultural employee housing as an element of and necessary to an active agricultural operation.
- Low intensity recreational uses (subject to certain provisions).
- Public service infrastructure intended to primarily serve the needs of the Pinelands. Centralized wastewater treatment and collection facilities shall be permitted to service the Forest Area District only in accordance with §175-137D(2).
- Signs.
- Accessory uses.
- Campgrounds not to exceed a density of 1 campsite per gross acre, provided that the campsites may be clustered at a net density not to exceed 10 campsites per acre.
- Agricultural commercial establishments, excluding supermarkets, restaurants and convenience stores (subject to certain provisions).
- Roadside retail sales and service establishments (subject to certain provisions).
- Residential dwelling units on lots of one acre in accordance with §175-145I. or 175-145J.

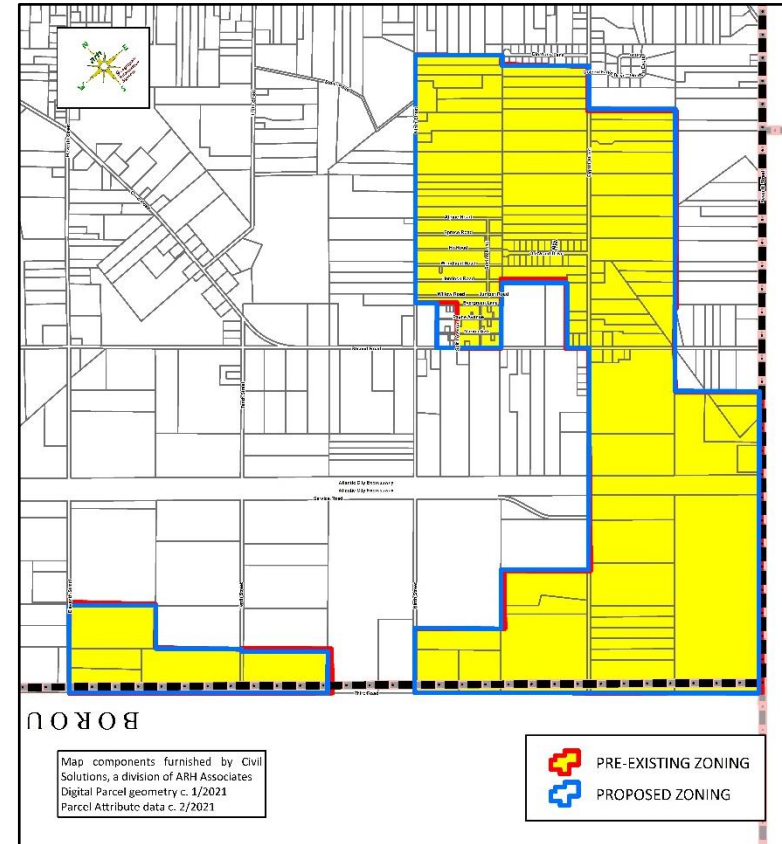
- Residential dwelling units on lots of 3.2 acres in accordance with §175-145K.
- Notwithstanding the minimum lot areas set forth, no such minimum lot area for a nonresidential use within the FA Zone shall be less than that needed to meet the water quality standards of §175-137D(4), whether or not the lot may be served by a centralized sewer treatment or collection system. No nonresidential structure shall be located on a parcel of less than one acre in size.

C. After an in-depth analysis of the FA Zone, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines be adjusted as appropriate to conform to current Block and/or Lot Lines. Such modifications are graphically depicted on Master Plan Update Map 12.1 and 12.2.
2. That the FA Zone be expanded along Second Road near Ninth Street to capture lands in the same wooded condition as the balance of the Zone. Such modification is graphically depicted on Master Plan Update Map 12.2.



Master Plan Map 12.1
Proposed Zoning
Forest Area (FA) Zoning District



Master Plan Map 12.2
Proposed Zoning
Forest Area (FA) Zoning District

- That §175-147 be revised to clearly differentiate between permitted Principal and Accessory Uses.

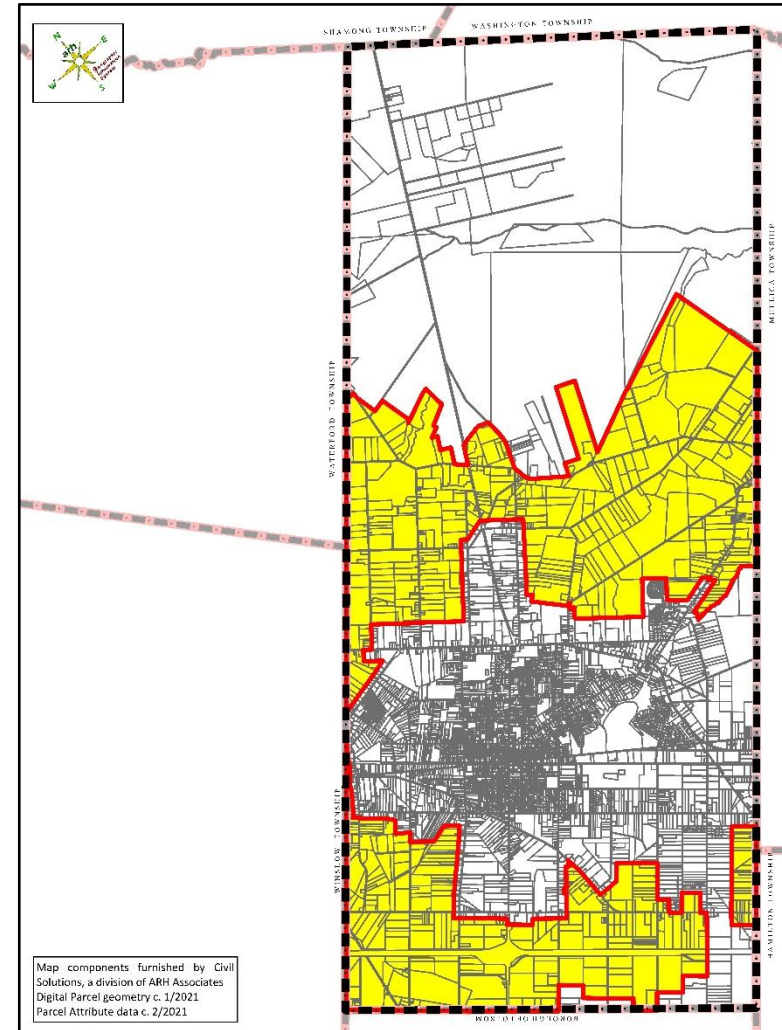


4. That §175-147 D., permitting agricultural employee housing as an element of and necessary to an active agricultural operation, be clarified as to Principal vs. Accessory Use.
 5. That the language permitting *Public Service Infrastructure* and *Centralized Wastewater Treatment and Collection Facilities* be modified from being limited to the FA Zone to supporting adjoining Zones as appropriate.
 6. That §175-147 be revised to provide a full inventory of traditional Space, Bulk, Yard and other regulations governing the physical development in the Zone.
- D. No additional changes are recommended for the FA Zoning District.



6.4.4 AGRICULTURAL PRODUCTION (AP) ZONING DISTRICT

- A. The AP Zones cover (approximately) 8,664 acres, equating to 32.8% of the Town's land area.
- B. The AP Zones are governed by §175-148, which permits the following Uses²³⁰:
- Residential dwelling units on lots of 3.2 acres in accordance with §175-145G. and on lots of 1 acre in accordance with §175-145I.
 - Residential dwelling units not to exceed a gross density of one unit per 10 acres, provided that the dwelling is accessory to an active agricultural operation (and subject to certain other provisions).
 - Agriculture.
 - Agricultural employee housing in the form of freestanding, detached housing for agricultural employees as an element of and accessory to an active agricultural operation.
 - Seasonal agricultural employee housing in mobile homes as accessory to an active agricultural operation, subject to §§175-114, 175-115 and the



Master Plan Map 13
Pre-Existing Zoning
Agricultural Production (AP) Zoning District

²³⁰ Truncated for brevity / clarity. Refer to §175-148 for the full text.



Pinelands notice and review requirements of §175-60 as Conditional uses.

- Forestry.
- Low intensity recreational uses (subject to certain provisions).
- Agricultural commercial establishments, excluding supermarkets, restaurants and convenience stores (subject to certain provisions).
- Agricultural products processing facilities.
- Public service infrastructure. Centralized wastewater treatment and collection facilities shall be permitted to service the Agricultural Production District only in accordance with §175-137D(2).
- Signs.
- Accessory uses.
- Airports and heliports which are accessory to agricultural uses and are used exclusively for the storage, fueling, loading and operation of aircraft as a part of an ongoing agricultural operation.
- Pinelands development credits.

- Fish and wildlife management and wetlands management.
- Residential dwelling units at a gross density of one unit per 40 acres, provided that the units shall be clustered on one-acre lots (and subject to certain other provisions).
- Notwithstanding the minimum lot areas set forth, no such minimum lot area for a nonresidential use within the AP Zone shall be less than that needed to meet the water quality standards of §175-137D(4), whether or not the lot may be served by a centralized sewer treatment or collection system. No nonresidential structure shall be located on a parcel of less than one acre in size.

C. After an in-depth analysis of the AP Zone, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines:
 - a. Be adjusted as appropriate to conform to current Block and/or Lot Lines.
 - b. For select properties along Basin Road south of Union Road be adjusted to run along the rear Lot Lines.



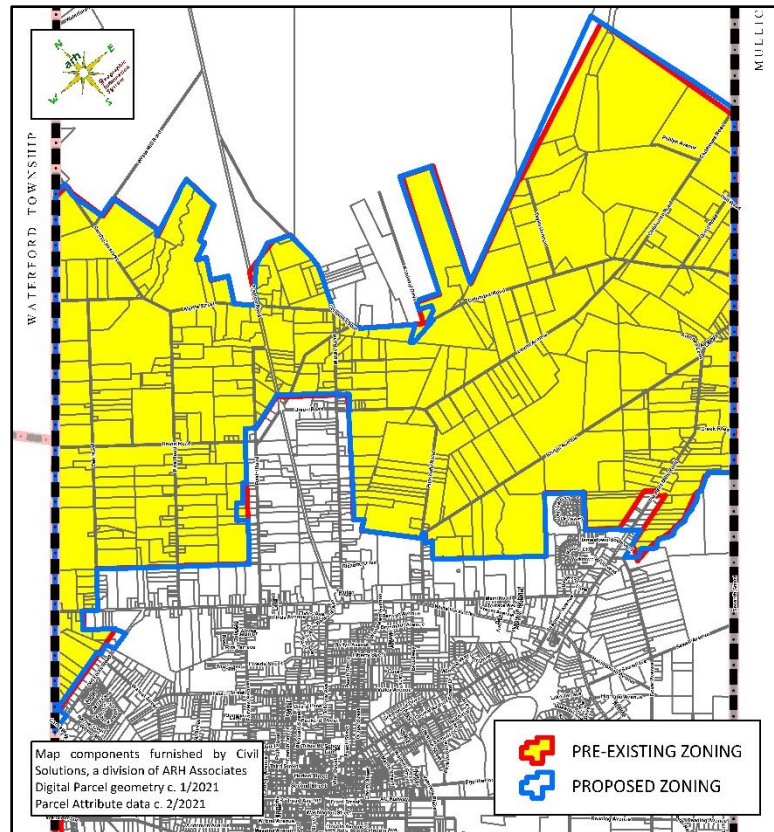
- c. Along Pleasant Mills Road north of Jamestown Boulevard be adjusted to capture active farmland presently zoned R-3.
- d. Along Old Forks Road south of Main Road be adjusted to eliminate development on currently-wooded lands adjacent to the proposed (S) School Zone²³¹.
- e. Between Egg Harbor Road and north of Ranere Avenue along the Town's western municipal line be adjusted to better reflect existing uses and to recognize that agriculture is not likely in this narrow portion of the AP Zone.
- f. For select properties along Fifteenth Street west of First Road be adjusted to run along the rear Lot Lines.
- g. Between Thirteenth and Fourteenth Streets south of First Road be adjusted to better reflect existing uses.

- h. South of Second Road in proximity to Eleventh, Twelfth and Thirteenth Streets be adjusted to run along certain rear Lot Lines while respecting existing agricultural and natural areas AND providing for the opportunity to create reasonable development parcels along Second Street.
- i. In proximity to Tenth and Eleventh Streets and Chew Road be adjusted to run along certain rear Lot Lines while respecting existing agricultural and natural areas.

These recommendations are graphically depicted on Master Plan Update Map 13.1 and Map 13.2.

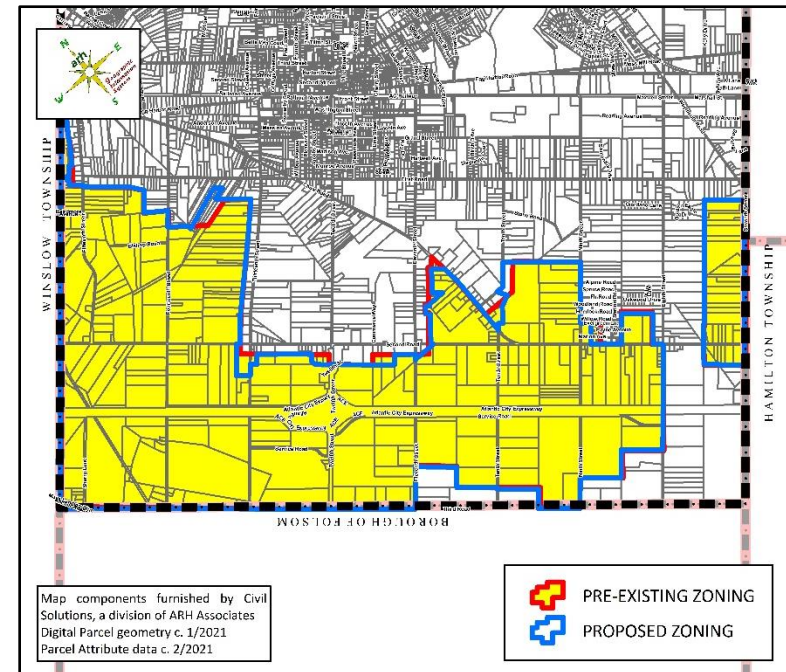
- 2. That §175-148 be revised to clearly differentiate between permitted Principal and Accessory Uses.
- 3. That §175-148 be revised to provide a full inventory of traditional Space, Bulk, Yard and other regulations governing the physical development in the Zone.

²³¹ §6.4.24 herein.



Master Plan Map 13.1
Proposed Zoning
Agricultural Production (AP) Zoning District

4. That §175-148 D., permitting agricultural employee housing as an element of and necessary to an active agricultural operation, and §175-148 D.(2)(a), permitting seasonal agricultural employee housing in



Master Plan Map 13.2
Proposed Zoning
Agricultural Production (AP) Zoning District

mobile homes as accessory to an active agricultural operation, subject to certain requirements, be clarified as to Principal vs. Conditional vs. Accessory Uses.

5. That §175-148 L., permitting airports and heliports which are accessory to agricultural uses and are used exclusively for the storage, fueling, loading and



operation of aircraft as a part of an ongoing agricultural operation, be reviewed to determine how such uses are accessory to agricultural uses and ongoing agricultural operations. Absent a satisfactory explanation, it is recommended that this type of use be reworded or eliminated from the Zone.

6. That the language permitting *Public Service Infrastructure* and *Centralized Wastewater Treatment and Collection Facilities* be modified from being limited to the AP Zone to supporting adjoining Zones as appropriate.

7. That the language of §175-148 addressing Pinelands Development Credits be removed as a “use” and relocated to a more general section detailing when PDCs are required.

D. §175-148 B.²³² permits, under certain conditions, development of residential dwelling units that are accessory to an active agricultural operation, for an operator or employee who is actively engaged in and essential to

the agricultural operation. Such units may not exceed a gross density of 1 unit per 10 acres.

It has come to the Town’s attention that older deeds, surveys and other ownership documents for certain properties in what is now the (AP) Agricultural Production Zoning District predated the establishment of public rights-of-way in this section of Hammonton. The current 10-acre Minimum Lot Size requirement in the AP Zone has not changed since that time.

Since that time, land area was taken from these lots for the creation of the public roadway system. As a result, properties previously considered to be conforming to the aforementioned 10-acre minimum are now considered undersized; thereby leaving them undevelopable or unsubdividable without variance relief.

In order to provide equity and fairness to the owners of these now-undersized properties, this Master Plan Update recommends that Minimum Lot Size in the AP Zone be

²³² Agricultural Production Zone



permitted to be smaller than 10 acres, upon the condition that the acreage of the Lot, measured to the Front Lot Line / Right-of-Way Line, **plus** the acreage of the lands between the Front Lot Line / Right-of-Way and the centerline of the Right-of-Way, equals a minimum of 10 acres.

It is further recommended that property owners with historic deeds or surveys showing 10-acres to the centerline of the right-of-way be lawfully grandfathered.

- E. No additional changes are recommended for the AP Zoning District.

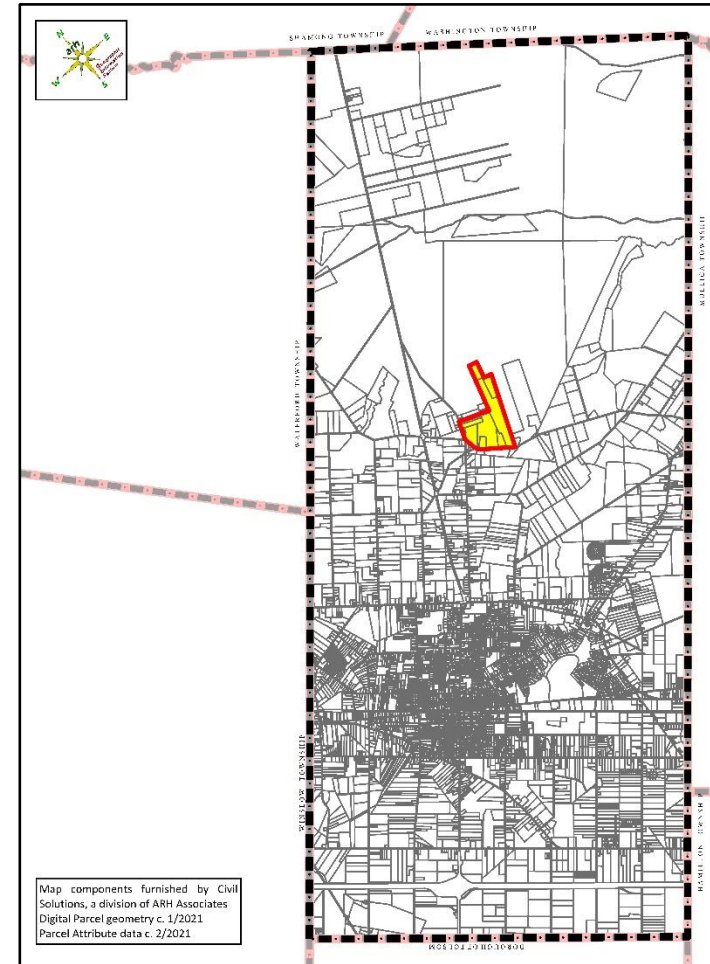


6.4.5 Agricultural Production / Compatible Light Industry (AP / CLI) Zoning District

- A. The AP / CLI Zone covers (approximately) 177 acres, equating to 0.7% of the Town's land area.
- B. The AP / CLI Zone is governed by §175-149, which permits the following Uses²³³:
- All uses permitted in the AP Zone²³⁴, to the same extent noted therein.
 - Airport facilities, including facilities for the takeoff and landing of aircraft such as runways, aprons, taxiways, helicopter pads, air traffic control facilities, informational facilities and devices and terminal buildings, as well as fences, lighting antennae systems, on-premises signs, driveways, access roads and other accessory uses.²³⁵
 - Ancillary airport uses, including, but not limited to, airport maintenance facilities, aviation instruction facilities, aircraft chartering and aircraft storage buildings.²³⁵

²³³ Truncated for brevity / clarity. Refer to §175-149 for the full text.

A planted buffer area of at least 50' shall be provided pursuant to §175-91 along all property lines where any proposed use abuts or may abut a residential use, residential district, and agricultural production district or an active agricultural use.



Master Plan Map 14
Pre-Existing Zoning
Agricultural Production / Compatible Light Industry (AP / CLI)
Zoning District

²³⁴ §6.4.4 herein.

²³⁵ Permitted only if the use will not generate subsidiary or satellite development not otherwise permitted in the Pinelands Forestry Area, Preservation Area District, Special Agricultural Production Area or Agricultural Production Area.

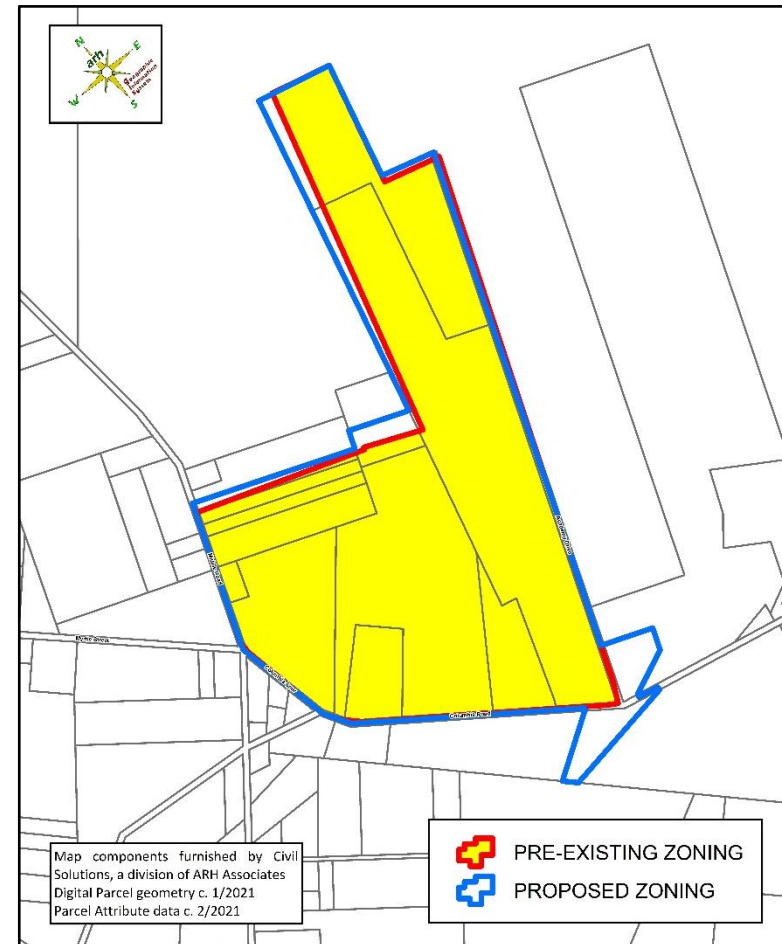


- Light industrial uses, including distribution centers, warehouses, enclosed services and repair facilities, business offices and similar activities (subject to certain provisions).²³⁵
- Notwithstanding the minimum lot area set forth above, no such minimum lot area for a nonresidential use within the AP/CLI Zone shall be less than that needed to meet the water quality standards of §175-137D(4), whether or not the lot may be served by a centralized sewer treatment or collection system.

C. After an in-depth analysis of the AP/CLI Zone, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines:
 - a. Be adjusted as appropriate to conform to current Block and/or Lot Lines.
 - b. At Colombia Road and Academy Drive be adjusted to capture Town-owned lands; thereby increasing the lands available to support the expansion / development of the Hammonton Municipal Airport.

These recommendations are graphically depicted on Master Plan Update Map 14.1.



Master Plan Map 14.1
Proposed Zoning
Agricultural Production / Compatible Light Industry (AP / CLI)
Zoning District

2. That §175-149 be revised to clearly differentiate between permitted Principal and Accessory Uses.



3. That §175-149 be revised to provide a full inventory of traditional Space, Bulk, Yard and other regulations governing the physical development in the Zone.
4. That the “Agricultural Production / Compatible Light Industry (AP / CLI)” designation be revised to accurately reflect the intent of the District, such as “Airport / Airport Commercial (A/AC)” Zone.

D. Airport hazards²³⁶ endanger the lives and property of airport users and the occupants of land in the vicinity of the facility and may reduce the size of the area available for aircraft landings, take-offs and maneuvering, and impair the utility of an airport and the public benefit therefrom.

After declaring that airport hazards are a public nuisance and an injury to the community served by the facility, the New Jersey Legislature found it in the interest of the public health, public safety, and general welfare to

prevent airport hazards by the creation of airport safety zones and other means via the Air Safety and Zoning Act of 1983²³⁷. Such act establishes minimum standards for the control of airport and aeronautical hazards as well as standards for land use adjacent to airports. Such regulations are minimum standards that New Jersey municipalities are required to implement. Municipalities may adopt more rigorous standards for control of the areas and condition under the provisions of the *Municipal Land Use Law*.²³⁸

Consistent with Supporting Strategy §5.4.1 B.5 herein, it is recommended that Chapter 175 be amended to establish an Airport Safety Zone pursuant to N.J.A.C 16:62 et seq., and that the Zoning Map be amended to depict the Hazard Zones and Subzones as appropriate.

- E. Since the AP / CLI Zone permits “*all uses permitted in the AP Zone, to the same extent noted therein*”, the

²³⁶ Defined by N.J.A.C 16:62-1.1 as:

- Any use of land or water, or both, which creates a dangerous condition for persons or property in or about an airport or aircraft during landing or taking-off at an airport; or
- Any structure or tree which obstructs the airspace required for the flight of aircraft in landing or taking-off at an airport.

²³⁷ N.J.A.C 16:62 et seq. (“Air Safety & Zoning Act”)

²³⁸ The NJDOT Commissioner may adopt a special or amended standard for an airport when it is determined that local conditions so require.



recommendations for the AP Zone are incorporated herein to the extent applicable.

- F. No additional changes are recommended for the AP/CLI Zoning District.



6.4.6 RURAL RESIDENTIAL (RR) ZONING DISTRICT

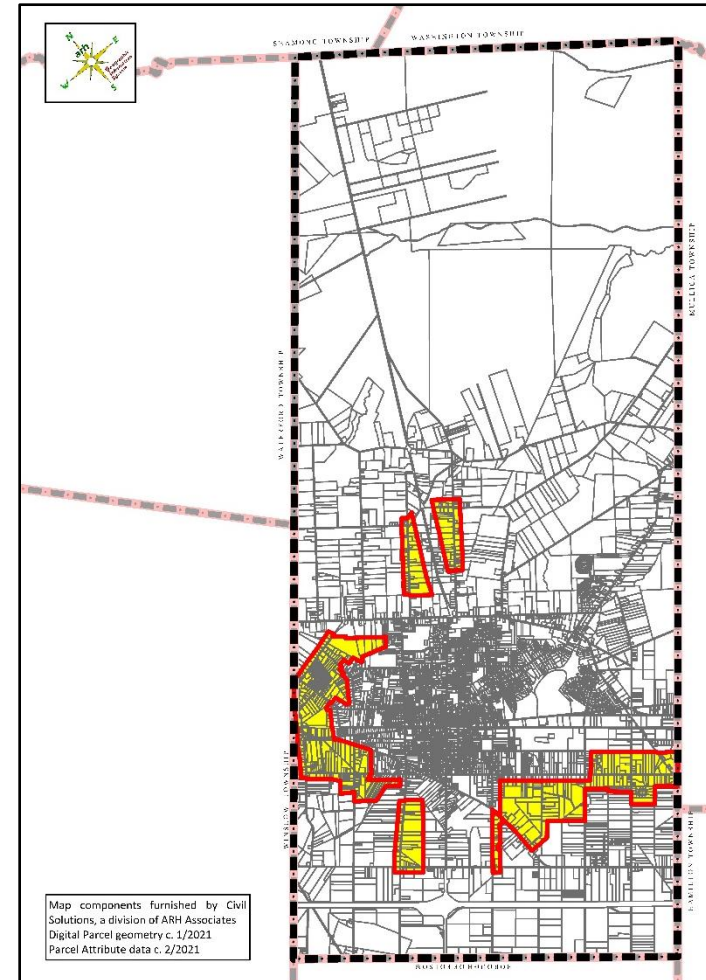
- A. The RR Zones cover (approximately) 1,631 acres, equating to 6.2% of the Town's land area.
- B. The RR Zones are governed by §175-150, which permits the following Uses²³⁹:

No Public Sewerage Available

- Residential uses located on parcel of 1.5 acres or more unless served by a centralized wastewater treatment plant.
- Residential dwelling units on a 1-acre lot, provided that the dwelling unit will be the principle residence of the property owner or member of the immediate family of the property owner (and subject to certain other provisions).
- A residential dwelling unit on a 1-acre lot provided the lot was an existing lot of record as of June 17, 2002.

Public Sewerage Available²⁴⁰

- Single-family detached dwelling units on a minimum lot of 22,000 s.f., provided that the



Master Plan Map 15
Pre-Existing Zoning
Rural Residential (RR) Zoning District

²³⁹ Truncated for brevity / clarity. Refer to §175-150 for the full text.

²⁴⁰ Where a major residential development or any commercial development is proposed on any lot which abuts or is directly across a public street from an active agricultural use, said development shall incorporate a 50' buffer or a 100' planted buffer where the property

abuts an AP Zone in accordance with §175-91, which buffer shall be in addition to the required building setback standards. This buffer shall be required on the property line(s) of the lot which abuts or is directly across a public street from the active agricultural use or an AP Zone. A deed creating a perpetual conservation easement over said buffer shall be a condition of Preliminary approval.



dwelling unit will be the principle residence of the property owner or member of the immediate family of the property owner (and subject to certain other provisions).

- Single-family detached dwelling unit on a minimum lot of 22,000 s.f., provided that the 22,000 s.f. lot was an existing lot of record as of June 17, 2002.
- Twin-or two-family dwelling units are not permitted.
- Public buildings, but not including correctional institutions, workshops or warehouses.
- Public playgrounds, conservation areas and parks.
- Farms limited to the raising of flowers, fruit or vegetable crops.
- Churches or other Places of Worship, including schools for religious instruction and parish halls.
- Customary residential accessory uses subject to the regulations therefor.
- Veterinary hospitals, subject to the minimum area and yard requirements for residential uses, and completely within a building.

Accessory Uses

- Farmhouse or tenant house accessory to a farm, provided that such use complies with the area and yard requirements for other residential uses within the district.
- Migrant labor housing as part of a farm and customarily incidental to that principal use.
- Packing house for agricultural produce and other buildings customarily incidental to the principal use of a farm.

Conditional Uses

- Agricultural or horticultural use subject to all the bulk area limitations of §175-149C, and provided further that no building, fenced run or other enclosure for the shelter of fowl or other farm livestock shall be closer than the greater of 200' from any street, 100' from any property line or 500' from any existing residential dwelling unit (and subject to certain other provisions).
- Conversion of an existing single-family dwelling into no more than 2 apartment units, provided that the lot containing such dwelling shall contain at least 25,000 s.f. (and subject to certain other provisions).

- C. Bulk regulations governing the physical development in the RR Zones are contained in the balance of §175-150.



D. After an in-depth analysis of the RR Zone, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines:

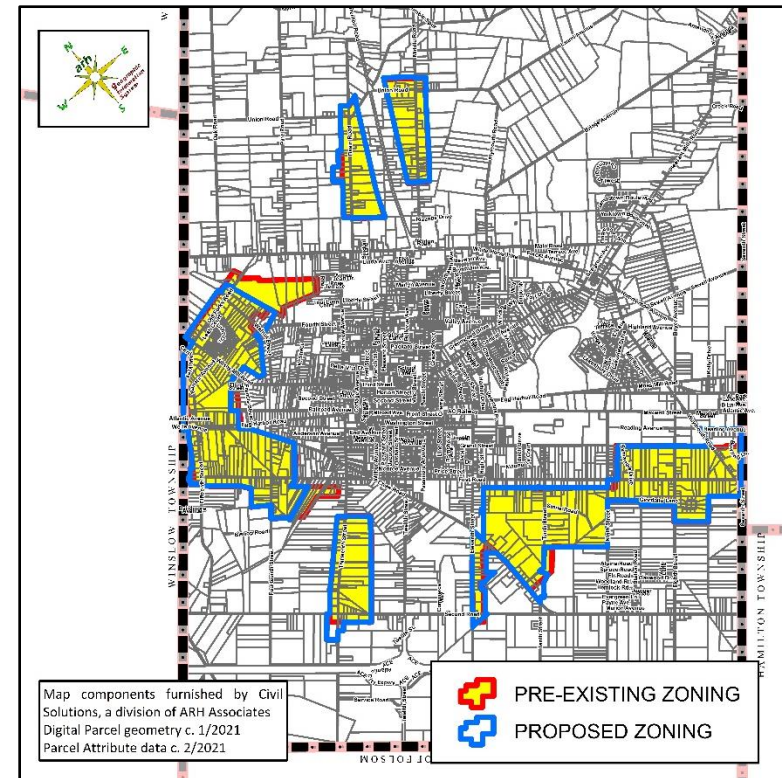
a. Be adjusted as appropriate to conform to current Block and/or Lot Lines.

b. Be reduced to exclude the lands:

- (generally) east of Old Forks Road and south of the White Horse Pike to respect the existing high school property. Rezone such lands as the proposed (S) School Zone²⁴¹.
- south of First Road and west of 13th Street to respect the existing agricultural use of these lots. Rezone such lands (AP) Agricultural Production²⁴².

c. Be expanded to include the lands:

- on either side of Walnut Street (generally) west of 4th Street to respect existing development patterns.
- at the southwest corner of 13th Street and Second Road and along Chew Road north



Master Plan Map 15.1

Proposed Zoning

Rural Residential (RR) Zoning District

of 10th Street to respect existing development patterns.

These recommendations are graphically depicted on Master Plan Update Map 15.1.

²⁴¹ §6.4.24 herein.

²⁴² §6.4.4 herein.



2. That §175-150 be revised to clearly differentiate between permitted Principal and Accessory Uses.
 3. That §175-150 be revised to provide a full inventory of traditional Space, Bulk, Yard and other regulations governing the physical development in the Zone.
- E. No additional changes are recommended for the RR Zoning District.



6.4.7 RESIDENTIAL 1 (R-1) ZONING DISTRICT

- A. The R-1 Zones cover (approximately) 1,031 acres, equating to 3.9% of the Town's land area.
- B. The R-1 Zones are governed by §175-151, which permits the following Uses²⁴³:

Residential Uses

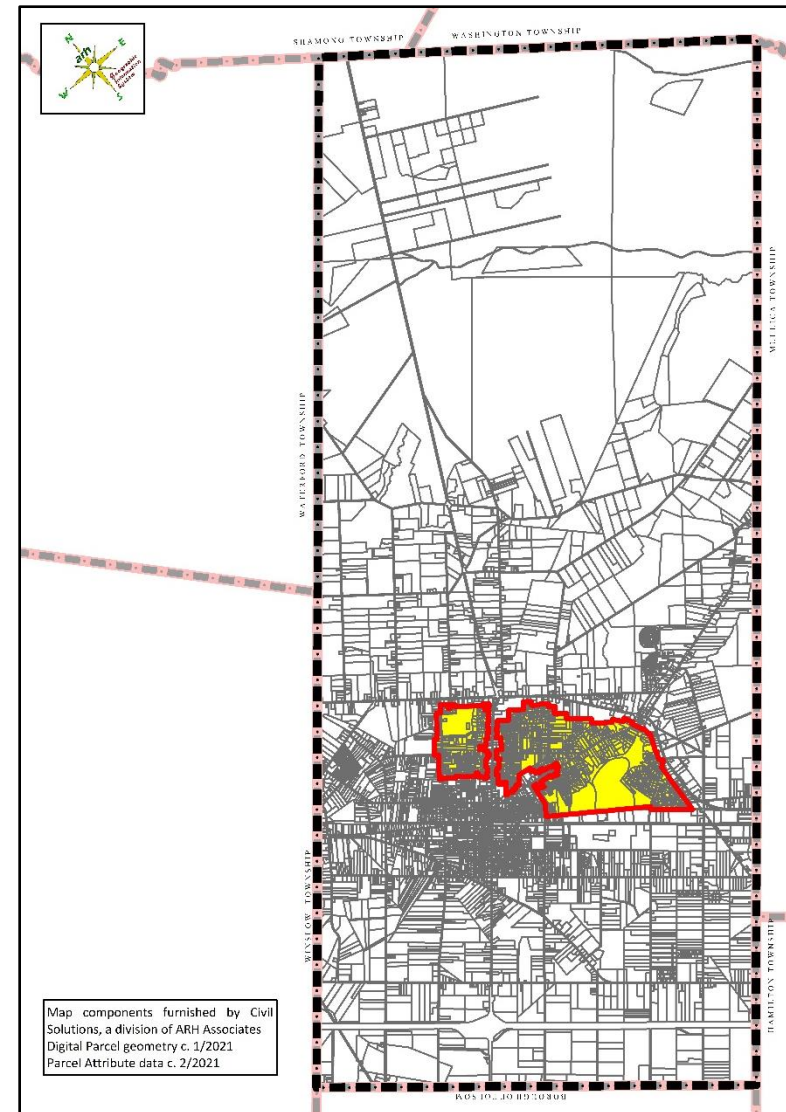
- Single-family detached dwelling units (subject to specific bulk regulations).
- Twin- or two-family dwelling units, subject to the following (subject to specific bulk regulations).
- Customary residential accessory uses subject to the regulations therefor.

Nonresidential Uses²⁴⁴

- Public buildings, limited to libraries, museums and schools, provided that in the case of schools, such use shall be limited to either a public or private nonprofit institution of elementary or secondary education.

²⁴³ Truncated for brevity / clarity. Refer to §175-151 for the full text.

²⁴⁴ No nonresidential use in the R-1 District shall be located on a parcel unless served by a centralized wastewater treatment plant.



Master Plan Map 16
Pre-Existing Zoning
Residential 1 (R-1) Zoning District



- Farms limited to the raising of flowers, fruits or vegetable crops.
- Churches or other Places of Worship, including schools for religious instruction and parish halls.

Conditional Use

- Professional offices, subject to §175-109.

C. Bulk regulations governing the physical development in the R-1 Zones are contained in the balance of §175-151.

D. After an in-depth analysis of the R-1 Zone, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines:

- a. Be adjusted as appropriate to conform to current Block and/or Lot Lines.
- b. Be reduced to exclude the lands:
 - south of the White Horse Pike to respect the existing high school property. Rezone such lands as the proposed (S) School Zone²⁴⁵.

- at the southwest corner of Fairview Avenue and Packard Street to respect the existing lot geometry. Rezone such lands (R-2) Residential²⁴⁶.

- to eliminate R-1 Zoning from the environmentally-sensitive lands in and around Hammonton Lake. Rezone such lands as the proposed (L) Lake Zone²⁴⁷.

c. Be expanded to include the lands:

- abutting Central Avenue from (generally) Broadway to Locust Street to protect this mostly-residential section of the Town.
- to encompass the lands bounded by Egg Harbor Road, Veterans Place, lots south of the railroad tracks and east of Veterans Place (if extended to Grand Street), Grand Street and 11th Street to respect existing development and to provide an opportunity for additional housing in this section of Hammonton.

These recommendations are graphically depicted on Master Plan Update Map 16.1.

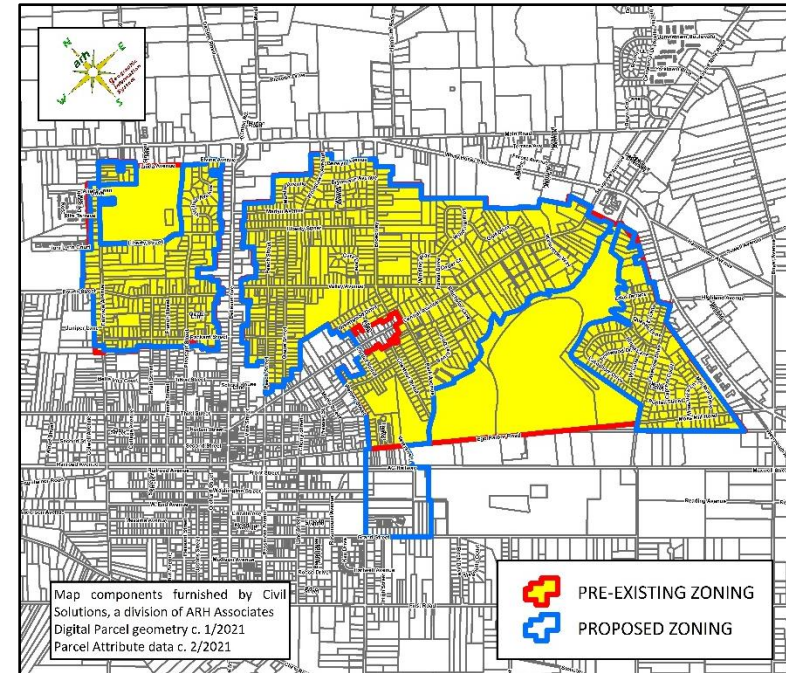
²⁴⁵ §6.4.24 herein.

²⁴⁷ §6.4.25 herein.

²⁴⁶ §6.4.8 herein.



2. That §175-151 be revised to clearly differentiate between permitted Principal and Accessory Uses.
 3. That §175-150 be revised to provide a full inventory of traditional Space, Bulk, Yard and other regulations governing the physical development in the Zone.
- E. No additional changes are recommended for the R-1 Zoning District.



Master Plan Map 16.1
Proposed Zoning
Residential 1 (R-1) Zoning District



6.4.8 RESIDENTIAL 2 (R-2) ZONING DISTRICT

- A. The R-2 Zones cover (approximately) 369 acres, equating to 1.4% of the Town's land area.
- B. The R-2 Zones are governed by §175-152, which permits the following Uses²⁴⁸:

Residential Uses

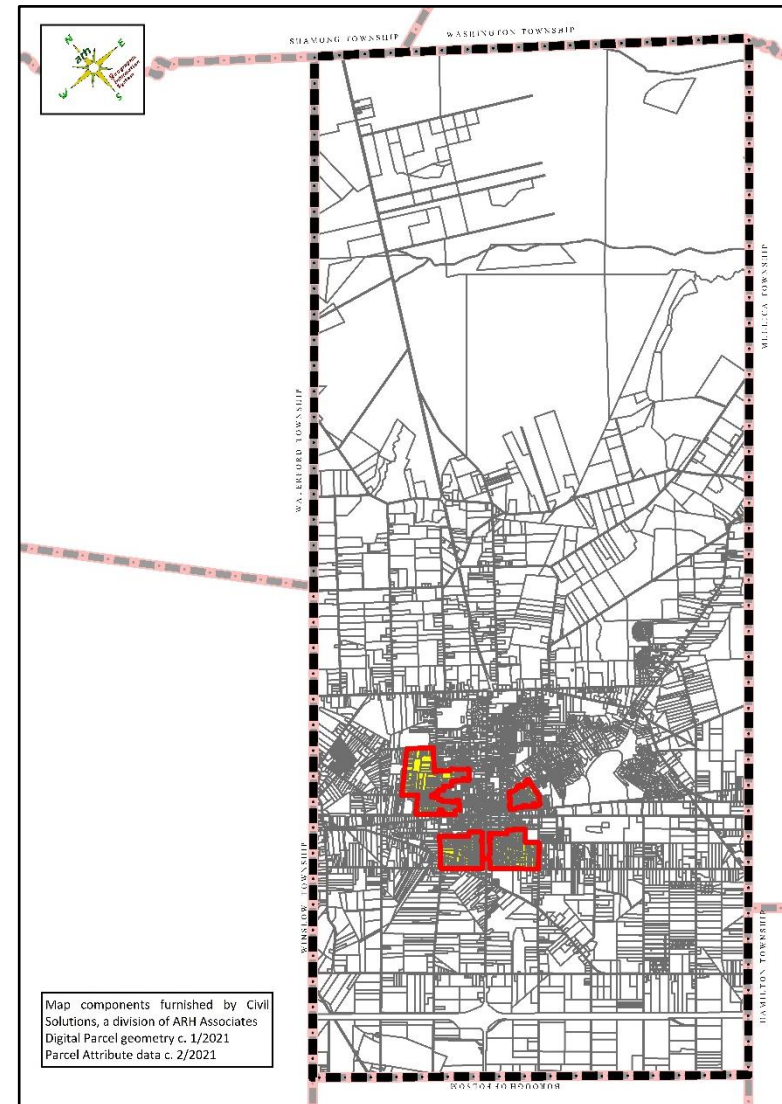
- Single-family detached dwelling units (subject to specific bulk regulations).
- Twin or two-family dwelling units, subject to (subject to specific bulk regulations).
- Customary residential accessory uses subject to the regulations therefor.

Nonresidential Uses²⁴⁹

- Public playgrounds, conservation areas and parks.
- Public buildings, limited to libraries, museums and schools, provided that, in the case of schools, such use shall be limited to either a public or private nonprofit institution of elementary or secondary education.

²⁴⁸ Truncated for brevity / clarity. Refer to §175-152 for the full text.

²⁴⁹ No nonresidential use in the R-2 District shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant.



Master Plan Map 17
Pre-Existing Zoning
Residential 2 (R-2) Zoning District



- Farms limited to the raising of flowers, fruits or vegetable crops.
- Churches or other places of worship, including schools for religious instruction and parish halls.

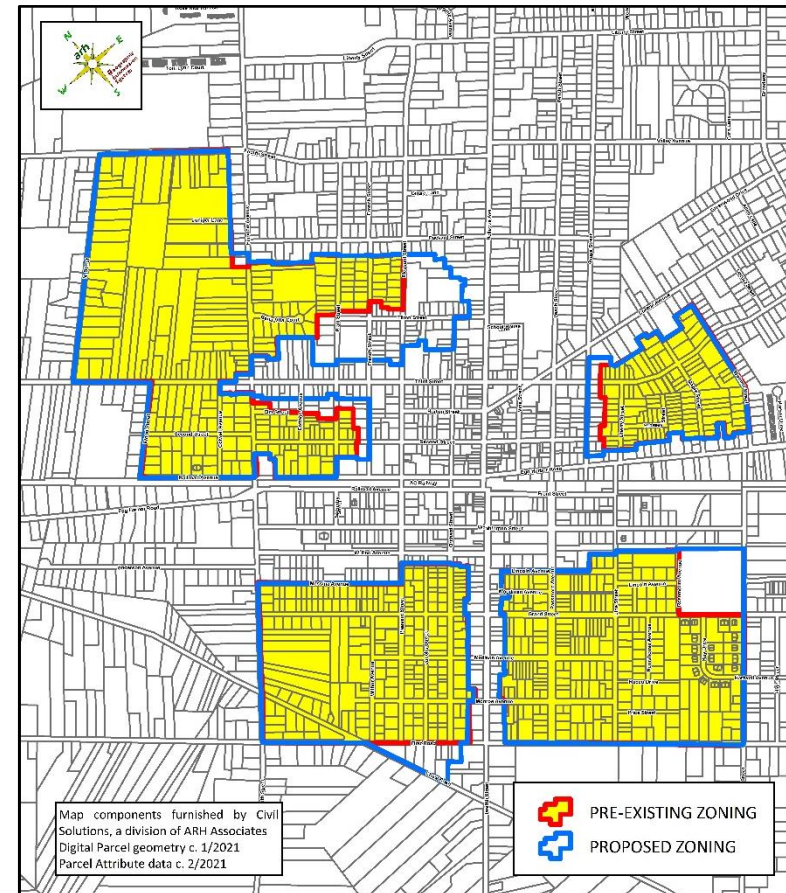
Conditional Uses

- Professional offices, subject to §175-109.

C. Bulk regulations governing the physical development in the R-2 Zones are contained in the balance of §175-152.

D. After an in-depth analysis of the R-2 Zone, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines be adjusted:
 - a. As appropriate to conform to current Block and/or Lot Lines.
 - b. To respect existing development patterns, expand the R-2 Zone:
 - at the southwest corner of Fairview Avenue and Packard Street to respect existing development patterns.



Master Plan Map 17.1
Proposed Zoning
Residential 2 (R-2) Zoning District

- to include portions of the blocks bound by Packard Street, Bellevue Avenue, Third Street and Pleasant Steet.



- to include portions of the blocks bound by Pleasant Street, Third Street and (generally) the lots to the west of Fairview Avenue.
- to include a portion of the lot bound by First Road, Twelfth Street and Chew Road.
- to include the large lot bound by the vacated portion of West End Avenue, Eleventh Street, Grand Street and Rosemount Avenue.

These recommendations are graphically depicted on Master Plan Update Map 17.1.

4. That §175-152 be revised to clearly differentiate between permitted Principal and Accessory Uses.
- E. No additional changes are recommended for the R-2 Zoning District.



6.4.9 RESIDENTIAL 3 (R-3) ZONING DISTRICT

- A. The R-3 Zones cover (approximately) 1,331 acres, equating to 5.0% of the Town's land area.
- B. The R-3 Zones are governed by §175-153, which permits the following Uses²⁵⁰:

Residential Uses, where public sewerage is available²⁵¹

- Single-family detached dwellings (subject to specific bulk regulations).
- Twin- or two-family detached dwelling units (subject to specific bulk regulations).

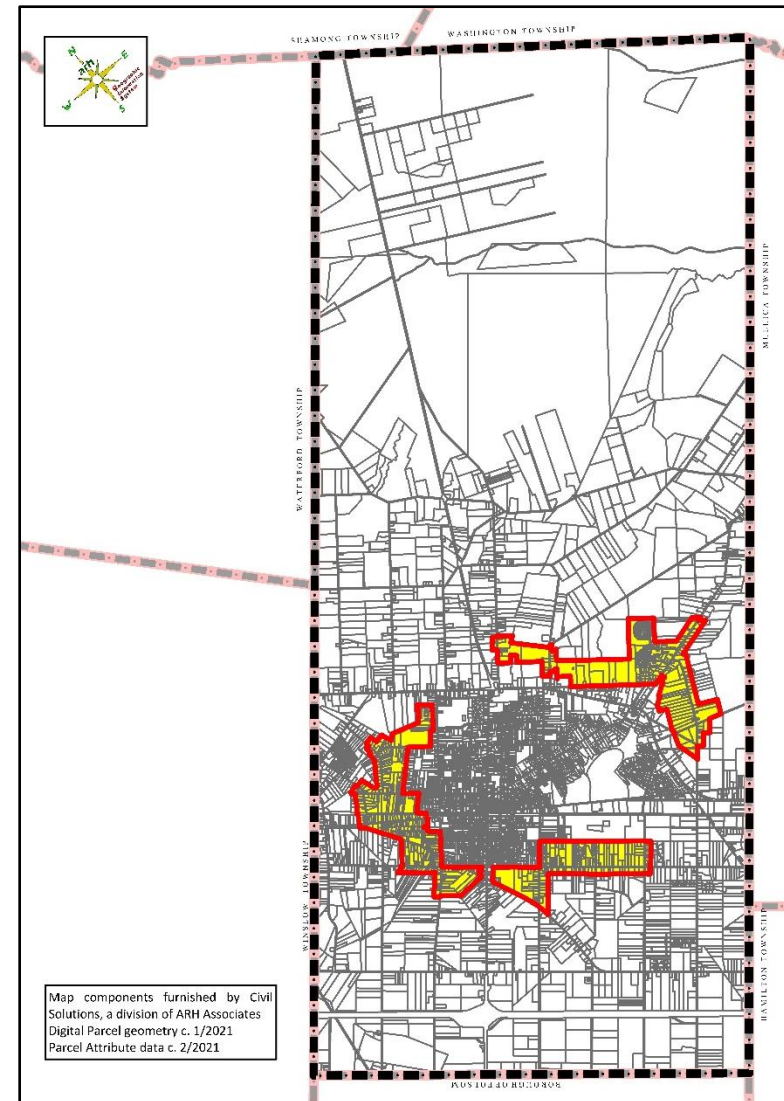
Nonresidential Uses²⁵²

- Public playgrounds, conservation areas and parks.
- Public buildings, limited to libraries, museums and schools, provided that, in the case of schools, such use shall be limited to either a public or private nonprofit institution of elementary or secondary education.

²⁵⁰ Truncated for brevity / clarity. Refer to §175-153 for the full text.

²⁵¹ No residential dwelling unit shall be located on a parcel of less than 1.5 acres unless served by a centralized wastewater treatment plant.

²⁵² No nonresidential use shall be located on a parcel of less than 1 acre unless served by a centralized wastewater treatment plant with the exception of those uses which do not require any sanitary sewer system such as public playgrounds, conservation areas, farms, parks and other similar uses.



Master Plan Map 18
Pre-Existing Zoning
Residential 3 (R-3) Zoning District



- Farms, limited to the raising of flowers, fruits or vegetable crops.
- Churches or other places of worship, including schools for religious instruction and parish halls.
- Offices and office buildings.
- Garden centers engaged in the retail sale of plant materials, provided that in the case of schools, such use shall be limited to either a public or private nonprofit institution of elementary or secondary education.
- Professional offices limited to doctors, dentists, architects, engineers, planners, lawyers, real estate agents, insurance brokers and offices for similarly licensed professionals.

Conditional Uses

- Home occupations, subject to §175-108.
- Home professional offices, subject to §175-109.
- Conversion of an existing single-family dwelling into no more than 2 apartment units, provided that the lot containing such dwelling shall contain at least 25,000 s.f. (and subject to certain other provisions).

- Wholesale distribution centers and warehousing, provided that such activities are conducted entirely within an enclosed structure (and subject to certain other provisions).

C. Bulk regulations governing the physical development in the R-3 Zones are contained in the balance of §175-153.

D. After an in-depth analysis of the R-3 Zone, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines:

- a. Be adjusted as appropriate to conform to current Block and/or Lot Lines.
- b. Be expanded to include the lands between the south side of Main Road and Terrace Avenue, which are currently zoned Highway Business but have no White Horse Pike access; thereby rendering them inappropriate for commercial uses.
- c. Be reduced to exclude the lands:
 - on either side of Walnut Street (generally) west of 4th Street and south of Egg Harbor

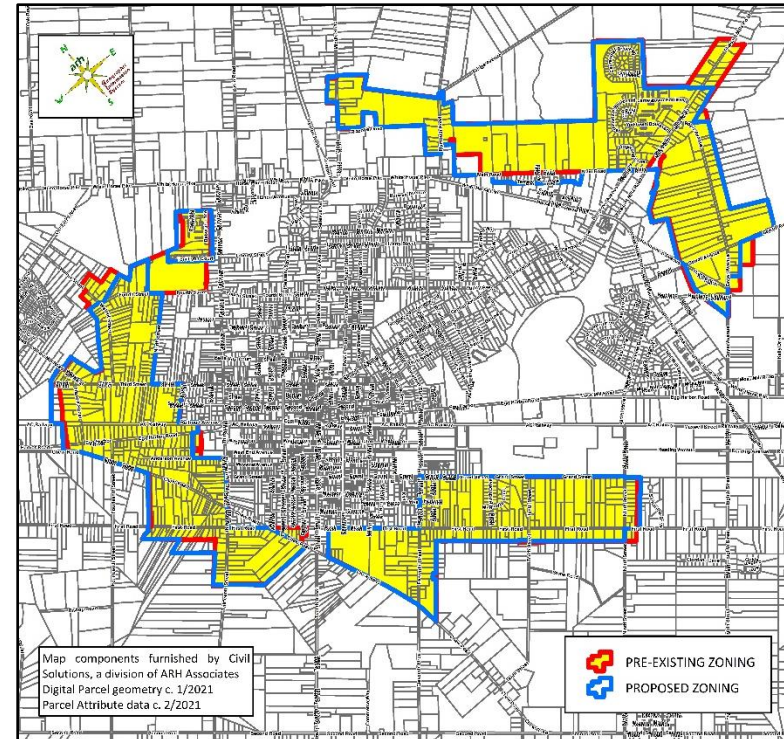


Road west of Fairview Avenue to respect existing development patterns. Rezone such lands (RR) Rural Residential²⁵³.

- on the portion of the block bound by Chew Road and First Road to respect existing development patterns. Rezone such lands (R-2) Residential²⁵⁴.
- in the vicinity of Liberty Street, Fairview Avenue and Fourth Street. Rezone such lands as the proposed (S) School Zone²⁵⁵.
- on either side of Pleasant Mills Road (generally) north of Jamestown Boulevard to respect these agricultural lands. Rezone such lands (AP) Agricultural Production²⁵⁶.

These recommendations are graphically depicted on Master Plan Update Map 18.1.

2. That §175-153 be revised to clearly differentiate between permitted Principal and Accessory Uses.



Master Plan Map 18.1
Proposed Zoning
Residential 3 (R-3) Zoning District

- E. No additional changes are recommended for the R-3 Zoning District.

²⁵³ §6.4.6 herein.

²⁵⁴ §6.4.8 herein.

²⁵⁵ §6.4.24 herein.

²⁵⁶ §6.4.4 herein.



6.4.10 RESIDENTIAL SET-ASIDE (R-3A) ZONING DISTRICT

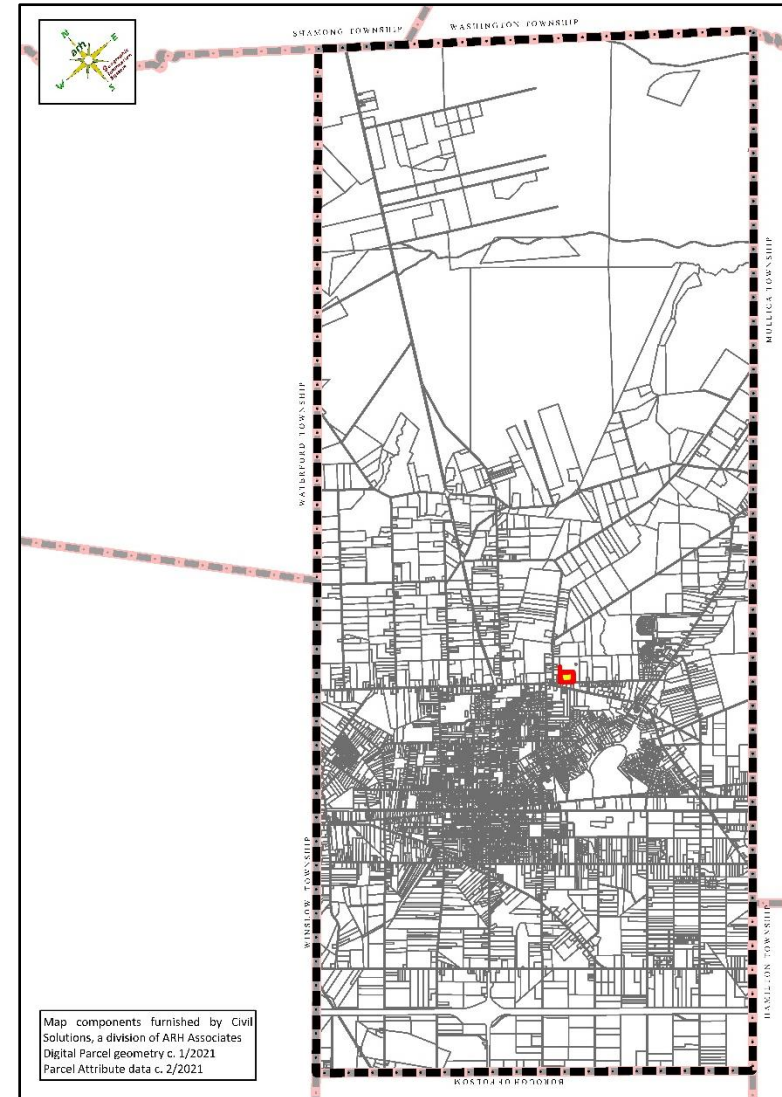
- A. The R-3A Zone covers (approximately) 45.9 acres, equating to 0.4% of the Town's land area.
- B. The R-3A Zone is governed by §175-153 D., the text of which specifies the Zone to be Block 3801, Lots 5, 6 and 6.01.

§175-153 D. permits²⁵⁷ single-family attached and multi-family dwelling units on a minimum tract size of 7 acres, and only if public sewerage and water is available.²⁵⁸ A development may consist of all single-family attached units, a combination of attached and multi-family units or all multi-family units. Any type of unit proposed must comprise at least 35% of the total units. Certain other provisions apply.

- C. Bulk regulations governing the physical development in the R-3A Zone are contained in the balance of §175-153 D.

²⁵⁷ Truncated for brevity / clarity. Refer to §175-153 J. for the full text.

²⁵⁸ The maximum density for single-family attached and multi-family units shall be 6 units per acre, subject to a 20% set-aside of the total units for low- and moderate-income households as defined by the Council on Affordable Housing and further subject to the rules, regulations and restrictions imposed by C.O.A.H. (§2.4 & §2.13 herein).



Master Plan Map 19
Pre-Existing Zoning
Residential Set-Aside (R-3A) Zoning District

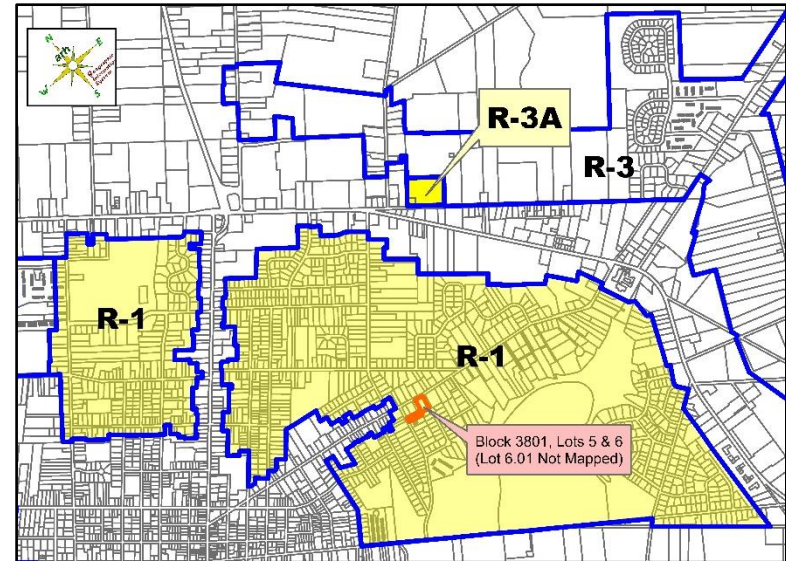


D. After an in-depth analysis of the R-3A Zone, this Master Plan Update finds:

1. That the lots **described** in §175-153 D. as the R-3A Zone²⁵⁹ are depicted on the Town's Zoning Map as being within the R-1 Zone.
2. That the lots comprising the **mapped** R-3A Zone²⁶⁰ are located in the R-3 Zone to the north of the Ordinance-specified lots.
3. That no Lot 6.01 exists in the area of the R3-A Zone.
4. That, while labeled as "Residential Set-Aside" on the Zoning Map, this term is not included in §175-153 D.

and recommends that,

5. With the establishment of the IDZ Zone²⁶¹ and the court-approved 2018 Housing Element & Fair Share Plan²⁶², Hammonton has satisfied its obligation to provide for a reasonable opportunity for low- and



Master Plan Map 19.1
Pre-Existing Zoning
Residential Set-Aside (R-3A) Zoning District

moderate-income housing under the "Mount Laure Doctrine" and the Fair Housing Act. It is therefore recommended that the R-3A Zone be eliminated in favor of R-3 Zoning³²⁶.

6. The R-3A Zone was added to Chapter 175 on December 28, 1999 by Ordinance No. 35-1999.

²⁵⁹ Block 3801, Lots 5, 6 & 6.01.

²⁶⁰ Block 4801, Lots 2, 6 and 7.

²⁶¹ §6.4.22 herein.

²⁶² Exhibit 9.1 herein.



In order to protect any development that has occurred under R-3A Zoning since the adoption of Ordinance No. 35-1999, it is recommended that §175-153 be amended to permit R-3A use and bulk regulations as if the Zone were retained.

Within this context, it is further recommended that any such amendment to §175-153 provide that any alterations to the lands within the [to-be-former] R-3A Zone, and any uses instituted and/or buildings constructed under [former] R-3A regulations, that do not conform to R-3 regulations would require relief under N.J.S.A. 40:55D-70(d)(2) and applicable bulk relief.

- E. No additional changes are recommended for the R-3A Zoning District.



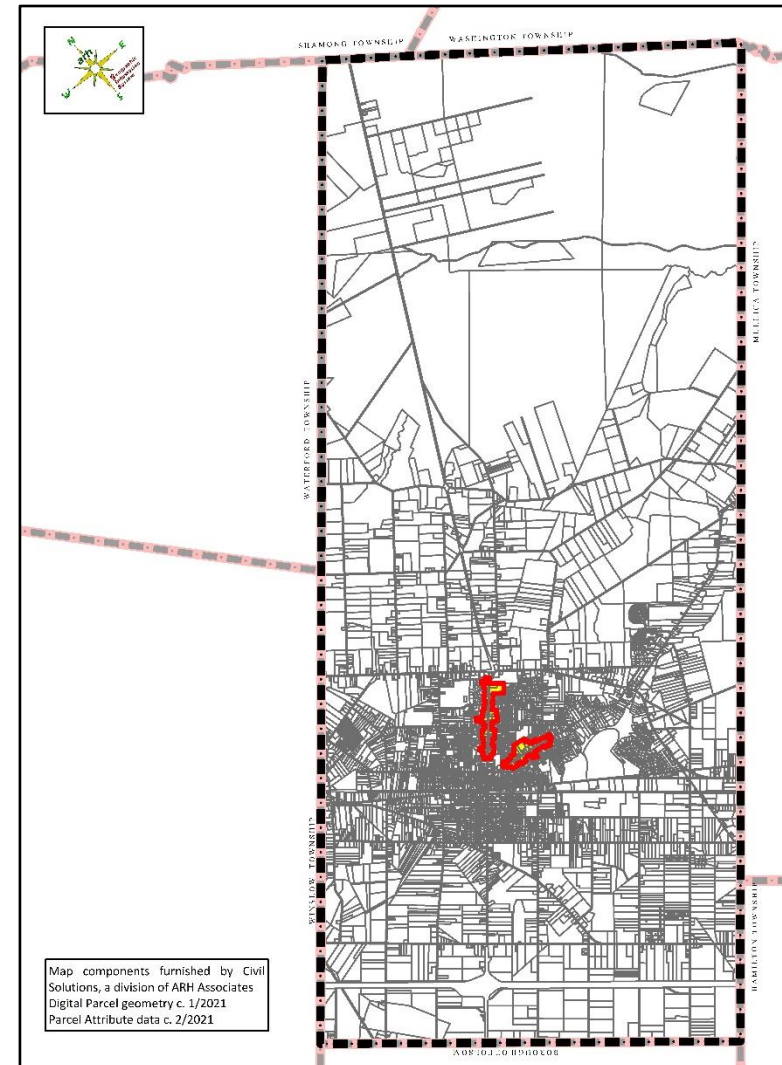
6.4.11 GATEWAY, AVENUE (GW-1) ZONING DISTRICT

- A. The GW-1 Zones cover (approximately) 100 acres, equating to 0.4% of the Town's land area.
- B. The GW-1 Zones are governed by §175.154.1, the Intent of which states:

The areas proposed for ... "Gateway Avenue" are ... along important streets that run through residential neighborhoods toward the center of Hammonton. They are made up primarily of detached single-family homes on larger lots. The [GW-1] designation will preserve residential character, while allowing for some additional flexibility to improve walkability and connections between downtown and the Gateway.

- C. The GW-1 Zones are part of the Town that was placed under special Use, Building Type and Bulk Regulations by the Town's Form-Based Code²⁶³. Under the FBC²⁶⁴:

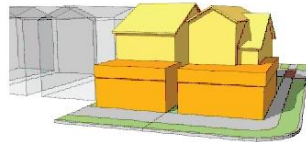
- 1. Permitted Building Types are:



Master Plan Map 20
Pre-Existing Zoning
Gateway, Avenue (GW-1) Zoning District

²⁶³ §2.6 herein.

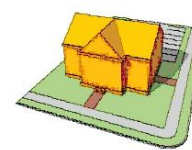
²⁶⁴ §175.154.1C.



Apron Shopfront



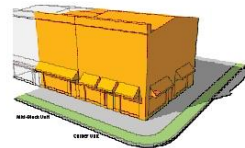
Box Building



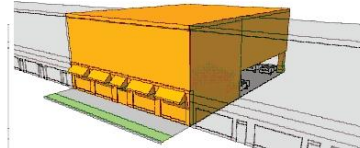
Civic Building



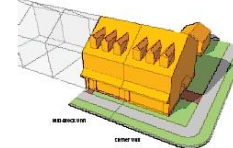
Cottage House



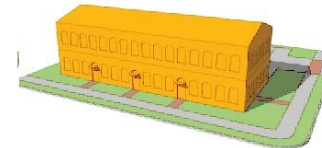
Downtown Building



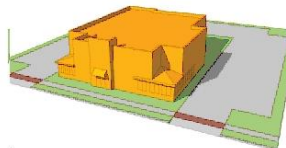
Liner Building



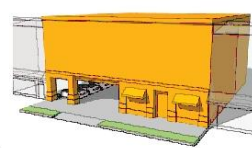
Live / Work Building



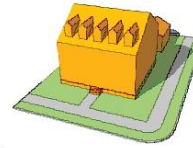
Loft Building



Pad Commerce



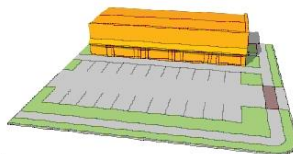
Podium Building



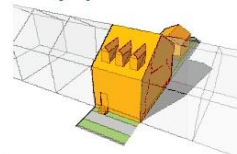
Single House



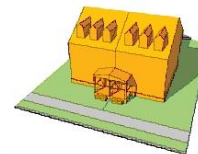
Special Industry



Strip Commerce



Townhouse



Twin House



Accessory Structure

Master Plan Graphic 18 ²⁶⁵

²⁶⁵ Single House: A residential-scale building physically detached from other buildings or portions of buildings. However, it does not have to be used exclusively for single family residential occupation and can host commercial or multi-family users. (§175-160.B.(15))

Accessory Structure: A building or structure that requires a footing and is customarily associated with and is subordinate and incidental to a principal building or structure, and

that is located on the same tax lot. This includes but is not limited to accessory dwelling units, garages, carports, doghouses, sheds, free-standing air-conditioning units, non-portable swimming pools, tennis courts and other similar structures. Any accessory building or structure attached to the principal building or structure shall be considered a part of that principal building or structure, and may be accessed by an alley if the principal building has frontage along an accepted street. (§175-160.B.(20))



2. Permitted Principal Uses:

- Accessory Dwelling Units in/at Accessory Buildings.
- Commercial Parking in/at Accessory Buildings.
- Ground Floor Residences in/at Single Houses.
- Home Occupations in/at Accessory Buildings.
- Home Offices in/at Accessory Buildings.
- Local Services in/at Accessory Buildings.
- Single-Family Residences in/at Single Houses.
- Studios in/at Accessory Buildings.
- Upper Floor Residences in/at Single Houses and Accessory Buildings.

3. Permitted Conditional Uses²⁶⁶:

- Daycare in/at Single Houses.
- Funeral Parlors in/at Single Houses.
- Home Occupations in/at Single Houses.
- Home Offices in/at Single Houses.
- Restaurants in/at Single Houses.
- Single-Family Residences in/at Accessory Buildings.

D. Bulk regulations governing the physical development in the GW-1 Zones are contained in the balance of §175-160 B.(15) and §175-160 B.(20).

E. After an in-depth analysis of the GW-1 Zones, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines:

- a. Be adjusted as appropriate to conform current Block and/or Lot Lines.
- b. Be reduced to exclude the lands abutting Central Avenue from (generally) Broadway to Locust Street. Rezone such lands (R-1) Residential²⁶⁷ to protect this mostly-residential section of the Town.

These recommendations are graphically depicted on Master Plan Update Map 20.1.

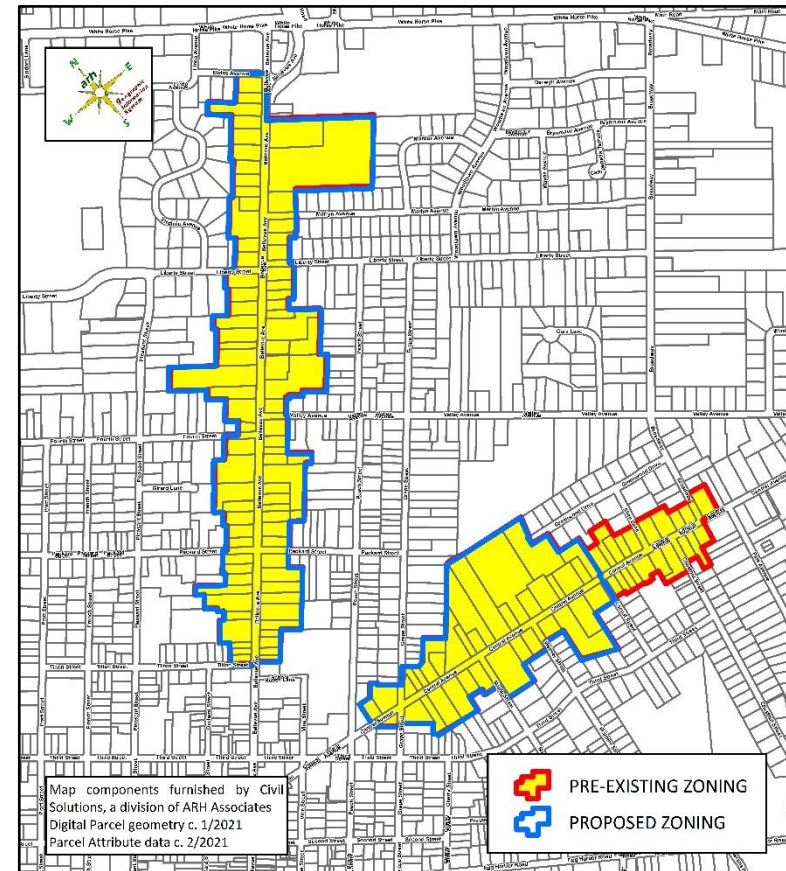
2. That Town Planners evaluate creation of a Home Office and/or Home Based Business Overlay Zone for the R-1 expansion area created pursuant to 1.b. above.

²⁶⁶ Conditions are located in §175-154.8.

²⁶⁷ §6.4.7 herein.



3. That the name of this Zone be revised from the various ways it appears in Chapter 175 and standardized as “Gateway Avenue (GA)”.
4. That the Building Type definitions for Single House and Accessory Structure, which differ between the general definitions section of Chapter 175 (§175-10) and the section dealing with Building Types §175-160 B. be standardized and relocated into §175-10.
5. That an inventory of appropriate Accessory Structures be added to the Zone.
- F. No additional changes are recommended for the GW-1 / GA Zoning District.



Master Plan Map 20.1
Proposed Zoning
Gateway Avenue (GA) Zoning District



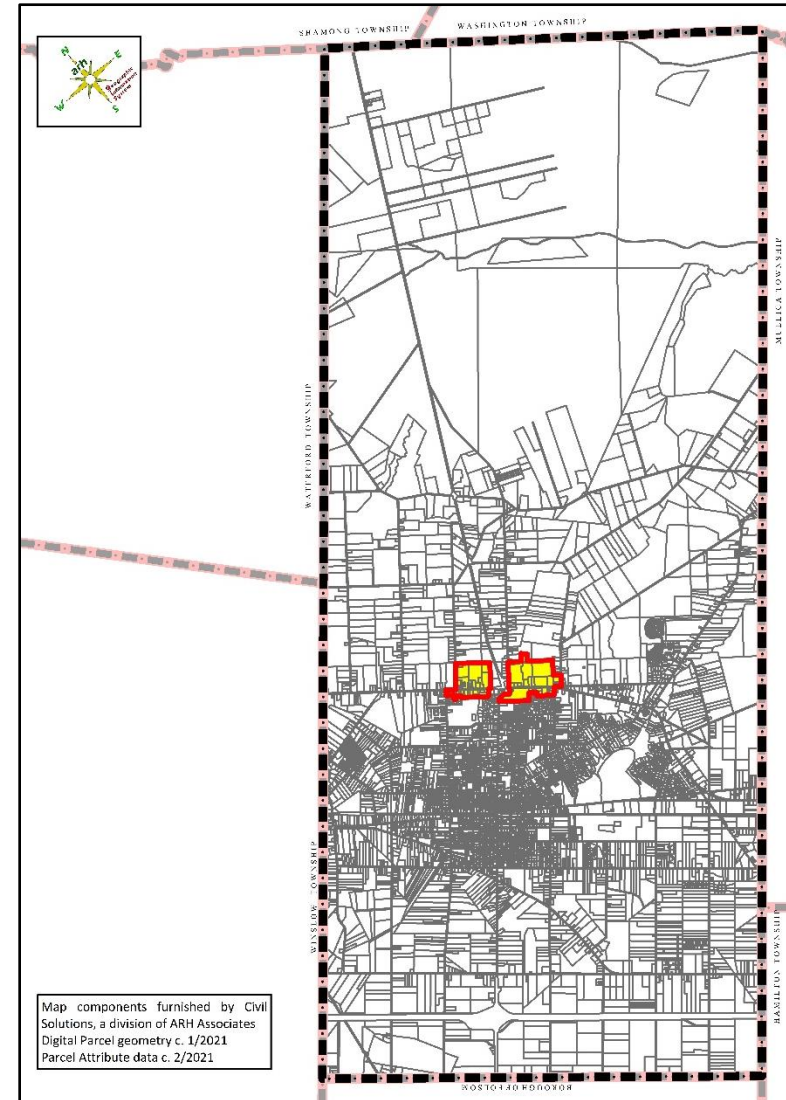
6.4.12 GATEWAY, BOULEVARD (GW-2) ZONING DISTRICT

- A. The GW-2 Zones cover (approximately) 176 acres, equating to 0.7% of the Town's land area.
- B. The GW-2 Zones are governed by §175-154.2, the intent of which states:

[the Zone is designed] to create a smaller district that would preserve the current commercial character of the [area], but with added provisions to reflect specific community goals for a Gateway.

- C. The GW-2 Zones are part of the Town that was placed under special Use, Building Type and Bulk Regulations by the Town's Form-Based Code²⁶⁸. Under the FBC²⁶⁹:

- 1. Permitted Building Types are:



Master Plan Map 21
Pre-Existing Zoning
Gateway, Boulevard (GW-2) Zoning District

²⁶⁸ §2.6 herein.

²⁶⁹ §175.154.2C.



Apron Shopfront



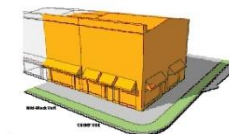
Box Building



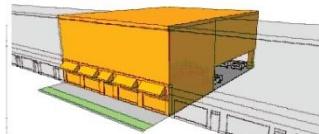
Civic Building



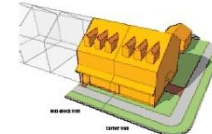
Cottage House



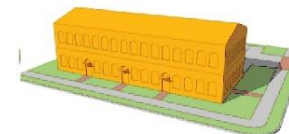
Downtown Building



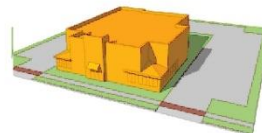
Liner Building



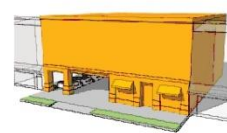
Live / Work Building



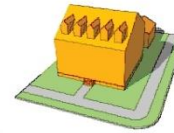
Loft Building



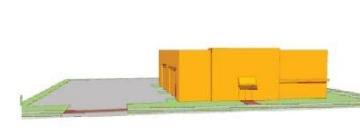
Pad Commerce



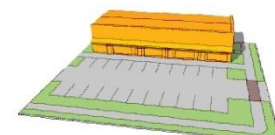
Podium Building



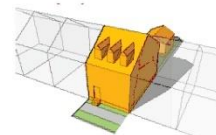
Single House



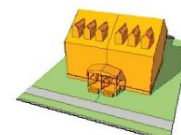
Special Industry



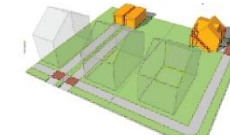
Strip Commerce



Townhouse



Twin House



Accessory Structure

Master Plan Graphic 19²⁷⁰

²⁷⁰ Box Building: A large, free-standing building type, generally with a flat roof covering a single floor of one single use. Box buildings can be completely or partially circumnavigated by automobile within their own lot. (§175-160 B.(6))

Pad Commerce: A self-contained, single-use lot with a commercial building designed to serve automobile-based uses and services, and which can be completely or partially circumnavigated by automobile. Pad commerce is not a preferred building type, so new pad commerce buildings are to be limited and should only be allowed in lower-density Character Districts with adequate lot dimensions. (§175-160 B.(13))

Strip Commerce: A low-rise building with single or multiple retail or office tenants side-by-side on the ground floor. Residential uses may not be placed on the ground floor. Typically, these buildings have limited parking area between the facade and the right-of-way. Parking can be accessed directly from the highway, but a preferred strategy of shared access with neighboring parcels is preferred. New strip commerce buildings are to be limited and should only be allowed in lower-density Character Districts with adequate lot dimensions. (§175-160 B.(17))



2. Permitted Principal Uses:

- Civic Uses in/at Pad Commerce.
- Local Retail in/at Box Buildings, Pad Commerce and Strip Commerce.
- Upper Floor Residences in/at Box Buildings, Pad Commerce and Strip Commerce.

3. Permitted Conditional Uses²⁷¹:

- Banks or Savings Institutions in/at Pad Commerce and Strip Commerce.
- Business Offices in/at Strip Commerce.
- Daycare in/at Pad Commerce.
- Funeral Parlors in/at Pad Commerce.
- Gasoline Filling Stations in/at Pad Commerce.
- Local Services in/at Pad Commerce and Strip Commerce.
- Private Schools in/at Strip Commerce.
- Professional Offices in/at Pad Commerce and Strip Commerce.
- Restaurants in/at Box Building), Pad Commerce and Strip Commerce.
- Take Out Restaurants in/at Box Buildings, Pad Commerce and Strip Commerce.

D. Bulk regulations governing the physical development in the GW-2 Zones are contained in the balance of §175-160 B.(6), §175-160 B.(13) and §175-160 B.(17).

E. After an in-depth analysis of the GW-2 Zones, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines:

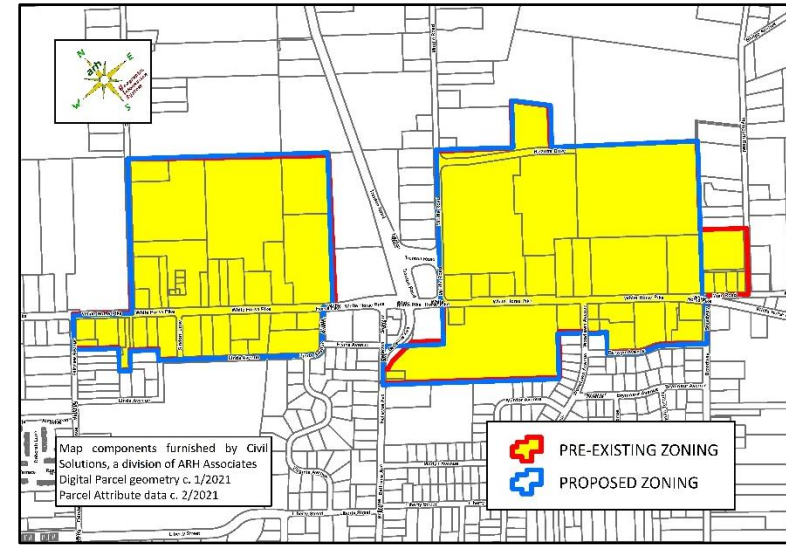
- a. Be adjusted as appropriate to conform current Block and/or Lot Lines.
- b. Be reduced to exclude the lands (generally) north of Main Road between Broadway and Plymouth Road, and that such lands be rezoned (H-B) Highway Business to facilitate commercial development in this section of Hammonton.
- c. Be expanded at the curve of Bellevue Avenue south of the White Horse Pike to capture an outparcel fronting the curve.

These recommendations are graphically depicted on Master Plan Update Map 21.1.

²⁷¹ Conditions are located in §175-154.8.



2. That the name of this Zone be revised from the various ways it appears in Chapter 175 and standardized as “Gateway Boulevard (GB)”.
 3. That Building Type definitions for “Box Building”, “Box Commerce”, “Box Commerce Civic”²⁷², “Pad Commerce”, “Pad Commerce Building”, “Strip Commerce” and “Strip Commerce Building be standardized and relocated into §175-10.
 4. That an inventory of appropriate Accessory Structures be added to the Zone.
- F. No additional changes are recommended for the GW-2 / GB Zoning District.



Master Plan Map 21.1
Proposed Zoning
Gateway Boulevard (GB) Zoning District

²⁷² §175-154.2E.



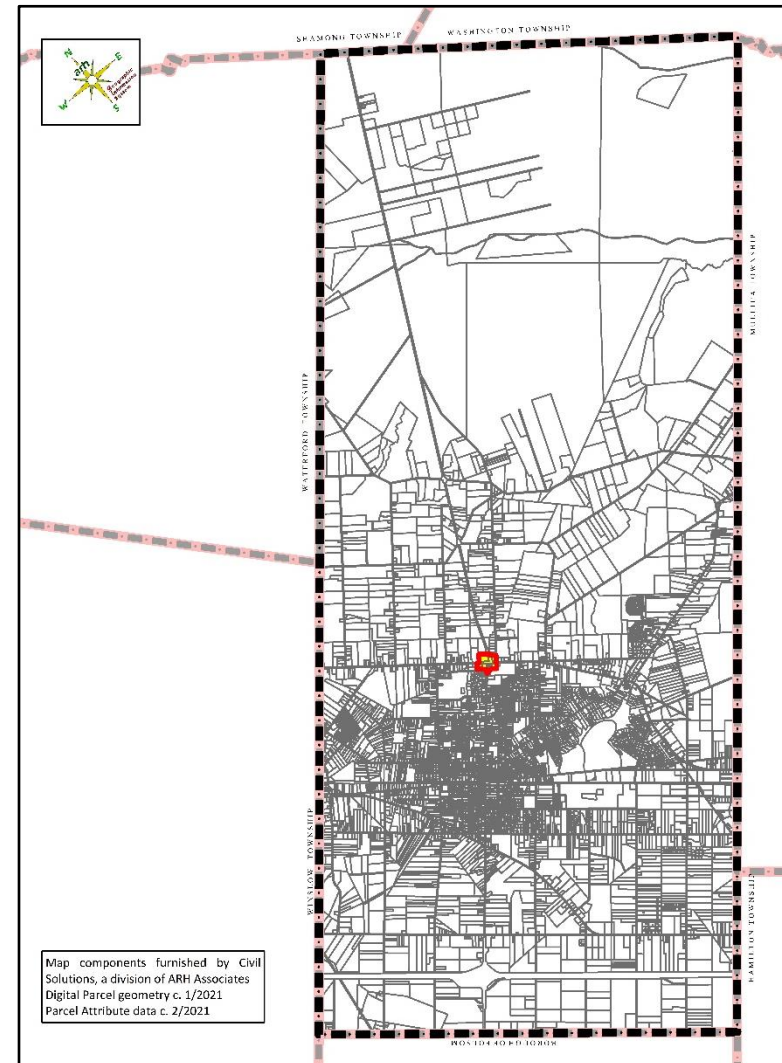
6.4.13 GATEWAY, CROSSROADS (GW-3) ZONING DISTRICT

- C. The GW-3 Zone covers (approximately) 17.5 acres, equating to 0.1% of the Town's land area.
- B. The GW-3 Zone is governed by §175-154.3, the intent of which states:

Comprising the blocks immediately surrounding the intersection of White Horse Pike and Bellevue [Avenue], [the] ... "Gateway Crossroads" [is] primarily for mid-sized commerce [but also] expand[s] Building Type options to allow for new development that could be arranged in a way that would signal to those travelling along [the] White Horse Pike that this is an important area, with another important area (Main Street) nearby.

- G. The GW-3 Zone is part of the Town that was placed under special Use, Building Type and Bulk Regulations by the Town's Form-Based Code²⁷³. Funder the FBC²⁷⁴:

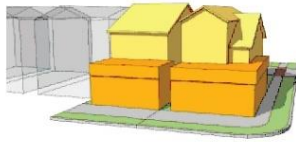
1. Permitted Building Types are:



Master Plan Map 22
Pre-Existing Zoning
Gateway, Crossroads (GW-3) Zoning District

²⁷³ §2.6 herein.

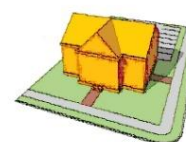
²⁷⁴ §175.154.3C.



Apron Shopfront



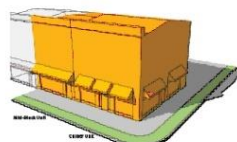
Box Building



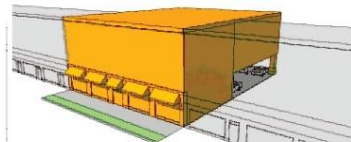
Civic Building



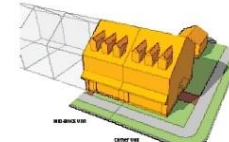
Cottage House



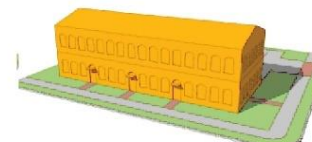
Downtown Building



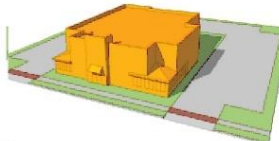
Liner Building



Live / Work Building



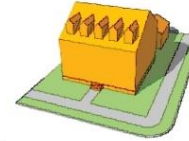
Loft Building



Pad Commerce



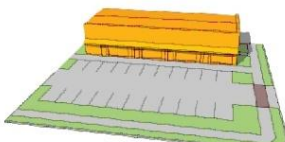
Podium Building



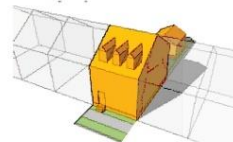
Single House



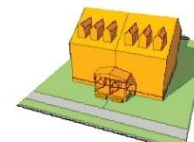
Special Industry



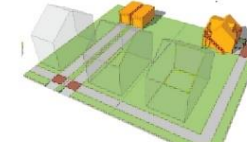
Strip Commerce



Townhouse



Twin House



Accessory Structure

Master Plan Graphic 20 ²⁷⁵

²⁷⁵ Downtown Building: A multi-story building with multiple dwellings or offices in upper stories and retail or office uses on the ground floor. Residential uses may not be placed on the ground floor. Often, these buildings have common walls on one or both side lot lines. (§175-160 B.(9))

Liner Buildings: New buildings constructed between parking garages (or other large structures with blank walls) and the street. They add walkable urban character to the street and are typically mixed in use. (§175-160 B.(10))

Podium Buildings: Buildings with a small footprint on the ground level, with the rest of the lot devoted to parking spaces and auto circulation; and larger floors on the second floor (and higher floors if applicable) above all or some of the parking spaces. This option would be accessed from the front of the lot, with a maximum 42' of ground floor facade frontage not enclosed and occupied. (§175-160 B.(14))



2. Permitted Principal Uses²⁷⁶:

- Business Offices in/at Live / Work Buildings²⁷⁷, Loft Buildings²⁷⁸ and Podium Buildings.
- Civic Uses in/at Live / Work Buildings²⁷⁷, Loft Buildings²⁷⁸ and Podium Buildings.
- Local Retail in/at Live / Work Buildings²⁷⁷ and Loft Buildings²⁷⁸.
- Local Services in/at Loft Buildings²⁷⁸ and Podium Buildings.
- Professional Offices in/at Loft Buildings²⁷⁸ and Podium Buildings.
- Restaurants in/at Live / Work Buildings²⁷⁷ and Loft Buildings²⁷⁸.
- Studios in/at Live / Work Buildings²⁷⁷.

3. Permitted Conditional Uses²⁷⁹:

- Restaurants in/at Podium Buildings.

- Banks or Savings Institutions in/at Live / Work Buildings²⁷⁷, Loft Buildings²⁷⁸ and Podium Buildings.
- Funeral Parlors in/at Live / Work Buildings²⁷⁷.
- Local Services in/at Live / Work Buildings²⁷⁷.

C. Bulk regulations governing the physical development in the GW-3 Zone are contained in the balance of §175-154.3.

D. After an in-depth analysis of the land uses within the GW-3 Zone, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines:

- a. Be adjusted as appropriate to conform current Block and/or Lot Lines.

²⁷⁶ The graphic of permitted Building Types at §175-154.3C. and the matrix in §175-160B.(4) permit "Downtown (Buildings)" in the GW-3 Zone while the matrix at §175-154.3D. does not.

²⁷⁷ The matrix of permitted Building Types at §175-154.3D. permits Live / Work Buildings^{278A} while the graphic of permitted Building Types at §175-154.3C. and the matrix in §175-160B.(4) do not.

^{278A} Live / Work Building. A building type variant that combines elements of a Downtown Building²⁷⁶ and Townhouse²⁹², in that living space is joined with work space, retail space and/or professional space that is related to the livelihood of the building's occupants. All of these uses may occupy any story of the building. A Live / Work Building may include one unit or multiple units, and may be an attached or detached building. §175-160.B(11)

²⁷⁸ The matrix of permitted Building Types at §175-154.3E. permits "Loft Buildings"^{279A} in the GW-3 Zone while the graphic of permitted Building Types at §175-154.3C. and the matrix at §175-154.3D. do not.

^{278A} Loft Building. A detached building type that was formerly used as, or has been built to resemble, an industrial factory or mill. Loft buildings contain multiple dwellings above and beside each other, multiple offices above and beside each other, and sometimes both. This building type occupies most of its lot width and is placed close to the sidewalk with parking hidden behind it. §175-160.B(12)

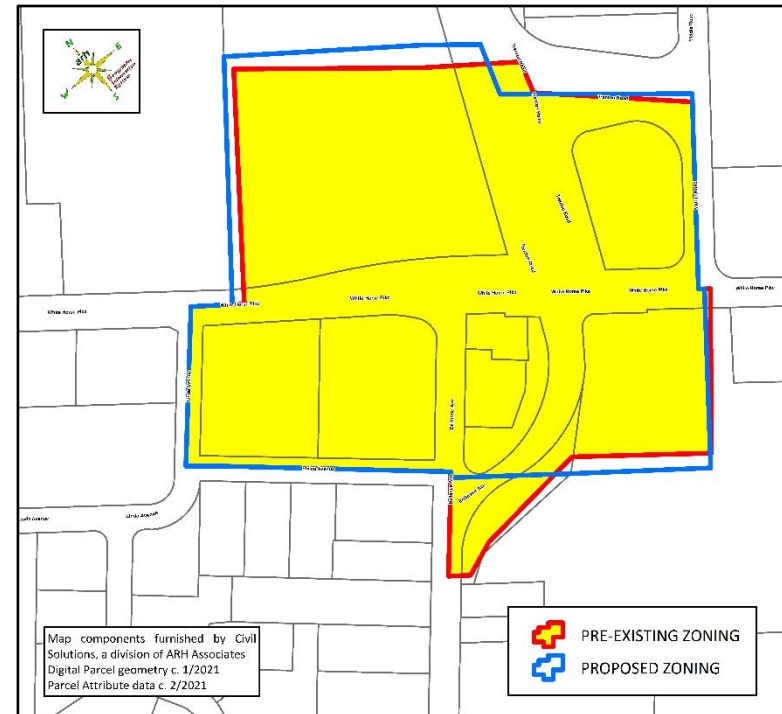
²⁷⁹ Conditions are located in §175-154.8.



- b. Be reduced at the curve of Bellevue Avenue south of the White Horse Pike. Rezone the outparcel fronting the curve to (GB) Gateway Boulevard²⁸⁰.

These recommendations are graphically depicted on Master Plan Update Map 22.1.

2. That the name of this Zone be revised from the various ways it appears in Chapter 175 and standardized as “Gateway Crossroads (GC)”.
3. That the Building Type definitions for Downtown Buildings, Liner Buildings and Podium Buildings differ between the general definitions section of Chapter 175 (§175-10) and the section dealing with Building Types §175-160. B. be standardized and relocated into §175-10.
4. That the graphics and matrices of permitted Building Types at §175-154.3 and the matrices in §175-160 B. be standardized to permit the same building types.



Master Plan Map 22.1
Proposed Zoning
Gateway Crossroads (GC) Zoning District

5. That an inventory of appropriate Accessory Structures be added to the Zone.
6. No additional changes are recommended for the GW-3 / GC Zoning District.

²⁸⁰ §6.4.12 herein.



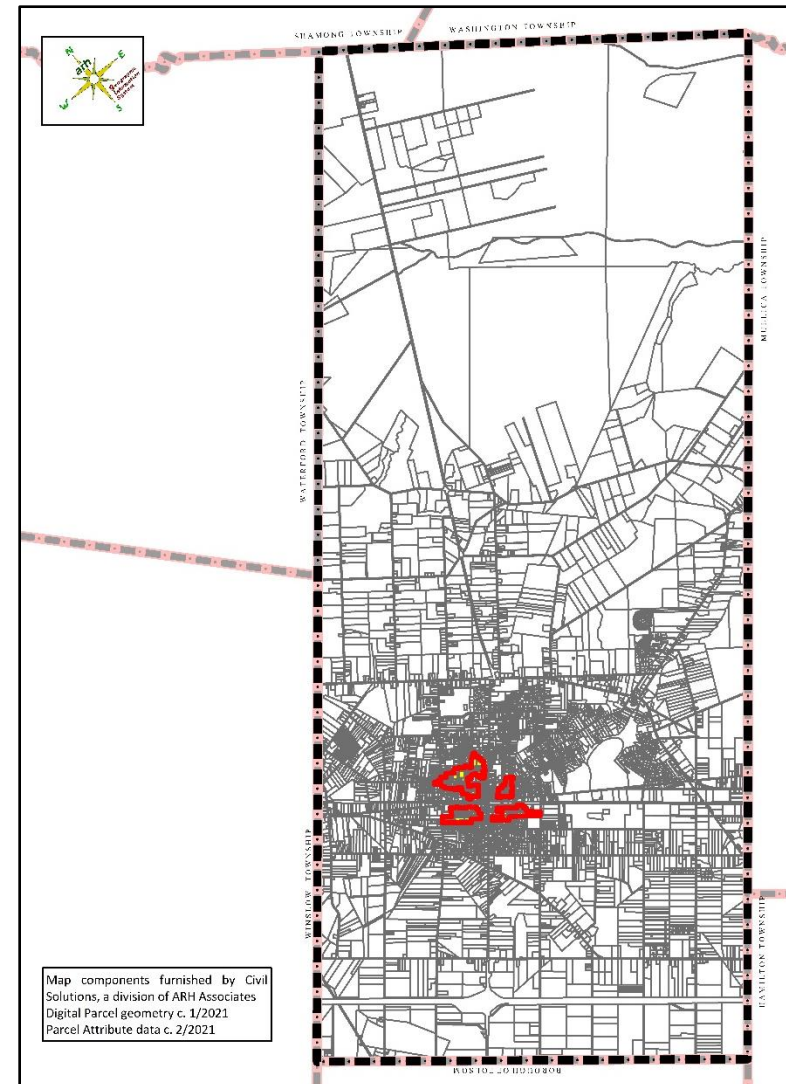
6.4.14 DOWNTOWN, NEAR TOWN (DT-1) ZONING DISTRICT

- A. The DT-1 Zones cover (approximately) 116 acres, equating to 0.4% of the Town's land area.
- B. The DT-1 Zones are governed by §175-154.4, the intent of which states:

Although made up primarily of detached single-family homes on larger lots, the ... DT-1 Zone [is designed to simplify prior zoning] and ... preserve the residential character of the blocks involved, while allowing for some additional flexibility. [DT-1 regulations] are intended to improve walkability and manage the transition between downtown and adjacent residential neighborhoods.

- C. The DT-1 Zones are part of the Town that was placed under special Use, Building Type and Bulk Regulations by the Town's Form-Based Code²⁸¹. Under the FBC²⁸²:

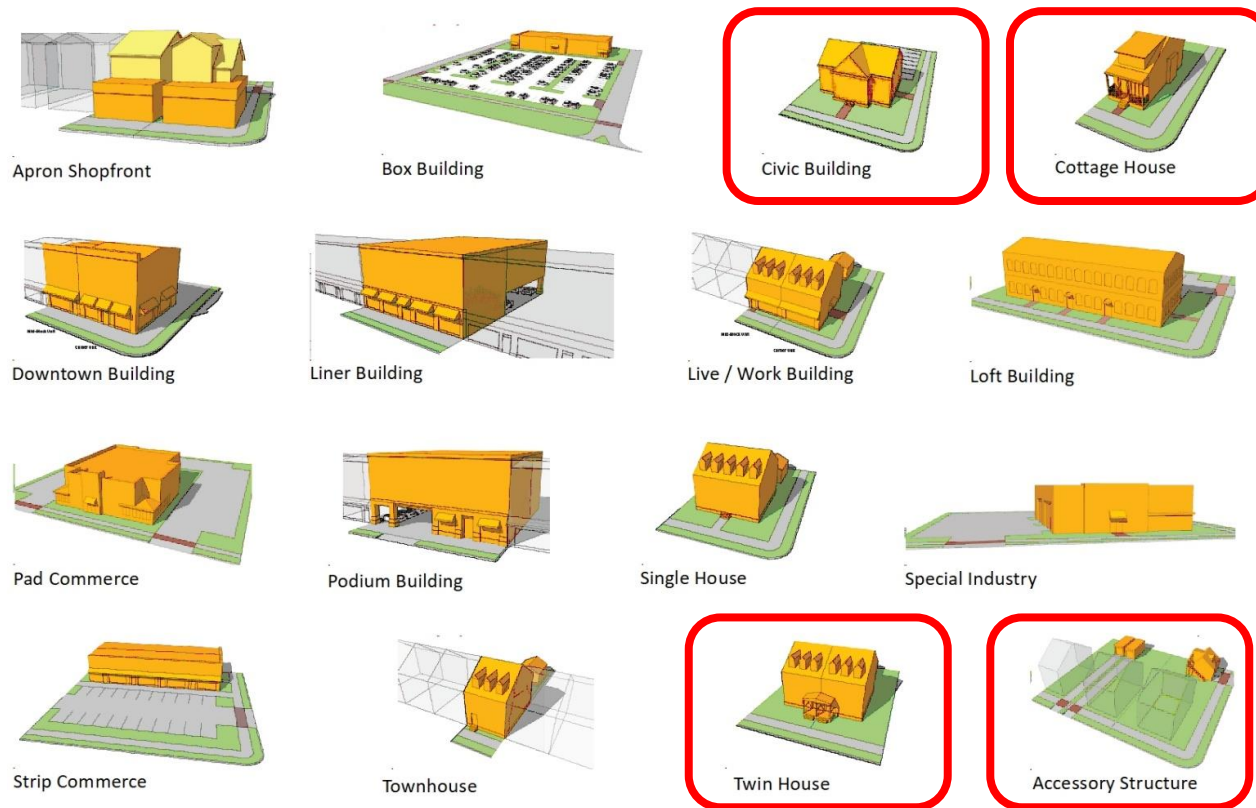
- 1. Permitted Building Types are:



Master Plan Map 23
Pre-Existing Zoning
Near Downtown (ND) Zoning District

²⁸¹ §2.6 herein.

²⁸² §175.154.4C.



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Master Plan Graphic 21

²⁸³ Civic Building. A building that contains public or civic uses of special significance to residents, employees, or visitors. Civic buildings are used for the following purposes: community services, day care, education, government, places of worship, or social services. Civic buildings do not include retail buildings, residential buildings, or buildings with private offices. (§175-160.B.(7))

Cottage House. A variant of the single-family detached house, with a lower allowable height and smaller side and front setbacks. It is intended for smaller lots and to be occupied by residential use, although some may be converted to small shops or galleries. (§175-160.B.(8))

Twin house. A semi-detached building that consists of 2 dwelling units that abut along a property line. A twin building type is a variant of a Townhouse building type²⁹², but has one small side yard per each of the 2 dwelling units and a large front yard. (§175-160.B.(19))

Accessory Structure: A building or structure that requires a footing and is customarily associated with and is subordinate and incidental to a principal building or structure, and that is located on the same tax lot. This includes but is not limited to accessory dwelling units, garages, carports, doghouses, sheds, free-standing air-conditioning units, non-portable swimming pools, tennis courts and other similar structures. Any accessory building or structure attached to the principal building or structure shall be considered a part of that principal building or structure, and may be accessed by an alley if the principal building has frontage along an accepted street. (§175-160.B.(20))



2. Permitted Principal Use:

- Accessory Dwelling Units in/at Accessory Buildings.
- Civic Uses in/at Civic Buildings.
- Commercial Parking in/at Accessory Buildings.
- Ground Floor Residences in/at Cottage Houses and Twin Houses.
- Home Occupations in/at Accessory Buildings.
- Home Offices in/at Accessory Buildings.
- Houses of Worship in/at Civic Buildings.
- Municipal Uses in/at Civic Buildings.
- Private Schools in/at Civic Buildings.
- Professional Office in/at Civic Buildings.
- Single-Family Residences in/at Cottage Houses and Twin Houses.
- Studios in/at Accessory Building.

3. Permitted Conditional Uses²⁸⁴:

- Accessory Dwelling Units in/at Civic Buildings.
- Daycare in/at Civic Buildings, Cottage Houses and Twin Houses.
- Funeral Parlors in/at Civic Buildings, Cottage Houses and Twin Houses.

- Home Occupations in/at Cottage Houses and Twin Houses.
- Home Offices in/at Cottage Houses and Twin Houses.
- Local Services in/at Accessory Buildings.
- Restaurants in/at Cottage Houses, Twin Houses and Accessory Buildings.
- Single-Family Residences in/at Accessory Buildings.

D. Bulk regulations governing the physical development in the DT-1 Zones are contained in the balance of §175-160 B.(7), §175-160 B.(8), §175-160 B.(19) and §175-160 B.(20).

E. After an in-depth analysis of the DT-1 Zones, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines:

- a. Be adjusted as appropriate to conform current Block and/or Lot Lines.
- b. Be reduced to exclude:

²⁸⁴ Conditions are located in §175-154.8.



- the lots fronting the west side of Pratt Street not fronting Third Street. Rezone such lands (R-2) Residential²⁸⁵;
 - a portion of the block bound by south of Packard Street, Bellevue Avenue, Tilton Street and Pleasant Street. Rezone such lands (R-2) Residential²⁸⁵;
 - the lots fronting the north side of Tilton Street from Pratt Street to west of Bellevue Avenue. Rezone such lands (R-2) Residential²⁸⁵;
 - a portion of the blocks bound by Tilton Street, west of Bellevue Avenue and Third Street. Rezone such lands (R-2) Residential²⁸⁵;
 - a portion of the Blocks bound by Third Street, French Street, Second Street / Elm Street and Fairview Avenue. Rezone such lands (R-2) Residential²⁸⁵;
 - a portion of the Blocks fronting Second Street between east of French Street and west of Orchard Street. Rezone the lot west of Pleasant Street (DR) Downtown Railway²⁸⁶ and the lots east of Pleasant Street (IT) In Town.²⁸⁷
- the lot within the DT-1 Zone abutting Packard Street between Pleasant Street and Bellevue Avenue. Rezone such lot (R-1) Residential²⁸⁸;
 - lots on either side of the Grape Street between Central Avenue and Third Street. Rezone such lands (R-2) Residential²⁸⁵;
 - lots on the east side of Grape Street between Third Street and north of Egg Harbor Road. Rezone such lands (R-2) Residential²⁸⁵; and
 - the lot fronting Washington Street and Passmore Avenue. Rezone such lands (IT) In Town²⁸⁷.
- c. Be expanded to include the lands along Front Street between Passmore Avenue and Eleventh Street.
- These recommendations are graphically depicted on Master Plan Update Map 23.1.

²⁸⁵ §6.4.8 herein.

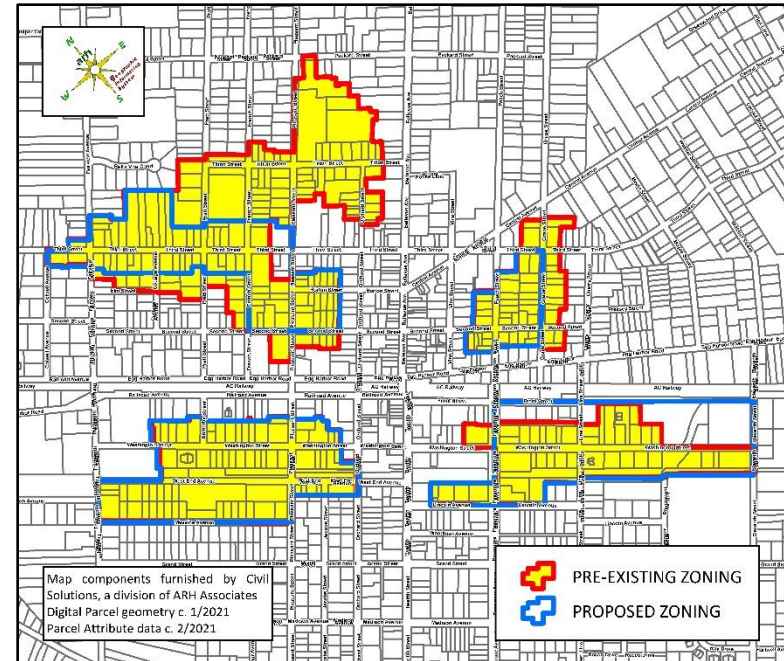
²⁸⁷ §6.4.16 herein.

²⁸⁶ §6.4.15 herein.

²⁸⁸ §6.4.7 herein.



2. That the name of this Zone be revised from the various ways it appears in Chapter 175 and standardized as “Near Downtown (ND)”.
 3. That the Building Type definitions for Civic Buildings, Cottage Houses, Twin Houses and Accessory Structures differ between the general definitions section of Chapter 175 (§175-10) and the section dealing with Building Types §175-160.B. be standardized and relocated into §175-10.
 4. That an inventory of appropriate Accessory Structures be added to the Zone.
- F. No additional changes are recommended for the DT-1 / ND Zoning District.



Master Plan Map 23.1
Proposed Zoning
Near Downtown (ND) Zoning District



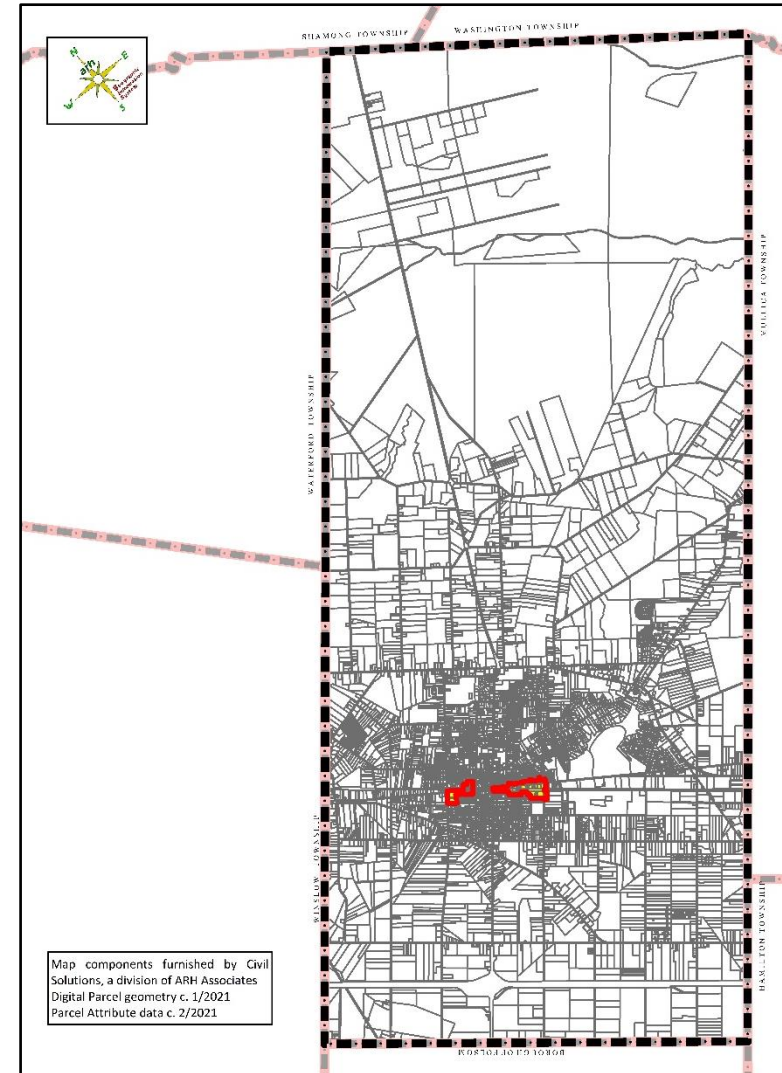
6.4.15 DOWNTOWN, IN TOWN RAILWAY (DT-2) ZONING DISTRICT

Chapter 175 (at §175-154.5) provides no abbreviation for the “Downtown, In Town Railway” District. The Zoning Map refers to the Zone as “DT-2”. This Master Plan Update assumes the DT-2 abbreviation is correct.

- A. The DT-2 Zones cover (approximately) 54 acres, equating to 0.2% of the Town’s land area.
- B. The DT-2 Zones are governed by §175-154.5, the intent of which states:

[the district] ... will expand the options for the commercial employment and light industrial uses that are not appropriate for other Downtown Zones, but should [sic] near the train tracks and center of Town. Despite this distinction, it will be similar in character to D-3 "In Town," and will include larger buildings that can host low-impact manufacturing, institutional, and residential uses.

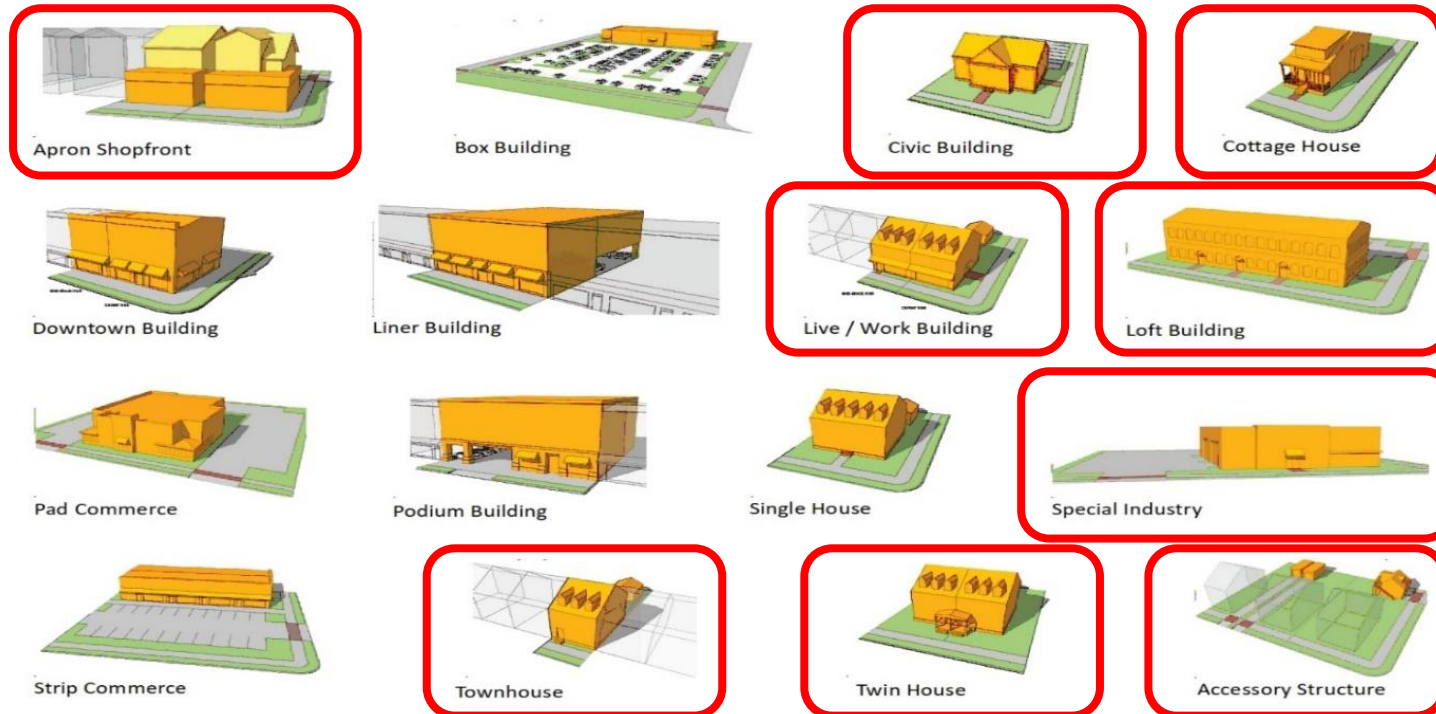
- C. The DT-2 Zones are part of the Town that was placed under special Use, Building Type and Bulk Regulations by the Town’s Form-Based Code²⁸⁹. Under the FBC²⁹⁰:



Master Plan Map 24
Pre-Existing Zoning
DT-2 – Downtown, In Town Railway Zoning District

²⁸⁹ §2.6 herein.

²⁹⁰ §175.154.5C.



Master Plan Graphic 291

²⁹¹ Apron shopfront buildings are typically commercial properties which have been converted from existing single-family homes. The "apron" is created when commercial design elements are added to the ground floor space between the original structure and sidewalk. This evolution allows a property owner to add or increase commercial floor area and street presence without demolishing an existing structure. Some ground floor area can remain as residential space or as access to residential space above, as long as commercial and residential uses have separate, dedicated entrances. (§175-160.B.(5))

Civic Building: See FN²⁸⁹

Cottage House: See FN²⁸⁴

Live / Work Building: See FN^{278A}

Loft Building: See FN^{279A}

Special industry. A low-rise, detached building type with single or multiple industrial tenants on the ground floor. Related office uses may be placed on any floor. Typically, these buildings have limited "work yard" and parking areas between them and their side or rear property lines. Special industry buildings should only be allowed in lower-density Character Districts with adequate lot dimensions and access to transportation infrastructure. §175-160.B.(16)

Townhouse. A dwelling unit that is one of a series of dwelling units in a short row, which is attached by a common fireproof and sound-resistant wall to one or more similar adjacent dwelling units. Homes that occupy the corner lot, or which are located at the end of any row of similar dwelling units, have 2 front yards and may have a private rear yard. §175-160.B.(18)

Twin House: See FN²⁸⁴

Accessory Structure: See FN²⁶⁶



1. Permitted Principal Uses:

- Accessory Dwelling Units in/at Apron Shopfronts, Cottage Houses, Townhouses and Accessory Buildings.
- Business Offices in/at Loft Buildings.
- Civic Uses in/at Apron Shopfronts, Civic Buildings, Loft Buildings and Special Industry.
- Commercial Parking in/at Accessory Buildings.
- Ground Floor Residences in/at Pad Commerce, Townhouses and Twin Houses.
- Home Occupations in/at Accessory Buildings.
- Home Offices in/at Accessory Buildings.
- Houses of Worship in/at Civic Buildings.
- Local Retail in/at Apron Shopfronts and Loft Buildings.
- Local Service in/at Pad Commerce, Townhouses and Accessory Buildings.
- Municipal Uses in/at Civic Buildings and Special Industry.
- Private Schools in/at Civic Buildings.
- Professional Offices in/at Apron Shopfronts, Civic Buildings and Loft Buildings.

- Single-Family Residences in/at Townhouses, Twin Houses and Accessory Buildings.
- Studios in/at Apron Shopfronts, Loft Buildings, Special Industry and Accessory Buildings.
- Upper Floor Residences in/at Apron Shopfronts, Loft Buildings, Pad Commerce, Townhouses, Twin Houses and Accessory Buildings.

2. Permitted Conditional Uses²⁹²:

- Accessory Dwelling Units in/at Civic Buildings and Loft Buildings.
- Business Offices in/at Apron Shopfronts and Special Industry.
- Daycare in/at Apron Shopfronts, Civic Buildings, Loft Buildings, Pad Commerce, Townhouses and Twin Houses.
- Funeral Parlors in/at Civic Buildings.
- Home Occupations in/at Apron Shopfronts, Loft Buildings, Pad Commerce, Townhouses and Twin Houses.
- Home Offices in/at Apron Shopfronts, Loft Buildings, Pad Commerce, Townhouses and Twin Houses.
- Local Service in/at Apron Shopfronts, Loft Buildings and Special Industry.

²⁹² Conditions are located in §175-154.8.



- Professional Offices in/at Special Industry and Townhouses.
- Restaurants in/at Apron Shopfronts, Loft Buildings, Pad Commerce, Townhouses, Twin Houses and Accessory Buildings.
- Single-Family Residences in/at Pad Commerce.

G. Bulk regulations governing the physical development in the DT-2 Zones are contained in the balance of §175-160 B.(5), §175-160 B.(7), §175-160 B.(8), §175-160 B.(11), §175-160 B.(12), §175-160 B.(16), §175-160 B.(18), §175-160 B.(19) and §175-160 B.(20).

H. After an in-depth analysis of the DT-2 Zones, this Master Plan Update recommends:

1. The District's Zone Boundary Lines:

- a. Be adjusted as appropriate to conform to current Block and/or Lot Lines.

b. In order to respect existing development patterns, be reduced to exclude:

- the lot on the southwest corner of Second Street and French Street. Rezone the lot (R-2) Residential²⁹³;
- the portions of the DT-2 Zone east of Eleventh Avenue between Egg Harbor Road and just south of Washington Avenue. Rezone such lands (R-1) Residential²⁹⁴;
- the lots fronting Front Street between the lot just east of Pasmore Avenue and the lot just west of Line Street, and the lots fronting Front Street west of Eleventh Avenue. Rezone such lands (ND) Near Downtown²⁹⁵.

c. In order to respect existing development patterns and increase opportunities for development, be expanded to capture the lot at the southeast corner of Fairview Avenue and Egg Harbor Road, and the lands west of Pleasant Street between Second Street and the lots fronting the railroad²⁹⁶.

²⁹³ §6.4.8 herein.

²⁹⁴ §6.4.7 herein.

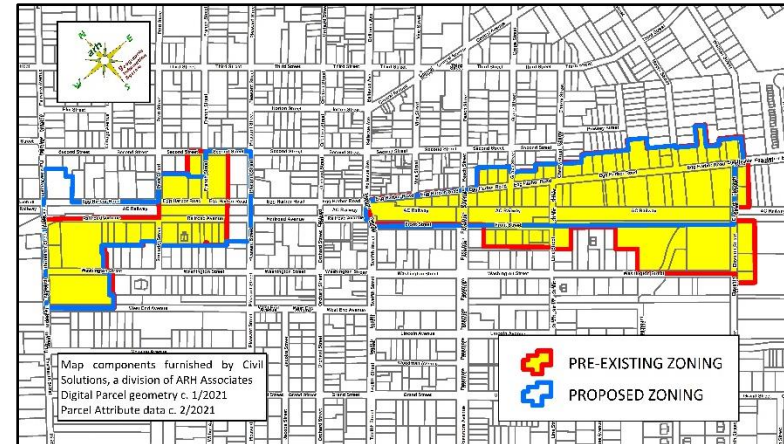
²⁹⁵ §6.4.14 herein.

²⁹⁶ At time of adoption of this Master Plan Update, Block 2608, Lots 1 & 2 and Block 2902, Lot 12 had been determined to be In Need of Redevelopment pursuant to the New Jersey *Local Redevelopment & Housing Law* (§6.4.26 F. herein). However, a Redevelopment Plan had yet to be adopted.



These recommendations are graphically depicted on Master Plan Update Map 24.1.

2. That the Building Type definitions for Apron Shopfront, Civic Building, Cottage House, Loft Building, Townhouse, Twin House and Accessory Structure differ between the general definitions section of Chapter 175 (§175-10) and the section dealing with Building Types §175-160.B. be standardized and relocated into §175-10.
3. That definitions for “Live / Work Building” and “Special Industry” be relocated into §175-10.
4. That the graphics and matrices of permitted Building Types at §175-154.5 and the matrices in §175-160 B. be standardized to permit the same building types.
5. That an inventory of appropriate Accessory Structures be added to the Zone.
6. That the name of this Zone be revised from the various ways it appears in Chapter 175 and standardized as “Downtown Railroad (DR)”.



Master Plan Map 24.1
Proposed Zoning
Downtown Railroad (DR) Zoning District

- F. No additional changes are recommended for the DT-2 / DR Zoning District.



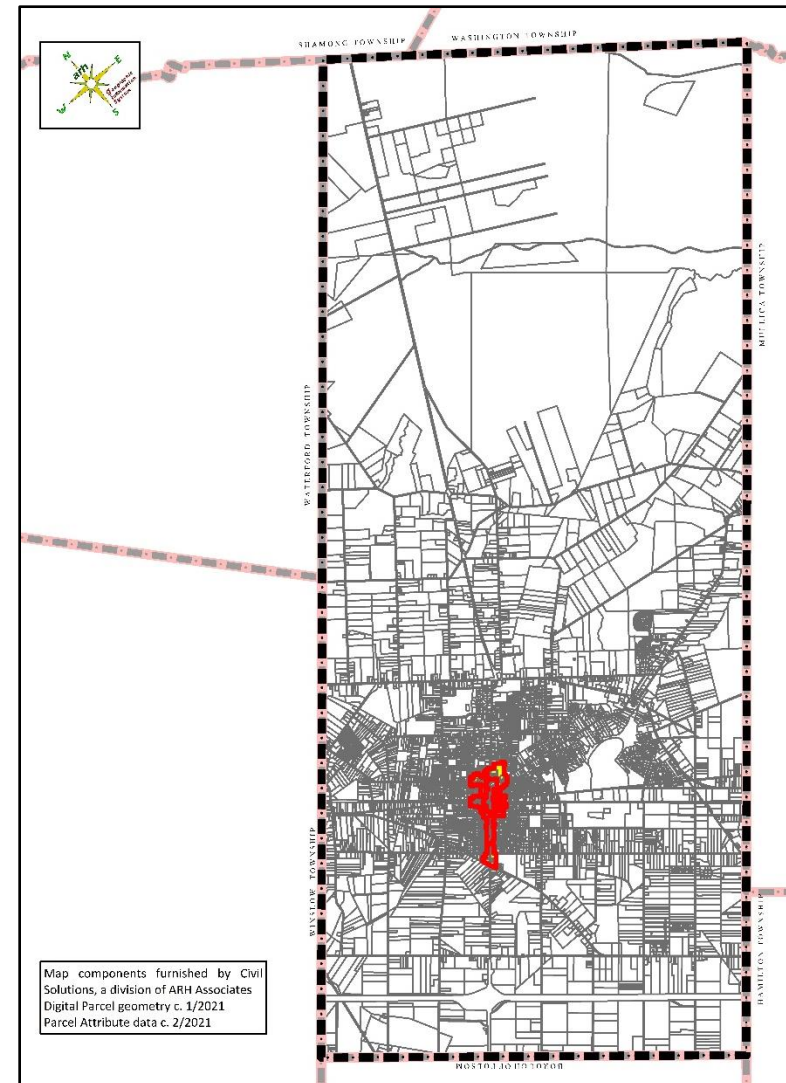
6.4.16 DOWNTOWN, IN TOWN (DT-3) ZONING DISTRICT

Chapter 175 (at §175-154.6) provides no abbreviation for the “Downtown, In Town” District. The Zoning Map refers to the Zone as “DT-3”. This Master Plan Update assumes the DT-3 abbreviation is correct.

- A. The DT-3 Zones cover (approximately) 83.4 acres, equating to 0.3% of the Town’s land area.
- B. The DT-3 Zones are governed by §175-154.6, the intent of which states:

The “In-Town” zone/district will expand options for retail growth in the center of Hammonton while supporting MainStreet activities and improving options for downtown living.

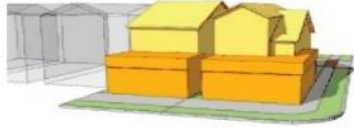
- C. The DT-3 Zones are part of the Town that was placed under special Use, Building Type and Bulk Regulations by the Town’s Form-Based Code²⁹⁷. Under the FBC²⁹⁸:



Master Plan Map 25
Pre-Existing Zoning
Downtown, In Town (DT-3) Zoning District

²⁹⁷ §2.6 herein.

²⁹⁸ §175.154.6C.



Apron Shopfront



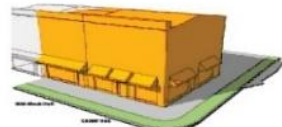
Box Building



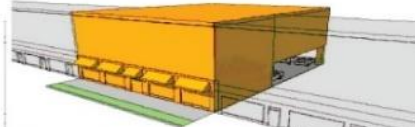
Civic Building



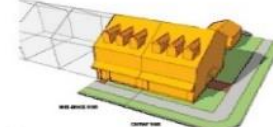
Cottage House



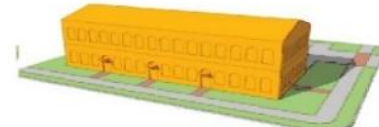
Downtown Building



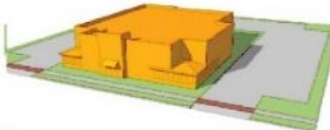
Liner Building



Live / Work Building



Loft Building



Pad Commerce



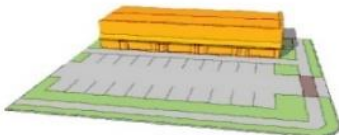
Podium Building



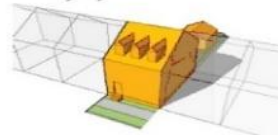
Single House



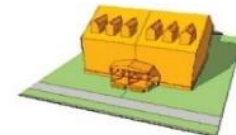
Special Industry



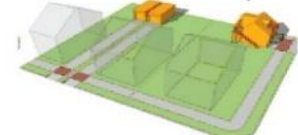
Strip Commerce



Townhouse



Twin House



Accessory Structure

²⁹⁹ Apron Shopfront: See FN²⁹²

Civic Building: See FN²⁸⁹

Cottage House: See FN²⁸⁴

Live / Work Building: See FN^{278A}

Loft Building: See FN^{279A}

Townhouse: See FN²⁹²

Twin House: FN²⁸⁴

Accessory Structure: See FN²⁶⁶



1. Permitted Principal Uses:

- Accessory Dwelling Units in/at Apron Shopfronts, Cottage Houses, Townhouses and Accessory Buildings.
- Business Offices in/at Downtown Buildings, Liner Buildings, Live / Work Building and Podium Building.
- Civic Uses in/at Apron Shopfronts, Civic Buildings, Downtown Buildings, Liner Buildings, Live / Work Buildings and Podium Building.
- Commercial Parking in/at Accessory Buildings.
- Ground Floor Residences in/at Cottage Houses, Loft Buildings, Podium Buildings, Townhouses and Twin Houses.
- Home Occupations in/at Accessory Buildings.
- Home Offices in/at Accessory Buildings.
- House of Worship in/at Civic Buildings.
- Local Retail in/at Apron Shopfronts, Downtown Buildings, Liner Buildings, Live / Work Buildings and Podium Buildings.
- Local Service in/at Liner Buildings, Loft Buildings, Podium Buildings, Townhouses and Accessory Buildings.
- Municipal Uses in/at Civic Buildings.

- Private Schools in/at Civic Buildings.
- Professional Offices in/at Apron Shopfronts, Civic Buildings, Downtown Buildings, Liner Buildings, Live / Work Buildings, Loft Buildings and Podium Buildings.
- Restaurants in/at Apron Shopfronts, Civic Buildings, Cottage Houses, Downtown Buildings, Liner Buildings and Live / Work Buildings.
- Single-Family Residences in/at Cottage Houses, Townhouses and Twin Houses.
- Studios in/at Apron Shopfronts, Downtown Buildings, Live / Work Buildings and Accessory Buildings.
- Upper Floor Residences in/at Apron Shopfronts, Cottage Houses, Downtown Buildings, Liner Buildings, Live / Work Buildings, Loft Buildings, Podium Buildings, Townhouses, Twin Houses and Accessory Buildings.

2. Permitted Conditional Uses³⁰⁰:

- Accessory Dwelling Units in/at Civic Buildings, Downtown Buildings, Liner Buildings and Live / Work Buildings.
- Banks or Savings Institutions in/at Downtown Buildings, Liner Buildings and Podium Buildings.

³⁰⁰ Conditions are located in §175-154.8.



- Business Offices in/at Apron Shopfronts.
- Daycare in/at Apron Shopfronts, Civic Buildings, Cottage Houses, Liner Buildings, Live / Work Buildings, Loft Buildings, Podium Buildings, Townhouses and Twin Houses.
- Funeral Parlors in/at Civic Buildings and Downtown Buildings.
- Home Occupations in/at Apron Shopfronts, Cottage Houses, Liner Buildings, Live / Work Buildings, Loft Buildings, Podium Buildings, Townhouses and Twin Houses.
- Home Offices in/at Apron Shopfronts, Cottage Houses, Liner Buildings, Live / Work Buildings, Loft Buildings, Podium Buildings, Townhouses and Twin Houses.
- Local Service in/at Apron Shopfronts, Downtown Buildings and Live / Work Buildings.
- Private Schools in/at Downtown Buildings, Liner Buildings and Podium Buildings.
- Professional Offices in/at Cottage Houses and Townhouses.
- Single-Family Residences in/at Live / Work Buildings, Loft Buildings, Podium Buildings and Accessory Buildings.

- Restaurants in/at Loft Buildings, Podium Buildings, Townhouses, Twin Houses and Accessory Buildings.

D. Bulk regulations governing the physical development in the DT-3 Zones are contained in the balance of §175-160 B.(5), §175-160 B.(7), §175-160 B.(8), §175-160 B.(9), §175-160 B.(10), §175-160 B.(11), §175-160 B.(12), §175-160 B.(14), §175-160 B.(18), §175-160 B.(19) and §175-160 B.(20).

E. After an in-depth analysis of the DT-3 Zones, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines

- a. Be adjusted as appropriate to conform to current Block and/or Lot Lines.
- b. In order to respect existing development patterns, be reduced to exclude:
 - lots on the west side of Pleasant Street on either side of Third Street. Rezone such lands (ND) Near Downtown³⁰¹;

³⁰¹ §6.4.14 herein.



- lots on the west side of Pleasant Street fronting Egg Harbor Road and Railroad Avenue. Rezone such lands (DR) Downtown Railway³⁰²;
 - the block bound by Washington Avenue, Twelfth Street, West End Avenue and Orchard Street. Rezone such lands (DBD) Downtown Business District³⁰³;
 - the lot on the southeast corner of Passmore Avenue and Front Street. Rezone such lot (ND) Near Downtown;
- c. In order to respect existing development patterns and increase opportunities for development, be expanded to include:
- certain lots fronting the west side of Orchard Street between Tilton Street and Third Street;
 - certain lots fronting the south side of Second Street between Orchard Street and Pleasant Street;
 - certain lots fronting the west side of Grape Street north of Third Street;

- to capture the large lot at the northwest corner of Passmore Avenue and Washington Street.

- d. In order to respect the existing Saint Joseph's property located north of Central Avenue and west of Peach Street, rezone such lands be as the proposed (S) School Zone³⁰⁴.

Such modifications are graphically depicted on Master Plan Update Map 25.1.

2. That the name of this Zone be revised from the various ways it appears in Chapter 175 and standardized as "In Town (IT)".
3. That the Building Type definitions for Apron Shopfront, Civic Building, Cottage House, Downtown Building, Liner Building, Loft Building, Townhouse, Twin Houses and Accessory Structures differ between the general definitions section of Chapter 175 (§175-10) and the section dealing with Building Types §175-160 B. be standardized and Relocated into §175-10.

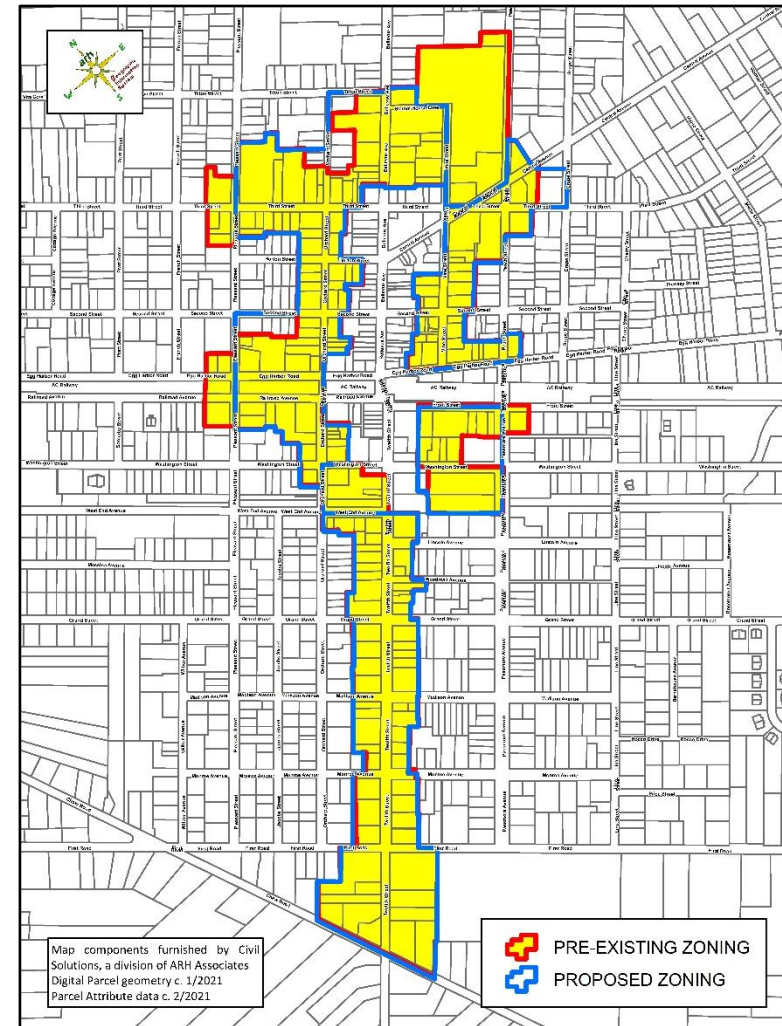
³⁰² §6.4.15 herein.

³⁰⁴ §6.4.24 herein.

³⁰³ §6.4.17 herein.



7. That definition for “Live / Work Building” be relocated into §175-10.
 4. That an inventory of appropriate Accessory Structures be added to the Zone.
- F. No additional changes are recommended for the DT-3 / IT Zoning District.



Master Plan Map 25.1
Proposed Zoning
In Town (IT) Zoning District



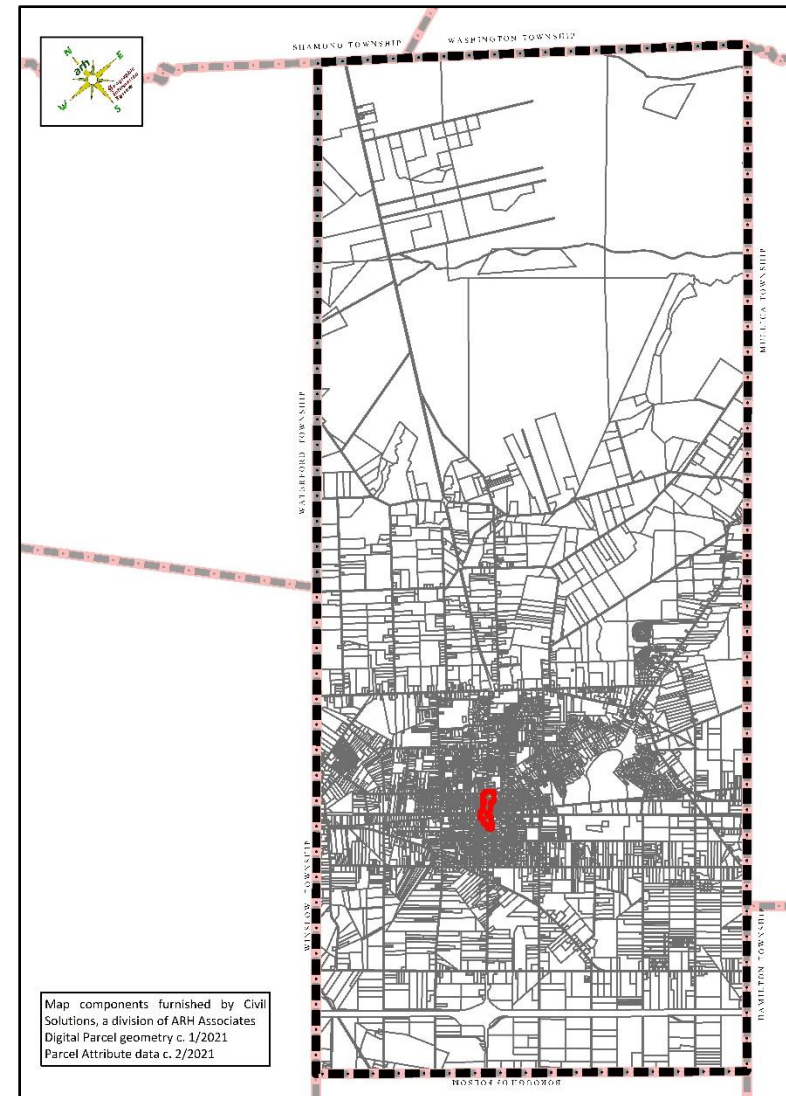
6.4.17 DOWNTOWN, DOWNTOWN (DT-4) ZONING DISTRICT

Chapter 175 (at §175-154.7) provides no abbreviation for the “Downtown, Downtown” District. The Zoning Map refers to the Zone as “DT-4”. This Master Plan Update assumes the DT-4 abbreviation is correct.

- A. The DT-4 Zone covers (approximately) 18.7 acres, equating to 0.1% of the Town’s land area.
- B. The DT-4 Zone is governed by §175-154.7, the intent of which states:

Made up of the parcels ... that surround the MainStreet blocks, this district now includes a mix of residential and commercial uses. The "In-Town" zone/district will expand options for retail growth in the center of Hammonton while supporting MainStreet activities and improving options for downtown living.

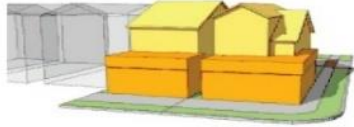
- C. The DT-4 Zone is part of the Town that was placed under special Use, Building Type and Bulk Regulations by the Town’s Form-Based Code³⁰⁵. Under the FBC³⁰⁶:



Master Plan Map 26
Pre-Existing Zoning
Downtown, Downtown (DT-4) Zoning District

³⁰⁵ §2.6 herein.

³⁰⁶ §175.154.7C.



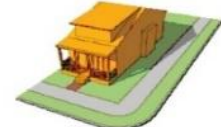
Apron Shopfront



Box Building



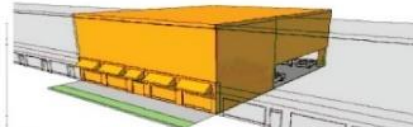
Civic Building



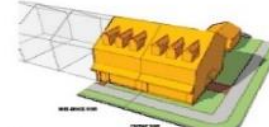
Cottage House



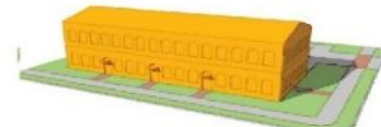
Downtown Building



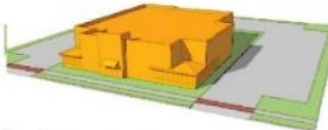
Liner Building



Live / Work Building



Loft Building



Pad Commerce



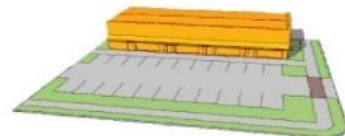
Podium Building



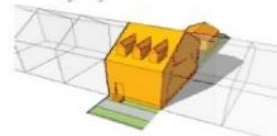
Single House



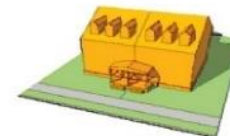
Special Industry



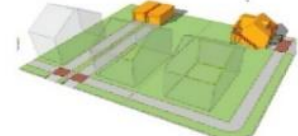
Strip Commerce



Townhouse



Twin House



Accessory Structure

Master Plan Graphic 24 ³⁰⁷

³⁰⁷ Apron Shopfront: See FN²⁹⁷

Downtown Building: See FN²⁷⁶



1. Permitted Principal Uses:

- Accessory Dwelling Units in/at Apron Shopfronts.
- Business Offices in/at Downtown Buildings.
- Civic Uses in/at Apron Shopfronts and Downtown Buildings.
- Local Retail in/at Apron Shopfronts and Downtown Buildings.
- Professional Offices in/at Apron Shopfronts and Downtown Buildings.
- Restaurants in/at Apron Shopfronts and Downtown Buildings.
- Studios in/at Upper Floor Residences in/at Apron Shopfronts and Downtown Buildings.

2. Permitted Conditional Uses³⁰⁸:

- Accessory Dwelling Units in/at Downtown Buildings.
- Banks or Savings Institutions in/at Downtown Buildings.
- Business Offices in/at Apron Shopfronts.
- Daycare in/at Apron Shopfronts.
- Home Occupations in/at Apron Shopfronts.
- Home Offices in/at Apron Shopfronts.
- Private Schools in/at Downtown Buildings.

- Local Service in/at Apron Shopfronts and Downtown Buildings.

F. Bulk regulations governing the physical development in the DT-4 Zone is contained in the balance of §175-160 B.(5) and §175-160 B.(9).

G. After an in-depth analysis of the DT-4 Zone, this Master Plan Update recommends:

1. That the District's Zone Boundary Lines:

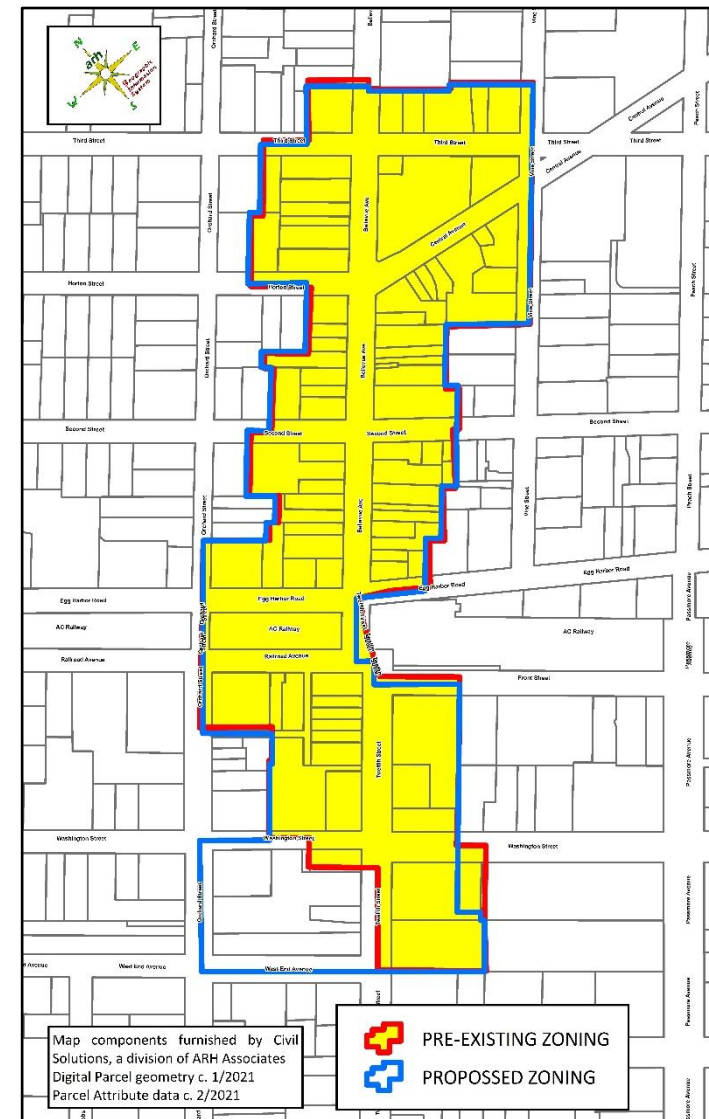
- a. Be adjusted as appropriate to conform to current Block and/or Lot Lines.
- b. Be expanded to capture block bound by Washington Avenue, Twelfth Street, West End Avenue and Orchard Street in order to maximize the commercial potential of these lands.
- c. Be reduced at south Washington Street east of Twelfth Steet so as not to split-zone the Peter Lumber site.

³⁰⁸ Conditions are located in §175-154.8.



Such modifications are graphically depicted on Master Plan Update Map 26.1.

2. That the Building Type definitions for Apron Shopfront and Downtown Building differ between the general definitions section of Chapter 175 (§175-10) and the section dealing with Building Types §175-160 B. be standardized and relocated into §175-10.
 3. That the name of this Zone be revised from the various ways it appears in Chapter 175 and standardized as “Downtown Business District (DBD)”.
- H. No additional changes are recommended for the DT-4 / DBD Zoning District.



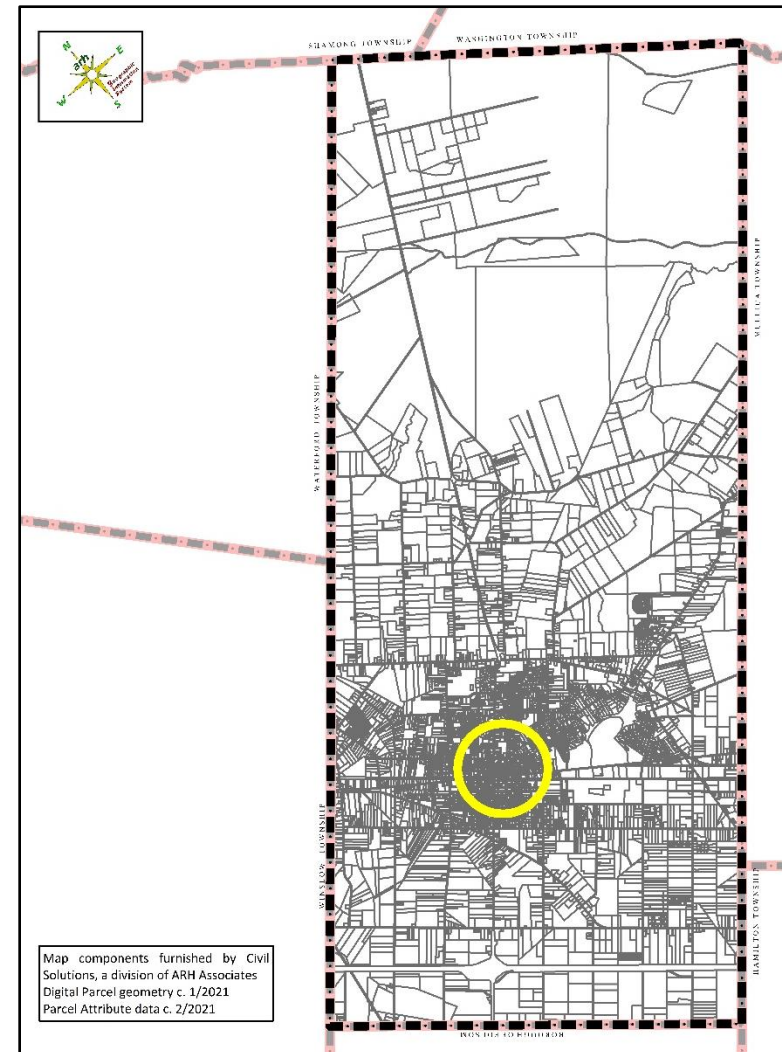
Master Plan Map 26.1
Proposed Zoning
Downtown Business (DBD) Zoning District



6.4.18 DOWNTOWN IMPROVEMENT DISTRICT & DOWNTOWN BUSINESS IMPROVEMENT ZONE

- A. In order to make the Eagle Theater and surrounding lands eligible for grant funding, Hammonton established a Downtown Improvement District and Downtown Business Improvement Zone in February 2016.³⁰⁹ The Ordinance establishing these areas³¹⁰ specified the properties to be included as Block 2811, Lots 1, 2 and 3 (the properties are the same for both).

In addition to their own controlling documents, the DID and DBIZ are governed by §175-154.9³¹¹.



³⁰⁹ Individually “DID” and “DBIZ” and collectively known as “Downtown Hammonton”.

³¹⁰ Schedule A to Ord. No. 003-2016.

³¹¹ Despite its location in Chapter 175 and its designation as a “District” and “Zone”, the DID / DBIZ is not a Zoning District under the Town’s Zone Plan or *Municipal Land Use Law*. While these designations provide a critical function in providing physical and programmatic improvements for Hammonton’s downtown business district, they should be removed from the Zoning Ordinance and placed in a more appropriate section of the Town Code.



Master Plan Map 27.1
Downtown Improvement District &
Downtown Business Improvement District

- B. A non-profit³¹² entity known as the Hammonton Revitalization Corporation³¹³ is the "District Management Corporation" that manages the operations of Downtown Hammonton under what is locally known as the MainStreet Hammonton Program. The members of the HRC are appointed by the Town Council.

³¹² 501(c)3

³¹³ "HRC"

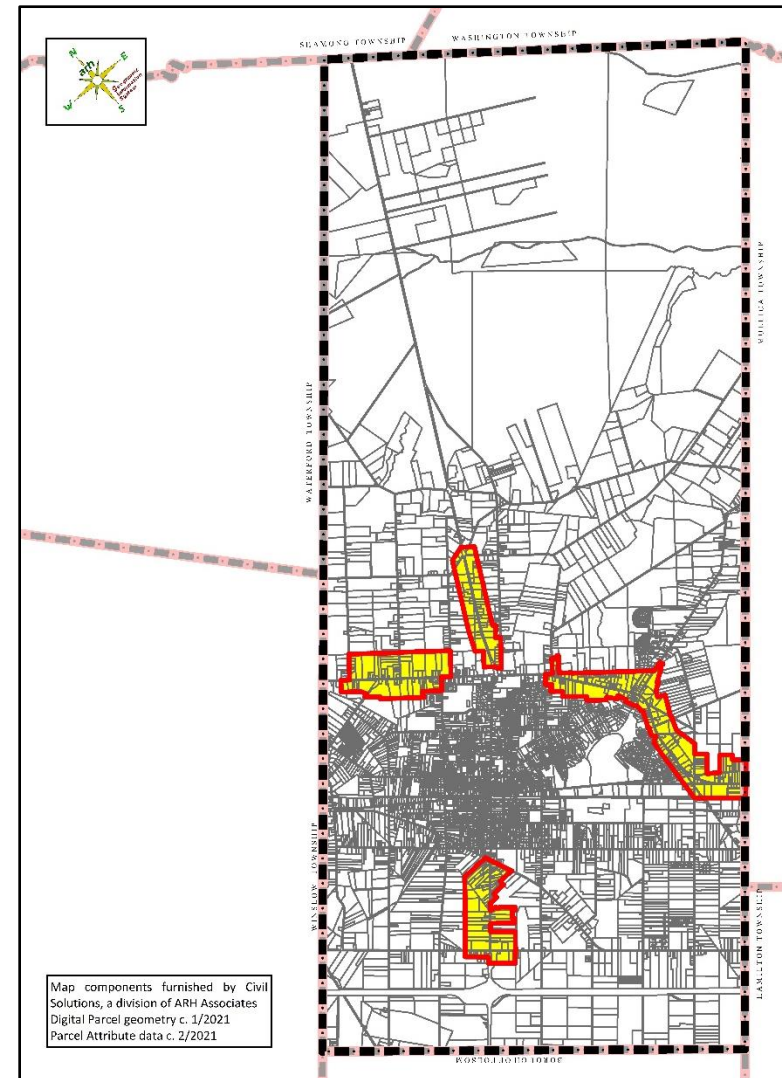


6.4.19 HIGHWAY BUSINESS (H-B) ZONING DISTRICT

- A. The H-B Zones cover (approximately) 1,342 acres, equating to 5.1% of the Town's land area.
- B. The H-B Zones are governed by §175-155, which permits the following Uses, subject to the general requirements of §175-156³¹⁴:

Principal Uses

- Local retail activities, including but not limited to grocery stores, meat markets, supermarkets, delicatessens, bakeries, drugstores, furniture stores, sporting good shops, gift shops, hardware stores, package liquor stores, pet shops, stationery stores, fabric stores, florists and jewelry stores, but excluding automobile sales.
- Local service activities, including but not limited to barber- and beauty shops, tailors, photographer's studios, retail dry-cleaning and laundering operations, appliance repair shops, shoe repair shops, upholsterers, newspaper and/or job print shops and customer service centers.
- Restaurants, Take-Out Restaurants, bars, taverns and indoor theaters.



Master Plan Map 28
Pre-Existing Zoning
Highway Business (H-B) Zoning District

³¹⁴ Truncated for brevity / clarity. Refer to §175-155 for the full text.



- Banks, including drive-in facilities.
- Professional offices limited to doctors, dentists, architects, engineers, planners, lawyers, real estate agents, insurance brokers or similar licensed professional uses.
- Offices and office buildings.
- Automobile sales, travel trailer and camper sales.
- Indoor theaters and bowling alleys.
- Garden centers engaged in the retail sale of plant material, (subject to certain provisions).
- Shopping centers comprised of the preceding uses.
- Laboratories of an experimental, research or testing nature which carry on processes within completely enclosed buildings and which do not produce noticeable noise, vibration, smoke, dust, odors, heat or glare outside the buildings.
- Wholesale distribution centers and warehousing, provided that such activities are conducted entirely within an enclosed structure.
- Hospitals, as defined in §175-10, which may include:
 - Emergency departments, outpatient medical offices, diagnostic services including imaging centers, surgical centers, cancer treatment, physical therapy, pharmacies, and such educational, clinical, and research facilities as are integral to the operation of the hospital; and
 - Ancillary and accessory uses such as helipads, employee daycare, gift shops, cafeteria, coffee shops, administrative and staff offices and offices for either affiliated or nonaffiliated professionals which are integrated with the hospital facilities or complex.

Conditional Uses

- Automotive service stations, subject to §175-124.
- Funeral parlors.
- Commercial parking lots.
- Apartments on the second and third floors of a building used primarily for nonresidential purposes.
- Car washes, subject to §175-124.
- Hotels and motels, subject to §175-111.



- Assisted living facilities limited to Block 4601, Lots 22, 22.01, 26, 26.01 and 27; Block 4602, Lots 1, 2, 3, 4, 4.01, 5 and 6; Block 4603, Lots 1, 2, 3, 4 and 5.
- C. Bulk regulations governing the physical development in the H-B Zones are contained in the balance of §175-155. General requirements for business districts are contained in §175-156.
- D. After an in-depth analysis of the H-B Zones, this Master Plan Update recommends:
1. That the District's Zone Boundary Lines:
 - a. Be adjusted as appropriate to conform to current Block and/or Lot Lines.
 - b. Be adjusted at the NJM Insurance Group's office campus east of Twelfth Street so that the entire campus is within the (M-1) Industrial Park Zone³¹⁵.
 - c. Be reduced to exclude the lands:
 - south of the White Horse Pike (generally) east of Old Forks Road to respect the existing high school property. Rezone such lands as the proposed (S) School Zone³¹⁶.
 - between the south side of Main Road and Terrace Avenue, which have no White Horse Pike access; thereby rendering them inappropriate for commercial uses. Rezone such lands (R-3) Residential³¹⁷.
 - along Pleasant Mills Road north of Jamestown Boulevard to capture active farmland that is not appropriate for commercial uses. Rezone such lands (R-3) Residential³¹⁷.
 - d. Be expanded to include the lands:
 - at the intersection of Main Road and the White Horse Pike to capture more of the intersection for commercial opportunities.
 - along Main Road between Broadway and Seagrove Avenue to capture more lands for commercial opportunities.

³¹⁵ §6.4.20 herein.

³¹⁷ §7.4.9 herein.

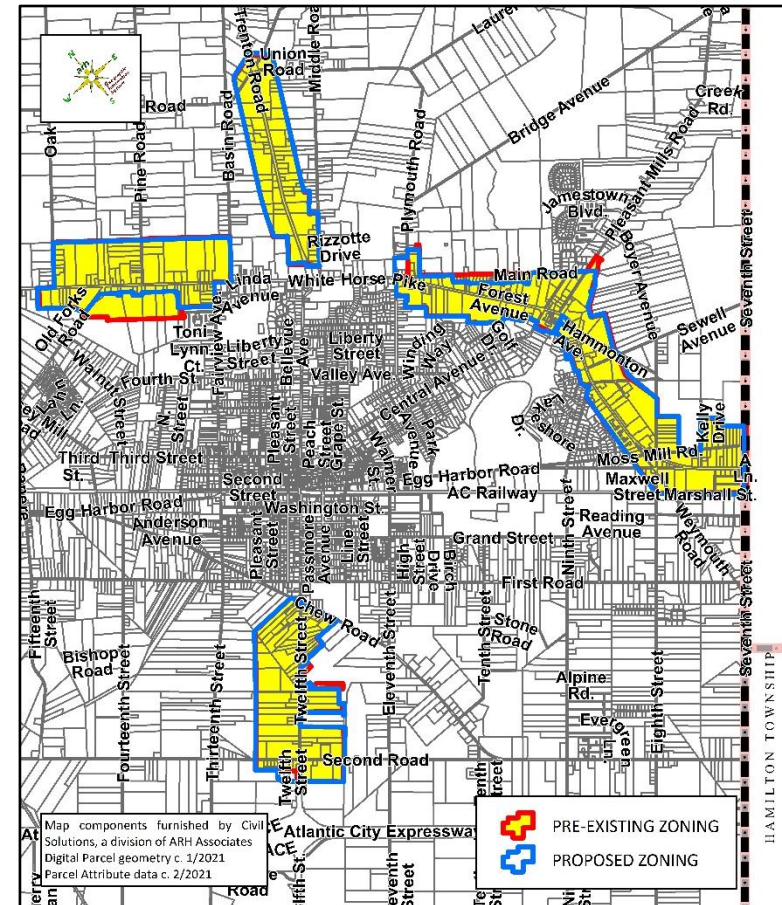
³¹⁶ §6.4.24 herein.



- at the intersection of Second Road and Twelfth Street capture more of the intersection for commercial opportunities.

These recommendations are graphically depicted on Master Plan Update Map 28.1.

2. That §175-155 and §175-156 be revised to provide a full inventory of traditional Space, Bulk, Yard and other regulations governing the physical development in the Zone.
3. That §175-155 B., which specifies a number of permitted Conditional Uses for the H-B Zone, be amended for *Funeral Parlors*, *Commercial Parking Lots*, and *Apartments on the second and third floors of a building used primarily for nonresidential purposes*, which currently have no conditions imposed:
 - Conditional *Funeral Parlors* and *Commercial Parking Lots* be made Permitted Uses or be eliminated as permitted in this Zone.
 - Conditional “*Apartments on the second and third floors of a building used primarily for*



Master Plan Map 28.1

Proposed Zoning

Highway Business (H-B) Zoning District

nonresidential purposes” be modified to “Above ground-floor residential dwelling units, conditioned upon the ground floor being used exclusively for retail and/or office use”.

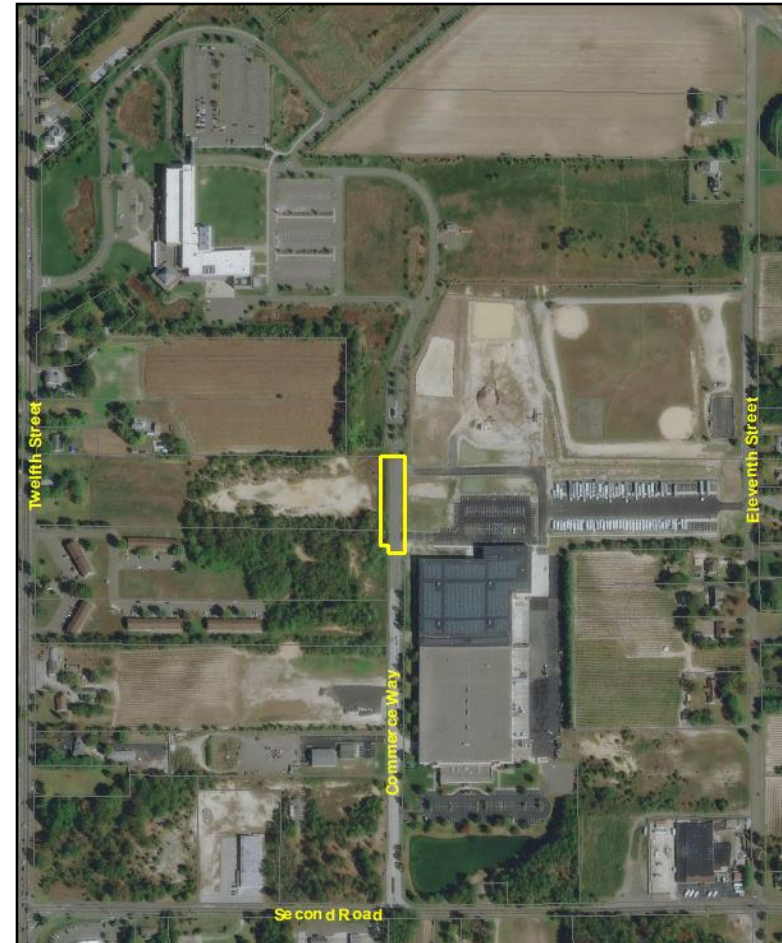


4. That the General Requirements for Business Districts at §175-156 be reviewed to ensure that regulations are appropriate for and responsive to the current commercial climate.

E. The Town-owned Block 1201, Lot 45 is located to the rear of properties fronting Twelfth Street to the south of the NJM Insurance Group's office campus. As a practical matter, this lot serves as an extension of Commerce Way and provides access to Second Street from the rear of NJM and the Kramer Beverage facility's loading area.

It is recommended that the Town vacate Block 1201, Lot 45 as a tax lot and extend the Commerce Way right-of-way to include this land.

F. In 2007, the Town added §175-155 B.(7) to permit, as a Conditional Use in the H-B Zone, Assisted living facilities, subject to [conditions intentionally omitted], provided, however, that the conditional use pertain only to Block 4601, Lots 22, 22.01, 26, 26.01 and 27; Block 4602, Lots 1, 2, 3, 4, 4.01, 5 and 6; Block 4603, Lots 1, 2, 3, 4 and 5.



Master Plan Graphic 25
Block 1201, Lot 45

An in-depth analysis of this use attendant to this Master Plan Update finds;



1. The Town's current Tax Map only includes Lot 1 in Block 4603.
2. While this use is stated as being specific to the H-B Zone, the physical location of these Blocks and Lots spans the H-B, GW-2, GW-3 Zoning Districts.
3. The Heritage Assisted Living complex is located at Block 4601, Lot 26.01 (45 US-206) in the GW-2 Zone.

Based on this analysis, it is recommended that events have overtaken the concept of Assisted Living in the H-B Zone. Further, it is not clear that Assisted Living is appropriate for the entire GW-2 District.

It is therefore recommended that this use be eliminated from the blocks and lots enumerated in §175-155 B.(7), with language being added to grandfather the Heritage complex under §175-155 B.(7)'s use and bulk regulations.

- G. No additional changes are recommended for the H-B Zoning District.

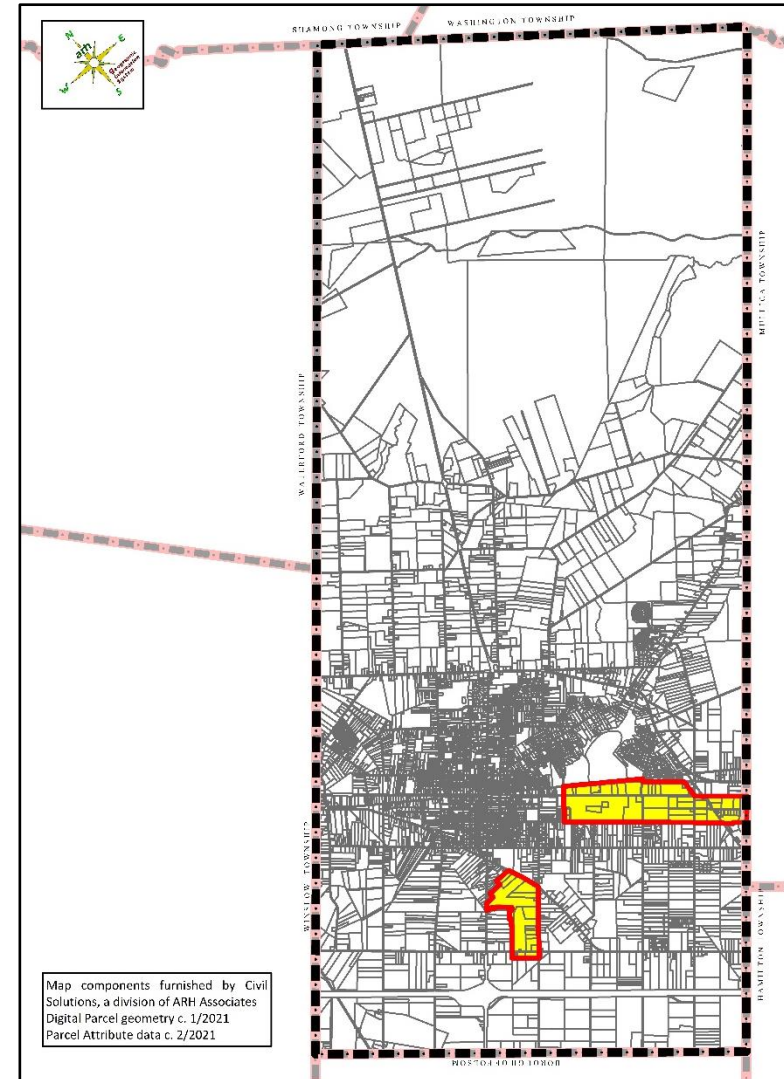


Master Plan Graphic 26
2007 Amendment: Highway Business (H-B) Zoning District



6.4.20 INDUSTRIAL PARK (M-1) ZONING DISTRICT

- A. The M-1 Zones cover (approximately) 559 acres, equating to 2.1% of the Town's land area.
- B. The M-1 Zones are governed by §175-157, which permits the following Uses, subject to §175-120³¹⁸:
- Manufacturing plants of a type which carry on processes within completely enclosed buildings, including the manufacture, assembly or treatment of products from previously prepared materials.
 - Wholesale distribution centers for wholesale sales, storage and distribution, including building material sales.
 - Laboratories of an experimental, research or testing nature which carry on processes within completely enclosed buildings.
 - Needle products manufacturing, including cutting, tailoring, weaving, knitting and yard finishing uses.
 - Wholesale fuel distribution centers, including facilities for bulk storage.
 - Commercial bakeries and commercial laundries.
 - Offices and office buildings.
 - Banks and banking services and financial institutions.



Master Plan Map 29
Pre-Existing Zoning
Industrial Park (M-1) Zoning District

³¹⁸ Truncated for brevity / clarity. Refer to §175-155 for the full text.



C. Bulk regulations governing the physical development in the M-1 Zones are contained in the balance of §175-157.

D. After an in-depth analysis of the M-1 Zones, this Master Plan Update recommends:

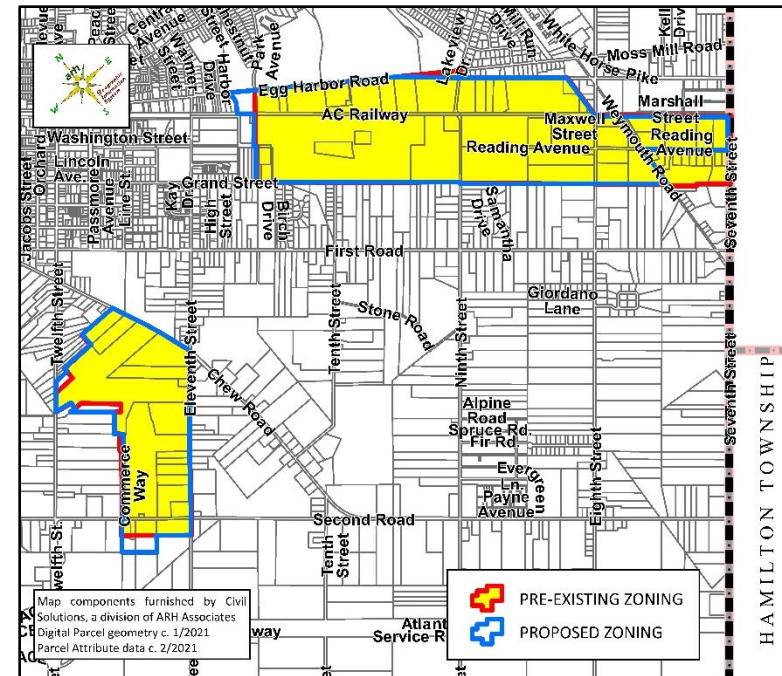
1. The District's Zone Boundary Lines:

- a. Be adjusted as appropriate to conform to current Block and/or Lot Lines.
- b. Be reduced to exclude the lands south of Reading Avenue and east of Weymouth Road to respect existing development patterns. Rezone such lands (RR) Rural Residential.

c. In order increase opportunities for development, be expanded to include the lands:

- between Egg Harbor Road and the railroad west of Veterans Place.
- south of Second Road east of Commerce Way.

These recommendations are graphically depicted on Master Plan Update Map 29.1.



Master Plan Map 29.1
Proposed Zoning
Industrial Park (IP) Zoning District

That an inventory of appropriate Accessory Structures be added to the Zone.

E. The “M-1” designation for the Industrial Park District does not accurately describe the intent and purpose of the Zone. It is recommended that this Zone be redesignated “(IP) Industrial Park”.



- F. No additional changes are recommended for the M-1 / IP
Zoning District.



6.4.21 MULTI-USE (M-2 & M2A) ZONING DISTRICT

- A. The M-2 Zones cover (approximately) 66.8 acres, equating to 0.3% of the Town's land area.
- B. The M-2 Zones are governed by §175-158, which permits the following Uses³¹⁹:

Residential Uses

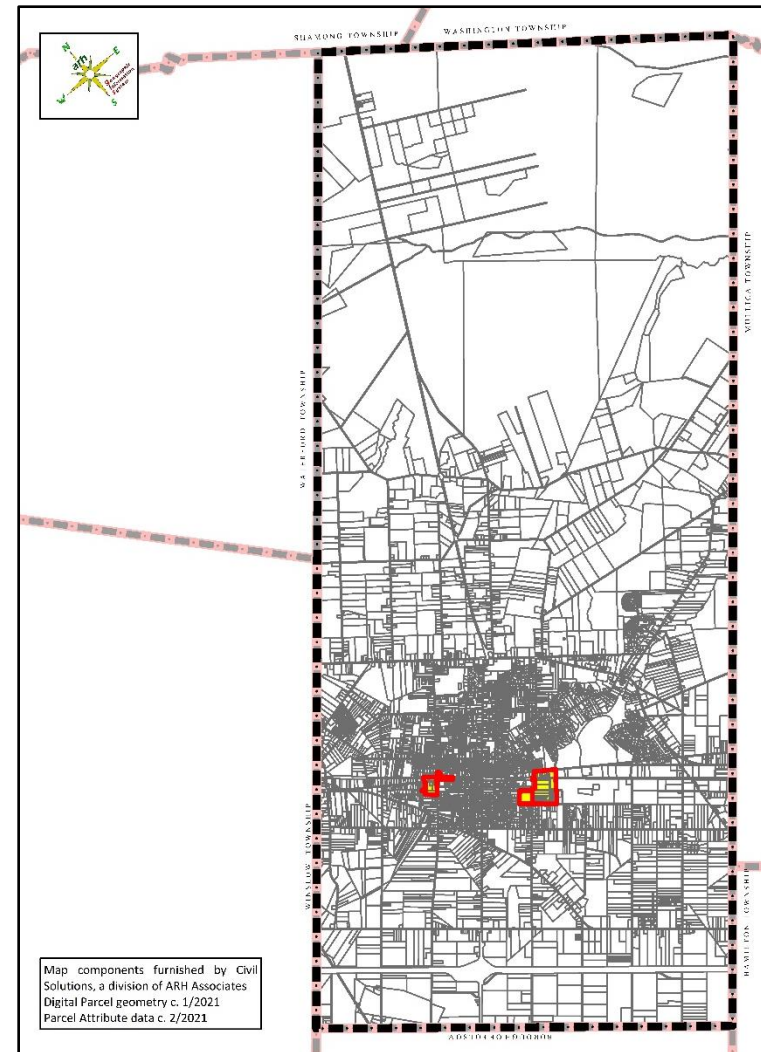
- Single-family detached / two-family dwellings and nonresidential uses as permitted in the R-1 Zone³²⁰.

Nonresidential Uses

- Offices, office buildings and retail and service uses (subject to specific bulk regulations).³²¹
- Light industrial uses permitted in the AP/CLI Zoning District³²² subject to the bulk requirements for individual uses for the M-1 Zone³²³.

Conditional Uses

- Mixed use projects consisting of certain residential, i.e., single-family attached and multifamily units, commercial and office uses (subject to specific regulations).



³¹⁹ Truncated for brevity / clarity. Refer to §175-158 for the full text.

³²⁰ §6.4.7 herein.

³²¹ This use description is prefaced by “33”, with no explanation.

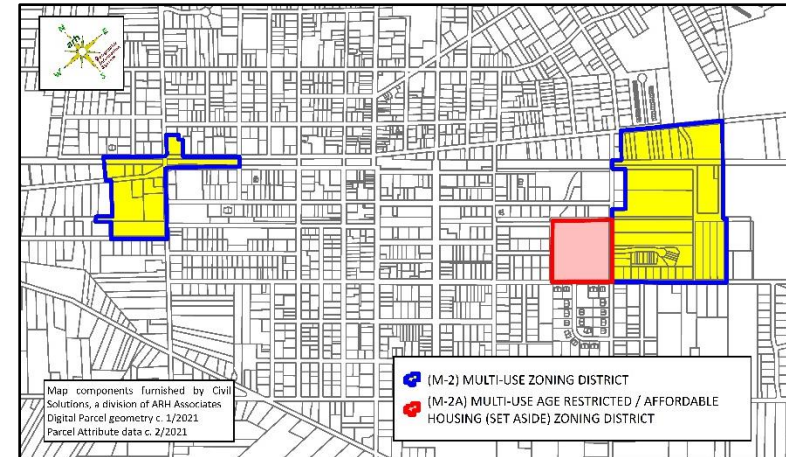
³²² §6.4.5 herein.

³²³ §6.4.20 herein.



- C. Bulk regulations governing the physical development in the M-2 Zones are contained in the balance of §175-158.
- D. After an in-depth analysis of the M-2 Zone, this Master Plan Update recommends:
1. The District's Zone Boundary Lines be adjusted as appropriate to conform to current Block and/or Lot Lines.
 2. §175-158D. provides that, *"within the M-2 District"*, age-restricted affordable housing pursuant to and in compliance with N.J.A.C. 5:93-1 et seq. shall be a permitted use". §175-158E. designates this area as the *"M2A District"*, limits the District to Block 2605, Lot 1³²⁴, and "exclusively permit[s]" age-restricted affordable housing pursuant to and in compliance with N.J.A.C. 5:93-1 et seq.

While established as a distinct Zoning District, the provisions of the M2A Zone are contained within the



Master Plan Map 30.1
Pre-Existing Zoning
M-2A Zoning District

section of Chapter 175 addressing the M-2 Zone, and are separate and distinct from the Town's Residential Set-Aside ("R-3A")³²⁵ and Inclusionary Development ("IDZ") Zones³²⁶, despite each providing for Affordable Housing.

With the establishment of the IDZ Zone and the court-approved 2018 Housing Element & Fair Share Plan³²⁷, Hammonton has satisfied its obligation to

³²⁴ (Approximately) 10.9 acres, equating to 0.1% of the Town's land area.

³²⁵ §175-153D. (§6.4.10 herein)

³²⁶ §175-158.1 (§6.4.22 herein).

³²⁷ Exhibit 9.1 herein.

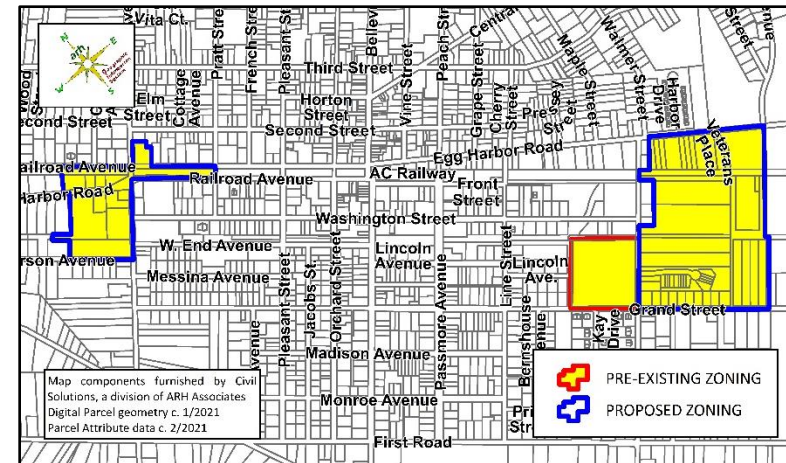


provide for a reasonable opportunity for low- and moderate-income housing under the “Mount Laure Doctrine” and the Fair Housing Act.

It is therefore recommended that the M2A Zone be eliminated in favor of R-2 Zoning³²⁶.

Such modifications are graphically depicted on Master Plan Update Map 30.2.

3. That §175-150 be revised to provide a full inventory of traditional Space, Bulk, Yard and other regulations governing the physical development in the Zone.
- G. The “M-2” designation for the Multi-Use District does not accurately describe the intent and purpose of the Zone. It is recommended that this Zone be redesignated “(MU) Multi-Use”.
- H. No additional changes are recommended for the M-2 / MU Zoning District.



Master Plan Map 30.2
Proposed Zoning
Multi-Use (MU) Zoning District



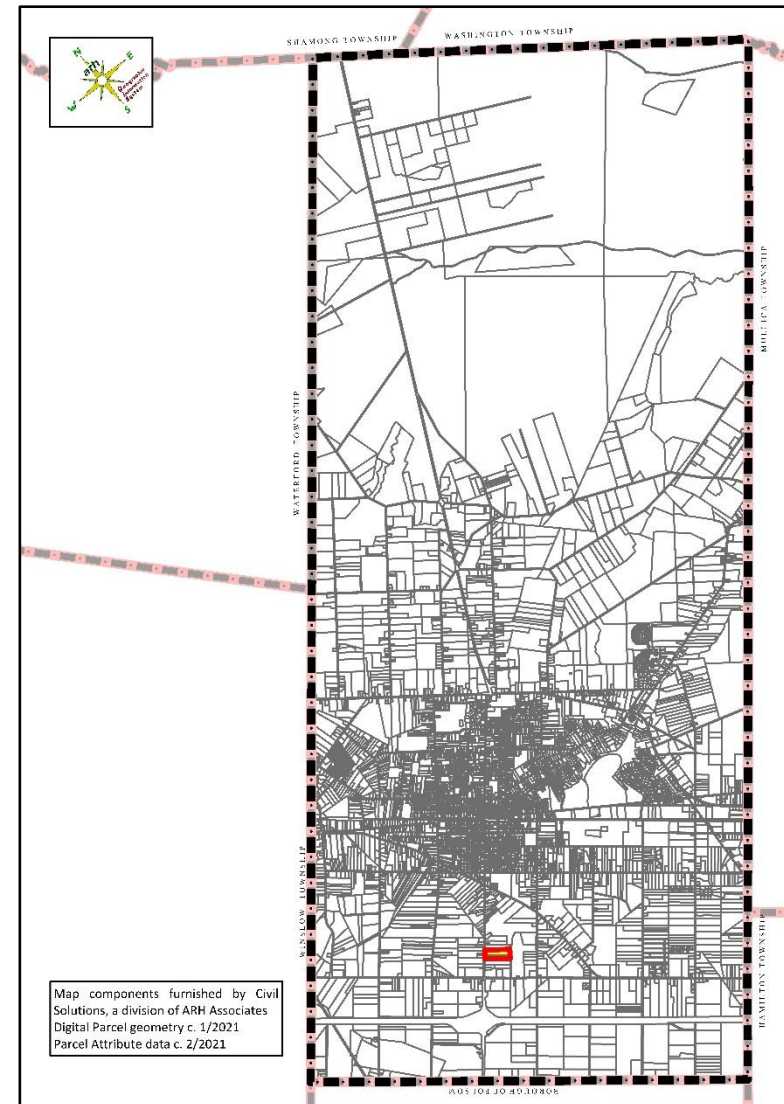
6.4.22 INCLUSIONARY DEVELOPMENT ZONE (IDZ)

- A. The IDZ Zone covers (approximately) 13.3 acres, equating to 0.1% of the Town's land area.
- B. The IDZ Zone is governed by §175-158.1, the Purpose and Intent of which states:

The Town of Hammonton recognizes the need for affordable housing that can be offered as rentals for the target population who require smaller, more reasonably priced accommodations such as one-, 2- and 3-bedroom living facilities. It is the intent of this section to create a realistic opportunity for the construction of a portion of the low- and moderate-income housing obligation of the Town of Hammonton under New Jersey's Fair Housing Act, N.J.S.A. 52:27D-301 et seq.; the rules of the New Jersey Council on Affordable Housing, N.J.A.C. 5:93-1 et seq. (the "Rules"); and the Mount Laurel Doctrine.

This section shall apply specifically to the existing rental development along 12th Street (Route 54) on Block 1201, Lots 5 & 5.01...

This section acknowledges that 52 apartments currently exist on the property, and that it is the intent of this section to control development on the property for an additional



Master Plan Map 31
Pre-Existing Zoning
Inclusionary Development (IDZ) Zoning District



84 rental units (as defined...) for a total no greater than 136 rental units. This section creates a IDZ ... designed to increase an existing rental development to a total of up to 136 rental units, with a 15% set-aside of any new units that are constructed to be designated as affordable rentals that will be governed by controls on affordability that will terminate in accordance with the applicable Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC") requirements and the Rules.

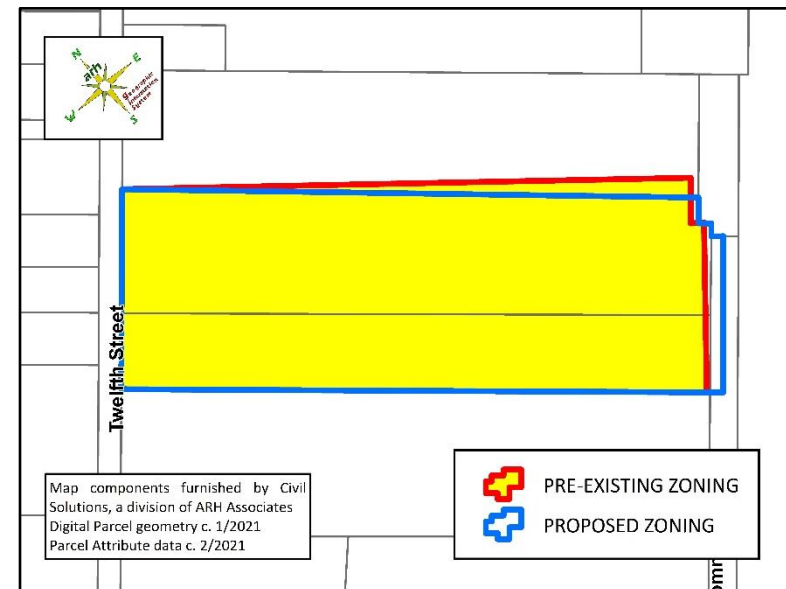
C. Permitted Principal Uses in the IDZ are:

- All uses permitted in the H-B Zoning District³²⁸.
- Dwelling Unit/Apartment, Multiple-Family³²⁹.

D. Bulk regulations governing the physical development in the IDZ Zone are contained in the balance of §175-158.1.

E. After an in-depth analysis of the IDZ Zone, this Master Plan Update recommends:

1. The District's Zone Boundary Lines be adjusted as appropriate to conform to current Block and/or Lot Lines. Such modifications are graphically depicted on Master Plan Update Map 31.1.
2. That, given the limited land area and the residential priority in this Zone, §175-158.1 be revised to remove uses permitted in the H-B Zoning District.



Master Plan Map 31.1

Proposed Zoning

Inclusionary Development (IDZ) Zoning District

³²⁸ §6.4.19 herein.

³²⁹ Defined at 175-10 as "a suite of rooms designed for or occupied by one family or household and situated in a building containing 3 or more such suites of rooms. Such units may share some facilities, utilities or services, such as entrance halls, electric or water connections, basement areas, heating plant or refuse disposal facilities".



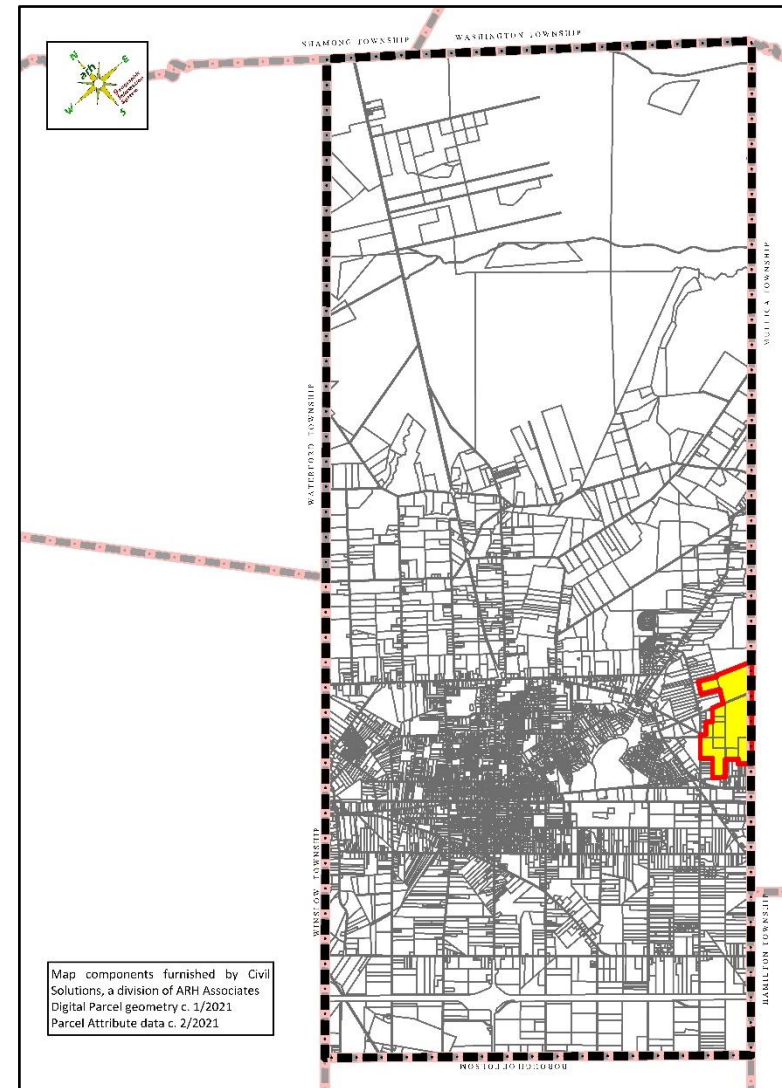
3. That an inventory of appropriate Accessory Structures be added to the Zone.

F. No additional changes are recommended for the IDZ Zoning District.



6.4.23 RECREATION (REC) ZONING DISTRICT

- A. The REC Zone covers (approximately) 260 acres, equating to 1.0% of the Town's land area.
- B. Permitted Principal Uses in the REC Zone are:
- Active and passive public recreation facilities, including but not limited to athletic fields, tennis courts, basketball courts, swimming pools, bike trails, street hockey rinks, skating facilities and nature trails, and associated community centers.
 - Public playgrounds, conservation areas and parks.
 - Golf courses, miniature golf and golf driving ranges.
- C. Bulk regulations governing the physical development in the REC Zone are contained in the balance of §175-159.
- D. After an in-depth analysis of the REC Zone, this Master Plan Update recommends:
1. The District's Zone Boundary Lines:
 - a. Be adjusted as appropriate to conform to current Block and/or Lot Lines.



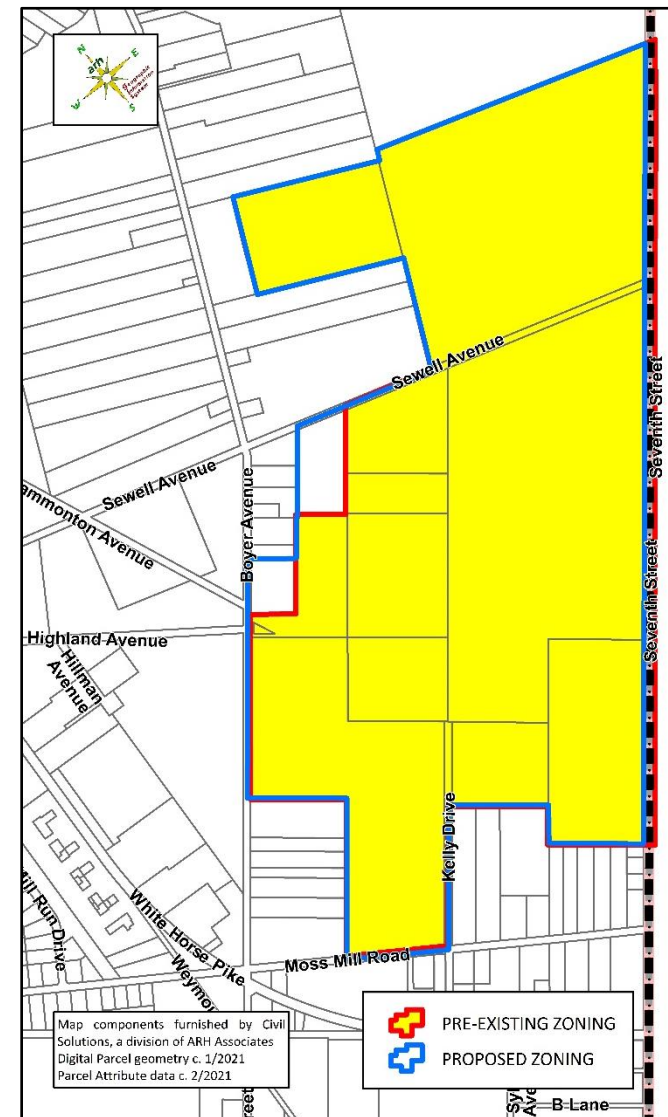
Master Plan Map 32
Pre-Existing Zoning
Recreation (REC) Zoning District



- b. Be expanded to increase recreational opportunities in the Town by include lots south of Sewell Avenue and east of Boyer Avenue.

These recommendations are graphically depicted on Master Plan Update Map 32.1.

2. That §175-159 be revised to provide a full inventory of traditional Space, Bulk, Yard and other regulations governing the physical development in the Zone.
- G. No additional changes are recommended for the REC Zoning District.



Master Plan Map 32.1
Proposed Zoning
Recreation (REC) Zoning District



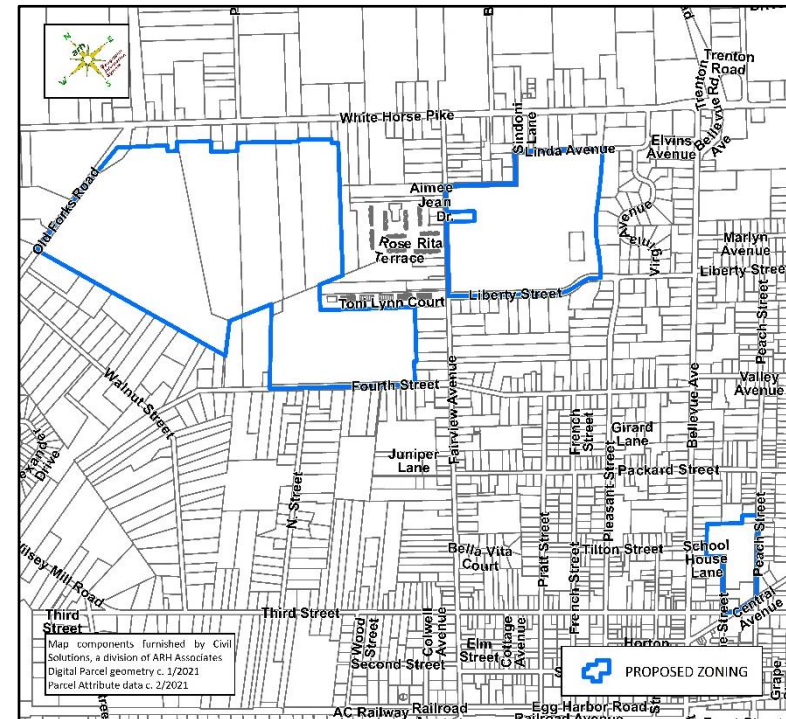
6.4.24 SCHOOL (S) ZONING DISTRICT (PROPOSED)

As recommended in §6.4.6 D.1.b, §6.4.7 D.1.b, §6.4.9 D.1.c, §6.4.16 E.1.d and §6.4.19 D.1.c, of this Master Plan Update, the sites of the Hammonton High School, Hammonton Middle School and Saint Joseph's School (which is owned by the Hammonton Board of Education) are proposed to be rezoned to a new School (S) Zone.

Permitted Principal and Accessory Uses are recommended to be those uses that are normal and customary to the educational, athletic and recreational use of the properties, as well as such similar community uses as may be proposed from time-to-time.

Bulk and architectural requirements for public schools are governed by the New Jersey Department of Education. It is therefore recommended that such controls be deferred to that body.

Bulk and architectural controls for private schools such as Saint Joseph's are not governed by the Department of Education. It is recommended that such controls be crafted to respect the facilities existing at time of adoption of this Master Plan Update.



Master Plan Map 33
Proposed School (S) Zoning District



6.4.25 LAKE (L) ZONING DISTRICT (PROPOSED)

As recommended in §6.4.7 D.1.b. of this Master Plan Update, the environmentally-sensitive lands in and around Hammonton Lake are proposed to be rezoned to a new Lake (L) Zone.

Permitted Principal and Accessory Uses are recommended to be those public active- and passive- recreational uses that are normal and customary to the setting.

Bulk and architectural requirements for the lands comprising the L Zone are generally guided by, if not governed by, the New Jersey Pinelands Commission and the New Jersey Department of Environmental Protection. Within this context, and recognizing that municipalities are generally exempt from their own zoning³³⁰, it is recommended that such controls be left flexible in order for the Town to employ unique and imaginative designs.



Master Plan Map 34
Proposed Lake (L) Zoning District

³³⁰ New Jersey Zoning & Land Use Administration. Gann Law. 20232 Edition. §46.5.



6.4.26 REDEVELOPMENT AREAS

A. Overview

Over the course of time, Town Planners in Hammonton have embraced the concept of Redevelopment and encouraged its use. For example:

- The Town's 1982 Master Plan Report included the goal to "Encourage revitalization and Redevelopment of the Central Business District".
- The Town's 2004 Master Plan Reexamination included the same goal, as well as goals to:
 - Guide the redevelopment of land where warranted.
 - Identify vacant / under-utilized land appropriate for redevelopment or rehabilitation in the downtown area. This includes residential and smaller commercial uses.
 - Continue to identify, clean, and re-use or clear and re-build upon vacant / under-utilized factory buildings. Employ redevelopment plans to meet community needs, such as economic redevelopment and senior citizen affordable housing.

- Examine M-D Zoning District in the downtown area to determine if portions should be altered. Create an M-D West (reduce residential component and *encourage commercial only*) ***factoring in the approved Redevelopment Areas of Area A-D*** and M-D East (allow for combination of residential and commercial). ***[emphasis added]***

B. *Local Redevelopment & Housing Law*³³¹

In 1992, the New Jersey Legislature empowered municipalities to address conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development by adopting the *Local Redevelopment & Housing Law*, the purpose of which was to provide local officials with the tools and powers necessary to arrest and reverse such conditions and to promote the advancement of community interests through programs of redevelopment and/or rehabilitation of such lands.

³³¹ N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law")



By utilizing the comprehensive set of tools and techniques available *only* under the *Redevelopment Law*, municipalities may modify land use and zoning controls; acquire property deemed necessary for *redevelopment*; clear or provide for the clearance of such lands; install infrastructure and/or other site improvements; provide favorable tax and other financial incentives to facilitate *redevelopment*; and solicit for, negotiate / enter into partnerships with and transfer lands to public and private entities in order to accomplish certain defined municipal goals and objectives.

B. 2002 / 2003 Redevelopment Area Analysis

1. In or about 2002, the Town commissioned a Redevelopment Area Analysis³³² prepared in conjunction with what was termed “*a major planning study*” designed to, in the language of the Redevelopment Analysis:

- Establish a pattern of redevelopment for the Town to enhance the existing assets of the community;

- Preserve its MainStreet environment;
- Develop a comprehensive parking plan; and
- Similar strategies which can take advantage of a well-defined traditional layout of a Pinelands town.

The Redevelopment Area Analysis evaluated Planning Districts identified in the Strategic Redevelopment and Smart Growth Plan³³³ as potential Areas In Need of Redevelopment in order to “*abate future and continued deterioration of sites as market forces develop newer and better competitive alternatives throughout the region*”. Such sites were said to represent a composite of aging, deteriorated buildings and vacant and underutilized lands and buildings in the Town's traditional downtown ~ which existed in a pattern of obsolete layouts, inadequate parking and faulty arrangement or design, that collectively constituted obsolescence.

The Redevelopment Area Analysis found that such areas could not collectively be brought to a fully

³³² Prepared by Peter P. Karabashian Associates, Inc., Professional Planners. December 2002 (Revised October 2003).

³³³ Prepared by Peter P. Karabashian Associates, Inc., Professional Planners. February 2003 (Revised October 2003).



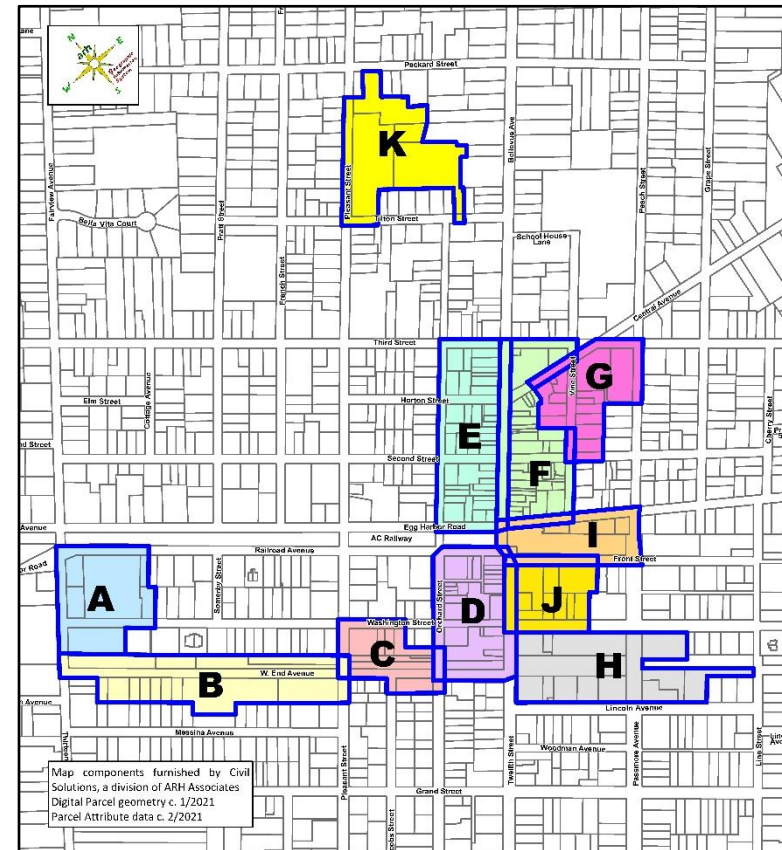
productive condition without the Redevelopment process under the *Redevelopment Law*. As such, the Redevelopment process was envisioned as a means to initiate public / private partnerships to treat designated planning areas in a systematic manner and thereby correct the deficiencies identified.

2. The Redevelopment Area Analysis culminated in recommendations that 11 areas ~ labeled A – K ~ exhibited conditions which qualified as being In Need of Redevelopment under the *Redevelopment Law*.

Chapter 213 of the Town Code was adopted in March 2004 as the Redevelopment Plan for these Redevelopment Areas. However, the Town's Zoning Map was never updated to reflect these Areas.

This Master Plan Update recommends that these Redevelopment Areas be added to the Zoning Map.

3. Chapter 213 was amended in 2011 to permit single-family attached dwelling units and associated Bulk regulations for Redevelopment Areas B. and C.



Master Plan Map 35
2002 / 2003 Redevelopment Areas

4. In or about March 2023, an application for Site Plan and Subdivision approval for a 60-unit residential townhouse Redevelopment Project had been submitted to the Hammonton Joint Land Use Board.



The Project, which is located at 101 & 250 West End Avenue, 111, 112 & 201 W. Pleasant Avenue, 115 W. Orchard Avenue, 116 & 132 Washington Street, is located in Redevelopment Areas B. and C.

At time of adoption of this Master Plan Update, the application was working its way through the review process.

5. In July 2023, an application for Site Plan approval to demolish an existing, dilapidated commercial warehouse and construct a new microbrewery and tap room at 100 West End Avenue (Block 2415) was submitted to the Hammonton Joint Land Use Board.

Based on the Town's Zoning Map, the Applicant was under the impression that the property was located in the DT-1 Zoning District. In fact, Block 2415 is located within Area C. of the Town's 2003 Redevelopment Plan Area. Under the 2011 amendments to Chapter 213, permitted uses for Area C. are limited Age Restricted, Market Rate Residential Twin Units, with Bulk regulations established to accommodate such uses.

Under standard municipal zoning, Variance relief under N.J.S.A. 40:55D-70(d)(1) would be required for a use not permitted in the Zone. However, the Redevelopment Plan specifically precludes use variances. An amendment to the Redevelopment Plan is therefore required.

During the review of this Application, Town Planners realized that similar difficulties are likely to occur for projects in the other Redevelopment Plan Areas. Accordingly, this Master Plan Update recommends that the Redevelopment Plan for Areas A-K be reviewed and updated based on current municipal priorities.

Such review / update could be done as an independent, proactive initiative to entice development or reactively as part of a project proposal submitted by a developer.

6. It is further recommended that Chapter 213 be relocated to a new section of Chapter 175.

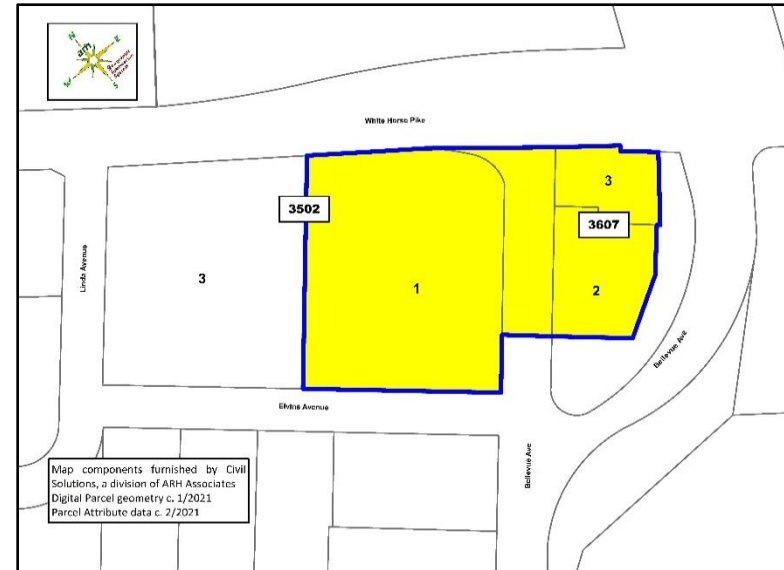


G. Gateway Redevelopment Area (White Horse Pike & Bellevue Avenue)

1. In February 2015, pursuant to a settlement agreement between Bellevue Property Associates, LLC and the Town of Hammonton relating to pending litigation between the parties, Hammonton's Town Council, via Resolution No. R-42A-2015, directed the Hammonton Joint Land Use Board to conduct an investigation to determine whether Block 3502, Lots 1 and 2 and Block 3607, Lots 2 and 3 ~ located on the southerly side of the White Horse Pike at the intersection of Bellevue Avenue ~ were Areas in Need of Redevelopment under the *Redevelopment Law*.

Upon completion of the investigation, the Land Use Board, in May 2015, conducted a public hearing on the matter.

At the end of such hearing, the Board recommended to the Town Council that the aforementioned Area



Master Plan Map 36
Gateway Redevelopment Area

did qualify and should be designated to be an Area in Need of Redevelopment.

2. In June 2015, the Town Council, via Resolution No. 079-2015, declared the Area to be In Need of Redevelopment. A Redevelopment Plan³³⁴ was adopted in October 2015.

³³⁴ Redevelopment Plan, Gateway Area, White Horse Pike, Hammonton, Atlantic County.
Prepared by Dixon Associates (dated August 12, 2015).



The primary objectives as stated in the Redevelopment Plan were to:

- *Encourage the revitalization and redevelopment of non-residential land uses along the White Horse Pike consistent with the Hammonton Master Plan;*
- *Invigorate the creation of new jobs;*
- *Capitalize on the high traffic volumes to create a sense of vitality and activity at the intersection so as to re-establish active commercial development;*
- *Encourage opportunities for new development.*
- *Restore the positive visual impact of this important intersection;*
- *Create job opportunities;*
- *Create an attractive feature to call attention to the Downtown area.*
- *Create secondary interest in surrounding properties by new customers of the redeveloped properties.*

The Redevelopment Plan designated the Town Council as the Redevelopment Entity³³⁵ and designated Bellevue Properties, LLC as Redeveloper for Block 3502, Lots 1 and 2. These lands were redeveloped as a WaWa convenience store and automotive fueling station.

The Redevelopment Plan deferred the designation of a Redeveloper for Block 3607, Lots 2 and 3 to a later date. As of the date of this Master Plan Update, no such Redeveloper has been designated and no redevelopment activity has taken place.

This Master Plan Update recommends that this Redevelopment Area be added to the Zoning Map.

H. Block 3904 Redevelopment Area

1. In April 2018, Hammonton's Mayor and Town Council adopted Resolution No. 061-2018, thereby directing the Land Use Board to conduct an investigation to determine whether Block 3904, Lots 39 and 40 ~ located on the southerly side of the White

³³⁵ i.e., Implementing Agency

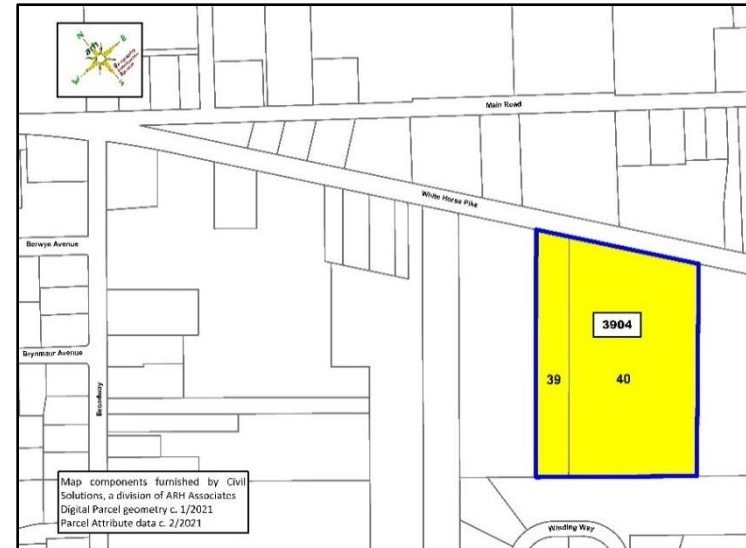


Horse Pike east of Broadway ~ was an Area in Need of Redevelopment under the *Redevelopment Law*.

Upon completion of the investigation, the Land Use Board, in July 2018, conducted a public hearing on the matter. At the end of such hearing, the Board recommended to the Mayor and Council that the aforementioned Area did qualify and should be designated to be an Area in Need of Redevelopment.

2. In July 2018, the Mayor and Council declared the Area to be In Need of Redevelopment. A Redevelopment Plan³³⁶ was adopted in January 2019.

The intent of the Redevelopment Plan was to provide a setting for an approximately 162-unit assisted living residence for low-income seniors as well as an approximately 5,000 s.f. adult medical day care facility at the site of an underutilized motor inn and long-demolished restaurant.



Master Plan Map 37
Block 3904 Redevelopment Area

The stated goals and objectives of the Redevelopment Plan were to:

- *Provide the opportunity for an adaptive reuse of a dated and underutilized motor inn which would not likely occur without the participation of public bodies.*
- *Foster assisted living and adult daycare uses and make available such assistance as may be necessary to aid development.*

³³⁶ Redevelopment Plan for Block 3904, Lots 39 and 40, Town of Hammonton, New Jersey.
Prepared by Dixon Associates (dated January 7, 2019).



- *Provide for the development of assisted living and adult daycare and related uses that will support the Town's economic growth as well as the adult and aging population, create jobs and enhance revenue for the Town.*
- *Provide a mechanism for a public / private partnership leading to the development of activities and services that foster and enhance the Town.*
- *Encourage the development of the Redevelopment Area as to affect the highest and best use.*
- *Provide for a steadily increasing population [by] providing an assisted living facility [which] will create the opportunities for the current population to remain in Town and close to family...*
- *Guide overall development of the Town in a manner that will maintain its existing desirability as a place to live and work, while taking advantage of the potential for growth, which is inherent in the Atlantic-Camden County region [by] providing the population of the Town the ability to remain in their hometown as they age and require assistance with daily activities...*
- *Generally, to maintain the existing medium density residential pattern while extending the range of types of accommodations available [by ensuring that] the density of the facility would be consistent with the 18 dwelling units per acre that is the pattern of the Town and this district...*
- *Recognize the basic division of the Town into urban and rural segments and to provide for further development in a manner which will not disrupt the agricultural economy of the area [by utilizing an area that] is already in a commercial district, [thereby maintaining] the current blend of urban and rural segments and ... not disrupt the agricultural economy of the Town.*
- *Create compatible land use groupings [by selecting a site that] is... somewhat isolated ... along the White Horse Pike and will be compatible with the uses that are in the immediate area.*
- *Maintain community character and improve the quality of life through the existing and future development of the Town [by preserving and enhancing] the existing tax base while enhancing economic development opportunities and increasing employment opportunities.*



- *Guide the development of vacant lands to ensure the best possible final product for the residents and the Town [by ensuring] that community facilities and services are utilized to meet the needs of the Town within the limits of the available resources.*
 - *Promote the adequate improvements to public infrastructure, community facilities and services to meet the needs of the residents and the Town [by ensuring] that adequate and appropriate affordable housing options are available and [continuing] to promote and encourage existing viable residential neighborhoods.*
 - *Ensure that appropriate and compatible commercial development occurs in relationship to existing residential areas of the Town.*
3. The Redevelopment Plan designated the Town Council as the Redevelopment Entity³³⁷ for the Plan. Subsequently, the Town Council designated White Horse HMT Urban Renewal LLC as Redeveloper for the Redevelopment Area.

4. Recognizing that the project would require, among other things, infrastructure improvements, relocations and modifications and intersection and other traffic improvements that greatly inflated the cost of construction, the Redeveloper requested that the Town allow a long-term tax exemption and a financial agreement pursuant to the *Long-Term Tax Exemption Law*.³³⁸

Additionally, the Town utilized the *Redevelopment Area Bond Financing Law*³³⁹ and/or the *Local Bond Law*³⁴⁰ to issue general obligation bonds in an aggregate principal amount not to exceed \$25,000 to help ensure the project's viability.

5. At time of adoption of this Master Plan Update, the newly-constructed Standard Senior Living Center within this Redevelopment Area had received its Certificate of Occupancy from the Town and was expected to open in the third quarter of 2023.

³³⁷ i.e., Implementing Agency

³³⁸ N.J.S.A. 40A:20-1 et seq.

³³⁹ N.J.S.A. 40A:12A-64 et seq.

³⁴⁰ N.J.S.A. 40A:2-1 et seq.



6. This Master Plan Update recommends that this
Redevelopment Area be added to the Zoning Map.

I. Washington & 11th Streets Redevelopment Area

In June 2019, the Hammonton Town Council adopted Resolution No. 104-2019; thereby directing the Land Use Board to conduct an investigation to determine whether Block 2608, Lots 1 & 2, and Block 2902, Lot 12 was an Area in Need of Redevelopment under the *Redevelopment Law*.

In addition to vacant, unutilized and unproductive lands, this area includes the Town's aging Public Works facility, which is reaching the end of its useful life and may benefit from relocation and/or redevelopment.

Upon completion of the investigation, the Land Use Board, in June 2022, conducted a public hearing on the matter. At the end of such hearing, the Board recommended to the Mayor and Council that the aforementioned Area did qualify and should be designated to be an Area in Need of Redevelopment.



Master Plan Map 38
Washington & 11th Streets Redevelopment Area



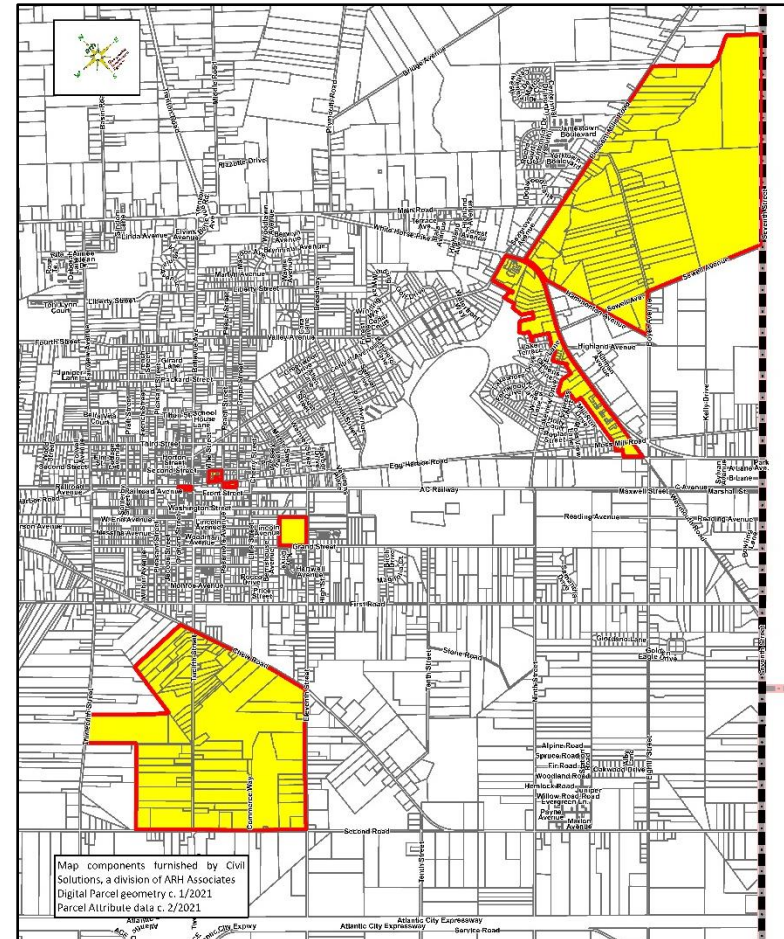
In July 2022, the Mayor and Council declared the Area to be In Need of Redevelopment. As of the adoption of this Master Plan Update, no Redevelopment Plan had yet been adopted.

This Master Plan Update recommends that this Redevelopment Area be added to the Zoning Map.

J. Referenced But Unconfirmed Redevelopment Areas

Document research conducted for this Master Plan Update found references to other sections of Hammonton that were either studied for Redevelopment Area designation or actually designated to be In Need of Redevelopment. While included herein for context, formal designation could not be verified.

Given the age of these references and their unknown status, this Master Plan Update recommends these lands be reevaluated for Redevelopment Area designation as conditions and priorities warrant.



Master Plan Map 39
Referenced but Unconfirmed Redevelopment Area



- K. The Municipal Land Use Law³⁴¹ requires that a Master Plan Reexamination address:

... recommendations... concerning the incorporation of Redevelopment Plans adopted pursuant to the Local Redevelopment & Housing Law ... into the Land Use Plan Element of the municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the Redevelopment Plans of the municipality.

- A. To the extent not already done so, this Master Plan Update hereby incorporates the designated Redevelopment Areas and related Redevelopment Plans into this Land Use Plan Element.
- B. Over the course of time, Hammonton Policymakers have identified a number of properties that appear to exhibit conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development. Such

conditions appear to result from forces which are amenable to correction and amelioration by the concerted effort of responsible public bodies via the *Local Redevelopment & Housing Law*, and, as evidenced by the lack of improvement over time, are not likely to be corrected or ameliorated without this effort.

Supporting Strategy §5.4.2 B.9 herein recommends that the Town “[i]dentify vacant / under-utilized lands and buildings appropriate for Redevelopment Area or Rehabilitation Area designations under the New Jersey Local Redevelopment & Housing Law”, and “[m]aximize the use of the Redevelopment Law where appropriate as a tool to support and advance the Policies and Strategies of this Master Plan Update”.

As an action item, this Master Plan Update further recommends that the Town Planner undertake what may be termed a Town-wide Threshold Conformance Analysis designed to determine what areas in the municipality may be eligible for designation as Area(s) In Need of Redevelopment under N.J.S.A. 40A:12A-5 and what areas

³⁴¹ N.J.S.A. 40:55D-89



are as may be eligible for designation as Area(s) In Need of Rehabilitation under N.J.S.A. 40A:12A-14 ~ without proceeding with the more formal Investigation process(es) as required by the *Redevelopment Law*.

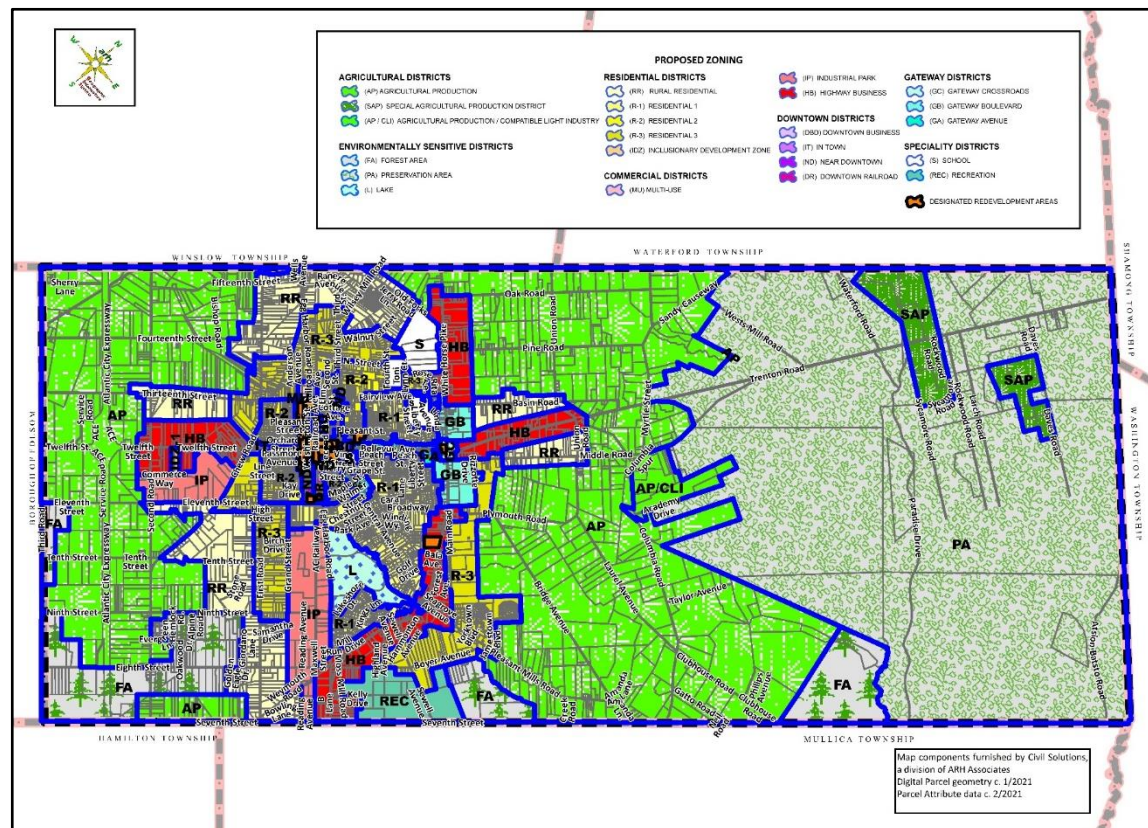
Upon review of the findings of this Threshold Analysis, Town Policymakers will be in a position to determine whether or not to proceed with the formal process under the *Redevelopment Law* to declare one or more of the Areas to be In Need of Redevelopment or Rehabilitation, or both; thereby saving the municipality from expending resources for properties / areas which ultimately may be found not to qualify for such designation(s).



6.5 PROPOSED ZONING MAP

Upon acceptance of any of the changes to the Town's Zoning District boundaries as recommended herein, a revised Zoning Map will be required. It is recommended that any such map employ the most current electronic Parcel Map³⁴² as its base.

The recommendations detailed in §6.4 herein result in the Proposed Zoning Map presented herein as Master Plan Update Map 40.



Master Plan Map 40
Proposed Zoning Map

³⁴² §6.4.3 A. & B. herein.



6.6 ADDITIONAL RECOMMENDATIONS

6.6.4 REPORT ON VARIANCE APPLICATIONS

N.J.S.A 40:55D-70.1 requires the municipal Zoning Board of Adjustment, at least once a year, *“to review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Board of Adjustment shall send copies of the report and resolution to the Governing Body and Planning Board”*.

The purpose of this report is to track variance requests and inform local officials where recurring issues may require changes to Chapter 175.

While this office has served the Board as Engineer and Planner for some time, none of our current staff has any knowledge of such report ever being issued.

It is therefore recommended that, as part of any revisions to Chapter 175 arising from this Master Plan Update, the Town provide the resources for the Board’s consultants to review

their professional reports and adopted Resolutions, and prepare the required documentation in accordance with MLUL requirements.

6.6.5 CANNABIS

In 2019, the New Jersey Legislature adopted 24:61-1 et seq.³⁴³, which provided for the medical use of cannabis products in the State.

In November 2020, the voters of the State passed a Public Question (referendum) amending the State’s Constitution to legalize the recreational use of cannabis by adults at least 21 years of age. The amendment assigned the State’s Cannabis Regulatory Commission³⁴⁴, created to oversee the State’s medical cannabis program, to administer the new, personal use cannabis market; provided that cannabis products would be subject to a State sales tax. Such amendment further authorized the Legislature to permit municipalities to adopt a local ordinance to charge a local tax on cannabis products.

³⁴³ entitled the “Jake Honig Compassionate Use Medical Cannabis Act”

³⁴⁴ “Commission”



In February 2021, the Legislature amended 24:61 by adopting the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (“2021 Amendment”), which found and declared:

- a. *It is the intent of the people of New Jersey to adopt a new approach to our marijuana policies by controlling and legalizing a form of marijuana, to be referred to as cannabis, in a similar fashion to the regulation of alcohol for adults;*
- b. *It is the intent of the people of New Jersey that the provisions of this act will prevent the sale or distribution of cannabis to persons under 21 years of age;*
- c. *This act is designed to eliminate the problems caused by the unregulated manufacturing, distribution, and use of illegal marijuana within New Jersey;*
- d. *This act will divert funds from marijuana sales from going to illegal enterprises, gangs, and cartels;*
- e. *Black New Jerseyans are nearly three times more likely to be arrested for marijuana possession than white New Jerseyans, despite similar usage rates;*
- f. *New Jersey spends approximately \$127 million per year on marijuana possession enforcement costs;*
- g. *Controlling and legalizing cannabis for adults in a similar fashion to alcohol will free up precious resources to allow our criminal justice system to focus on serious criminal activities and public safety issues;*
- h. *Controlling and legalizing cannabis for adults in a similar fashion to alcohol will strike a blow at the illegal enterprises that profit from New Jersey’s current, unregulated illegal marijuana market;*
- i. *New Jersey must strengthen its support for evidence-based, drug use prevention programs that work to educate New Jerseyans, particularly young New Jerseyans, about the harms of drug abuse;*
- j. *New Jersey must enhance State-supported programming that provides appropriate, evidence-based treatment for those who suffer from the illness of drug addiction;*
- k. *Controlling and regulating the manufacturing, distribution, and sales of cannabis will strengthen our ability to keep it along with illegal marijuana away from minors;*



- l. *A controlled system of cannabis manufacturing, distribution, and sales must be designed in a way that enhances public health and minimizes harm to New Jersey communities and families;*
- m. *The legalized cannabis marketplace in New Jersey must be regulated so as to prevent persons younger than 21 years of age from accessing or purchasing cannabis;*
- n. *A marijuana arrest in New Jersey can have a debilitating impact on a person's future, including consequences for one's job prospects, housing access, financial health, familial integrity, immigration status, and educational opportunities; and*
- o. *New Jersey cannot afford to sacrifice public safety and individuals' civil rights by continuing its ineffective and wasteful past marijuana enforcement policies.*

The 2021 Amendment provides for the following classes of Cannabis Licenses:

- Class 1 - Cannabis Cultivator: Licensing a person or entity to grow, cultivate, or produce cannabis, and sell, and may transport, this cannabis to other Cannabis Cultivators, or usable cannabis to Cannabis

Manufacturers, Cannabis Wholesalers, or Cannabis Retailers, but not to consumers.

- Class 2 - Cannabis Manufacturer: Licensing a person or entity to process cannabis items by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing and packaging cannabis items, and selling, and optionally transporting, these items to other Cannabis Manufacturers, Cannabis Wholesalers, or Cannabis Retailers, but not to consumers.
- Class 3 - Cannabis Wholesaler: Licensing a person or entity to obtain and sell cannabis items for later resale by other Cannabis licensees.
- Class 4 - Cannabis Distributor: Licensing a person or entity to transport cannabis plants in bulk from one licensed Cannabis Cultivator to another licensed Cannabis Cultivator, or cannabis items in bulk from any type of licensed Cannabis Establishment to another licensed Cannabis Establishment.

Class 5 - Cannabis Retailer: Licensing a person or entity to purchase or otherwise obtain usable cannabis from Cannabis Cultivators and cannabis items from



Cannabis Manufacturers or Cannabis Wholesalers, and sell these to consumers from a Cannabis Retail store, and may use a Cannabis Delivery service or a certified cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers.

A Cannabis Retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a Cannabis Delivery service which will be delivered by the Cannabis Delivery service to that consumer.

- *Class 6 - Cannabis Delivery: Licensing a person or entity to provide courier services for consumer purchases that are fulfilled by a licensed Cannabis Retailer in order to make deliveries of the purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the Cannabis Delivery service which would be presented by the Delivery service for fulfillment by a Cannabis Retailer and then delivered to a consumer.*

24:61-45 permits municipalities to enact ordinances or regulations (not in conflict with the provisions of C.24:61-31 et al.) governing the number of cannabis establishments,

distributors, or delivery services, as well as the location, manner, and times of operation of such establishments and distributors or, conversely, an ordinance prohibiting the operation of such uses within the municipality.

24:61-45 b. provides that the failure of a municipality to enact an ordinance prohibiting any such cannabis operation within 180 days after the effective date of the 2021 Amendment ~ i.e., August 21, 2021 ~ shall result in any class of cannabis establishment, or a cannabis distributor or cannabis delivery service not prohibited as being permitted. Specifically, such **failure to** adopt a prohibiting ordinance would make the growing, cultivating, manufacturing, and selling and reselling of cannabis and cannabis items, and operations to transport in bulk cannabis items by a cannabis cultivator, cannabis manufacturer, cannabis wholesaler, or as a cannabis distributor or cannabis delivery service **permitted uses in all industrial zones** of the municipality; and would make the selling of cannabis items from a retail store by a cannabis retailer a **conditional use in all commercial zones or retail zones**, subject to meeting the conditions set forth in any applicable zoning ordinance or receiving a variance from one or more of those conditions.



24:61-45 b. also provides that, at the end of a 5-year period following the initial failure of a municipality to enact a prohibiting ordinance, and every 5-year period thereafter, the municipality shall again be permitted to prohibit the future operation of any one or more classes of cannabis establishment, or cannabis distributors or cannabis delivery services through the enactment of an ordinance during a new 180-day period, but this ordinance shall be prospective only and not apply to any cannabis establishment, distributor or delivery service operating in the municipality prior to the enactment of the ordinance.

24:61-21 was further amended to permit a municipality to authorize, via ordinance, the operation of locally endorsed cannabis consumption areas:

- *operated by medical cannabis dispensaries, including any alternative treatment centers deemed to hold a medical cannabis dispensary permit pursuant to C.24:61-7, and clinical registrants within its jurisdiction, at which areas the on-premises consumption of medical cannabis may occur;*
- *operated by cannabis retailers within its jurisdiction, at which the on-premises*

consumption of personal use cannabis may occur;

- *operated by medical cannabis dispensaries, including any alternative treatment centers deemed to hold a medical cannabis dispensary permit pursuant to C.24:61-7, within its jurisdiction that are also deemed to have, pursuant to that section, one or more Class 5 Cannabis Retailer licenses and for which the Commission has correspondingly issued one or more licenses following receipt of the municipality's and Commission's approval to operate as a cannabis retailer pursuant to C.24:61-46, or medical cannabis dispensaries and alternative treatment centers otherwise issued a license by the Commission pursuant to C.24:61-31 et al., to simultaneously operate as a cannabis retailer, at which areas the on-premises consumption of both medical cannabis and personal use cannabis items may occur;*
- *Cannabis consumption areas shall be located on the premises of a medical cannabis dispensary, clinical registrant, or cannabis retailer, may be indoors or outdoors, and shall be designated by conspicuous signage. The signage shall also indicate whether the cannabis*



consumption area may be used for the on-premises consumption of medical cannabis, personal use cannabis items, or both, under specific regulations established by the 2021 Amendment;

Given the newness of the adopted cannabis legislation (2019 and 2021) vis-à-vis the Town's [then] most recent (2011) Master Plan Reexamination, such Reexamination is silent regarding the location and manner under which cannabis may be permitted or prohibited in Hammonton.

In light of the August 21, 2021 deadline to adopt an Ordinance permitting or prohibiting one or more classes of cannabis operations, and in light of the fact that the Commission had yet to establish regulations governing any such operations, the Town Council, on April 16, 2021, adopted Ordinance 4-2021, thereby prohibiting the operation of any cannabis operation in Hammonton.

In or about February 2023, the New Jersey Cannabis Regulatory Commission adopted rules governing the licensing of recreational cannabis facilities at N.J.A.C. 17-30.

With the adoption of such rules, this Master Plan Update now recommends the Town consider allowing Class 1 (Cultivator) and Class 2 (Manufacturer) licensed cannabis facilities in secure, odor controlled, aesthetically acceptable, enclosed warehouses in select parts of the (HB) Highway Business and (AP) Agricultural Production Zoning Districts.

6.6.3 SOLAR (PV) ENERGY RESOURCES

A. Policy Statement §5.4.1 A. of this Comprehensive Master Plan Update recognizes the guiding purposes of the New Jersey *Municipal Land Use Law*.³⁴⁵ The Supporting Strategy recommended under this Principle affirms the Town's commitment to these purposes and adopts them as general guidelines for this Comprehensive Master Plan Update, the Town's Land Use Ordinance, and for the policies and practices for all appropriate municipal agencies in the administration of their duties and responsibilities.

One of these purposes is to “[p]romote utilization of renewable energy resources.”

³⁴⁵ N.J.S.A. 40:55D-2



- B. In 2008, the State of New Jersey adopted an Energy Master Plan. One goal of such Master Plan is for New Jersey to generate 2,120 GWh (1,800^{+/-} MW) of solar energy production by 2020.³⁴⁶
- C. In 2011, the New Jersey Board of Public Utilities³⁴⁷ released an update to the Energy Master Plan; one goal of which was that solar projects which offer both economic and environmental benefits should be prioritized but not adversely affect the preservation of open space and farmland. A 2015 update to the Energy Master Plan concluded that the Solar Act of 2012 supported the goal of promoting certain Solar PV projects on underutilized lands.
- D. In 2012, NJDEP released a Solar Siting Analysis, whose purpose was to provide local communities and potential solar developers with State-level guidance on siting Solar Photovoltaic³⁴⁸ Projects using NJDEP's 2007 Land Use / Land Cover data. Such analysis recognized:

- [That] *solar photovoltaic systems are a major component in New Jersey's expanding renewable energy sector;*
- [That] *they play a key role in New Jersey's ability to meet its Energy Master Plan and Renewable Portfolio Standard mandates, which support ongoing efforts to address climate change; and*
- [That] *It is critical that solar photovoltaic systems are properly sited to protect open space, natural lands and ecosystems.*

The Analysis was updated in 2017 and December 2018.
As relates to Hammonton:

1. The Analyses and associated G.I.S. mapping³⁴⁹ are intended by NJDEP as screening tools to evaluate land for Solar PV projects. They are not meant to indicate whether a proposed project would or would not be allowed at any particular location. Projects are to be assessed and evaluated on case-by-case basis.

³⁴⁶ By comparison, between 2001 and 2008, more than 60 MW of solar projects have been constructed in New Jersey Energy Master Plan (pp. 12 & 69)

³⁴⁷ "BPU"

³⁴⁸ "PV"

³⁴⁹ <http://www.nj.gov.dep.gis/geoweb splash.htm>;
<https://www.state.nj.us/dep/aqes/solar-siting.html>; and
<https://www.state.nj.us/dep/aqes/gisdownloads.html>



2. Land-priorities for Solar PV projects are:

- Preferred Lands: certain Urban Lands and certain Barren Lands.
- Indeterminate Lands: certain Urban Lands, certain Agricultural Lands, certain Wetlands, certain Barren Lands and certain Forests.
- Non-Preferred Lands: certain Forests, certain Wetlands and certain Agricultural Lands.

3. Additional BPU prioritization guidelines are that Solar PV Projects:

- Must be grid-supplied;
- Should not be located on farmland (although certain Solar PV projects have been approved on farmland under certain circumstances);

- May be located on
 - a “properly closed sanitary landfill”³⁵⁰;
 - a “brownfield”³⁵¹; or
 - an area of “historic fill”³⁵²

E. NJDEP encourages use of the information and mapping in the Solar Siting Analysis Update to guide Master Planning and Zoning, inform Solar PV developers as to lands where the siting of Solar PV systems is preferred and to advise sustainability efforts to promote the wise stewardship of lands.

F. In March 2011, the Town Council adopted Ordinance No. 4-2011³⁵³, which established “*procedures, standards and regulations for installation and maintenance of small wind energy systems, [large] wind energy systems and*

³⁵⁰ Properly closed landfill: sanitary landfill facility, or a portion thereof, for which all activities associated with design, installation, purchase or construction of all measures, structures, or equipment required by NJDEP in order to prevent, minimize or monitor pollution or health hazards by the placement of earthen or vegetative cover and the installation of methane gas vents or monitors and leachate monitoring wells or collection systems at the site of any sanitary landfill facility have been completed.

Detailed information regarding Solar PV installations on closed landfills may be found at: <http://www.nj.gov/dep/dshw/swp/solarguidance.pdf>

³⁵¹ Any former or current commercial or industrial site that is currently vacant or underutilized an on which there has been, or there is suspected to have been, a discharge of a contaminant.

Detailed information regarding Solar PV installations on a brownfield may be found at <http://www.nj.gov/dep/srp/brownfields/>

³⁵² Generally, any large volume of non-indigenous material, no matter what date they were emplaced on the site, used to raise the topographic elevation of a site, which were contaminated prior to emplacement and are in no way connected with the operations at the location of emplacement and which include, but are not limited to, construction debris, dredge spoils, incinerator residue, demolition debris, fly ash and non-hazardous solid waste. Historic Fill shall not include any material which is substantially chromate chemical production waste or any other chemical production waste or waste from processing or metal or mineral ores, residue, slags or tailings.

³⁵³ Codified as part of Chapter 175 as ARTICLE XIX (Wind and Solar Energy Systems), as same has been amended from time-to-time.



solar energy systems, and to protect the Town ... from the visual or other adverse impacts of these facilities, while encouraging their unobtrusive development to provide the benefits of alternative clean energy...”.

The stated purpose of these regulations is to *“provide power for the principal use of the property whereon said system is to be located rather than for the generation of power for commercial purposes, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time from a wind or solar energy system designed to meet the energy needs of the principal use”.*

Under this Ordinance,

1. Small Wind Energy Systems and Solar Energy Systems are permitted accessory structures and uses within all zoning districts in connection with any principal use lawfully existing within such district.
2. [Large] Wind Energy Systems and wind turbines shall be permitted in all agricultural, forest and preservation districts, subject to certain requirements.

3. Solar panels shall be permitted as a rooftop installation in any zoning district, subject to certain requirements.
 4. Solar panels shall be permitted as ground arrays in the Agriculture Production, Agricultural Production / Compatible Light Industry, and non-residential zoning districts, subject to certain requirements. Despite this non-residential reference:
 - a. Ground arrays are specifically prohibited in the Highway Business, Downtown and Gateway Districts.
 - b. Ground arrays are permitted as a Conditional Use in the Preservation Area, Special Agriculture Production, Rural Residential, Residential-1, Residential-2 and Residential-3 Zoning Districts in accordance with certain specific Conditions.
- G. Understanding that:
- Solar PV project permitting is ultimately governed by NJDEP and the BPU;



- State regulations are likely to change during the 10-year lifetime of this Master Plan Update; and, significantly:
- Solar PV energy facilities and structures have been defined by the Legislature as an “*Inherently Beneficial Use*,” thereby rendering them a use which is:

universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare,

thereby easing the process of obtaining Variance relief, this Master Plan Update recommends that Solar PV systems be permitted throughout the Town, but that on-lot siting, design and buffering be required to insulate the use from the surrounding community.



7.0 HOUSING PLAN ELEMENT

The court-approved Housing Element and Fair Share Plan of the Town of Hammonton, Atlantic County, prepared by Shirley M. Bishop, PP., LLC. and adopted August 1, 2018, is included as Exhibit 9.1 to this Comprehensive Master Plan Update.



8.0 STATUTORY PROVISIONS OF A MASTER PLAN

8.1 MANDATORY MASTER PLAN ELEMENTS

Pursuant to the *Municipal Land Use Law*³⁵⁴, a Master Plan “shall generally comprise a report or statement of land use and development proposals, with maps, diagrams and text, presenting, at least the following elements...”

- 8.1.1** A Statement of Objectives, Principles, Assumptions, Policies and Standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.

Statements regarding Town Principles (Policy Statements) and (Supporting) Strategies are addressed at §5.0 herein.

- 8.1.2** A Land Use Plan Element:

- A. Taking into account and stating its relationship to the Statement provided for [above], and other Master Plan Elements... and natural conditions, including, but not necessarily limited to, topography, soil conditions,

water supply, drainage, flood plain areas, marshes, and woodlands...

Relationships between the Town’s Principles (Policy Statements) and (Supporting) Strategies and Land Use are addressed at §5.0 and §6.4 herein, and the Town’s 2022 Natural Resource Inventory.³⁵⁵

- B. ...showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;...

³⁵⁴ N.J.S.A. 40:55D-28

³⁵⁵ §6.2.1 herein. Full document on file with the Town Clerk.



Existing and proposed development patterns for the Town are addressed at §6.3 and §6.4 herein.

- C. ...showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983,"... C.6:1-80 et al.; ...

Issues related to the Hammonton Airport are addressed at §5.3.9, §5.4.1 B.5, §5.4.9 I. and Exhibit 9.2 herein.

- D. ...including a statement of the standards of population density and development intensity recommended for the municipality;...

Issues related to population density are addressed in the Town's court-approved 2018 Housing Element & Fair Share Plan.³⁵⁶

Issues related to development intensity are addressed in §6.4 herein.

- E. ...showing the existing and proposed location of military facilities and incorporating strategies to minimize undue encroachment upon, and conflicts with, military facilities, including but not limited to: limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities;...

There are no Military Facilities within the Town of Hammonton. The closest such facility is the 177th Fighter Wing, located at the FAA Technical Center in Pomona, Galloway Township, approximately 5.5 (driving) miles southeast of Hammonton.

The activities described or proposed herein do not encroach upon or conflict with this facility or any related flight paths or sight lines and will not impact the potential expansion of the facility.

- F. ...including, for any land use element adopted after January 8, 2018, a statement of strategy concerning

³⁵⁶ Exhibit 9.1 herein.



smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations, ...

Principles (Policy Statements) and (Supporting) Strategies related to Smart Growth are addressed in §5.4.2 F. herein.

(Supporting) Strategies related to electric vehicle charging stations are addressed in §5.4.1 C.2 herein.

Issues related to flooding are addressed in §6.2.2 and §6.2.3 herein.

In addition to items included throughout this Master Plan Update, it is anticipated that (Supporting) Strategies related to storm resiliency with respect to energy supply, environmental infrastructure, flood-prone areas and environmental sustainability will be included in the Green Buildings & Environmental Sustainability Plan Element³⁵⁷ once completed.

G. Showing the existing and proposed location of public electric vehicle charging infrastructure;

Locations of public electric vehicle charging infrastructure are addressed in §5.4.1 C.2 herein.

H. ...including, for any land use plan element adopted after February 4, 2021, a climate change-related hazard vulnerability assessment which shall

It is anticipated that such Assessment will be included in the Green Buildings & Environmental Sustainability Plan Element³⁵⁷ once completed.

8.1.3 A Housing Plan Element pursuant to C.52:27D-310, including, but not limited to, residential standards and proposals for the construction and improvement of housing.

The Town's court-approved 2018 Housing Element & Fair Share Plan, is included as Exhibit 9.1 herein.

³⁵⁷ §3.2.1 B. herein.



8.2 OPTIONAL MASTER PLAN ELEMENTS

- 8.2.1** A Circulation Plan Element showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, conditions and availability of existing and proposed transportation facilities, including air, water, road and rail; and identifying existing and proposed locations for public electric vehicle charging infrastructure;

The Town's roadway network is established and is unlikely to see significant changes in the foreseeable future.

Circulation Policy for Hammonton is addressed in §5.4.4 herein. Policy related to Electric Vehicle Charging Infrastructure is addressed in §5.4.1 C.2 herein.

- 8.2.2** A Utility Service Plan Element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities,

sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan...³⁵⁸

The Town's infrastructure systems are established and unlikely to see significant changes in the foreseeable future. Infrastructure Policy is addressed in §5.4.5 herein.

The 2007 Stormwater Management Plan is on file with the Town Clerk. An update to this plan is expected in 2024.

- 8.2.3** A Community Facilities Plan Element showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas.

Principles (Policy Statements) and (Supporting) Strategies related to Community Facilities are addressed in §5.4.6 herein.

³⁵⁸ Required under N.J.S.A. 40:55D-93 et seq.



8.2.4 A Recreation Plan Element showing a comprehensive system of areas and public sites for recreation.

Principles (Policy Statements) and (Supporting) Strategies related to Recreation Facilities and Programs are addressed in §5.4.7 herein.

8.2.5 A Conservation Plan Element providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened wildlife species and other resources, and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.

Principles (Policy Statements) and (Supporting) Strategies related to Conservation are addressed in §5.4.8 herein.

8.2.6 An Economic Plan Element considering all aspects of economic development and sustained economic vitality,

including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the resident labor pool in the municipality and nearby areas and (b) an analysis of the stability and diversity of the economic development to be promoted;

Principles (Policy Statements) and (Supporting) Strategies related to Economic Policy are addressed in §5.9.9 herein.

8.2.7 An Historic Preservation Plan Element: (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.

At Publication of this Master Plan Update, the Town had commissioned an Historic Preservation Plan Element. Upon completion and adoption by the Land Use Board, such document will become part of this Master Plan Update.



8.2.8 Appendices or separate reports containing the technical foundation for the master plan and its constituent elements.

See Exhibits³⁵⁹. Documents referenced herein but not included in this Master Plan Update are on file with the Hammonton Town Clerk and/or Land Use Board Secretary.

8.2.9 A Recycling Plan Element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

Recycling in the Town of Hammonton is the responsibility of the Atlantic County Utilities Authority.

While the Town supports recycling efforts and includes a review of appropriate storage areas for recycling materials as part of its Land Use Board development reviews, a formal Recycling Plan Element is not applicable to this Comprehensive Master Plan Update.

Nonetheless, Recycling Policy in Hammonton is addressed in §5.4.11 herein.

8.2.10 A Farmland Preservation Plan Element, which shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging monies made available by C.13:8C-1 et al. through a variety of mechanisms...

Principles (Policy Statements) and (Supporting) Strategies related to Farmland Preservation are addressed in §5.4.12 herein.

³⁵⁹ §11.0 herein.



8.2.11 A Development Transfer Plan Element which sets forth the public purposes, the locations of sending and receiving zones and the technical details of a development transfer program...³⁶⁰

Principles (Policy Statements) and (Supporting) Strategies related to Transfer of Development rights are addressed in §5.4.13 herein.

8.2.12 An Educational Facilities Plan Element which incorporates the purposes and goals of the "long-range facilities plan" required to be submitted to the Commissioner of Education by a school district...³⁶¹

As noted in §5.4.14 herein, this Comprehensive Master Plan Update recognizes that school facilities properly fall under the jurisdiction of the Board of Education and defers related policies to that body.

8.2.13 A Green Buildings & Environmental Sustainability Plan Element, which shall provide for, encourage, and promote the efficient use of natural resources and the installation

and usage of renewable energy systems; consider, encourage and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design.

At Publication of this Master Plan Update, the Town had commissioned a Green Buildings & Environmental Sustainability Plan Element. Upon completion and adoption by the Land Use Board, such document will become part of this Master Plan Update.

8.2.14 A Public Access Plan Element that provides for, encourages, and promotes permanently protected

³⁶⁰ based on the provisions of N.J.S.A. 40:55D-141.

³⁶¹ pursuant to N.J.S.A. 18A:7G-4



public access to all tidal waters and adjacent shorelines consistent with the public trust doctrine, and which shall include a map and inventory of public access points, public facilities that support access, parking, boat ramps, and marinas; an assessment of the need for additional public access; a statement of goals and administrative mechanisms to ensure that access will be permanently protected; and a strategy that describes the forms of access to satisfy the need for such access with an implementation schedule and tools for implementation.

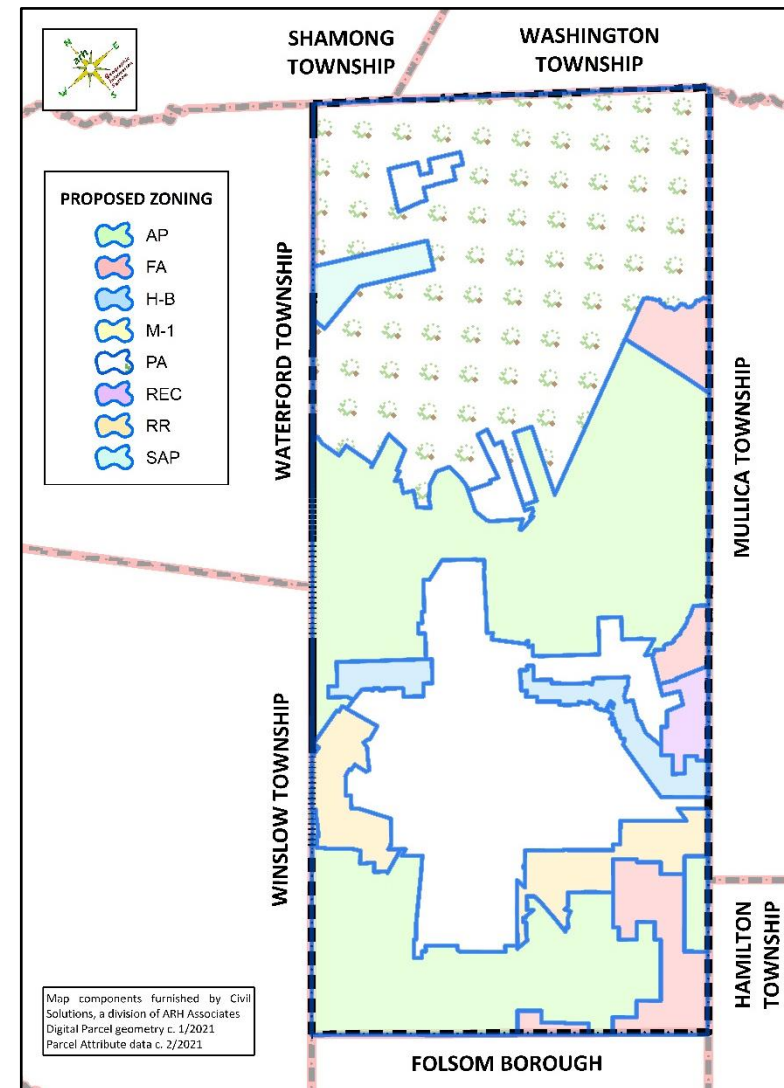
Hammonton has no tidal waters or adjacent shorelines.

This Element is not applicable to the Town.

10.3 RELATIONSHIPS TO OTHER PLANS

Pursuant to the *Municipal Land Use Law*³⁶², a Master Plan

...shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the



Master Plan Map 41
Municipalities Contiguous to Hammonton

³⁶² N.J.S.A. 40:55D-28d



municipality is located, (3) the State Development and Redevelopment Plan... and (4) the district Solid Waste Management Plan required pursuant to the provisions of the "Solid Waste Management Act,"... C.13:1E-1 et seq. of the county in which the municipality is located.

83.1 MASTER PLANS OF CONTIGUOUS MUNICIPALITIES

Municipalities contiguous to Hammonton are:

- Shamong Township;
- Washington Township;
- Waterford Township;
- Winslow Township;
- Folsom Borough;
- Mullica Township; and
- Hamilton Township.

A. Shamong Township

Shamong's most-current Master Plan was adopted in 1988³⁶³. A Reexamination³⁶⁴ was adopted in 2013.

1. There are no apparent improvements / active land uses in the portion of Shamong adjacent to Hammonton.
2. Zoning for the portion of Shamong adjacent to Hammonton is (P) Preservation:³⁶⁵

³⁶⁶The Preservation Area District is the heart of the Pinelands environment and represents the most critical ecological region in the Pinelands. It is an area of significant environmental and economic values that are especially vulnerable to degradation. This large, contiguous, wilderness-like area of forest, transected by a network of pristine wetlands, streams and rivers, supports diverse plant and animal communities and is home to many of the Pinelands' threatened and endangered species. The area must be protected from development and land use that would adversely affect its long-term ecological integrity." [Pinelands CMP]

³⁶³ Not available for review.

³⁶⁴ Master Plan: Township of Shamong. Shamong Township Joint Land Use Board. 11/19/2013

³⁶⁵ Zoning Map, Township of Shamong, Burlington County, New Jersey. Prepared by Remington, Vernick & Arango Engineers. Last revised 12/31/2012.

³⁶⁶ Shamong Township 2023 Master Plan Reexamination: pp 21-22.



...The Preservation [Zone] comprises approximately 18,643.5 acres of Shamong, or 65% of the Township. However, approximately 86% of the Preservation [Zone] is public owned, primarily the Wharton Tract.

Permitted uses in the Preservation [Zoning] District shall be ... limited to:

- *Residential dwellings on lots of 3.2 acres, subject to the Cultural Housing provisions of the Land Development Ordinance;*
- *Agricultural employee housing as an element of an active agricultural or horticultural operation;*
- *Berry agriculture and horticulture of native plants and other agricultural activities compatible with the existing soil and water conditions that support traditional Pineland berry agriculture;*
- *Bee keeping;*
- *Forestry;*

- *Fish and wildlife management;*
- *Low-intensity recreational uses;*
- *Public service infrastructure, except that centralized wastewater treatment and collection facilities shall be permitted to service the Preservation District only in accordance with the Water Quality Standards of the Land Development Ordinance;*
- *Signs;*
- *Pinelands development credits;*
- *Expansion of intensive recreational uses;*
- *Single family detached houses on minimum lots of 1.0 acres, with Pinelands Development Credits, and subject to the Cultural Housing provisions of the Land Development Ordinance.*
- *Home occupation³⁶⁷;*

³⁶⁷ Permitted Conditional Use requiring a Conditional Use Permit.



- *Wireless local communications facilities*³⁶⁷.

3. Master Plan Consistency

The only Master Plan or Master Plan Reexamination available for review for this Master Plan Update is Shamong's 2013 Reexamination, which is silent regarding the Town of Hammonton.

Other than zoning line changes detailed in §6.4 herein, this Master Plan Update proposes no change to the section of Hammonton contiguous with Shamong. Accordingly, there is no change in the relationship between this Master Plan Update and Shamong's 2013 Master Plan Reexamination.

B. Washington Township

Washington Township's most-recent Master Plan was adopted in 2007³⁶⁸. This office was unable to locate any subsequent Reexamination.

1. The portion of the Township adjacent to Hammonton is the Wharton State Forest. There are no apparent improvements / active land uses in this area.
2. Zoning in the portion of the Township adjacent to Hammonton is (PP) Pinelands Preservation:³⁶⁹

³⁷⁰The Preservation Area District is the heart of the Pinelands environment and represents the most critical ecological region in the Pinelands. It is an area of significant environmental and economic values that are especially vulnerable to

³⁶⁸ Washington Township Master Plan: Washington Township, Burlington County, NJ. Prepared by the Washington Township Planning Board. January 2007.

³⁶⁹ Burlington County Wastewater Management Plan: Amending the Tri-County Water Quality Management Plan (Map 4M-36) Washington Township Zoning. Prepared by Burlington County Department of Resource Conservation (May 2017).

³⁷⁰ Washington Township 2007 Master Plan: pp 5-6.



degradation. This large, contiguous, wilderness like area of forest, transected by a network of pristine wetlands, streams and rivers, supports diverse plant and animal communities and is home to many of the Pinelands' threatened and endangered species. The area must be protected from development and land use that would adversely affect its long-term ecological integrity (N.J.A.C. 7:50-5.13(a)).

The following uses are permitted in the Preservation Area District...

- *Residential dwelling units in accordance with the cultural housing provisions of N.J.A.C. 7:50-5.32.*
- *Berry agriculture and horticulture of native plants.*
- *Forestry.*
- *Beekeeping.*
- *Fish and wildlife management.*
- *Low intensity recreation.*
- *Pinelands development credits.*

The municipality has the discretion to allow[,] ... pursuant to N.J.A.C. 7:50-5.22(b):

- *Agricultural employee housing.*
- *Campgrounds.*
- *Expansion of intensive recreation uses.*
- *Public service infrastructure.*
- *Continuation of existing resource extraction operations.*
- *Signs.*
- *Infill area of residential dwellings and commercial uses.*
- *Accessory uses.*
- *Home occupations.*
- *Local communication facilities, provided that the standards of N.J.A.C. 7:50-5.4(c) are met.*
- *Waste management facilities in accordance with N.J.A.C. 7:50-6, Part VII.*



No residential dwelling unit shall be located on a lot of less than 3.2 acres, except as provided in N.J.A.C. 7:50-5.32. Minimum lot areas for non-residential structures shall be determined by application of the standards contained in N.J.A.C. 7:50-6.84(a)4, provided that no such structure shall be located on a parcel of less than one acre.

3. Master Plan Consistency

The only references to Hammonton in the Township's 2007 Master Plan are:

- An acknowledgement that Hammonton is located to the west of the Township;
- That the boarder is comprised of the Wharton State Forest;
- That the zoning designation is Preservation Area; and
- That Hammonton's land management ordinance is compatible with Washington Township's plan.

Other than zoning line changes detailed in §6.4, herein, this Master Plan Update proposes no change to the section of Hammonton contiguous with Washington Township. Accordingly, there is no change in the relationship between this Master Plan Update and the Township's 2007 Master Plan Reexamination.

C. Waterford Township

Waterford Township's most-recent Master Plan was adopted in 2010³⁷¹. A Reexamination was adopted in October 2022³⁷².

1. The portion of Waterford adjacent to Hammonton is the Wharton State Forest. Other than agriculture, recreation uses attendant to the Tuckahoe Turf Farm, and single-family development along Waterford Road, there are no apparent active land uses in the portion of Waterford adjacent to Hammonton.

³⁷¹ Waterford Township Master Plan: Waterford Township, Camden County, NJ. Prepared by ARH Associates. October 2010 (Revised December 28, 2010).

³⁷² Master Plan Reexamination Report, Waterford Township, Camden County, New Jersey (2021-2022). Author unknown. October 17, 2022.



2. Zoning in the portion of Waterford adjacent to Hammonton is (PD) Preservation (Public) and (AG) Agriculture (Business)³⁷³:

³⁷⁴*Preservation Area*

The Preservation Area District comprises the expansive Pine and Oak-dominated woodlands and forested floodplains of the Wharton State Forest, predominating the entire eastern portion of the Township. Comprising approximately 14,200 acres, or 61% of the Township's overall land mass, it is almost completely under the public domain. Only about 440 acres, or 0.3% of this entire Management Area is held privately.

[The PD Zone] ... permits only cultural housing opportunities and low intensity uses compatible with the unique ecological conditions of this region, including:

- *Berry Agriculture;*
- *Native Plant Horticulture*
- *Forestry*

- *Fish/ Wildlife Management*
- *Low Intensity Recreational Uses*

Given that the majority of land holdings within this District are in the public domain, opportunities for future private development activity within this District should be minimal.

³⁷⁵*Agricultural Production Area*

The [3] Agricultural Production Areas [cumulatively comprise] approximately 2,327 acres, of which 8.5% - 200 acres - are publicly held. These areas cumulatively comprise approximately 10% of the Township's overall land area.

*In terms of locations, these areas are found in the southern corner of the Township along the municipal border with Winslow Township, as well as **along the Municipal / County boundary with the Town of Hammonton to the east.** Another discrete tract is situated north of Jackson Road, extending from Richards eastward to Tremont Avenues.*

³⁷³ Waterford Township Zoning Map, Prepared by ARH Associates. 12/28/2010.

³⁷⁵ Waterford Township 2010 Master Plan: Land Use Plan Element: pp. 10-11.

³⁷⁴ Waterford Township 2010 Master Plan: Land Use Plan Element: p. 9.





Under the current Municipal Zoning Plan (176-129), these areas are zoned (AG - Agricultural District, and the regulations have been designed to sustain commercial agricultural uses, as well as a number of accessory uses generally supporting agricultural operations, inclusive of

- Agriculture, as well as uses ancillary to farming operations, including processing facilities, commercial establishments (retail outlets for product sale), seasonal housing, etc.;*
- Cultural housing;*
- Forestry;*
- Low intensity recreational uses;*
- Residential uses at a density of 10 acres/unit as accessory to an active agricultural operation;*
- Conditional Uses, including airports supporting agricultural spraying operations, resource*

extraction, fish / wildlife management.

Given the expansive size of this District, development activity in the form of cultural housing and uses customarily and incidentally associated with commercial agriculture should arise, albeit in a limited fashion.

3. Master Plan Consistency

a. The only references to Hammonton in the Township's 2010 Master Plan are:

- An acknowledgement that Hammonton is located to the east of the Township³⁷⁶;
- A recognition of the Hammonton Airport³⁷⁷.
- A recognition of the AtlantiCare Health Center (then under construction in Hammonton)³⁷⁸.
- A recognition that Waterford sends its 7th and 8th grade children to the Hammonton

³⁷⁶ Waterford Township 2010 Master Plan: Land Use Plan Element: pp. 11 & 21.

³⁷⁸ Waterford Township 2010 Master Plan: Community Facilities Element: p. 2.

³⁷⁷ Waterford Township 2010 Master Plan: Circulation Element (June 2010): p. 1.



Middle School and its older students to the Hammonton High School³⁷⁹.

- b. Waterford's 2022 Reexamination is silent regarding Hammonton.

Other than zoning line changes detailed in §6.4 herein, this Master Plan Update proposes no change to the section of Hammonton contiguous with Waterford Township. Accordingly, there is no change in the relationship between this Master Plan Update and the Township's 2010 Master Plan or 2022 Reexamination.

D. Winslow Township

Winslow Township's most-recent comprehensive Master Plan was adopted in March 2000³⁸⁰. The most recent Reexamination Reports were adopted in 2016 for the non-Pinelands section of the Township³⁸¹ and 2019 for the Pinelands section of the Township³⁸²

An addendum to Phase I was adopted in February 2020, with an amendment thereto adopted in December 2020. Neither of these documents are relevant to Hammonton.

1. Land uses in the portion of Winslow adjacent to Hammonton are a mix of undeveloped wooded lands, agriculture and pockets of single-family residential and limited commercial and light industrial uses.
2. Zoning in the portion of Winslow adjacent to Hammonton is (PA) Pinelands Agricultural³⁸³.

While silent as to specifics, the 2019 Phase II Reexamination³⁸⁴ describes Agricultural Production Areas as:

*areas of active agricultural use,
together with adjacent areas of*

³⁷⁹ Waterford Township 2010 Master Plan: Community Facilities Element: p. 4.

³⁸⁰ Master Plan Reexamination Report, Phase II: Pinelands Area of Winslow Township Amendment. Prepared by CME Associates (December 2, 2020). (p. 1)

³⁸¹ Master Plan Reexamination Report, Phase I: Non-Pinelands Area of Winslow Township, Camden County, New Jersey. Prepared by CME Associates. March 17, 2016.

³⁸² Master Plan Reexamination Report, Phase II: Pinelands Area of Winslow Township. Prepared by CME Associates. July 1, 2019.

³⁸³ Zoning District Map, Township of Winslow, Camden County, New Jersey. Prepared by Remington & Vernick Engineers. Last revised 5/13/2022.

³⁸⁴ p. 10.



prime and unique agricultural soils or soils of statewide significance, which are suitable for expansion of agricultural operations. In order to maintain agriculture as an essential element of the Pinelands region, the level and type of development must be controlled to prevent incompatible land uses from infringing upon these important land resources.

Article XI (Chapter 269) of the Winslow Zoning

Ordinance provides, for the PA Zone:

§296-47 Purpose.

...The purpose of the zoning regulations governing this district is to allow for the continuation or expansion of agricultural operations where lands are actively farmed or where lands are characterized by soils classified as prime, unique or of state-wide significance.

§296-48 Permitted Uses.

- *Detached single-family dwellings on ... 3.2 acre lots...*
- *Agriculture.*
- *Forestry.*

- *Residential dwelling units not to exceed a gross density of 1 unit per 10 acres [under certain conditions³⁸⁵]*
- *Residential dwelling units at a gross density of 1 unit per 40 acres [under certain conditions³⁸⁵]*
- *Agricultural employee housing as an element of, and accessory to, an active agricultural operation.*
- *Low-intensity recreational uses, [under certain conditions³⁸⁵]*
- *Expansion of intensive recreational uses [under certain conditions³⁸⁵]*
- *Agricultural commercial establishments, excluding supermarkets, restaurants and convenience stores [under certain conditions³⁸⁵]*
- *Agricultural products processing facilities.*
- *Public service infrastructure. Centralized waste water*

³⁸⁵ Omitted for brevity.



treatment and collection facilities shall be permitted to service the Agricultural Production District only...

- *Pinelands resource-related industries, excluding resource extraction and uses that rely on sand or gravel as raw products [under certain conditions³⁸⁵]*
- *Airports and heliports which are accessory to agricultural uses and are used exclusively for the storage, fueling, loading and operation of aircraft as a part of an on-going agricultural operation.*
- *Fish and wildlife management and wetlands management.*
- *Waste management facilities in accordance with N.J.A.C. 7:50-5.24(b)8 and 7:50-6, Part VII.*
- *Pinelands development credits.*
- *Accessory uses incidental to any of the foregoing uses.*

- *Single-family detached dwellings on individual lots no less than 1 acre in size in accordance with §296-9.3.*

§296-49 Exemptions

- *Agricultural operations within the PA District shall be exempt from any Township ordinance or regulation which would have any of the following results:*
 - *Impose time limits on agricultural operations.*
 - *Inhibit efficient crop production.*
 - *Impose limits or restrictions on dust and odors.*

3. Master Plan Consistency

The only reference to Hammonton in the Township's 2016 and 2019 Reexamination reports is a recognition that Winslow "bisects the Township from Waterford / Chesilhurst to Hammonton"³⁸⁶.

³⁸⁶ Master Plan Reexamination Report, Phase II: Pinelands Area of Winslow Township. p. 6.



Other than zoning line changes detailed in §6.4 herein, this Master Plan Update proposes no change to the section of Hammonton contiguous with Winslow Township. Accordingly, there is no change in the relationship between this Master Plan Update and the Township's 2016 and 2019 Reexaminations.

E. Folsom Borough

Folsom's most-recent Master Plan was adopted in 2007. A Reexamination was undertaken in 2018³⁸⁷.

1. Land uses in the portion of Folsom adjacent to Hammonton are a mix of undeveloped wooded lands, agriculture, and pockets of single-family residential, office, commercial and light industrial uses.
2. Zoning in the portion of Folsom adjacent to Hammonton is, variously³⁸⁸:

(RD) Rural Development³⁸⁹

- *The Rural Development Area permits residential dwelling units at a net density of one unit per 3.2 acres (exclusive of wetlands).*
- *Municipalities may permit any use which is compatible with the essential character of the Pinelands environment including roadside retail and sales establishments, resource extraction, institutional uses, community commercial uses and agricultural uses.*

(AG) Agriculture³⁸⁹

The Agricultural Production Area permits cultural housing, low density residential, agriculture, forestry, low intensity recreational uses, agricultural commercial establishments and agricultural processing facilities.

(VR) Village Residential³⁸⁹

The Pinelands Village designation is the most permissive area within

³⁸⁷ Folsom Borough Master Plan Reexamination Report. Prepared by the New Jersey Department of Community Affairs. November 2018.

³⁸⁸ Borough of Folsom, Atlantic County, New Jersey Zoning Map. Prepared by Polistina Associates. 7/18/2007.

³⁸⁹ Folsom Borough 2018 Master Plan Reexamination Report: p. 2



Folsom provided that the character and magnitude of the permitted uses are compatible with the existing structures.

Permitted Uses³⁹⁰

- *Detached single-family dwellings.*
- *Rest homes and convalescent homes, not to exceed 10 beds for patients.*
- *Churches and other places of worship, Sunday school buildings and parish houses ... [under certain conditions³⁸⁵]*
- *State-accredited public and parochial schools and colleges, private schools and colleges for academic instruction.*
- *Public recreational and community center buildings and grounds.*
- *Public libraries and museums.*
- *Parks and playgrounds.*

- *Private nonprofit recreational and community buildings, clubs, swimming pools and activities of a quasi-public, social, fraternal or recreational character...*
- *Buildings used exclusively by the federal, state, county or municipal government for public purposes but not including workshops, warehouses, storage yards or correctional institutions.*
- *Public utilities structures, but not including storage and maintenance uses and garages or power-generating facilities.*
- *Stables housing horses...*
- *Noncommercial dog kennels housing not more than 2 dogs on a 1-acre lot nor more than 6 dogs on any lot.*
- *All farms and agricultural activities and uses of land, including nurseries, livestock and poultry raising [under certain conditions³⁸⁵]*

³⁹⁰ §200-18



Conditional Uses by Permit [under certain conditions³⁸⁵].

- *Uses similar in character, including accessory uses, to the above- described permitted uses.*
- *Nursery schools and day-care centers.*
- *Cemeteries.*
- *Neighborhood commercial uses.*

(VI) Village Industrial³⁸⁹

The Pinelands Village designation is the most permissive area within Folsom provided that the character and magnitude of the permitted uses are compatible with the existing structures.

Permitted Uses³⁹¹

- *Public buildings and grounds.*
- *Recreational uses.*
- *Buildings used exclusively by the federal, state, county or municipal government for public purposes.*

- *Public utilities.*
- *Forestry.*
- *Fish and wildlife management.*
- *Offices and office buildings.*
- *Storage and wholesale distribution centers and warehouses.*
- *Laboratories of an experimental, research or testing nature.*
- *Commercial uses.*
- *Agriculture.*
- *Retail, wholesale, service uses, taverns, restaurants, garden centers, hotels, motels, offices and like uses to serve Pinelands residents, travelers and the agricultural community.*
- *Agricultural-commercial uses, including farm markets, processing and packaging facilities, sales and services of machinery and implements and*

³⁹¹ §200-18



*other retail and wholesale uses
providing items necessary or
related to agriculture.*

(F-20) Forest (20 acres) & (F-30) Forest (30 acres)³⁸⁹

The Forest Area permits:

- Cultural housing.
- Low density residential.
- Agriculture.
- Forestry.
- Low intensity recreational uses.
- Other low intensity uses [under certain conditions³⁸⁵].

4. Master Plan Consistency

Pertinent to this Master Plan Update, the only references to Hammonton in Folsom’s 2018 Reexamination are³⁹²:

- A recognition that the Town borders the Borough to the north and that “*State Route 54 bisects the Black Horse Pike in Folsom and*

runs between Hammonton to the North and Buena to the South”.

- A recognition that Folsom’s “very modest” 1.4% population growth (2007 – 2030) is “significantly lower” than the municipalities surrounding Folsom (including Hammonton).
- There are farms along the Borough’s northern border with Hammonton.
- Eleventh Street extends into Hammonton.
- As of 2017, a free Shuttle Service connected Folsom to the Hammonton Train Station.

Other than zoning line changes detailed in §6.4 herein, this Master Plan Update proposes no change to the section of Hammonton contiguous with Folsom. Accordingly, there is no change in the relationship between this Master Plan Update and the Borough’s 2018 Master Plan Reexamination.

³⁹² pp. 3, 16, 18



F. Mullica Township

Mullica's most-recent Master Plan was not available for this Master Plan Update. The most recent Master Plan Reexamination was adopted in 2010³⁹³.

1. Land uses in the portion of Mullica adjacent to Hammonton are a mix of undeveloped wooded lands, agriculture, and scattered single-family residential and light industrial uses.

2. Zoning in the portion of Mullica adjacent to Hammonton is, variously³⁹⁴:

(PA) Preservation Area³⁹⁵

Permitted Uses

- *Agricultural employee housing as an element of, and accessory to, an active agricultural operation subject to Planning Board approval.*
- *Berry agriculture and horticulture of native plants and other agricultural activities*

compatible with the existing soil and water conditions that support traditional Pinelands berry agriculture.

- *Forestry.*
- *Beekeeping.*
- *Fish and wildlife management and wetlands management.*
- *Low-intensity recreational uses, under certain conditions.*
- *Expansion of intensive recreational uses, under certain conditions.*
- *Public service infrastructure that is necessary to serve only the needs of the Preservation Area District uses. Centralized wastewater treatment and collection facilities shall be permitted to service the Preservation Area District only in accordance with §144-110.*

³⁹³ Mullica Township Master Plan Re-Examination. Prepared By Marathon Engineering & Environmental Services, Inc.. November 3, 2010.

³⁹⁴ Zoning Map, Mullica Township, Atlantic County, New Jersey. Sciuillo Engineering Services. Draft 8/5/2019.

³⁹⁵ §144-124



- *Pinelands development credits.*
- *Home occupations, under certain conditions.*

(AP) Agricultural Production³⁹⁶

Permitted Uses

- *Residential dwelling units not to exceed a gross density of 1 unit per 10 acres, except as otherwise provided in this section, provided that:*
 - *The dwelling is accessory to an active agricultural operation;*
 - *The dwelling is for an operator or employee of the farm who is actively engaged in and essential to the agricultural operation;*
 - *The dwelling is to be located on a lot that is under or qualified for agricultural assessment;*
 - *The dwelling is located on a lot which has an active production history or where a farm management plan has been prepared...; and*
- *A residential lot has not been subdivided from the property within the previous 5 years unless the lot has been subdivided pursuant to §144-123DD.*
 - *No more than 1 lot may be created for a dwelling pursuant to this subsection at any one time.*
 - *And subject to certain other conditions.:*
- *Residential dwelling units at a density of one unit per 3.2 acres, provided the conditions of §144-123DD are met.*
- *Agriculture.*
- *Forestry.*
- *Agricultural employee housing as an element of, and accessory to, an active agricultural operation.*
- *Fish and wildlife management and wetlands management.*
- *Low-intensity recreational uses, under certain conditions.*

³⁹⁶ §144-125



- Expansion of intensive recreational uses, under certain conditions.
- Agricultural commercial establishments, excluding supermarkets, restaurants, and convenience stores, under certain conditions.
- Agricultural products processing facilities.
- Public service infrastructure. Centralized wastewater treatment and collection facilities shall be permitted to service the Agricultural Production District only in accordance with §144-110.

Select Accessory Uses³⁹⁷

- Detached single-family dwellings on 1-acre lots, in accordance with §144-123DD, and subject to certain other conditions.

Conditional Uses

- Pinelands resource-related industrial uses, excluding resource extraction and uses

that only rely on sand or gravel as raw products, subject to certain conditions.

- Residential dwellings units at a gross density of unit per 40 acres, provided that:
 - The unit(s) [are] clustered on 1-acre lots;
 - The remainder of the parcel, including all contiguous lands in common ownership, which is not assigned to individual residential lots shall be permanently dedicated for agricultural uses through recordation of the restriction on the deed to the parcel; and
 - The restriction on the deed to the parcel, including any rights to be redeemed for future residential development, shall be done in accordance with N.J.A.C. 7:50-5, Part IV, so as to sever any Pinelands Development Credits allocated to the parcel.

³⁹⁷ Additional Accessory Uses eliminated for brevity.



(FAR) Forest Area Residential³⁹⁸

Permitted Uses

- *Agriculture;*
- *Forestry;*
- *Agricultural employee housing as an element of, and necessary to, an active agricultural operation and subject to Planning Board approval;*
- *Fish and wildlife management and wetlands management;*
- *Low-intensity recreational uses, under certain conditions.*
- *Expansion of intensive recreational uses, under certain conditions.*
- *Campgrounds, not to exceed 1 campsite per gross acre, provided that the campsites may be clustered at a net density not to exceed 10 campsites per acre and provided the campground is duly licensed by the Township. Campgrounds are subject to Planning Board approval.*

- *Continuation of existing resource extraction operations in accordance with N.J.A.C. 7:50-6, Part IV and § 144-123Z.*
- *Public service infrastructure intended to primarily serve only the needs of the Pinelands. Centralized wastewater treatment and collection facilities in accordance with N.J.A.C. 7:50-6.84(a)2.*

Accessory Uses

- *Detached single-family dwellings in accordance with the Schedule of District Regulations, provided that clustering of the permitted dwellings shall be required in accordance with §144-123KK whenever 2 or more units are proposed.*
- *Detached single-family dwellings on 3 2/10-acre lots in accordance with §144-123DD.*
- *Detached single-family dwellings on 1 acre lots, in accordance with §144-123DD.*

³⁹⁸ §144-136



- *The owner of a parcel of land with a minimum of 20 acres shall be entitled to develop 1 single-family dwelling on the parcel, under certain conditions.*
- *Institutional uses including but not limited to schools in accordance with §144-123AA, half-way houses, mental health care facilities, private health care facilities, libraries, theaters, museums, all consistent with the provisions of N.J.A.C. 7:50-5.23(b)1, and subject to Planning Board Approval.*
- *Home occupation in accordance with §144-123K.*
- *Roadside retail sales and service establishments, under certain conditions.*

Conditional Uses

- *Pinelands resource related industrial uses, excluding resource*

extraction and uses that rely on sand or gravel as raw products, under certain conditions.

- *Agricultural commercial establishments, excluding supermarkets, restaurants, and convenience stores, under certain conditions.*
- *Non-clustered residential dwelling units in residential developments of 2 or more single-family detached residential dwelling units in accordance with §144-123LL.*

(PT) Pinelands Town³⁹⁹

Permitted Uses

- *Single-family detached residential, under certain conditions.*
- *Public and private education uses.*
- *Place of worship, subject to site plan review.*

³⁹⁹ §144-129

All uses in the Pinelands Town are subject to the provisions of N.J.A.C. 7:50-5.27, which provides:

- Public service infrastructure necessary to support the use is available, or can be provided without any development in the PA and FAR Districts; and the character and magnitude of the use is compatible with existing structures and uses in the Township.

- No residential dwelling units or nonresidential use shall be located in a parcel of less than 1 acre unless served by a centralized wastewater treatment plant.
- Any municipal variance approval which grants relief from the density or lot area requirements for a residential or principal nonresidential use in the PT District shall require that Pinelands Development Credits be used for all dwelling units or lots in excess of that permitted without the variance.



- *Agricultural commercial establishments, (roadside stands).*
- *Retail sale facilities, retail food establishments, farm supply facilities, eating and drinking establishments.*
- *Light industrial, subject to planning approval (§144-123L).*
- *Commercial shopping centers subject to Planning Board Approval; vehicle, new vehicle sales and service establishments (§144-123II); gasoline service stations (§144-123I); automotive repair (§144-123HH).*
- *Parks, playgrounds, playfields, or recreational uses of land, subject to site plan approval, for other than municipally owned land. While municipal uses are permitted, they are not required to obtain site plan approval.*

- *Professional offices subject to Planning Board Approval (§144-123W); medical complexes and nursing homes subject to Planning Board Approval (§144-123N).*
- *Vehicle impound lots, subject to site plan approval, with appropriate license from Township Committee, under certain conditions.*

(FARR) Forest Area Residential Receiving⁴⁰⁰

*(RDA) Rural Development Area⁴⁰¹
Permitted Uses*

- *Residential dwelling units in accordance with the Schedule of District Regulations, provided that clustering of the permitted dwellings shall be required in accordance with §144-123KK whenever 2 or more units are proposed.*

⁴⁰⁰ While included on the Township's Zoning Map and referenced in the Zoning Ordinance, there is not separated Zoning District in the version of Chapter 144 downloaded for this Master Plan Update.

Specific references to the FARR Zone found for this review address:

- Standards for Places of worship in the FAR and FARR Districts.
- Provisions addressing public utility substations in the PA, FAR, FARR, AP, RD and DVC Districts

- Permitting residential dwelling units on lots of 4 acres or more in accordance with the land transfer program, provided that the owner shall acquire and provide proof of ownership of sufficient noncontiguous acres located in FAR district outside the FARR areas to meet the 31-acre minimum bulk requirement.

⁴⁰¹ §144-126



- *Detached single-family dwellings on 1.0 acre lots, in accordance with §144-123DD, under certain conditions.*

Conditional Uses

- *Detached single-family dwellings on 1-acre lots, in accordance with §144-128.*
- *Nonclustered residential dwelling units in accordance with §144-123LL.*

5. Master Plan Consistency

Other than context, history and locational references to Hamilton, pertinent references to Hammonton in Mullica's 2010 Reexamination are:

- a. In response to a 2002 recommendation that the Township pursue a sanitary sewer

connection for the Pinelands Town (PT) District with the Town of Hammonton⁴⁰², the 2010 Reexamination stated:

Little progress has been made in actually constructing a sanitary sewer connection. An additional Pinelands Town (PT) District has been created at the Egg Harbor City boundary for a short distance along the White Horse Pike, also. The Atlantic County Department of Regional Planning is currently in discussion with the New Jersey Department of Environmental Protection to include the two areas of the Pinelands Town (PT) District within a sewer service area of the County's Wastewater Management Plan.⁴⁰³

⁴⁰² The rationale for this objection is stated in the 2010 Reexamination (p. 29) as:

Light industrial and commercial uses as well as residential uses are permitted within [the PT] district. This district ... has the most potential to obtain sanitary sewer service. Said service could be provided by a connection to the Hammonton Wastewater Treatment Facility or the Atlantic County Utility Authority. There are currently no plans to make those

connections. Although, the Atlantic County Division of Planning is proposing to locate this district within the sewer service area of the County's Wastewater Management Plan.

⁴⁰³ Mullica Township 2010 Master Plan Reexamination. p. 6.



This Objective is restated as “[e]xplore the potential for and pursue a sanitary sewer connection for the Pinelands Town (PT) District with the Town of Hammonton and with Egg Harbor City”. [Hammonton is not pursuing this initiative at this time].

Other than zoning line changes detailed in §6.4 herein, this Master Plan Update proposes no change to the section of Hammonton contiguous with Mullica. Accordingly, there is no change in the relationship between this Master Plan Update and the Township’s 2010 Master Plan Reexamination.

G. Hamilton Township

⁴⁰⁴Hamilton Township’s original Master Plan was created in 1983. Reexaminations were undertaken in 1992, 1999, 2006 and 21012. Amendments were adopted in 2001, 2002, 2003, 2006 and 2007. Updates (i.e., additional components) were adopted in 2004.

Hamilton’s most-recent Master Plan Reexamination was adopted in 2022⁴⁰⁵.

1. Land uses in the portion of Hamilton Township adjacent to Hammonton are a mix of undeveloped wooded lands, agriculture, and pockets of single-family residential uses.
2. Zoning in the portion of Hamilton Township adjacent to Hammonton is (FA-70) Forest Area and (AG) Agricultural Area⁴⁰⁶.

(FA-70) Forest Area⁴⁰⁷

[Forest Area] districts recognize that in Hamilton Township there are undisturbed forested portions of the Pinelands Protection Area which support characteristic Pinelands plant and animal species. These areas are an essential element of the Pinelands environment and are very sensitive to random and uncontrolled development. Some parts of these districts are more suitable for

⁴⁰⁴ Hamilton Township Comprehensive Management Plan. Prepared by Peter P. Karabashian Associates. (specific data not published).

⁴⁰⁵ Township of Hamilton, Atlantic County, New Jersey: Master Plan Reexamination Report. Prepared by Polistina Associates. March 4, 2022

⁴⁰⁶ Zoning Map, Township of Hamilton, Atlantic County, New Jersey Zoning Map, Prepared by Remington, Vernick & Walberg Engineers. Last revised 3/26/2018.

⁴⁰⁷ §203-27 et. seq.



development than others if such development proceeds in accordance with strict environmental performance standards.

Essentially, therefore, the Forest Areas of Hamilton Township represent a land mass most sensitive to intensive development. Accordingly, the controls set forth are designed to recognize the fundamental forest-like characteristics of these areas.

Permitted Uses

- *Agricultural commercial establishments*
- *Agriculture-related employee housing*
- *Agriculture⁴⁰⁸*
- *Campgrounds*
- *Forestry*
- *Home occupations*

- *Low-intensity recreation, including sportmen's clubs and lodges*
- *Places of worship*
- *Schools*
- *Clustered residential development*
- *Single-family residential on existing lots of record*
- *Nonclustered single-family residential as a Conditional Use*

(AG) Agricultural Area⁴⁰⁹

It is the purpose of this district to protect areas of active agricultural use, together with adjacent areas of prime and unique agricultural soils suitable for expansion of agricultural operations.

The agricultural zones within the Township support and reinforce the community's environmental and

⁴⁰⁸ *Agricultural activities carried out in the Forest District, such as livestock raising for commercial purposes, where the conditions inherent to the use may exert a negative impact to surrounding lands uses, shall be organized and oriented so as to:*

- *Maintain a minimum 50' side yard from any contiguous property line.*
- *Maintain barns, corrals, etc., in a manner to minimize odor and breeding places for insects.*
- *Such uses shall be limited to a minimum lot size of 20 acres.*

⁴⁰⁹ §203-19 et. seq.



agroeconomic base, and the intent herein is to sustain these districts and uses within an environment that is compatible with the agricultural and environmental interests.

Permitted Uses

- *Agriculture*
- *Agricultural airfields*
- *Agricultural commercial establishments*
- *Agricultural employee housing*
- *Agricultural processing*⁴¹⁰
- *Forestry*
- *Home occupations*

⁴¹⁰ *Except commercial livestock or poultry processing establishments.*

⁴¹¹ *Unless authorized pursuant to §203-202 of Article XVI, residential dwelling units at a gross density not exceeding 1 unit per 10 acres will be permitted, provided that:*

- *The dwelling is accessory to an active agricultural operation.*
- *The dwelling is for an operator or employee of the farm who is actively engaged in and essential to the agricultural operation.*
- *The dwelling is to be located on a lot which is under or qualified for agricultural assessment.*
- *The dwelling is located on a lot which has an active production history or where a farm management plan has been prepared which demonstrates that the property will be farmed as a unit unto itself or as part of another farm operation in the area.*
- *A residential lot has not been subdivided from the property within the previous five years, unless the lot has been subdivided pursuant to §203-202A(5).*
- *No more than 1 [lot] may be created for a dwelling pursuant to this subsection at any one time.*

- *Low-intensity recreation, including hunting clubs and lodges*
- *Pinelands development credits*
- *Single-family residential*⁴¹¹

3. Master Plan Consistency

The only reference to Hammonton in Hamilton Township’s 2022 Reexamination is a recognition that the Town is an “adjoining” municipality to the Township⁴¹².

Other than zoning line changes detailed in §6.4 herein, this Master Plan Update proposes no change to the section of Hammonton contiguous

In addition, residential dwelling units at a gross density not exceeding one unit per 40 acres will be permitted, provided that:

- *The unit(s) shall be clustered on one-acre lots;*
- *The remainder of the parcel, including all contiguous lands in common ownership, which is not assigned to individual residential lots shall be permanently dedicated for agricultural uses through recordation of a restriction on the deed to the parcel; and*
- *The restriction on the deed to the parcel, including any rights to be redeemed for future residential development, shall be done in accordance with N.J.A.C. 7:50-5, Part IV, so as to sever any Pinelands development credits allocated to the parcel.*

⁴¹² p. 29.



with Hamilton Township. Accordingly, there is no change in the relationship between this Master Plan Update and the Township's 2022 Master Plan Reexamination.

8.3.2 ATLANTIC COUNTY MASTER PLAN

Atlantic County's current Master Plan⁴¹³ was adopted in May 2018. The items addressed in this document include:

- Historic and Geographic Setting
- Planning Context
- Demographic Trends Since 2000
- Seasonal Population
- Regulatory Environment
- Land Use and Trends
- Goals And Objectives
- Housing
 - Population
 - Households
 - Poverty Status
 - Household Costs
 - Existing Housing Conditions
 - Accredited Affordable Units

- Transportation
 - Transportation System Overview
 - Public Transit
 - Freight Rail
 - Aviation
 - Air Quality
 - Complete Streets
 - Bicycle Facilities
 - Policy Recommendations
- Infrastructure
 - Solid Waste Management
 - Wastewater Management
 - Water Supply
- Sustainability & Resiliency
 - Post-Sandy Conditions
 - Vulnerabilities
 - Asset Inventory
 - Strategic Recovery Planning Report
 - Significant Issues And Hazards
 - Sustainability and Resiliency Initiatives, Strategies, Goals and Objectives
- Open Space and Recreation
 - Overview
 - Goals And Objectives
 - Challenges
 - Funding Mechanisms

⁴¹³ Atlantic County, New Jersey Master Plan. Prepared by Heyer, Gruel & Associates and Michael Baker International.



- Inventory County, State and Federal Open Space Facilities and Municipal Parks
- Historic Preservation
- Needs Analysis
- Recommendations

A. Master Plan Consistency

Goals, objectives and recommendations of the 2018 Atlantic County Master Plan that are pertinent to Hammonton and this Master Plan Update are:

1. Land Use

- *Influence State and Regional master plans to support the land use goals of Atlantic County, particularly with regard to the Pinelands Comprehensive Management Plan.*
- *Promote quality growth and development in areas where capital facilities are available.*
- *Promote lands for a diversity of economic development opportunities...*
- *Support efforts to revitalize neighborhoods and rehabilitate older housing stock.*

- *Discourage growth in areas that require unplanned extension of capital facilities.*
- *Promote a mix of housing types to support the demands of a changing population.*

2. Planning (Generally)

- *Incorporate principles of sustainability and resiliency into all aspects of County planning and policy development.*
- *Acknowledge the risks associated with climate change, sea level rise, and severe weather events, by applying lessons learned in the aftermath of Hurricane Irene, the Derecho of 2012, and Super Storm Sandy.*
- *Promote targeted growth and development in areas served by existing infrastructure outside flood prone areas, and encourage redevelopment of under-utilized urban, suburban, and rural sites.*
- *Coordinate County planning efforts with other entities*



*including municipalities,
improvement authorities,
economic development
agencies, and state agencies.*

- *Encourage the diversification of the County's economy and job creation by supporting business attraction and development initiatives.*
- *Promote the location of research and development businesses for mutual benefit of industry; job searchers and the colleges in Atlantic County.*
- *Capitalize on the Federal Aviation Administration William J. Hughes Technical Center and its continued expansion as an asset for industry and job attraction.*
- *Support the County's status as a tourist destination with a wide array of natural amenities and communities of interest.*
- *Promote safe and efficient transportation systems for access to the County and within*

*the County, including air, rail
and motor vehicle systems.*

- *Preserve and make more efficient use of existing roadway capacities by encouraging sound land use planning and highway access control.*
- *Promote sustainable design, management, and education related to the use of potable water and the treatment of wastewater.*
- *Preserve and enhance the quality of the natural resources of the County.*
- *Preserve selected critical natural areas supporting endangered species and wildlife habitat.*
- *Protect farmland within the County and promote the continued economic viability of farming.*
- *Preserve the historic and cultural resources in the County.*
- *Advocate for the preservation and protection of important*



natural resources while working to reevaluate the capacity of growth areas and the scope of permitted uses and activities within the Pinelands.

- *Collaborate with constituent municipalities and outside jurisdictional entities to streamline the development process to make the County a more attractive place for investment.*
- *Continue to expand the County Park System and the recreation opportunities and facilities available to County residents and visitors.*

3. Transportation

- *Maintain and improve a circulation system that provides for the safe and efficient movement of traffic.*
- *Provide an energy-efficient transportation system that minimizes the negative effects of vehicular emissions on air quality.*
- *Protect natural and manmade resources from the negative*

effects of traffic and road improvements.

- *Provide transportation choices for work, recreation and other trips for County residents and visitors.*
- *Promote economic development and tourism in the transportation planning process.*
- *Encourage the creation of a second track on NJ Transit's Atlantic City Line to provide improved freight rail and passenger rail service between Atlantic City **and Hammonton** and points between Atlantic County and Philadelphia.*
- *Encourage municipalities in Atlantic County with existing bus stations and/or rail terminals to apply for NJ Transit's Transit Village designation.*
- *Encourage the development of Transit Villages along the Atlantic City Line.*
- *Seek feasibility of additional public transit routes and more frequent service in areas of need.*



- *Continue to partner with Cross County Connection Transportation Management Association on shuttle services and any other technical and marketing support this organization can provide.*
- *Adopt a county-wide Complete Streets Policy to provide safe access for all users by designing and operating a comprehensive, integrated, connected multi-modal network of transportation options.*
- *Encourage all municipalities in Atlantic County to adopt Complete Streets policies to provide safe access for all users by designing and operating a comprehensive, integrated, connected multi-modal network of transportation options.*
- *Continue to strengthen policies that create on and off-street pedestrian and bicycle infrastructure in line with the County's goal of promoting its natural environment.*

- *Encourage preservation of active rail facilities, historic rail facilities and other rail facility right-of-way for future rail and/or non-rail use.*
- *Encourage the preparation of a Bicycle and Pedestrian Master Plan for Atlantic County.*

4. Open Space and Recreation

- *Provide municipalities a portion of the County Open Space Tax Trust Fund in order to assist municipalities in the acquisition of parkland and the development of recreation areas.*
- *Identify programs between various levels of government that encourage and develop "partnerships" and "shared services".*
- *Continue to maximize revenues of the Open Space Tax levy by supporting the maximum rate allowed under law.*
- *Consider a new open space referendum to include tax funds for maintenance of County parks.*



- *Develop a Marketing plan to capitalize on the benefits of eco-tourism and staff to coordinate activities*
- *Develop recreation programs for a diverse resident and visitor population, including an aging population.*
- *Acquire and develop lands for public access to ... inland water resources.*
- *Acquire and develop lands that have historical and cultural significance or satisfy a special need.*
- *Acquire lands for conservation and protection of natural resources and infill areas that serve as greenways and linkages to existing Federal, State and County facilities.*
- *Prioritize land acquisitions which assist with the County's resiliency against natural disasters*

5. Sustainability & Resiliency

In the aftermath of Hurricane Irene (2011), Superstorm Sandy (2012), Winter Storm Jonas (2016) and additional weather events, resiliency and sustainability have become a focus of planning as the effects of climate change and the impacts associated with severe weather events have become more costly and profound.

A resilient community is able to absorb shocks of storms and natural disasters in a way that accrues minimal impact to its built environment and social fabric, while sustainability entails making decisions and taking actions in the present that do not negatively impact a community or population's future ability to thrive. Collectively, resiliency and sustainability encompasses a range of environmental, economic and social factors that contribute high quality places to live, work and invest.



The County Master Plan identified the following areas of focus for the development of local and County plans.

- *Ensuring that officials are knowledgeable and well trained.*
- *Dissemination of public information in an efficient manner.*
- *Accessibility of evacuation routes and location of refuge areas outside hazard areas.*
- *Issues with utility and cell phone service.*
- *Uneven and inconsistent bulkhead locations.*
- *Cost of insurance as a burden to housing affordability.*
- *Outdated or undersized storm water management infrastructure.*
- *Dune construction and property rights debates.*
- *Storm debris removal.*

- *Neighborhood character with elevated homes .*
- *Maintenance of high hazard dams, particularly Lake Lenape Dam.*
- *Wildfires.*
- *Drought.*

6. Infrastructure

- *...[C]ontinue to reexamine the Solid Waste Management Plan to assure that programs are meeting specific goals and objectives.*

It is imperative that the Solid Waste Management Plan be flexible to meet the dynamic nature of the solid waste industry. ... [C]ontinually review the Plan to assure its successful application to the community which it serves.

- *Assist and encourage source reduction programs and techniques in order to facilitate management of the County's waste flows.*



The ... per capita solid waste generation has a seasonal component that must be considered, therefore, it is essential that not only permanent residents but seasonal residents also are educated on the source reduction initiatives.

- *Assist in the development of educational programs to effectuate public awareness on the importance of recycling.*

[C]ontinue to assist municipalities in educating the community on the importance of recycling and the reporting of same, as well as, source reduction and landfill capacities to assure proper application of the ... Solid Waste Management Plan.

- *Assist in the Household Hazardous Waste Collection program and the development of a permanent facility for same.*

These efforts should continue in order that the public is continually reinforced on the

importance of proper disposal of these substances.

- *[C]ontinue to support in-county disposal of all solid waste. This is consistent with State policies of self-sufficiency.*

The ACUA should continue to promote the state policies of self-sufficiency and in-county disposal of all solid waste.

- **Wastewater Management**
 - *Encourage the continued study and development of wastewater management plans as a cooperative effort among municipalities, the County, and other jurisdictional agencies.*

To be most effective, the wastewater management planning process needs to have consistent goals among those involved in the design, approval, and implementation phases of the plan.

- *Encourage and assist in the development of standardized*



methods for the reporting and recording of wastewater flow information.

It is important that the recording and reporting of wastewater flows by municipalities and utility authorities follow a standardized format in order that the County's Wastewater Management Plan can be prepared with the assurance that data analysis is based on consistent and quality information.

- *Assist in the development of alternative applications of treated wastewater.*

The utilization of treated wastewater for landscaping in Atlantic City should be explored in other areas of the County. The application of treated wastewater may be an alternative method of irrigation for plant nurseries, golf courses, and other land uses while providing a

secondary benefit of recharging the aquifer.

- *Assist in the development of funding programs for wastewater management.*

It is important that funding is made available to not only the large-scale public projects that serve the majority of the population, but also to owners of individual septic systems that are not designed to the current standards, and have failed and are compromising public health.

- *Assist and educate residents in best management practices for individual onsite septic systems.*

The County Board of Health's documentation of septic system failures and problem areas suggests that not only should funding programs continue to correct and/or replace these systems, but that the public health



would be benefited by the establishment of educational opportunities, whereby, residents can be assured that investments in the management of wastewater are being maintained at optimum levels.

- *Recognize that modular treatment technology may be necessary to meet groundwater quality standards.*

Throughout the Pinelands Area new and/or expanded point sources such as schools or commercial enterprises may require the implementation of modular treatment technology in order to meet the stringent groundwater criteria required by the Pinelands Comprehensive Management Plan.

- **Water Supply**
 - *Assist in the quantification of the region's existing water supply.*

It is imperative that the existing dependable yield of the area water supply be determined so that plans can be developed and implemented that are flexible in providing alternative water supply resources for anticipated demands. In order to improve comprehensive water supply planning efforts, the County should request an Annual Water Quantity Report from the NJDEP Division of Water Supply and Geoscience that summarizes the information contained in the New Jersey Water Transfer Data Model databases for all public community water purveyors, especially New Jersey American Water...

- *Assist in the development of an updated water model, monitoring program, and alternative water use implementation strategies.*



The existing water models need to be updated and a program of monitoring water supplies and use implemented to assure that the effects on the resource from current and projected demands can be accurately evaluated. This would facilitate development of effective water use strategies depending on the quantitative and qualitative conditions of the water supply.

- *Assist in the promotion and education of water conservation.*

The conservation of our water supply has a cumulative effect, whereby, everyone has a role to play in conserving this natural resource. Therefore, education in schools and proactive leadership from agricultural, commercial, and industrial users shall advance the awareness that the cumulative efforts of water conservation shall

have far reaching benefits to the overall sustainability of the water supply.

- *Assist and encourage the development of wastewater recycling.*

The development of alternative uses of treated effluent as irrigation and recharge into the water table, as well as discharge into surface waters should be implemented on a regional basis. These strategies properly planned and implemented shall reduce the adverse effects from the “mining” of water. This is important in both the Kirkwood-Cohansey aquifer and the Atlantic City 800-Foot Sands, whereas, stream flows can be properly maintained, as well as, stabilization of the advancing saltfront, respectively.

- *Assist in the development of land use strategies that mitigate adverse effects to*



our water resources from non-point source pollution.

The effects of land use and associated non-point source pollution is an important aspect in the overall planning of our water resources. The implementation of effective land use planning and stormwater management practices, and wellhead protection programs shall all advance the quantity and quality of our water resources, as well as, benefit the recreational and ecological aspects of surface waters.

- *Assist in the development of a regional water supply and quality plan.*

The sustainability and quality of our water resources combined with wastewater management and land use planning, as well as, observed adverse trends such as, the cone of depression and inland

migration of the saltfront implores us that we develop comprehensive plans based on a regional watershed perspective.

- *Encourage Flood protection and resiliency measures for all water supply facilities within a Flood Zone.*

Resiliency and flood protection measures may include building flood walls, raising and widening the berms, installing new flood gates, improving drainage mechanisms, installing a new low lift pump stations, or replacing emergency generators, as supported by the Army Corp of Engineers.

A comparison of the foregoing finds the Policy Statements, Supporting Strategies and recommendations in this Master Plan Update to be substantially consistent with the goals, objectives and recommendations of the 2018 Atlantic County Master Plan that are pertinent to the Town of Hammonton.



8.3.3 STATE DEVELOPMENT & REDEVELOPMENT PLAN⁴¹⁴ / PINELANDS COMPREHENSIVE MANAGEMENT PLAN

- A. While the MLUL requires that municipal Master Plans include a statement addressing the relationship of the Master Plan to the State Plan, Hammonton is located in the Pinelands.

The 1985 State Planning Act⁴¹⁵ under which the State Plan was authorized recognizes “*the special statutory status*” of the New Jersey Pinelands under the Pinelands Protection Act. Under such Act, the State Planning Commission was required to rely on the Pinelands Comprehensive Management Plan and associated regulations in developing the State Plan.

In developing the State Plan, the State Planning Commission coordinated with the Pinelands Commission through a cross-acceptance process in order to develop the following policies.

1. Policy 1: Reliance on Plans and Regulations
Acknowledge the statutory treatment of the New Jersey Pinelands under the Pinelands Protection Act and the National Parks and Recreation Act and rely on the plans and regulations of the New Jersey Pinelands Commission to achieve the objectives of the State Plan.
2. Policy 2: Intergovernmental Coordination (State & Local)
Coordinate planning efforts so that there is consistency between the adopted plans, maps, programs and regulations of various levels of government, consistent with the objectives of the State Plan and promote utilization of the State Plan’s Statewide Policies covering issues not addressed by the Pinelands Comprehensive Management Plan.

⁴¹⁴ State Plan: pp. 167-170 & 279.

⁴¹⁵ N.J.S.A. 52:18A-196 et seq.



3. Policy 3: Intergovernmental Coordination

Coordinate planning efforts with the New Jersey Pinelands Commission so that the Pinelands Comprehensive Management Plan, municipal, county and regional plans, and CAFRA regulations, as amended are consistent within the Pinelands National Reserve.

4. Policy 4: Review of Potential Regional Impacts

Develop procedures for the review of developments that may have regional impacts affecting the Pinelands area, including proposals outside the bounds of the Pinelands, such as Regional Centers or highway corridor improvements or the expansion of facilities within the Pinelands, so that the objectives of the State Plan and the Pinelands Comprehensive Management Plan are met.

5. Policy 5: Water Resources / Aquifer Protection

Protect the Cohansey / Kirkwood aquifer system that underlies both the New Jersey Pinelands and substantial adjacent areas.

Analyze the condition and capacity of the system to maintain the delicate ecological balance of the Pinelands, and also its ability to support diversions from the aquifer that are not recharged. Until this analysis is completed, viable alternate water supply systems rather than diversions are strongly recommended.

6. Policy 6: Public Investment Priorities

Coordinate management area policies of the Pinelands Comprehensive Management Plan and the State Plan to ensure that management area designations within the Pinelands receive state public investment priority equal to that of designations in the State Plan.

B. Pinelands Comprehensive Management Plan

While this Comprehensive Master Plan Update modifies certain Policy Statements and Supporting Strategies for the Town of Hammonton, and recommends certain changes in Zoning District Boundary Lines, Permitted Uses and Building Controls for the Town, great pains were taken to



maintain consistency with the Pinelands Comprehensive Management Plan.

Further, Town Planners recognize that Master Plans and related Ordinances for municipalities within the Pinelands require review and Certification by the Pinelands Commission to confirm consistency with the Comprehensive Management Plan.

- C. Based upon the totality of the forgoing, this Comprehensive Master Plan Update is fully consistent with the State Development & Redevelopment Plan, as effectuated through the Pinelands Comprehensive Management Plan.

8.3.4 SOLID WASTE MANAGEMENT ACT

As with all municipalities in New Jersey, Hammonton is mandated by County and State regulations to actively manage garbage / rubbish, recyclable materials, and vegetative waste. This management program consists of regulating receptacles for private waste collection, scheduling of collections, monitoring recyclable

segregation, pick up and disposal of collected items, and pick up and disposal of vegetative materials.

Hammonton operates this program through the Department of Public Works.



9.0 EXHIBITS

9.1 HOUSING ELEMENT & FAIR SHARE PLAN



9.2 HAMMONTON MUNICIPAL AIRPORT: AIRPORT MASTER PLAN UPDATE



9.3 CASINO CLOSURES & JOBS IMPACT



https://pressofatlanticcity.com/opinion/editorials/casino-closings-rethink-budgets/article_e0c879b-1033-5393-8881-40b008c0936d.html

Casino closings / Rethink budgets

Aug 21, 2014

If, as now seems inevitable, three more casinos close by the end of the summer, the ripple effects of that economic jolt will be felt far beyond Atlantic City. They will hit other Atlantic County municipalities particularly hard. And those towns must begin to plan - now - for that new reality.

This was brought home this week by figures from the Casino Control Commission, which can track employment by individual casino hotels and ZIP code.

The chart below shows that while Atlantic City stands to see 1,334 casino workers lose their jobs, the situation is not much better for Egg Harbor Township, Galloway Township, Pleasantville and other Atlantic County municipalities. Those towns also have fewer businesses that might hire some of those employees and smaller, more vulnerable tax bases.

The frightening cycle of job loss, residents relocating to other areas, falling home values and possible foreclosures could be a blow more serious than either the recent recession or Hurricane Sandy.

Egg Harbor Township Mayor James "Sonny" McCullough recently told Press staff writer Derek Harper that the closings are a "two-edged sword - as things get worse, taxes go up." But sorry, McCullough and other elected officials have an obligation to see that taxes are not increased as a result of this economic jolt.



Even before the announced closings of Showboat Casino Hotel, Trump Plaza Hotel and Casino and Revel Casino-Hotel, the local property-tax structure was being rocked by the devaluation of Atlantic City's casinos. Atlantic City property owners faced a 29 percent tax increase this year, on top of a 22 percent increase last year. The resort's declining tax base also is forcing residents of towns outside Atlantic City to pay a greater share of county taxes.

And in Galloway, residents recently saw a 30 percent increase in their property-tax rate following a revaluation. These kind of tax hikes are a trend that cannot continue. Municipalities, school districts and residents have to face the fact that budgets - and services - will have to be cut to keep spending in line with declining tax revenue.

Certainly everyone hopes that buyers can be found for the Atlantic City casinos. Perhaps Gov. Chris Christie's Sept. 8 summit will lead to ways to make the casino industry's transition to fewer properties less painful.

But it's clear that the current spending in many Atlantic County towns depends on an economic base that is disappearing. And past levels of spending cannot be sustained simply by raising taxes on the residents who remain.

Job-loss impact by town

Residents of Atlantic County towns would be hit hardest if Showboat Casino Hotel, Revel Casino-Hotel and Trump Plaza Hotel and Casino close.

Casino Jobs

Municipality employees at risk

Atlantic City 6,237 1,334

Egg Harbor Twp. 4,783 830



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ATLANTIC COUNTY, N.J.

4/20/2021

Casino closings / Rethink budgets | Editorials | pressofatlanticcity.com

Galloway Twp. 3,641 696

Pleasantville 2,911 530

Hamilton Twp. 2,222 432

Absecon 1,400 250

Ventnor 1,347 247

Brigantine 1,151 196

Egg Harbor City 740 151

Somers Point 673 138

Northfield 755 133

Hammonton 409 94

Linwood 333 84

Source: New Jersey Casino Control Commission, employment by Atlantic City casino licensees by ZIP code and casino, as of July 1.



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CASINO EMPLOYEES WITH HAMMONTON ZIP CODE ⁴¹⁶													
Data	Atlantic Club	Bally's	Borgata	Caesars	Resorts	Golden Nugget	Harrah's	Revel	Showboat	Tropicana	Trump Plaza	Trump Taj Mahal	Totals
1/1/2014	25	50	60	35	22	51	22	32	29	43	16	30	415
1/7/2016	No Data	40	64	32	24	26	46	No Data	No Data	32	0	24	296
NET CHANGE	-25	-10	4	-3	2	-25	24	-32	-29	-11	-16	-6	-119 (-28.7%)

⁴¹⁶ Excerpted From

CASINO CONTROL COMMISSION - REGULATORY AFFAIRS DIVISION: EMPLOYMENT BY ATLANTIC CITY CASINO LICENSEES BY ZIP CODE AND CASINO
WORKBOOK - Emp By Casino and ZC for Atlantic City Licensees.xls
Data as of January 1, 2014

Information regarding the "Employment by Atlantic City Casino Licensees by Zip Code and Casino" report is contained within the three worksheets of this Microsoft® Excel 2002 workbook. As can be seen from the sheet tabs, which appear on tabs at the bottom of the workbook window, the names of the worksheets are: General Information, Record Layout and Data.

While reviewing this information, please be aware that if no casino employees live in a specific zip code, that zip code will not appear. In addition, only valid New Jersey zip codes appear on the report. The data in this report is as of January 1, 2014. Approximately 355 casino employees are not represented in these figures. There are several reasons why this may occur, they are: information is missing from the employment data that is transmitted to the Commission by the casino industry, the employment data contains errors; or, the person has a zip code that is not found in New Jersey.

When reviewing the "Employment by Atlantic City Casino Licensees by Zip Code and Casino" report, please be aware that the employment figures are broken down by individual zip codes for the counties located in New Jersey. Residential location is based solely on zip codes supplied to the Casino Control Commission. As you may know, zip codes are an imperfect means of determining city / county of residence. Zip codes correspond to the geographic location of the post office, and are not arranged by municipality or county boundaries.

If you have any questions regarding the "Employment by Atlantic City Casino Licensees by Zip Code and Casino" report, please feel free to call Terrence B. Allen at (609) 441-3368.

and

New Jersey Division of Gaming Enforcement: Employment By Atlantic City Casino Licensees By Zip Code & Casino
Report Date: 1/7/2016



9.4 TRANSFORM NEW JERSEY / HEART & SOUL



2023 COMPREHENSIVE MASTER PLAN UPDATE TOWN OF HAMMONTON ATLANTIC COUNTY, N.J.



FOR IMMEDIATE RELEASE

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Community Foundation of South Jersey Announces Five Transform South Jersey Grant Recipients

Grantees will receive \$100,000 in funding to help build stronger, healthier, and more economically vibrant communities

Haddonfield, NJ - The Community Foundation of South Jersey, whose mission is to inspire generosity, manage & deploy permanent charitable assets, and exercise collaborative leadership to create a more equitable region, today announced the Transform South Jersey Heart & Soul grant recipients. Five communities were awarded grants of \$100,000 to support initiatives that bring people together in order to build stronger, healthier, and more economically vibrant communities.

Transform South Jersey is a collaboration between the [Community Foundation of South Jersey](#), the [Geraldine R. Dodge Foundation](#), [New Jersey Health Initiatives](#) (the statewide grantmaking program of the [Robert Wood Johnson Foundation](#)), the [OceanFirst Foundation](#), the [Orton Family Foundation](#), and the [Wells Fargo Regional Community Development Corporation](#). Using the Orton Family Foundation's national model, Transform South Jersey will help strengthen the social, cultural, and economic vibrancy of the selected communities.

The following have been named Transform South Jersey Heart & Soul Communities:

- Atlantic County – Hammonton, through the Hammonton Revitalization Corporation
- Burlington County – Willingboro, through the Willingboro Community Development Corporation
- Camden County – Winslow Township, through the Winslow Township School District
- Cumberland County – Downe Township, through the Cumberland County Improvement Authority
- Salem County – Salem, through Stand Up for Salem

"It was an extremely difficult decision to make, as all of the towns put in an incredible amount of work to mobilize their community and build momentum for Community Heart & Soul," said **Andy Fraizer**, executive director of the Community Foundation of South Jersey. "We're excited that these five communities will join over 80 other Community Heart & Soul projects taking place across the country, creating positive change that is resident-driven, and that recognizes value in the unique character of each place and the emotional connection of the people who live there."

Over 190 South Jersey communities spanning the eight counties served by the Community Foundation of South Jersey were eligible for the grant opportunity. Of those, 32 municipalities were nominated for consideration and 21 municipalities completed applications.

Along with the skills and knowledge gained from the Community Heart & Soul work, the Community Foundation of South Jersey will establish a separate endowed fund for each of the selected communities. Local convening partners in each town will have access to these funds in order to support the full-scale implementation of the Community Heart & Soul model, including costs associated with staffing, marketing, and communications. In addition to funding, community partners will receive exclusive coaching, training, and technical assistance.

"For most communities, completing the four phases of Community Heart & Soul takes about two years, but the completion of the Community Heart & Soul model is just the beginning," Fraizer continued. "In addition to completing the model, each community has also committed to raising endowments of at least \$25,000 to serve as the endowed portion of their community fund. These funds will allow the communities to support projects they both identify and care about for years to come."

"I would also be remiss if I did not thank our outstanding partner organizations that are collaborating with us to bring Community Heart & Soul to South Jersey. Their funding support is critical, but it's their ideas, advocacy, volunteer support, and more that's crucial to supporting local decision makers as they work to build stronger, thriving, and more equitable communities," Fraizer said.

To learn more about the selected communities and their progress as they embark on Community Heart & Soul, visit transformsouthjersey.org.

About the Partners

Community Foundation of South Jersey

The Community Foundation of South Jersey (CFSJ) envisions an eight-county region thriving where all neighbors aspire, succeed, participate, and give. The vision is realized as CFSJ inspires generosity, manages and deploys permanent charitable assets, and exercises collaborative leadership to create a more equitable region. CFSJ works with South Jersey philanthropists, local nonprofits, and neighbors to build capital, contribute assets, and create permanent endowments for impact in perpetuity. By aligning donor interests and using the investment earnings on each of its endowed funds, CFSJ makes grants and builds leadership within the community to create thriving, equitable, and livable communities for all. Currently, CFSJ manages assets of \$22 million in donor-advised funds. Along with its fund-holders, CFSJ has issued more than \$9 million in nonprofit grants and scholarships. Learn more about CFSJ at CommunityFoundationSJ.org.

Geraldine R. Dodge Foundation

The Geraldine R. Dodge Foundation envisions an equitable New Jersey through creative, engaged, sustainable communities. Dodge supports arts, education, environment, informed communities, and poetry to connect communities and influence social change to achieve this vision. Dodge stewards and leverages all our resources, financial and human, and partners with and supports the nonprofit sector to be valued and effective influencers for community-level change in New Jersey, with a priority focus on elevating the voices and power of those communities that have been historically and systematically excluded from investment and opportunity. For more information, please visit grdodge.org.



2023 COMPREHENSIVE MASTER PLAN UPDATE TOWN OF HAMMONTON ATLANTIC COUNTY, N.J.

New Jersey Health Initiatives

New Jersey Health Initiatives (NJHI) is the statewide grantmaking program of the Robert Wood Johnson Foundation. Established in 1987 in honor of the New Jersey philanthropic legacy of RWJF's founder, Robert Wood Johnson, NJHI supports innovations and drives conversations to build healthier communities through grantmaking across the State of New Jersey. To meet the many health needs of our state's diverse populations, regions and communities, the NJHI national program encourages collaboration across sectors to foster deep relationships committed to long-term change affording all New Jerseyans the opportunity to live the healthiest life possible. Learn more about NJHI at njhi.org.

OceanFirst Foundation

Since its founding in 1902, OceanFirst Bank has built a solid reputation and legacy as a good neighbor and responsible corporate citizen. The Bank's strong commitment to helping families, organizations, schools and communities throughout central and southern New Jersey meet their financial needs has spanned several generations reaching new heights in 1996 with the creation of OceanFirst Foundation. Made possible by a one-time endowment of \$13.4 million approved by OceanFirst Bank depositors, OceanFirst Foundation provides grants to organizations that meet community needs within the OceanFirst Bank footprint. Through the Foundation, hundreds of local charities and schools have received more than \$39 million in grants to enrich lives in areas such as Housing, Youth Development and Education, Improving the Quality of Life, Health and Wellness, and the Arts. Learn more about the OceanFirst Foundation at oceanfirstfdn.org.

Orton Family Foundation

The Orton Family Foundation's mission is to empower people to shape the future of their communities by improving local decision-making, creating a shared sense of belonging, and ultimately strengthening the social, cultural and economic vibrancy of each place. The foundation is focused on building stronger, healthier and more economically vibrant small cities and towns across America. Founded in Vermont in 1995, the foundation devoted more than a decade to working with small towns to create Community Heart & Soul® a model that helps build trust and empowers residents to shape the future of their communities. Community Heart & Soul projects are underway across the country creating positive change that is resident-driven and recognizes the value in the unique character of each place and the deep emotional connection of the people who live there. To learn more about the Orton Family Foundation and its Community Heart & Soul model, visit communityheartandsoul.org.

Wells Fargo Regional Community Development Corporation

The Wells Fargo Regional Community Development Corporation (CDC) makes investments to nonprofit organizations and for-profit businesses for select ventures that are designed to promote community and economic development opportunities to improve the quality of life for children and families living in Eastern Pennsylvania, New Jersey, and Delaware. The work of the Wells Fargo Regional CDC is closely aligned to the Wells Fargo Regional Foundation which invests resources in comprehensive, neighborhood-based economic and community development initiatives within the same geographic area. For more information, please visit WellsFargo.com/about/regional-foundation.



9.5 TOWN OF HAMMONTON, BICYCLE & PEDESTRIAN MASTER PLAN