

# Stockton University

1990, 2010 & 2020  
Facilities Master Plan

Pinelands Commission  
CMP P&I Committee Meeting  
May 27, 2022



# State Agency Plans

## N.J.A.C. 7:50-4.52 (e)

Any agency of the State of New Jersey may submit to the Commission for review and approval a comprehensive plan of its existing and planned land use, resource management and development activities within the Pinelands.

The Commission shall review any proposed development in accordance with the standards of the CMP, as modified by specified provisions of the approved agency plan.

Amendments to an approved agency plan may be proposed. Such amendments shall be approved in the manner provided in this part and such amendments shall not require revision or approval of the plan as a whole.

# State Agency Plans

## Criteria for review (N.J.A.C. 7:50-4.52(e)1)

1. Be based upon a current and comprehensive inventory and analysis of Pinelands natural resources.
2. Set forth the character, location and magnitude of development within the Pinelands.
3. Be adequate to ensure that all development of land in the Pinelands is carried out in conformance with N.J.A.C. 7:50-5 and -6, provided, however, that alternative or additional techniques may be included if consistent with the goals and objectives of the CMP.
4. Prescribe standards for capital improvement siting, design and construction, including those necessary to ensure that adequate and necessary support facilities will be available to serve permitted development and proposed uses of lands.
5. Identify resource management practices which conform to the objectives of the CMP, the Pinelands Protection Act and the Federal Act.
6. Be compatible with surrounding land uses and certified municipal
7. Be otherwise consistent with and contain all provisions necessary to implement the CMP.

# 1990 Master Plan

- Stockton 1<sup>st</sup> Facilities Master Plan
- Approved by Commission on July 13, 1990
- At that time, most of the College campus was in RDA (1,052 acres)
- 503 acres was within the then newly established GI District in RGA
  - Uses in the GI District were limited to institutional uses for Stockton, Atlantic City Medical Center and Betty Bacharach Hospital
- The rezoning of the 503 acres to RGA was certified by the Commission April 6, 1990.
  - Expectation at that time was any future use of the 1,052 acres of the campus remaining in the RDA would be of low intensity and/or conservation oriented.

# 1990 Plan

Proposed Development

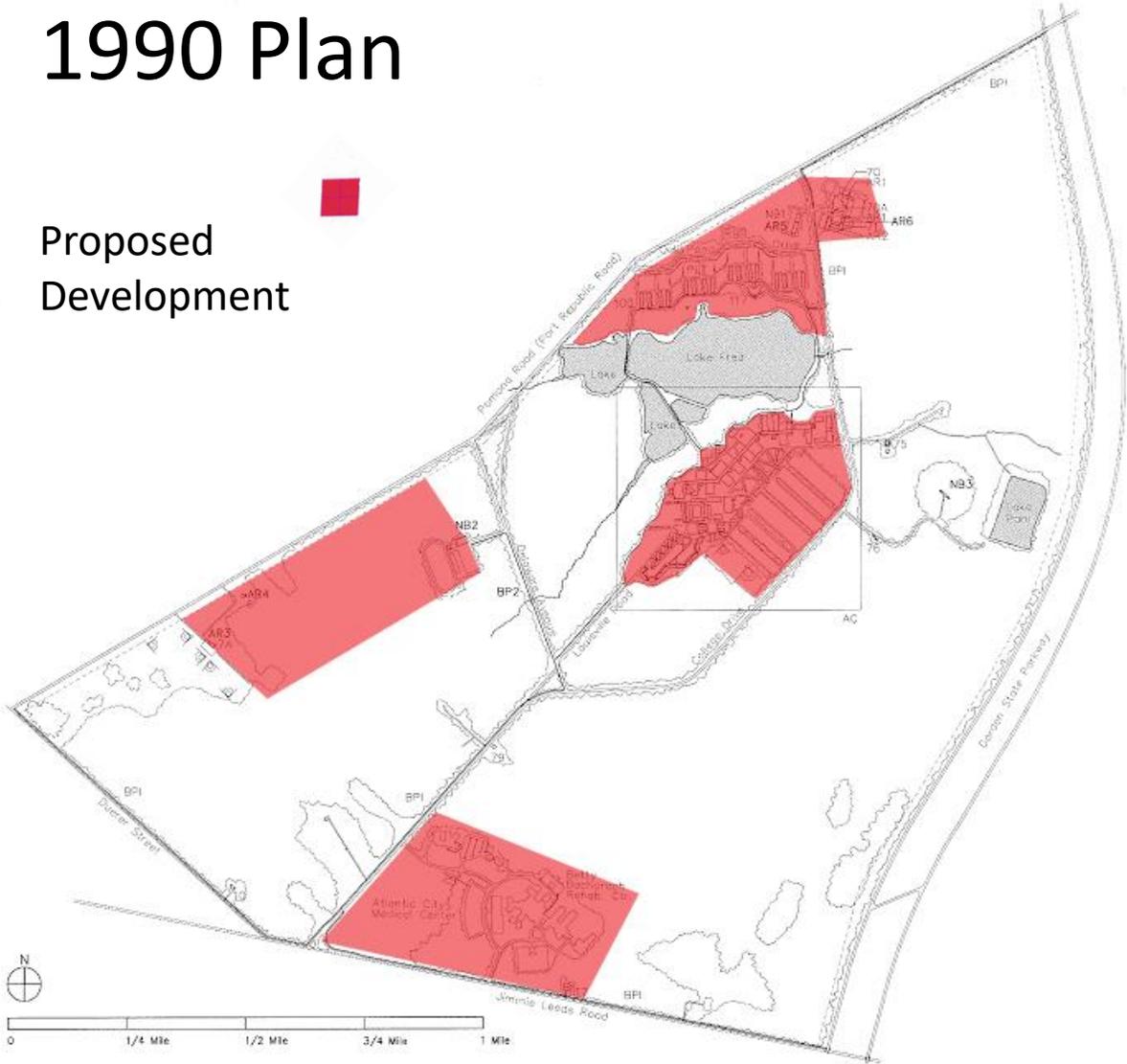


Figure 3-C  
Campus Site Plan: Land Use Areas

LEGEND

USE AREA	DESIGNATED USES
A	College instructional/support buildings and related uses. Health care and related facilities.
B	Environmental study and experimentation.
C	Active recreational uses, served by septic system.
D	Astronomical observatory, served by septic system. (Note: location within use area G not specified.)
E	Storing clean soil/cut vegetation and obtaining soil.
F	Planned-Office Zone
G	Passive recreation and rights-of-way to serve other sites.



# 2010 Master Plan

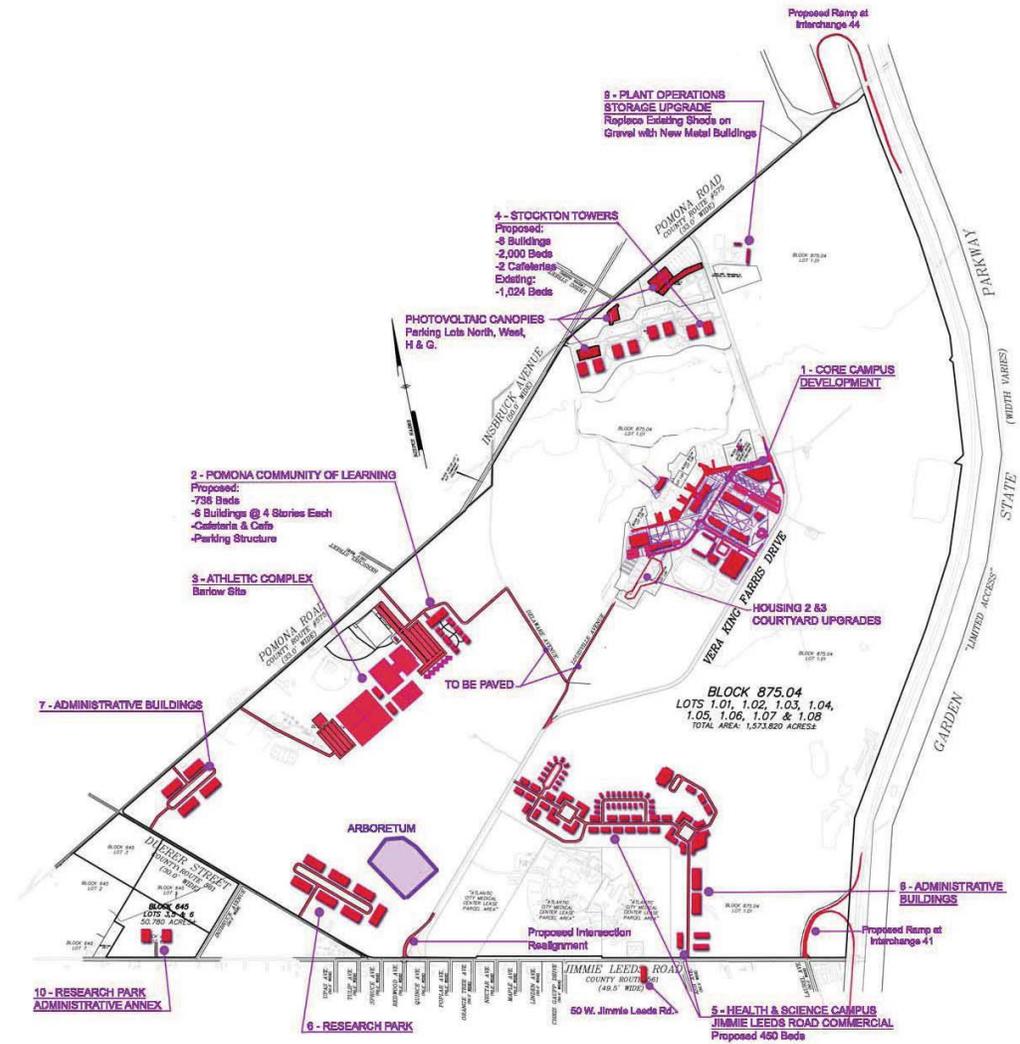
Result of discussions between Commission staff and the Commission's CMP Policy and Implementation Committee

Approved by the Commission September 10, 2010 (Resolution PC4-10-48)

Identified 10 Development Pockets

1. Core Campus Development
2. Pomona Community of Learning
3. Athletic Complex
4. Stockton Towers
5. Health & Science Campus/Jimmie Leeds Road Commercial
6. Research Park
7. Administrative Buildings
8. Administrative Buildings
9. Plant Operations/Storage Upgrade
10. Research/Park Administrative Annex

Continued the general purposes and development philosophy of the 1990 Plan: to protect important natural areas, landscape with native plant materials and use natural buffers where possible



# Differences between the 1990 & 2010 Master Plans

## 1990 Master Plan

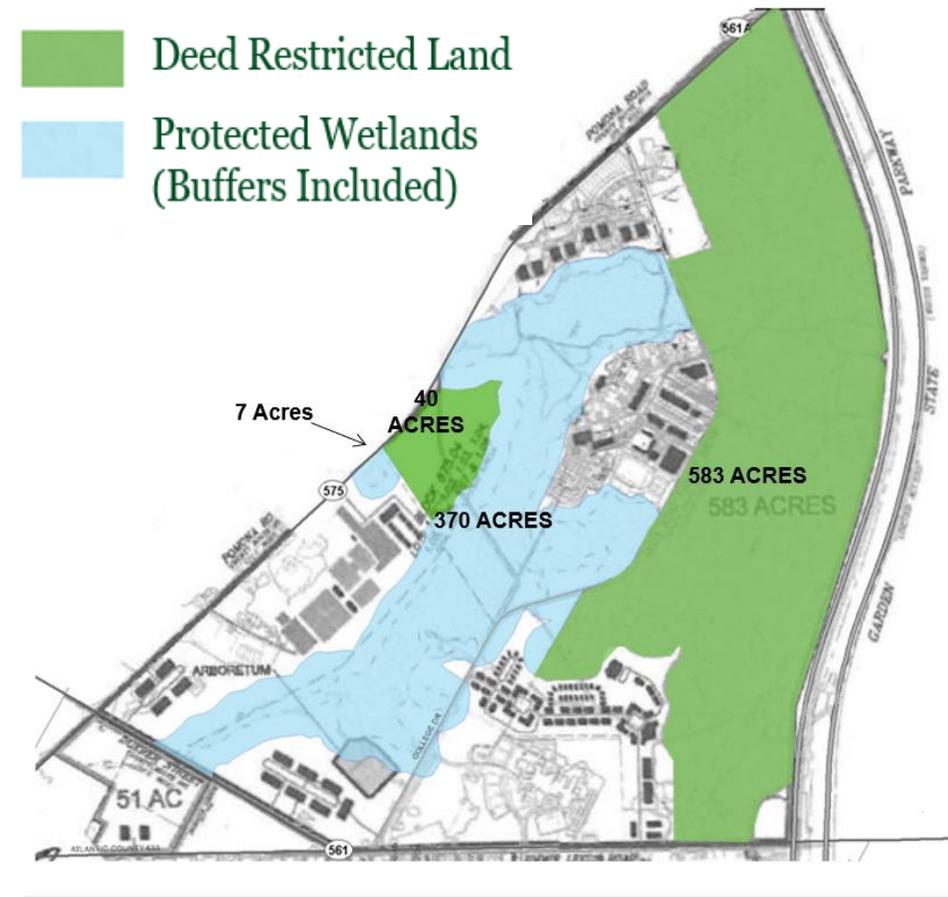
- Based on analysis of wetlands, land use, and the availability of sewer infrastructure.
- Future use of acreage on campus located within the RDA was to be low intensity and/or conservation oriented. (Low intensity included existing recreational fields at that time.)
- 875 acres were to be limited to “conservation oriented uses”

## 2010 Master Plan

- Designed to update the 1990 Master Plan and to meet the Commission’s charge to avoid sensitive lands.
- 1,000 acres to be deed restricted on-site (included 823 of the “original” 875 acres previously limited to conservation uses)
- 258 acres off-site deed restricted
- Increased size of College’s sewer development area by ~453 acres, of which 151 were new acres for development
- To balance changes made by the 2010 MP, the Commission charged the College to match on a 1:1 ratio “upzonings” of developable lands that would permit new development with deed restricting other lands not suitable for development

# Resource Areas that Contributed to Areas Identified for Deed Restriction – 2010 Master Plan

Suitable Habitat for  
T & E Species



# Forested Corridors



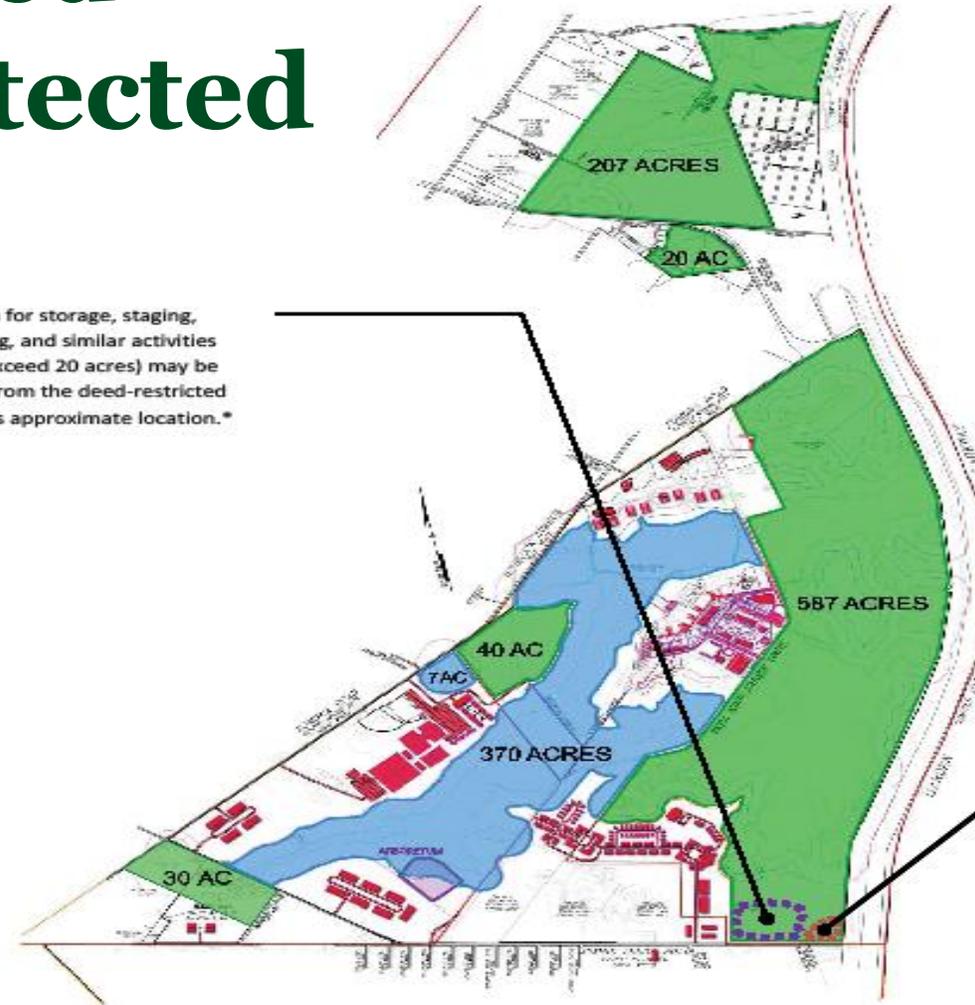
# How Much Land was Preserved?

	<b>1990</b>		<b>2010</b>	
	<b>On-Site</b>	<b>Off-Site</b>	<b>On-Site</b>	<b>Off-Site</b>
<b>Preserved by deed restriction</b>	898 ac. of wetlands & wetlands buffer 189 ac. of developable land	none	898 ac. of wetlands & wetlands buffers 102 ac. of developable land	168 ac. of wetlands & wetlands buffers 89 ac. of developable land
<b>Total Preserved</b>	<b>1,087 acres (69% of campus)</b>		<b>1,257 acres (64% of campus &amp; 93% of off-campus parcels)</b>	

# Deed Restricted Land and Protected Wetlands

-  Deed-Restricted Lands
-  Protected Wetlands  
(Buffers Included)

An area for storage, staging, stockpiling, and similar activities (not to exceed 20 acres) may be excluded from the deed-restricted lands in this approximate location.\*



Approximately 9 acres may be excluded from the deed-restricted lands to accommodate a proposed Garden State Parkway exit ramp and improvements ancillary thereto in this approximate location.\*

Exhibit C. – Sensitive Lands to be Deed Restricted  
(amended from Exhibit 7 of the Richard Stockton College  
of New Jersey April 2010 Master Plan)

\* Area not drawn to scale