

Stockton University 2020 Facilities Master Plan



CMP Policy and Implementation Committee
June 27, 2025

Stockton University 2020 Facilities Master Plan

Pinelands Management Areas

- Regional Growth Area
- Rural Development Area
- Pinelands Village
- Agricultural Production Area

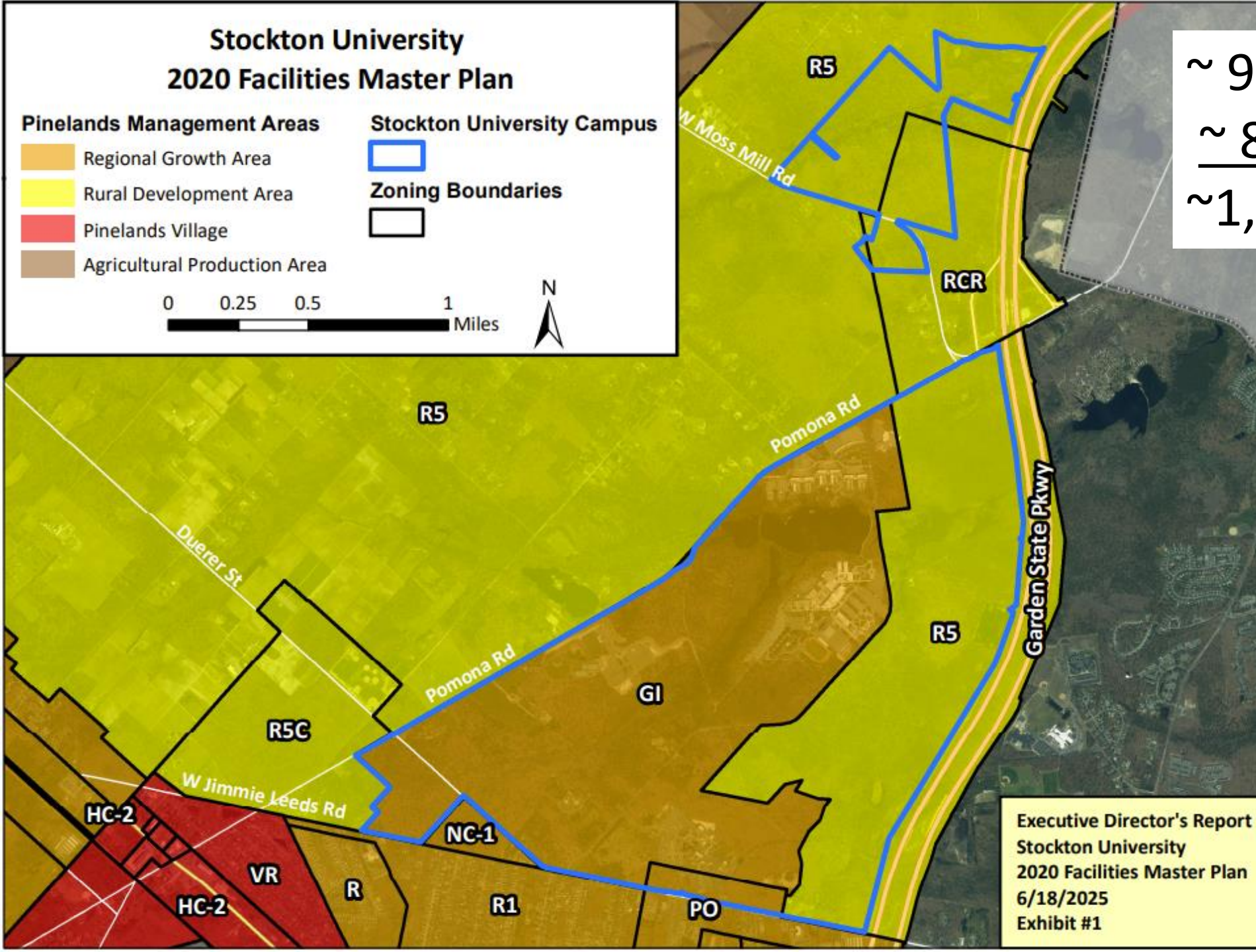
Stockton University Campus

- Zoning Boundaries

0 0.25 0.5 1 Miles



~ 996 acres RGA
~ 839 acres RDA
~1,835 acres Total



Executive Director's Report
Stockton University
2020 Facilities Master Plan
6/18/2025
Exhibit #1

State Agency Plans

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



- Any state agency may submit a comprehensive plan of its existing and planned land uses, resource management and development activities
- The CMP outlines the required contents of a plan and standards for approval
- Upon approval, the Commission reviews proposed development in accordance with the plan
- Proposed development is non-binding; provides opportunity to identify and potentially avoid issues early in the development process
- Think **Master Plan**

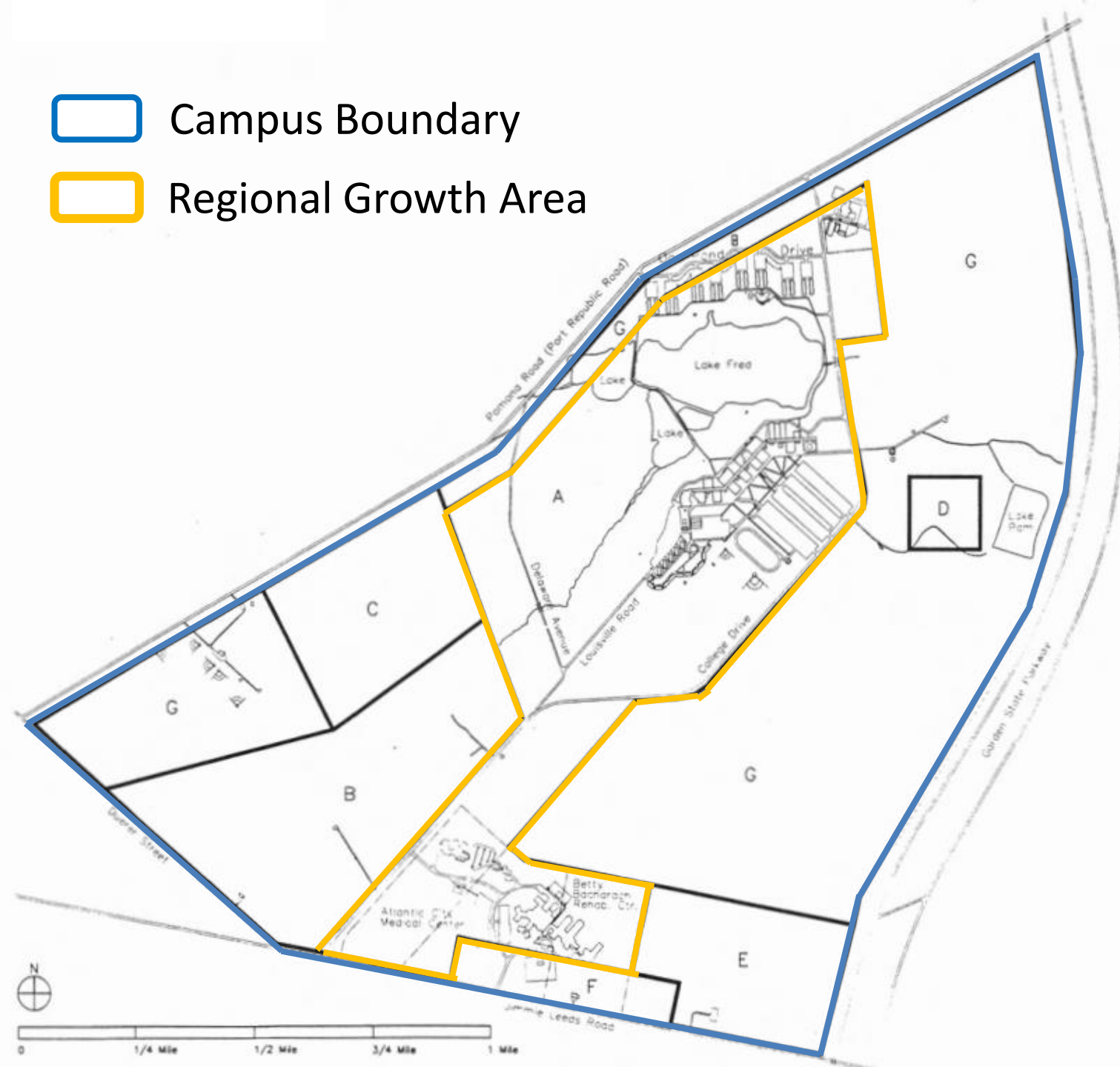
The background of the slide is a photograph of a dirt path winding through a dense forest. The path is covered in fallen leaves and pine needles. The trees are tall and thin, with green foliage. A semi-transparent dark rectangle is overlaid on the upper half of the image, containing the title and list.

Timeline

Stockton 1st Master Plan (1990)

- Approved in 1990.
- Coincided with Township rezoning of the campus resulting in management area changes. 500 acres RDA to RGA. Facilitates existing sewer expansion.
- Coincided with an 1st MOA between the Commission and the University to streamline permitting of proposed development.

-  Campus Boundary
-  Regional Growth Area



- 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.



Timeline

Stockton 2nd Master Plan (2010)

- Approved in 2010. Incorporated Significant wetlands and T&E studies. Approval conditioned on deed restricting campus conservation lands (approx. 1,220 acres). Deed recorded 2010.
- Coincided with Township rezoning of the campus resulting in management area changes. 450 acres RDA to RGA.
- Also coincided with 2nd MOA between the Commission and the College to streamline permitting of proposed development in 2nd Master Plan (2015).

Stockton University 2010 Zoning Change

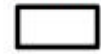
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Stockton University Campus



Zoning Boundaries



Regional Growth Area Expansion

0 0.25 0.5 1 Miles

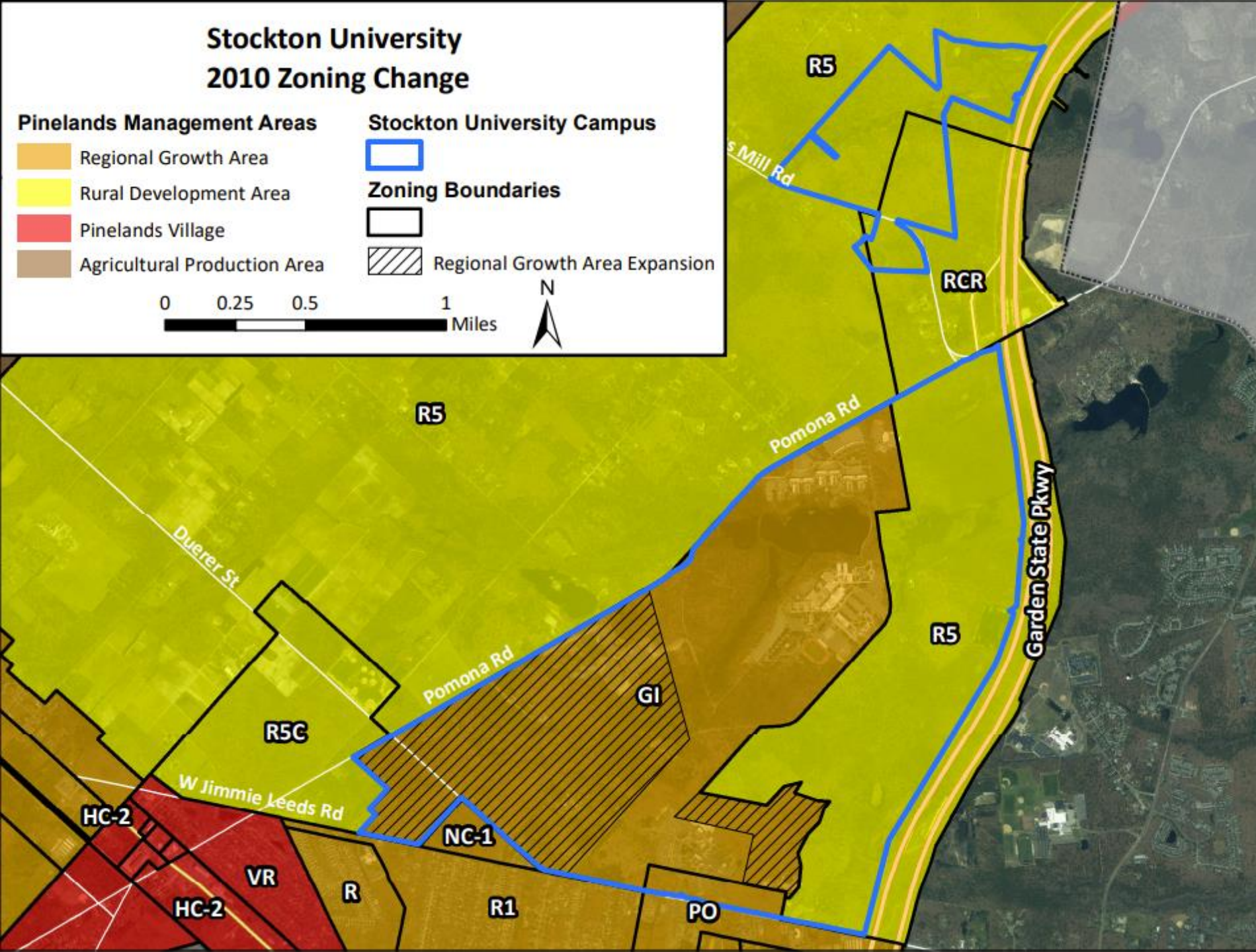


Exhibit C

Executive Director's Report on
The Richard Stockton College
April 2010 Master Plan
August 19, 2010

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



Timeline

MOA Suspension (2016)

- Development occurs within deed-restricted area. 2nd MOA indefinitely suspended; no longer in effect
- Significant mapping errors from 2nd Master Plan incorporated into deed restriction. Did not depict existing infrastructure, utilities, and internal paths or account for necessary improvements
- All Stockton applications on hold due to violations

Framework for Resolution

- Submit accurate mapping of existing infrastructure within deed restricted area as well as areas for necessary improvements
 - Reviewed by P&I in November 2022
 - Removes 33 acres from restriction; adds 35 acres
- Seek DEP approval for amendments to original deed restriction.
 - Submitted June 2023 and approved, with Commission consent, December 2024; deed recorded March 2025
- Submit plan for resolving violations
 - Received January 2024

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Stockton University Campus

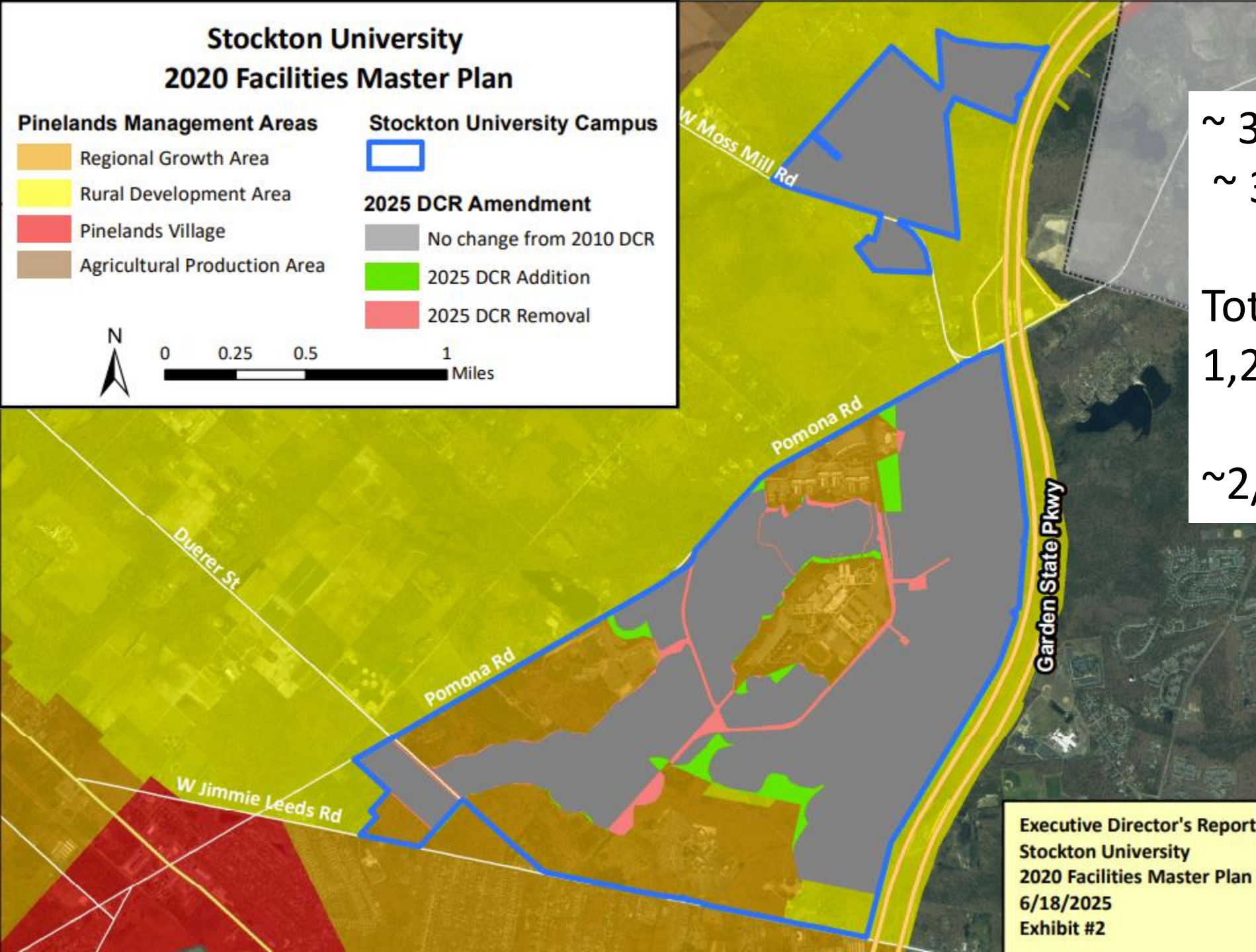


2025 DCR Amendment

- No change from 2010 DCR
- 2025 DCR Addition
- 2025 DCR Removal



0 0.25 0.5 1 Miles



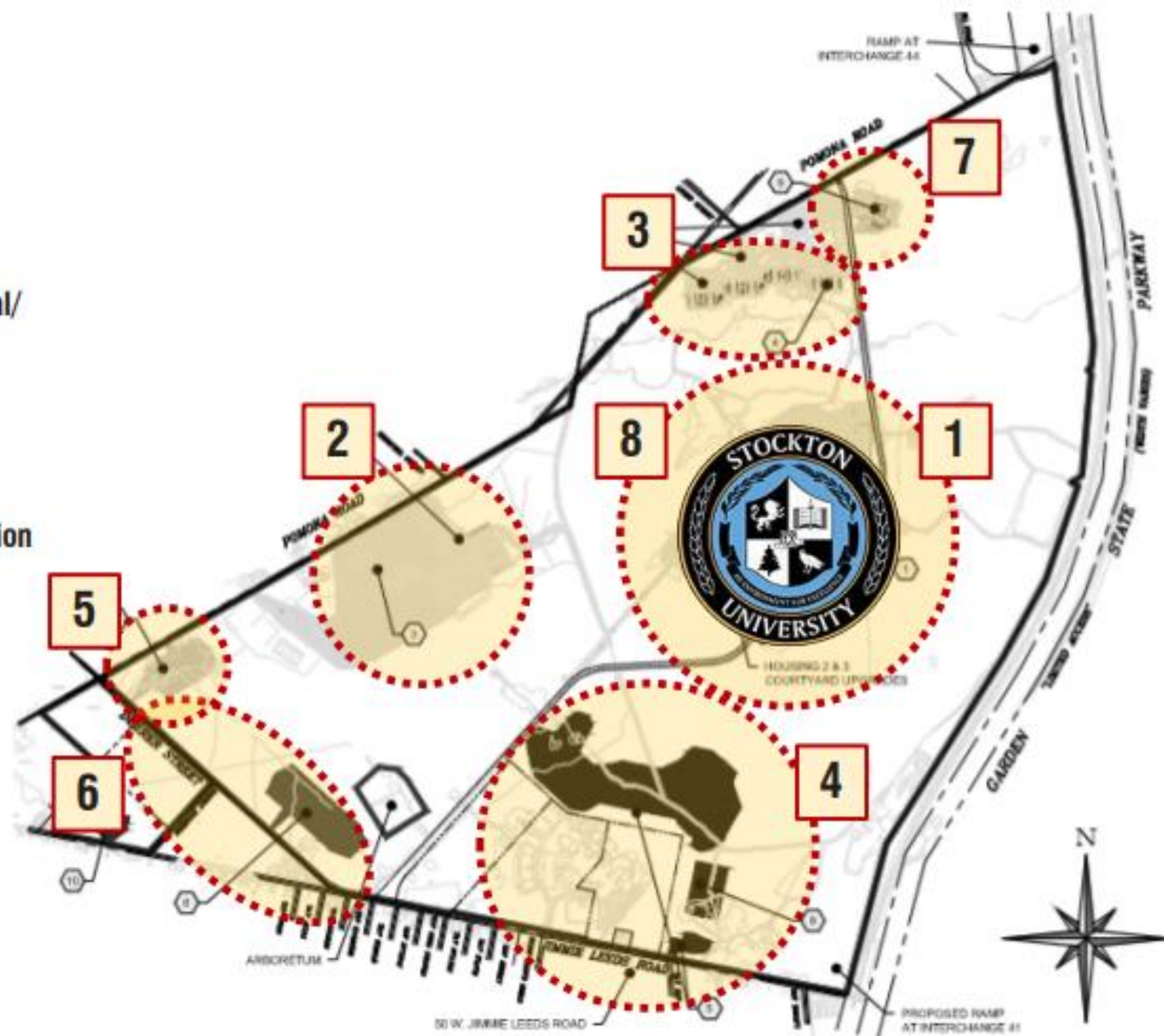
~ 33 acres removed
~ 35 acres added

Total preserved:
1,222 acres

~2/3 of the campus

Development Areas (8 Core Concepts)

1. Core Campus Development
2. North Athletic Complex (NAC)
3. Stockton Residential Phase 1 - Improvements
4. Health & Wellness /Jimmie Leeds Rd Commercial/
Residential/Retail
5. West Campus Administrative Complex
6. Mixed-use Retail/Commercial/Residential
7. Plant Operations & Public Safety Facility Expansion
8. Space Management Academic Spine,
Arts & Sciences Building & West Quad



Applications

- May 2024
 - Irrigation well
 - Water well for vehicle maintenance
- January 2025
 - 1,250 feet of pedestrian walkways
- February 2025
 - Sewer pumping station replacement
- No future MOA under discussion. All future applications will come before the Commission