

Black Run Rule Proposal



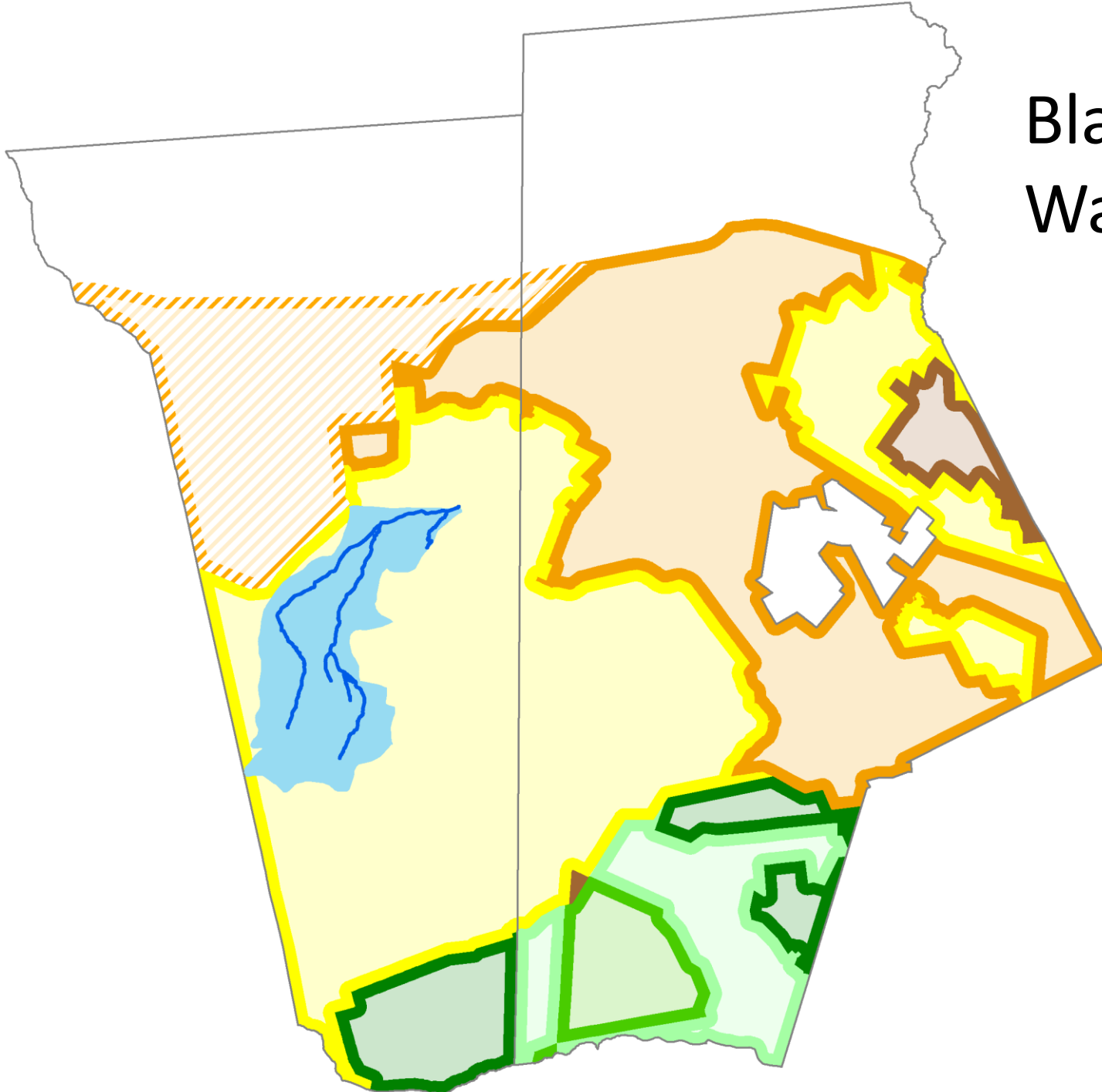
June 24, 2016

CMP Policy & Implementation Committee

What is the Black Run?

- A stream network
 - Pristine, characteristic Pinelands waters
- Its watershed
 - Pinelands habitat with high-ecological integrity scores
 - T&E Species
 - Uplands
 - Northern Pine snake (nesting and foraging)
 - Timber rattlesnake (foraging)
 - Wetlands
 - Swamp Pink
 - Timber rattlesnake
 - Barred owl

Black Run Watershed



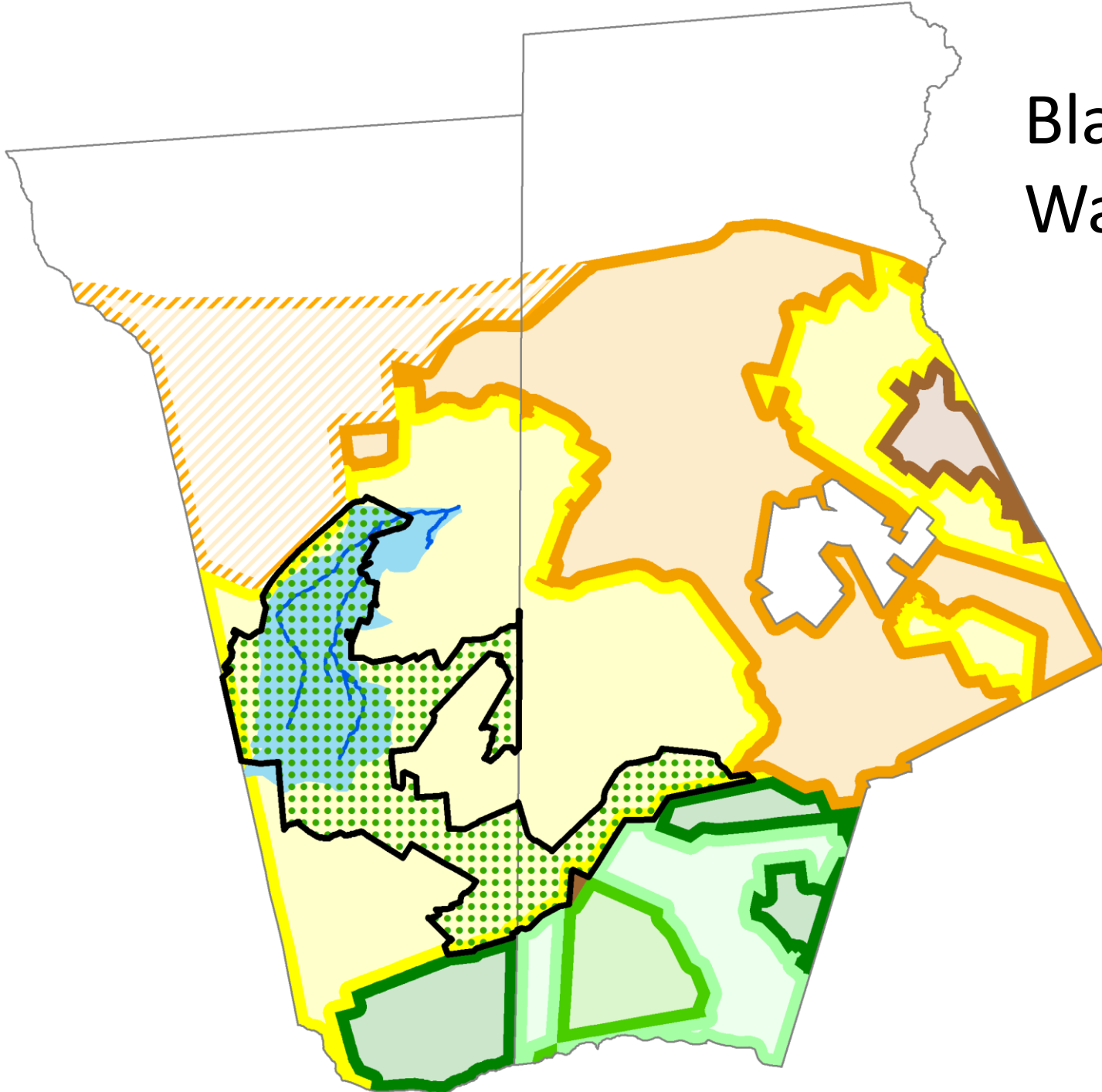
Why Protect the Black Run?

- To preserve the Black Run, its headwaters, and its watershed in its current, nearly pristine state
- To preserve a headwaters of the Rancocas
- To protect threatened and endangered plant and animal species' habitat
- To provide ancillary protection to other permanently protected lands in the area
- To better protect cultural resources (historic & prehistoric) in the area

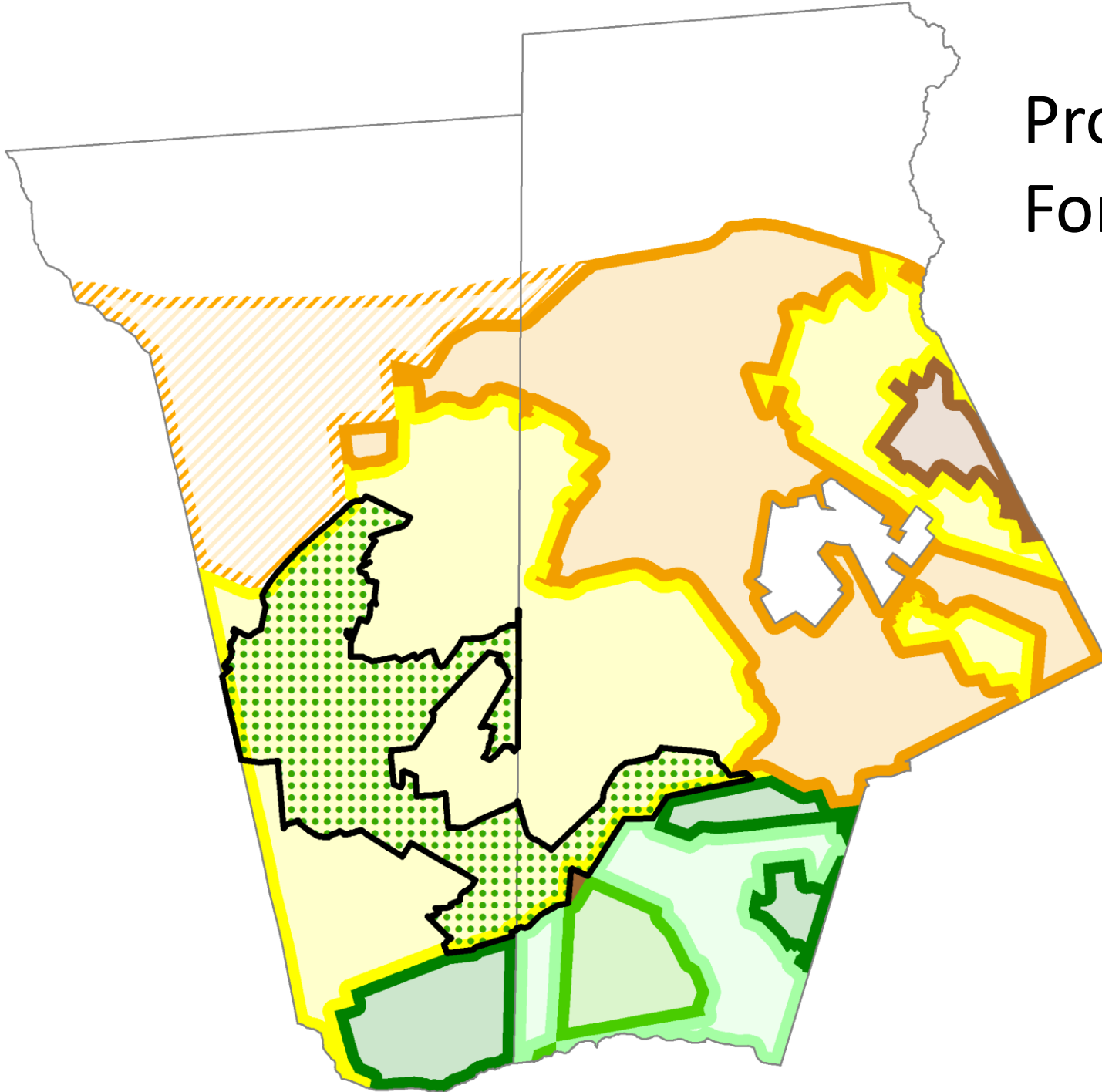
Step 1: Forest Area Redesignation

- 4,000 acres from RDA to FA
 - 3,200 acres in Evesham
 - 800 acres in Medford
- Includes Black Run, adjacent lands in common ownership and other public and permanently protected lands
- Connects to existing FA in both municipalities

Black Run Watershed



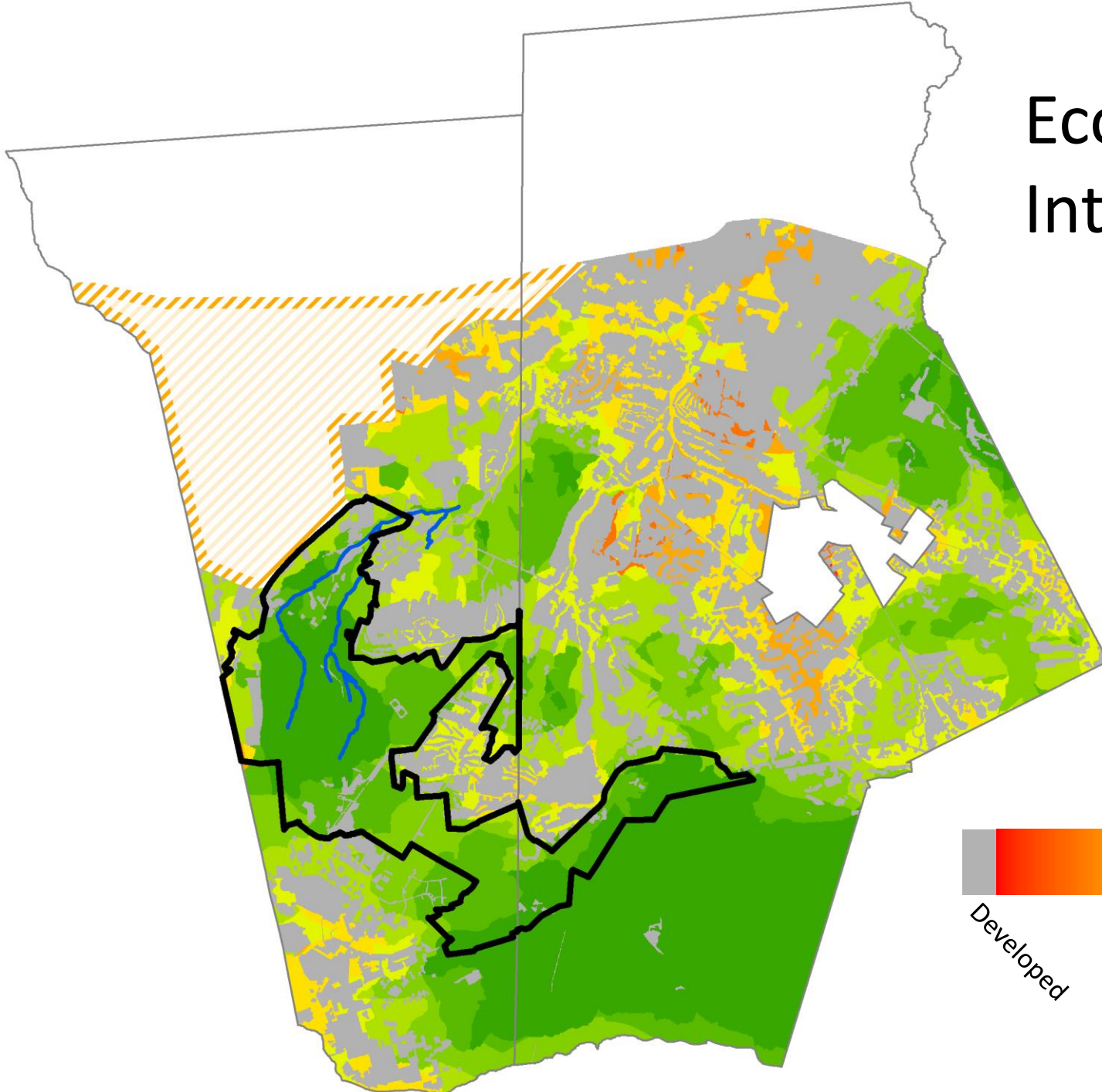
Proposed
Forest Area



Proposed Forest Area



Ecological Integrity



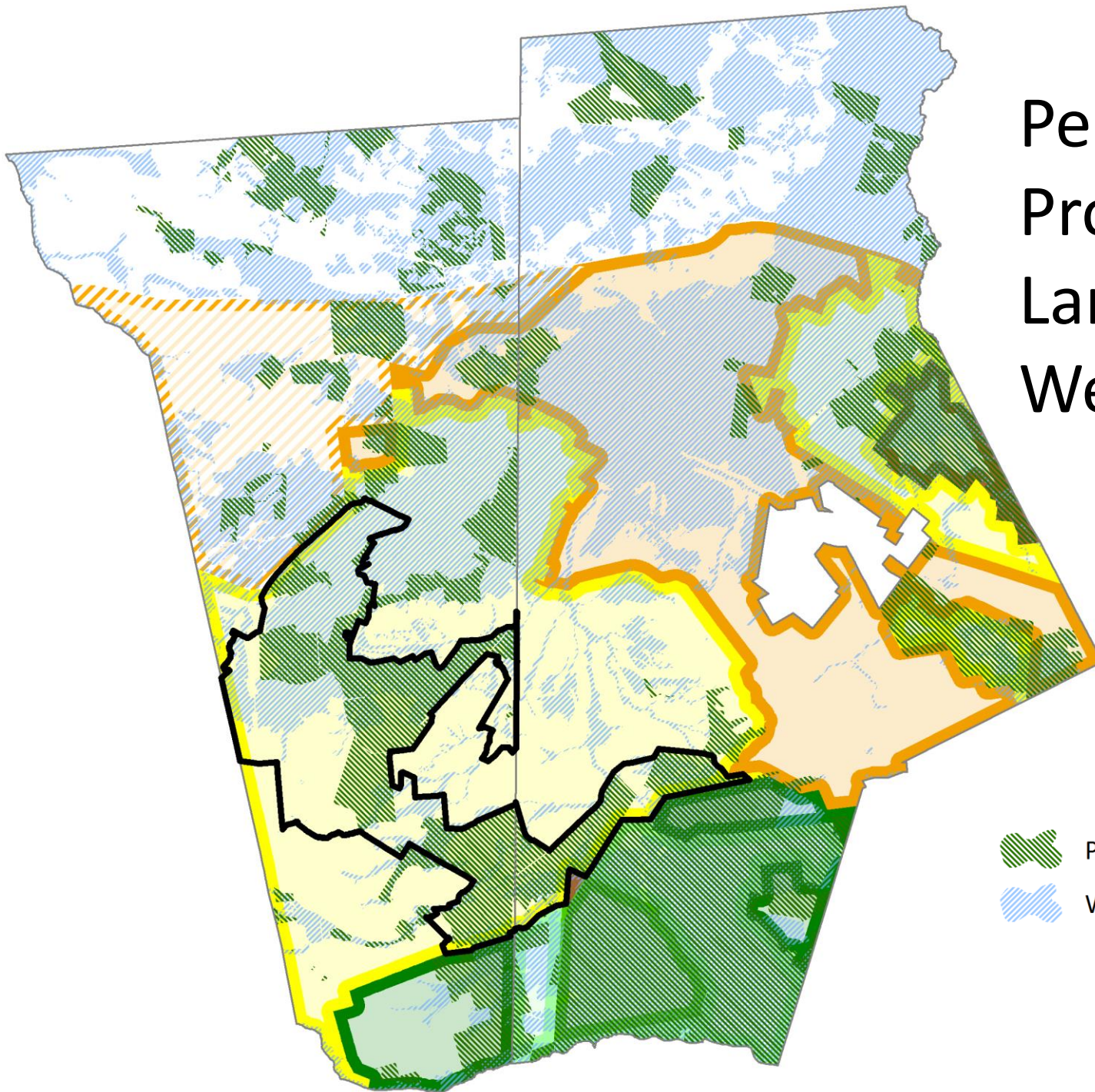
Higher Integrity →





← Lower Integrity

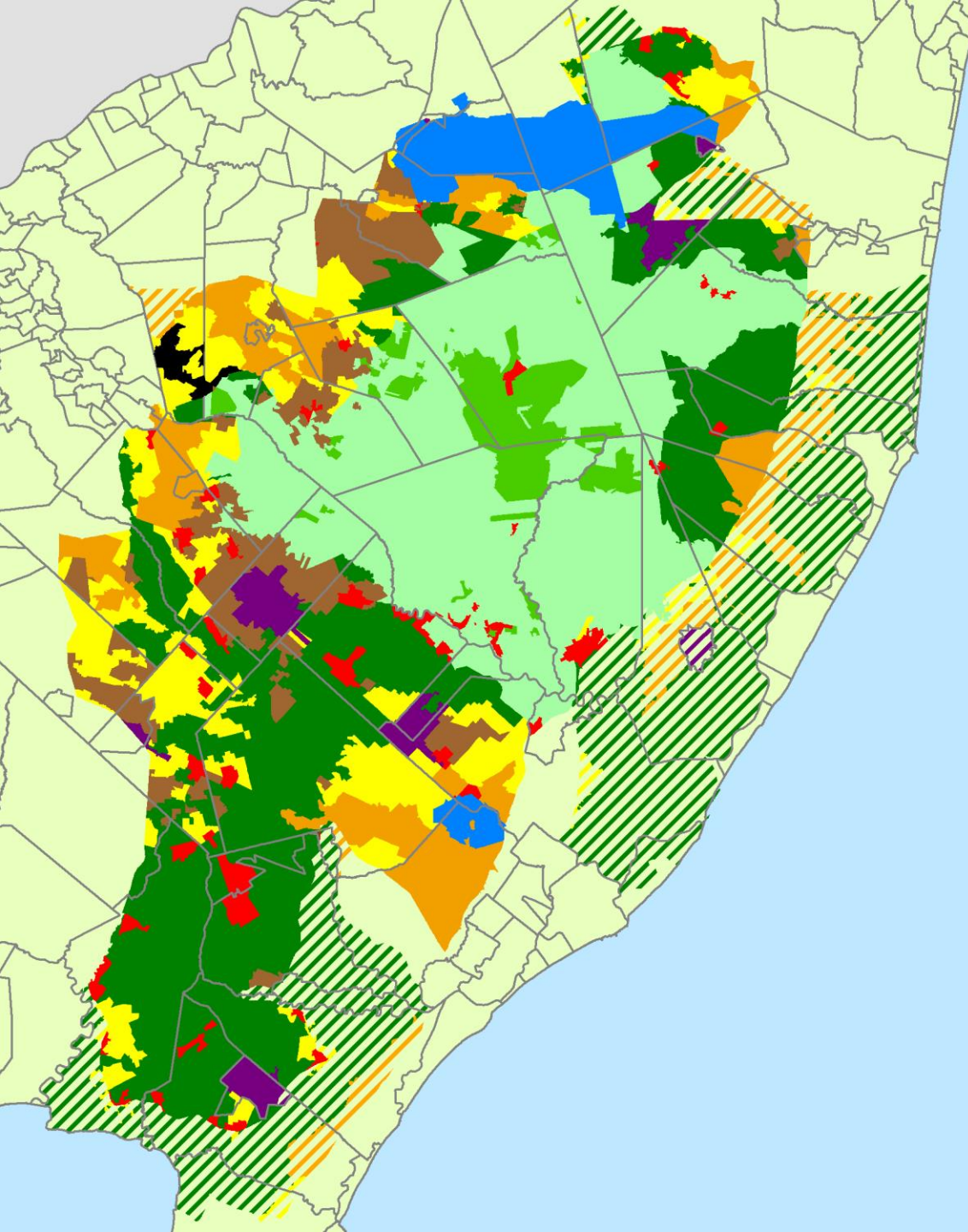
Developed

Permanently Protected Lands and Wetlands



-  Permanently Protected Lands
-  Wetlands

Overview of Management Area Change



Step 1: Forest Area Redesignation

- New Evesham Forest Area
 - 3,200 acres total
 - 1,400 vacant acres available for development
- Current RDA designation
 - Permitted density of 1 unit/3.2 acres to 1 unit/6 acres
 - Zoning capacity of 360 units
- New FA designation
 - Maximum density of 1 unit per 25 acres
 - Zoning capacity of 56 units

Step 2: Off-Site Clustering Pilot Program

- To encourage the clustering of all residential development potential in Evesham's new and existing Forest Area to a designated development area outside the Black Run
- Every unit constructed in the development area would require protection of 4 acres in the Forest Area
- Use of PDCs permitted only if Forest Area lands are unavailable

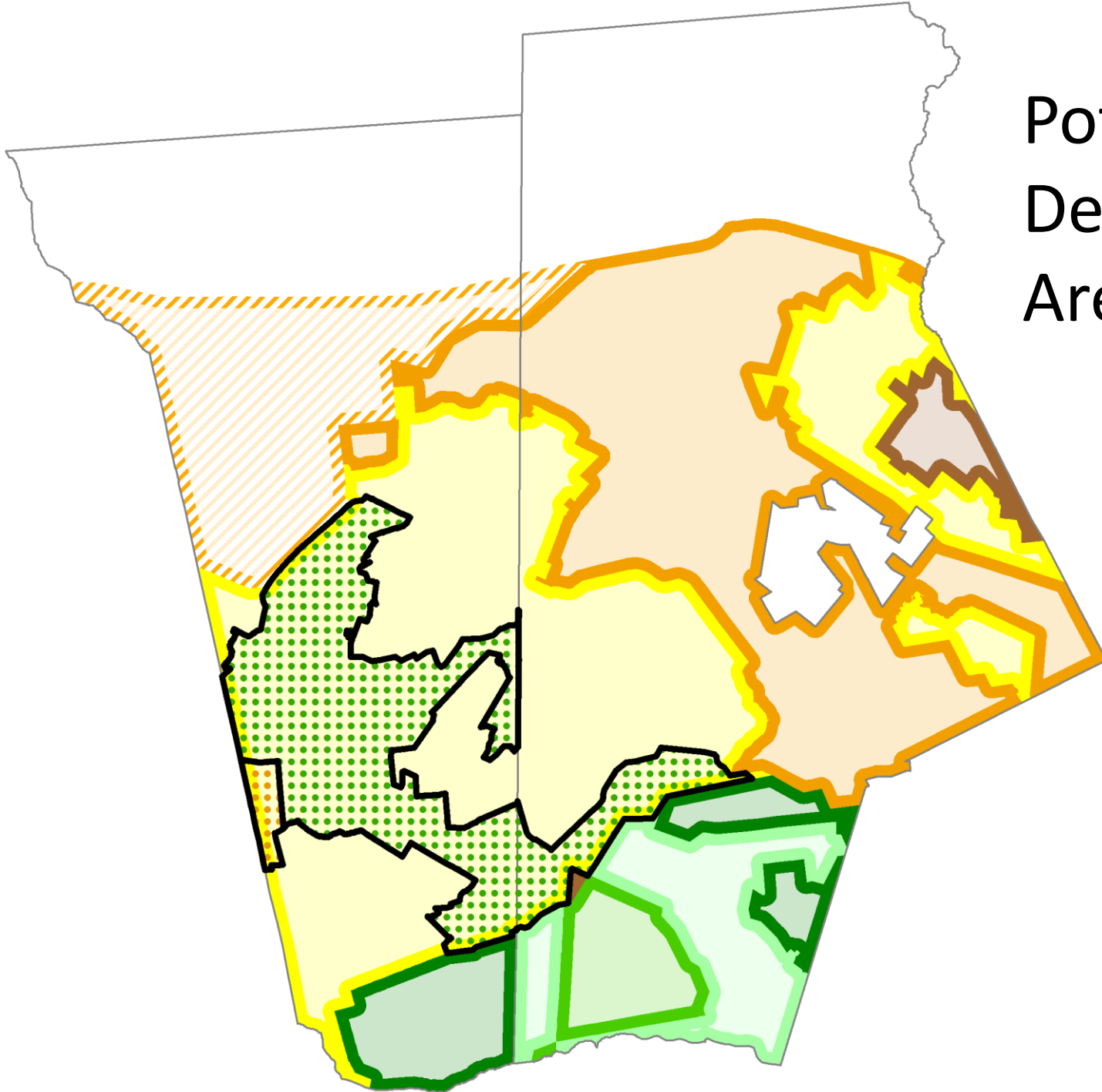
Development Area

- 175 acres
- 400 units
- Maximum lot size: 15,000 square feet
- Restricted Regional Growth Area
- Sewer service required
- Threatened and endangered species protection standards met through permanent protection of lands in the Forest Area

Conservation Area

- New Evesham Forest Area
 - 1,400 vacant acres
- Existing Evesham Forest Area
 - 250 vacant acres

Potential
Development
Area



Off-Site Clustering

