



2011

**NEW
JERSEY
OFFICE FOR
PLANNING
ADVOCACY**

**MIDDLE TOWNSHIP DRAFT
RECOMMENDATION REPORT**

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INTRODUCTION

In accordance with N.J.A.C. 5:85-7 et seq, the Township of Middle has requested Initial Plan Endorsement from the State Planning Commission. This report contains findings and conclusions concerning consistency of the Township's plans and Planning & Implementation Agreement (PIA) with the State Development and Redevelopment Plan (State Plan). The review of the petition is based on information submitted by the petitioner and information otherwise available to the Office for Planning Advocacy (OPA). The Township has requested the designation of two Regional Centers, four Village Centers and one Hamlet.

Regional Centers:

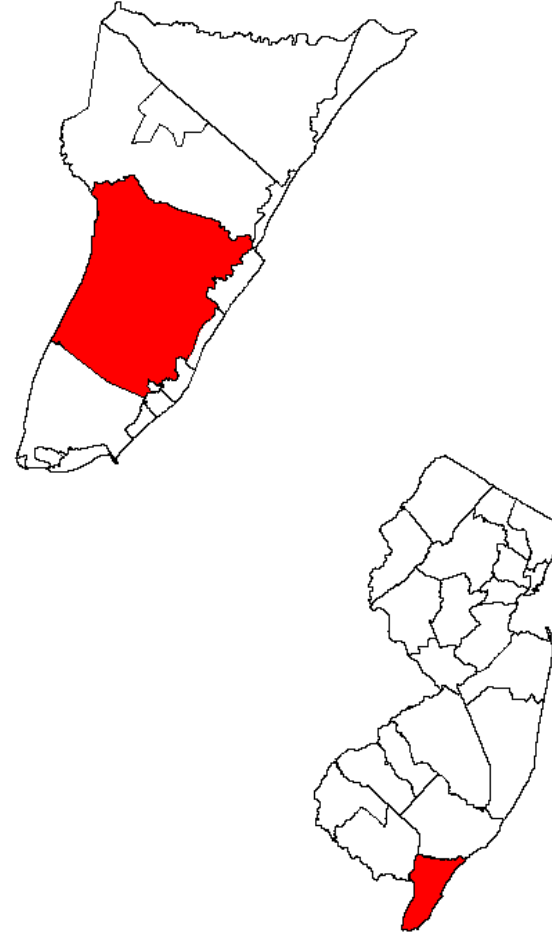
- Cape May Court House
- Rio Grande-Whitesboro Burleigh

Villages:

- Del Haven
- Green Creek
- Swainton
- Hildreth

Hamlet:

- Goshen



BACKGROUND

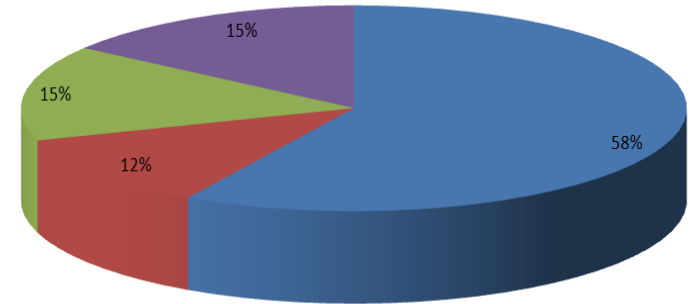
Middle Township initiated the Plan Endorsement process with a pre-petition meeting on November 23, 2004.

On December 29, 2005, the Township formally submitted a petition for Initial Plan Endorsement. OPA deemed the petition complete on January 27, 2006. A consistency review was issued on April 26, 2006. This report outlined issues to be resolved through the Action Plan. OPA offered the Township the opportunity to enter into a Memorandum of Understanding (MOU) and Action Plan.

The Township adopted Resolution #574-06 on December 4, 2006 to enter into the MOU with OPA. Since then, the Township has worked actively with the state to move through the Action Plan.

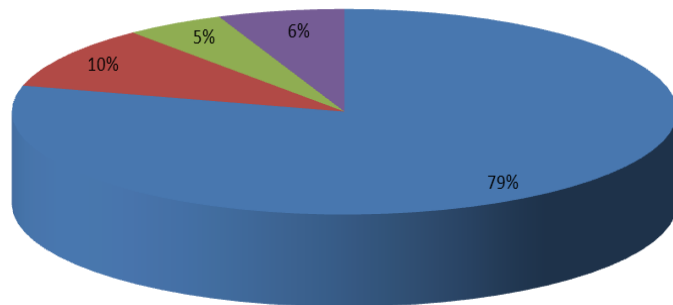
New Jersey Racial/Ethnic Breakdown

■ White ■ Black ■ Latino ■ Other



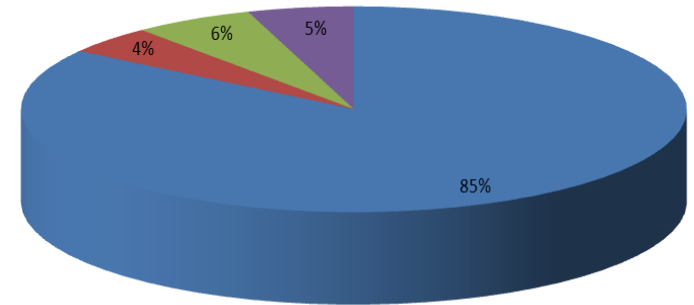
Municipality Racial/Ethnic Breakdown

■ White ■ Black ■ Latino ■ Other



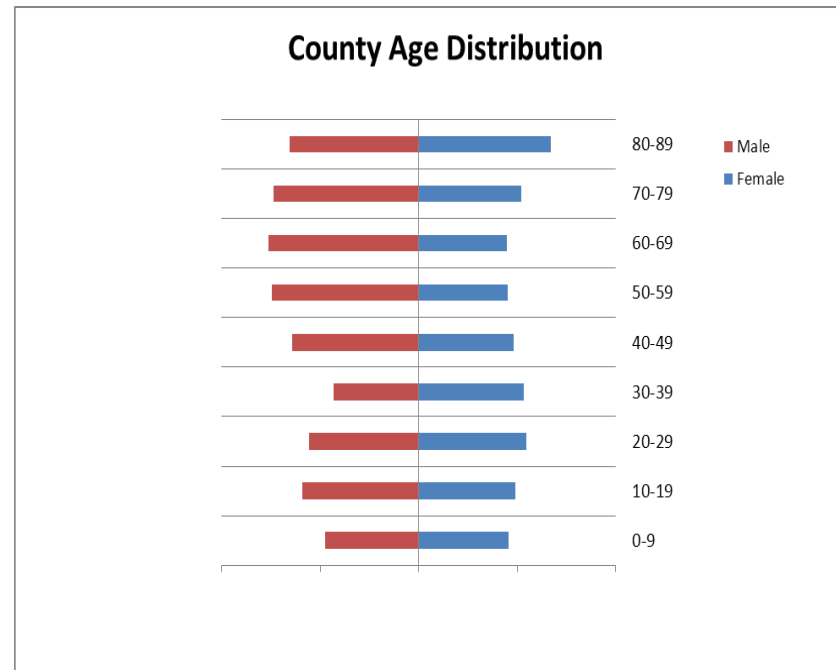
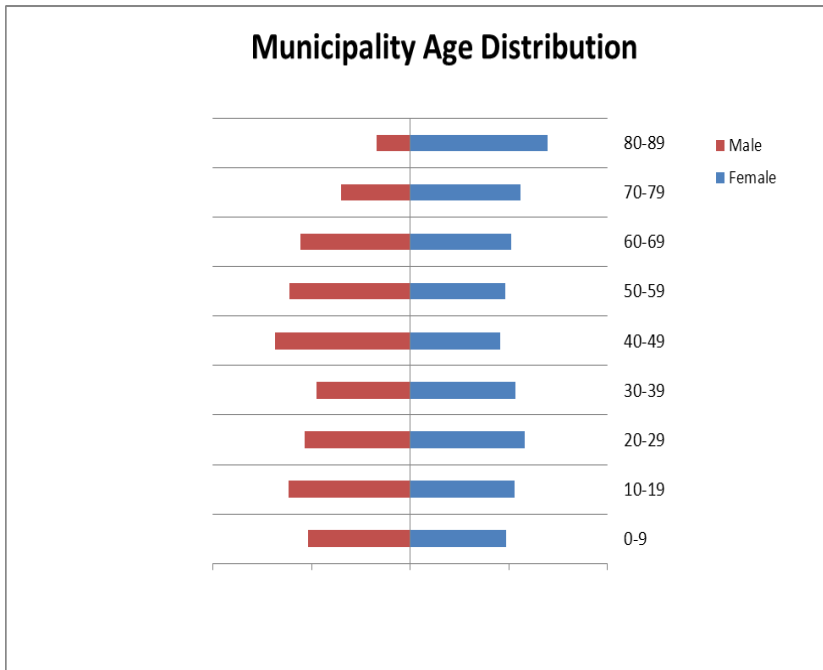
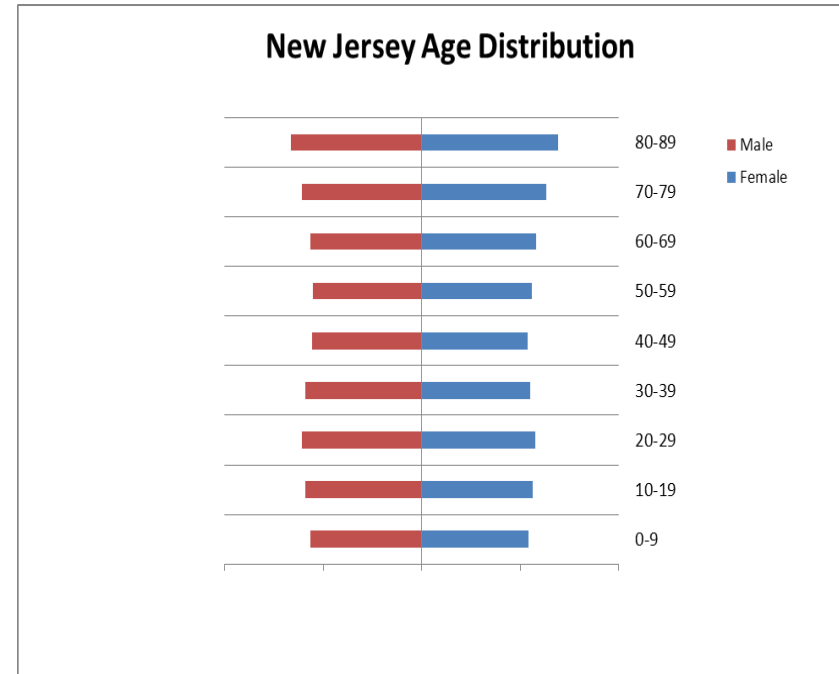
County Racial/Ethnic Breakdown

■ White ■ Black ■ Latino ■ Other



PUBLIC PARTICIPATION

In July and August 2009, the Township held four Visioning Workshops with the public to gain a sense of the community's vision for the future of Middle Township and its Centers. Each workshop focused on a different Center. The first workshop covered the Villages (Del Haven, Green Creek, Swainton and Goshen), next was the Cape May Court House, then Rio Grande, and the final workshop reviewed Whitesboro-Burleigh. A PowerPoint presentation was provided at the beginning of each session, to introduce the public to the planning process for Middle Township. The zoning scheme and recommendations were discussed with a focus on the Center(s) being featured at the various sessions. Afterwards, attendees were asked to participate in a series of three exercises designed to gain insight on the public's interests and ideas for Middle Township. One such exercise involved attendees illustrating ideas for the respective Center on a map with markers and photo examples.



Prior to these Visioning Workshops, the Middle Vision 2030 Community Questionnaire was distributed to residents and business owners in the Township. It was also available online. The Questionnaire contained a series of 41 questions related to demographics, vision for the future, parks and open space, transportation and mobility, economic development and physical transformation, historic resources, existing characteristics, housing, and other comments. The Township received 88 completed Questionnaires. The results of the Visioning Workshops and Questionnaires were reviewed and incorporated into this Land Use Plan, where appropriate.

STAFF RECOMMENDATION

The Township of Middle's planning vision is consistent with the State Plan as defined in the State Planning Rules. Therefore, staff recommends Plan Endorsement for the Township, including the designation of the seven aforementioned Centers. This recommendation recognizes the efforts made by the Township, which has demonstrated commitment and leadership towards improving its plans, through the fulfillment of the Action plan phase. We look forward to working with the Township to further its plans via refinement and implementation.

LOCATION AND REGIONAL CONTEXT

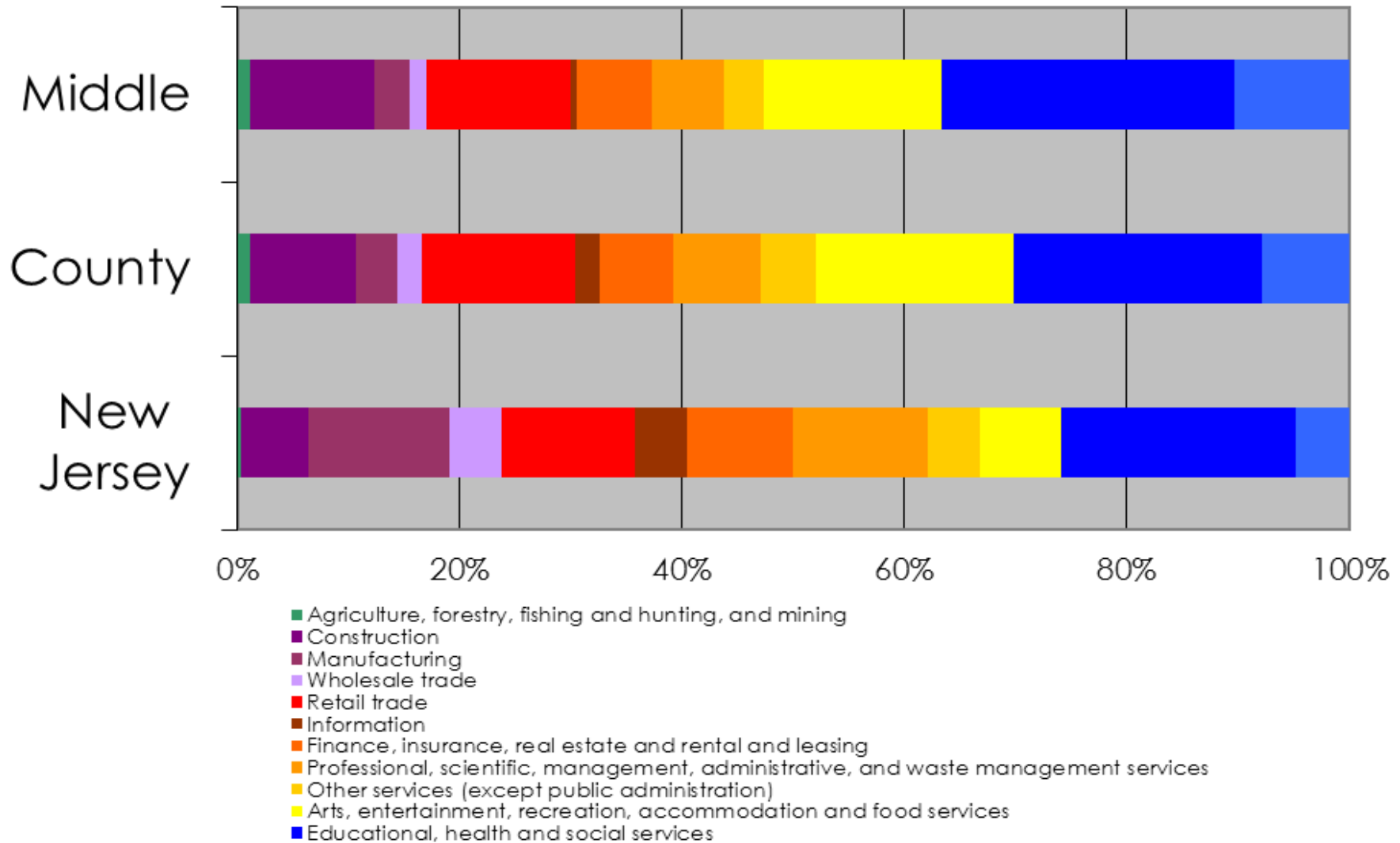
The Township of Middle is located on the Cape May County mainland, surrounded by the Delaware Bay to the West, Lower Township to the South, Avalon, Stone Harbor and the Wildwoods to the East and Dennis Township to the North. The Township is 83 square miles in size. The Township is entirely within the Coastal Areas Facilities Review Act (CAFRA) jurisdiction. The Garden State Parkway, State Highways, 83, 47, and 147 as well as County Routes 657, 619 and a number of local roads serve the Township.

DEMOGRAPHICS

According to the 2000 Census, approximately one out of five residents of Cape May County was age 65 or older. The County will continue to be a popular retirement destination and the senior citizen population should continue to account for more than twenty percent of the population through the year 2020. Senior citizens make up 19% of Middle Township's population, which is slightly lower than the County's average of 20.2 percent. A significant proportion of the Township's labor force is involved in retail and public sector work including education and healthcare.

Southern New Jersey's Metropolitan Planning Organization (SJTPO) projects that the population will reach 20,661 in 2035. SJTPO projects 14,924 employees.

Workers by Industry



	Muni	County	New Jersey
Land area (sq mi)	83	259	7,417
Population	18,911-60,000	102,326	8,414,350
Households	7,256	42,148	3,064,645
Average Household Size	2.48	2.36	2.68
Housing Units	9,296	91,047	3,310,275
Home Ownership Rate	79%	74%	66%
Vacancy Rate	3.5%	53%	7.4%
Median Household Income	\$63,267	\$41,591	\$55,146
Per Capita Income	\$27,940	\$24,172	\$27,006
Poverty Rate	7.0%	8.6%	8.5%
Unemployment Rate (NJDOL 2004)	5.7%	6.9%	4.8%

GOAL	POLICIES	INDICATORS
<p>Goal 1: Revitalize the State’s Cities and Towns</p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p>Policy on Urban Revitalization - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p>Key Indicator 5. Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p>Indicator 6. Percent of jobs located in Urban Coordinating Council municipalities</p> <p>Indicator 22. Percent of building permits issued in Urban Coordinating Council municipalities</p> <p>Indicator 27. Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

The goal was not furthered by the Township’s petition. Middle Township is comprised of planning areas three through five. Seven coastal centers were previously established in Middle Township; however, as of March 15, 2007, these centers expired. The Coastal Centers were identified as:

- Coastal Regional Centers - Cape May Courthouse, Rio Grande
- Coastal Villages - Whitesboro/Burleigh, Del Haven
- Coastal Hamlets - Swainton, Goshen, Green Creek

GOAL	POLICIES	INDICATORS
<p>Goal 2: Conserve the State’s Natural Resources and Systems</p> <p>STRATEGY: Conserve the state’s natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p>Policy on Water Resources - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p>Policy on Open Lands and Natural Systems - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p>Policy on Coastal Resources - Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p>Policy on Special Resource Areas - Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Key Indicator 3. Percent of New Jersey’s streams that support aquatic life</p> <p>Indicator 11. Conversion of wetlands for development</p> <p>Indicator 26. Percent of land in New Jersey covered by adopted watershed management plans</p>

Middle Township has passed several ordinances that further environmental protection. The Township has an Environmental Protection ordinance for subdivisions. The updated zoning ordinance permits solar and geothermal technology structures as accessory uses in all zones. The Township is working to craft an additional environmental ordinance that provides incentives for green building and impervious surfaces. Right now, the most intense developments require an Environmental Impact Statement; however, this has been required infrequently. The environmental assessment ordinance applies to all major site plans and major subdivisions.

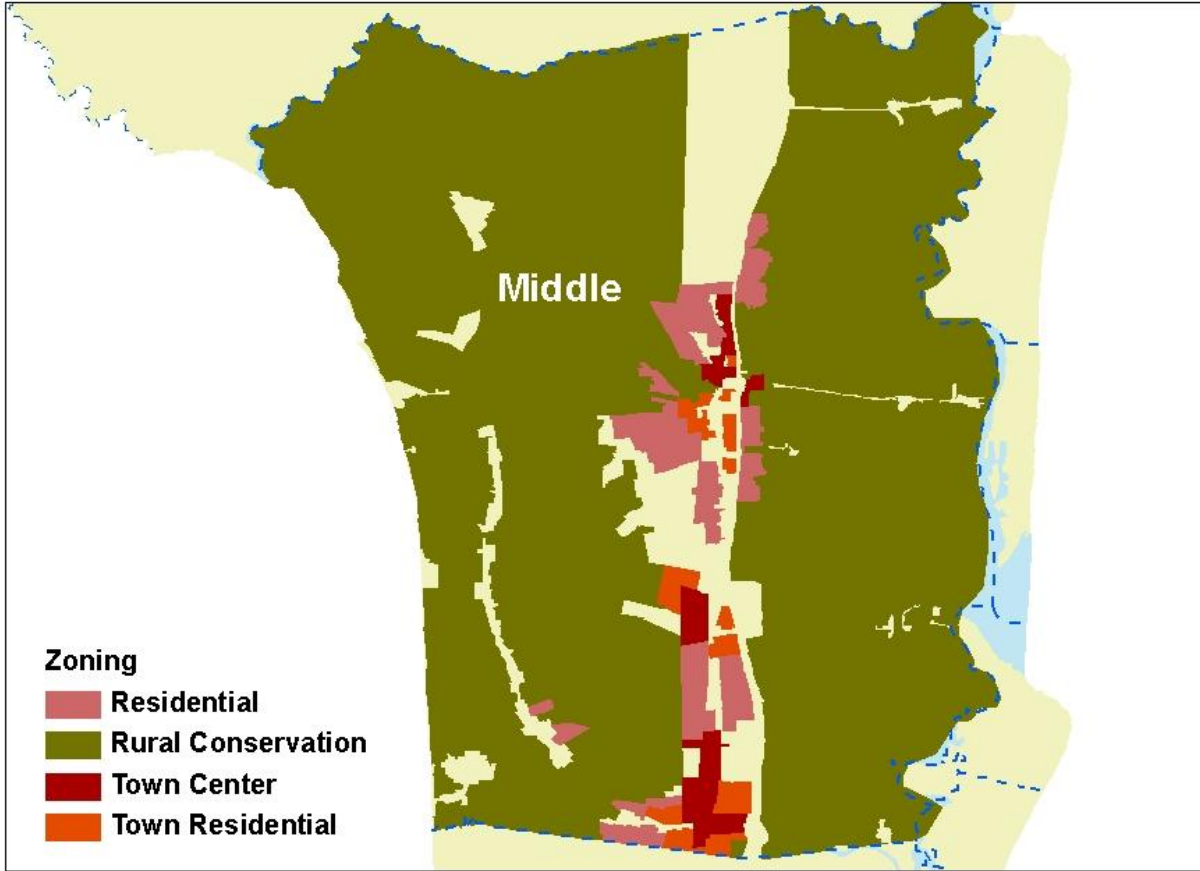
The Township has adjusted the zoning ordinance to enhance environmental protection. The Land Use Plan Element and the zoning combined the Sensitive Lands zone and the Rural Residential zone to create the rural conservation zone. The Township created new zoning to correspond to this new zone. The lot size was increased from 35,000 square feet to 3.5 acres. The old zoning would have yielded a total of 3,950 units. The new zoning only yields about 1,000 units. The zoning also stipulates 3% building coverage and 10% impervious coverage, ensuring that CAFRA sized projects and sub CAFRA projects are consistently designed.

The non-contiguous parcel development cluster program in the zoning allows land owners in the environs to develop elsewhere. This program has the potential to limit the development of 114 units in the environs by creating the additional potential for 342 units in sewer areas. A map of the zones that allow non-contiguous parcel development clustering is below on page 11.

The Township worked with DEP to protect the habitat of threatened and endangered species. The center boundary surrounds the habitat that has been disturbed by human development. Environmentally sensitive lands were excluded from the center denoting more pristine, undisturbed habitat in the environs. The zoning regulations synch up with this line, encouraging higher density human scale development in the center and discouraging development outside the center.

Middle Township has created planning documents and documented their stewardship efforts. The Township created a Natural Resource Inventory in November 2007 that was revised in May 2010. The Inventory addresses climate, soils and water, as well as biological and cultural resources. Middle also completed a coastal consistency statement which demonstrates that their development regulations are consistent with the principles of NJDEP's Coastal Zone Management Program. A Community Forestry Management Plan was completed as well.

The Township recently reestablished their environmental commission, providing a venue for citizens to participate in environmental review. The Township is working towards Sustainable Jersey Certification and has applied to the Associated of New Jersey Environmental Commissions for a grant to prepare an open space and recreation inventory which will help prioritize lands to be preserved outright and lands that should be prioritized for private preservation through the non-contiguous parcel development cluster program.



GOAL	POLICIES	INDICATORS
<p>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state’s strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p>Policy on Economic Development - Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p>Policy on Agriculture - Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p>Policy on Equity - It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p>Key Indicator 1. New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p>Indicator 1. Average annual disposable income among New Jerseyans</p> <p>Indicator 2. Unemployment</p> <p>Indicator 3. Conversion of farmland for development</p> <p>Indicator 5. Agricultural output</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 21. Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p>Indicator 22. Number of census tracts with more than 40% of the population living under the poverty level</p>

The new zoning ordinance increases the square footage of center based development by 42%. The number of acres devoted to single use commercial development has been reduced by 39%. The new plan ensures that land consumed for mixed use, center based development enhances the municipality's ability to attract a variety of tax ratables. Walkable mixed use environments reduce the barriers between customers and small businesses. The new zoning permits live-work units that enhance choices for small business owners and reduce vehicle miles traveled.

The planned center-based development is more constant with market trends than the previous zoning. The market for single family detached housing is dwindling and the market for higher density housing is picking up. Diversifying New Jersey's monoculture of single family detached housing is critical to the recovery of the housing market as well as preventing "human capital flight", or the "brain drain." The higher densities planned in the center will help landowners retain some value and having a proximal downtown area will enhance the value of proximal single family detached housing. *Human capital flight, also known as "brain drain", is the large-scale emigration of a large group of individuals with technical skills or knowledge.

Large format retail has been successful in Middle Township because vacationers have to pass through the township to access their summer homes. Opportunities for retail are limited on the barrier islands because residential properties are more profitable. Large format retail will continue to be permitted in Middle's center, but the future development will be built to human scale versus the existing vehicular scale. Mixed use buildings are permitted enhancing land use. Vehicular parking lots will be behind the buildings, allowing for continuous streetscapes and enhanced safety for cyclists and pedestrians.

More people are employed in Middle Township than any other municipality in the County. Consequently, more people come in for work, than leave. This concentration of year round jobs makes Middle Township one of the most livable municipalities in Cape May County and one of the most appropriate places to encourage walkable, mixed use developments that allow residents to walk to and from their homes and retail establishments.

GOAL	POLICIES	INDICATORS
<p>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing</p>	<p>Policy on Air Resources - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p>Policy on Energy Resources - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p>Policy Waste Management, Recycling and Brownfields- Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p>Indicator 4. Percent of brownfield sites redeveloped</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 8. The generation of solid waste on a per capita and per job basis</p> <p>Indicator 9. Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p>Indicator 10. Greenhouse gas emissions</p> <p>Indicator 13. Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey’s manufacturing sector</p> <p>Indicator 15. Vehicle miles traveled per capita</p>

There are two brownfields in the Township, the Williams's site and Hildreth Village.

Eight and a half acres of the Hildreth Village site has been classified and used as a class three sanitary landfill. The area was formerly an amusement park, and some uses, including a go-cart track and a mini golf course still remains. This property is serviced by public sewer, gas, electric and water. Hildreth is exempt from the Bay Island rule NJDEP's Bay Island rule (N.J.A.C. 7:7E) because of the existing extent of development, access to utilities, access to a major transportation corridor and the proximity to an intensely developed barrier island.

In August 1979, approximately 150, 55 gallon drums of liquid waste and sludges were emptied at the Williams residential property. In 1983 the site was listed on the National Priorities List (Superfund). In October, 1990 USEPA remediated the site. Gates and warning signs were installed. Empty drums, pails and gas cylinders were disposed of. A total of 1500 tons of contaminated soil was excavated and incinerated off site.

GOAL	POLICIES	INDICATORS
<p>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p>Policy on Infrastructure Investments - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p>Policy on Transportation - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p>Key Indicator 4. Meet present and prospective needs for public infrastructure systems</p> <p>Indicator 14. The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p>Indicator 16. Number of pedestrian fatalities in vehicular accidents on state roads</p> <p>Indicator 17. Increase in transit ridership</p> <p>Indicator 18. Percent of potable water supplies that meet all standards</p> <p>Indicator 19. Percent of development on individual septic systems</p>

The Township participated in NJDOT’s Local Planning Transportation Assistance Program and received assistance from Michael Baker Corporation. Baker produced a transportation improvement study that addressed existing volumes, levels of service, crash data, parking, information on the improvements to the GSP, transit conditions and conditions for pedestrian and cyclists. The study concludes with 45 pages of recommendations for enhancing vehicular, bike, pedestrian and transit usage as well as an implementation summary. These tasks from the implementation summary have been incorporated into the PIA.

Wastewater

Middle Township contributed significant information to the Middle chapter of the Cape May County Wastewater Management Plan. Revisions to the Groundwater Quality Standards Antidegradation Policy, (N.J.A.C. 7:9c) and Water Quality Management Planning Rule, (N.J.A.C. 7:15) were adopted by the State of New Jersey on July 8, 2008. Maser Consulting provided a report analyzing the lot density

(minimum lot size) that can be supported in the septic management areas of the Township to meet the nitrate target goal and includes calculations on the allowable number of new lots based on the calculated septic density in that portion of the Township within each of the three HUC11 watersheds within the Township boundaries. A HUC11 watershed or “hydrologic unit code 11” is defined in N.J.A.C. 7:15 as an area within which water drains to a particular receiving surface water body, also known as a watershed, which is identified by an 11-digit hydrologic unit boundary. The three HUC11 watersheds within the Township are: Dennis Creek, Cape May bays and tributaries East, and Cape May bays and tributaries West.

Summary of Results:

- At full buildout, the Cape May Tributaries West HUC11 Watershed is projected to be 10 units under its 400 unit target, with 390 potential units.
- At full buildout, the Dennis Creek HUC11 Watershed is projected to be 86 units under its 168 unit target, with 82 potential new septic units.
- At full buildout, the Cape May Bays & Tributaries East HUC11 Watershed is projected to exceed its 88 unit target by 214 units, with 302 potential new septic units. To protect the water quality of this HUC11 Watershed from degradation, the NJDEP is requiring that a Cape May Bays & Tributaries East Overlay Zone be adopted by Middle Township, which would allow for properties to be developed in accordance with the proposed zoning, except that any future subdivision will be required to meet the NJDEP Nitrate Dilution Model at the property boundaries.

Sewer Capacity

A 2080 buildout out based on the new zoning indicates that wastewater is within the 100,000 gallons per day range of the allocated wastewater capacity. Specifically, the Lower/Wildwood Wastewater Treatment Plant would have 61,000 gallons per day in excess capacity, the Seven Mile Beach/Middle Wastewater Treatment Plant allocated capacity would be exceeded by 75,000 gallons per day and the Lower Township Municipal Utilities Authority would have 4,000 in excess capacity.

Water Supply

Action Item H5 required the municipality to coordinate with DEP during the final phase of the USGS Future Water-Supply Scenarios Study, to determine best scenario(s). The municipality had to select a preferred water supply scenario and work with the water purveyors to provide an assessment of the existing public water supply wells with current allocation(s) and ability to accommodate projected growth.

The USGS recently published its study, Future Water-Supply Scenarios, Cape May County, New Jersey, 2003-2050, which provides an analysis of the impacts of nine different scenarios on the water supply in Cape May County.

Baseline groundwater withdrawals from existing (2003) wells were simulated in baseline Scenarios 1, 2, and 3 to be at the average 1999-2003 rate, at NJDEP full allocation rates, and at estimated full buildout demand rates, respectively. Scenarios 1, 2 and 3 represent withdrawals using existing wells and projected water demands until 2050, which indicates that there would be severe saltwater intrusion into the Cohansey aquifer as to adversely affect production wells used by Lower Township and the Wildwoods, as well as some other near-shore domestic wells.

Scenarios 4 through 9 analyze the potential impacts of various mitigating measures, such as drilling of new wells in specific locations, eliminated or reduced withdrawals from certain existing wells, desalination plants, freshwater injections, tertiary treatment systems and

reverse osmosis units. The locations of wells in each of the nine scenarios in Middle Township are identical in most aspects in these scenarios.

Scenario 7 involves WWU, NJA-CMCH, and Lower Township Municipal Utilities Authority (LTMUA) cooperatively installing six wells—two production wells screened in the Cohansey aquifer and four production wells screened in the Atlantic City 800-foot sand. The hypothetical wells would be located between Rio Grande and Cape May Court House. LTMUA and WWU would cease or decrease withdrawals from existing wells and withdraw from the hypothetical wells.

According to the USGS, stewardship of the potable, non-potable, and ecological water supplies of Cape May County will likely modify and incorporate many of the concepts developed and simulated in Scenarios 4 to 9. Past and ongoing practices to use and improve the potable water supply include:

- Relocating wells in the interior of the county to lessen the impact of saltwater intrusion;
- Using multiple aquifers to disperse the stresses of groundwater withdrawal;
- Locating wells farther apart to reduce drawdown;
- Drilling deeper to maintain water quality;
- Using legislation to increase water conservation; employing conservation practices at tourist accommodations and government and educational facilities;
- Closely monitoring irrigation at golf courses, farms, public parks, and residences;
- Using native vegetation for landscaping;
- Adjusting price structure for water;
- Improving solid waste and wastewater management facilities;
- Employing desalination; and
- Using aquifer storage and recovery techniques.

Recreational Amenities

The Township is working to carefully plan and manage infrastructure crucial to the dignity and quality of life of the citizenry. The Township also provides many educational and recreational amenities in town for the citizenry to enjoy. There are recreational facilities along the bay, public beaches and the Shellbay to Kimble's bikeway. Middle Township is also home to the County Community College, the technical school, the special services school and the County nursing home.

GOAL	POLICIES	INDICATORS
<p>GOAL 6: Provide Adequate Housing at a Reasonable Cost</p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p>Policy on Housing - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p>Policy on Design - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p>Indicator 20. Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p>Indicator 24. Annual production of affordable housing units</p>

Middle Township has been working diligently to provide more diverse housing options in town. There is a Local Housing Advocacy Board that discusses projects with affordable housing advocates. The advisory board also makes suggestions regarding the most appropriate use of Housing Trust Fund monies.

The Master Plan committee applied a Floor Area Ratio to the zoning to encourage a variety of unit sizes in multifamily dwellings. The FAR ensures that there is some square footage “left over” to encourage developers to vary the size of the units or include one smaller apartment.

GOAL	POLICIES	INDICATORS
<p>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p>Policy on Historic, Cultural and Scenic Resources - Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Indicator 12. Conversion of land per person</p>

Of particular historic interest is the Whitesboro center. Whitesboro was founded by an African-American Equitable Industrial Association about 1901 by a group of prominent Black American investors that included Paul Laurence Dunbar and educator Booker T. Washington. The community was named for George Henry White, the leading investor, a Washington lawyer who had previously served as a Republican congressman representing North Carolina's second legislative district. He is considered the last African American Congressman of the Reconstruction era, although his election came twenty years after the era's "official" end. White and his fellow entrepreneurs wanted to create a self-reliant community for blacks, without the discrimination they faced in the southern states. Shares in the planned community were sold to African Americans from North and South Carolina and Virginia. This area was 37% African American in 2010 and represents 19% of the voting population in Middle Township.

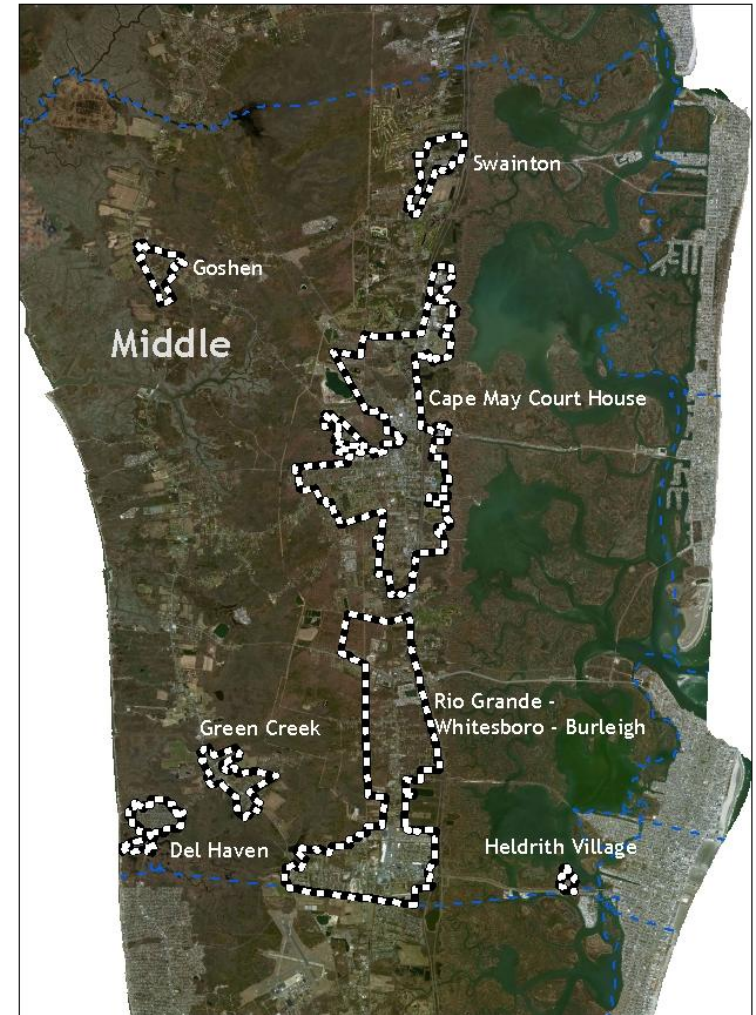
Repairs to the township's historic Whitesboro Grammar School were completed in 2009. The Whitesboro School was built in 1910 to serve the black community that settled in the Whitesboro section of Middle Township. The school closed in 1967. Lead and asbestos were removed and the 101 year old building was made handicapped accessible. Interior renovations and landscaping work were also completed. Grant funds for the repairs were provided by DCA and the Township.

The Historic Master plan element was updated in 2003. The 2010 Master Plan reexamination recommended that the Township investigate and pursue a variety of mechanisms for preserving and enhancing the integrity of the Cape May Courthouse historic area, including but not limited to the potential establishment of design standards, the establishment of a historic district, and the creation of a historic main street. The 2003 Master Plan element recommended that a Township Historic Commission be appointed. This is still needed. A Township-based inventory of historic sites and structures was also recommended. The Natural Resources Inventory provides some documentation on historic sites but a more detailed inventory is needed.

In order to protect the historic structures in Cape May Courthouse, an overlay zone has been created. The purpose of the overlay is to limit density and height to protect the character of the historic area of Cape May Court House. This overlap applies to 98 acres in the core of Cape May Court House as identified in the Township Master Plan and reflected on the zoning map. In the overlay, the maximum building height shall be 35 feet. Townhouse and multifamily residential uses are prohibited and Noncontiguous Parcel Clustering is not permitted.

PROPOSED CENTERS

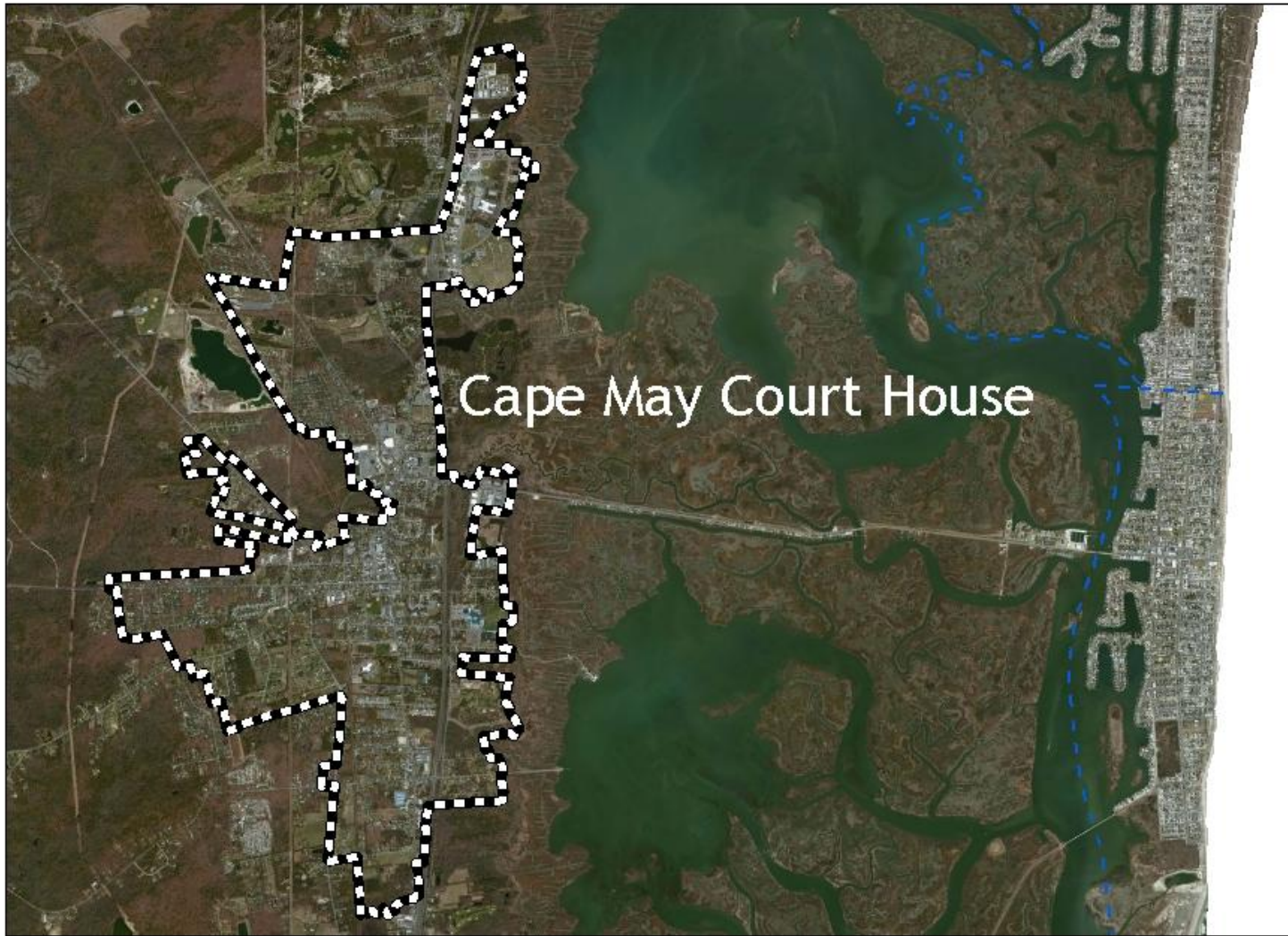
The Township of Middle has requested designation of seven centers. The State Plan outlines both the hierarchy of centers and the designation criteria, which establish certain basic thresholds of land area, population, employment and densities for the various center categories. According to the Plan, these thresholds are intended to serve as a flexible guideline for consideration of proposed centers, especially in terms of their projections out 20 years into the future.



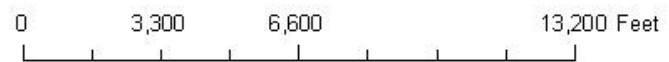
 Centers

0 4,850 9,700 19,400 Feet





 Centers



Criteria CAPE MAY COURTHOUSE	State Plan Criteria: Regional Center	Proposed Regional Center Baseline	Proposed Regional Center (20 years forward)
<i>Land Use</i>			
Function	Focal point for region's economic, social and cultural activities with a compact mixed-use core.		
	Located in market area supporting high-intensity development and redevelopment.		
	Identified as a result of a strategic planning effort conducted on a regional basis.		
	Located, scaled and designed not to adversely affect economic growth potential of Urban Centers.		
Land area	1 to 10 sq mi	3.7	
Housing units	4,000 to 15,000 in PA 1 & 2, or 2,000 to 15,000 in PA3, 4 or 5	1,732*	
Housing Density	> 3 du/acre		
<i>Population</i>			
Number of people	>10,000 in PA 1 & 2, or >5,000 in PA3, 4 or 5	4,704*	
Density	> 5,000 per sq mi		
<i>Economy</i>			
Employment	> 10,000 in PA 1 & 2, or >5,000 in PA3, 4 or 5		
Jobs-housing ratio	2:1 to 5:1		
<i>Infrastructure</i>			
Capacity (general)	Access to sufficient existing or planned infrastructure.	Yes	
Transportation	Near major public transportation terminal, arterial or interstate interchange; hub for two or more transportation modes.	Yes	



 Centers



RIO GRANDE-WHITESBORO BURLEIGH	State Plan Criteria: Regional Center	Proposed Regional Center Baseline	Proposed Regional Center (20 years forward)
<i>Land Use</i>			
Function	Focal point for region's economic, social and cultural activities with a compact mixed-use core.		
	Located in market area supporting high-intensity development and redevelopment.		
	Identified as a result of a strategic planning effort conducted on a regional basis.		
	Located, scaled and designed not to adversely affect economic growth potential of Urban Centers.		
Land area	1 to 10 sq mi	3.5	
Housing units	4,000 to 15,000 in PA 1 & 2, or 2,000 to 15,000 in PA3, 4 or 5	1,788*	
Housing Density	> 3 du/acre		
<i>Population</i>			
Number of people	>10,000 in PA 1 & 2, or >5,000 in PA3, 4 or 5	4,280*	
Density	> 5,000 per sq mi		
<i>Economy</i>			
Employment	> 10,000 in PA 1 & 2, or >5,000 in PA3, 4 or 5		
Jobs-housing ratio	2:1 to 5:1		
<i>Infrastructure</i>			
Capacity (general)	Access to sufficient existing or planned infrastructure.	Yes	
Transportation	Near major public transportation terminal, arterial or interstate interchange; hub for two or more transportation modes.	Yes	



 Centers

0 500 1,000 2,000 Feet



Criteria DEL HAVEN	State Plan Criteria: Village	Proposed Village Baseline	Proposed Village (20 years forward)
<i>Land Use</i>			
Function	Mixed-residential community		
	Integrated into regional network of communities with transportation links.		
	Planned to preserve farmland or environmentally sensitive areas.		
	Identified in master plans and as part of municipal planning effort.		
Land area	< 1 sq mi	182 acres	
Housing units	100 to 2,000	600	
Housing Density	> 3 du/acre		
<i>Population</i>			
Number of people	< 4,500	?	
Density	> 5,000 per sq mi		
<i>Infrastructure</i>			
Capacity (general)	Sufficient existing or planned infrastructure		
Transportation	Reasonable proximity to arterial.		

Green Creek



 Centers

0 800 1,600 3,200 Feet



Criteria GREEN CREEK	State Plan Criteria: Village	Proposed Village Baseline	Proposed Village (20 years forward)
<i>Land Use</i>			
Function	Mixed-residential community		
	Integrated into regional network of communities with transportation links.		
	Planned to preserve farmland or environmentally sensitive areas.		
	Identified in master plans and as part of municipal planning effort.		
Land area	< 1 sq mi	225 acres	
Housing units	100 to 2,000	240	
Housing Density	> 3 du/acre		
<i>Population</i>			
Number of people	< 4,500	564	
Density	> 5,000 per sq mi		
<i>Infrastructure</i>			
Capacity (general)	Sufficient existing or planned infrastructure		
Transportation	Reasonable proximity to arterial.		

Hildreth Village



 Centers

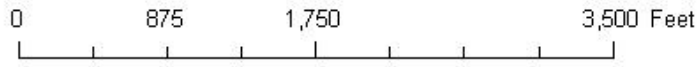
0 415 830 1,660 Feet



Criteria HILDRETH	State Plan Criteria: Village	Proposed Village Baseline	Proposed Village (20 years forward)
<i>Land Use</i>			
Function	Mixed-residential community		
	Integrated into regional network of communities with transportation links.		
	Planned to preserve farmland or environmentally sensitive areas.		
	Identified in master plans and as part of municipal planning effort.		
Land area	< 1 sq mi	26 acres	
Housing units	100 to 2,000	?	
Housing Density	> 3 du/acre		
<i>Population</i>			
Number of people	< 4,500	?	
Density	> 5,000 per sq mi		
<i>Infrastructure</i>			
Capacity (general)	Sufficient existing or planned infrastructure		
Transportation	Reasonable proximity to arterial.		



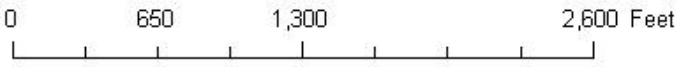
 Centers



Criteria SWANTON	State Plan Criteria: Village	Proposed Village Baseline	Proposed Village (20 years forward)
<i>Land Use</i>			
Function	Mixed-residential community Integrated into regional network of communities with transportation links. Planned to preserve farmland or environmentally sensitive areas. Identified in master plans and as part of municipal planning effort.		
Land area	< 1 sq mi	193 acres	
Housing units	100 to 2,000	46	
Housing Density	> 3 du/acre		
<i>Population</i>			
Number of people	< 4,500	250	
Density	> 5,000 per sq mi		
<i>Infrastructure</i>			
Capacity (general)	Sufficient existing or planned infrastructure		
Transportation	Reasonable proximity to arterial.		



 Centers



Criteria GOSHEN	State Plan Criteria: Hamlet	Proposed Hamlet Baseline	Proposed Hamlet (20 years forward)
<i>Land Use</i>			
Function	Small-scale compact residential settlement with community functions		
Land area	10 to 50 acres (<100 acres if wastewater system is not feasible)	142 acres	
Housing Units	10 to 100	78	
Housing Density	> 2 du/acre		
<i>Population</i>			
Number of people	25 to 250	213	
Density	3,000		
<i>Infrastructure</i>			
Capacity (general)	No criteria		
Transportation	No criteria		

PLANNING & IMPLEMENTATION AGREEMENT

Intended to help forge a lasting partnership between the Commission and the Township, Plan Endorsement is a two-way commitment, embodied in the PIA. Additional planning and design work will still be required on the part of the Township, and these efforts need to be carefully monitored by the Commission and the state agencies. From the efforts made so far to reach the present consensus, it is evident that the desire of the Township to succeed is real and the Commission should support these planning efforts. A draft PIA is attached and is now under negotiation.

MIDDLE TOWNSHIP PLANNING AND IMPLEMENTATION AGREEMENT: Adopted by the SPC on ?

NOTE: Each Action Item and Deliverable must fully resolve the corresponding Consistency Issue and related Items.

Item No.	Activity	Responsible Party	Deadline
TRANSIT AND TRANSPORTATION			
NJT2	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJ TRANSIT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	County should coordinate efforts with municipalities. SJTPO should take the lead in considering the feasibility study in coordination with NJ Transit. Township and county should better coordinate with Private bus providers.	
NJT3	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJ TRANSIT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	Middle Township with coordinating and facilitation from NJ Transit\ . FRI issues (federal rail administration issue)	
NJT4	Pursue improved bus transit facilities to increase route headways, increase bus pickup locations, develop central transit locations coordinated with parking.	Middle Township shall take the lead in this effort to expand transit service. County should coordinate efforts with municipalities.	
NJT5	Plan and implement regional shuttle service in coordination with mainland municipalities campgrounds and County. Shuttle service will provide transit service between campgrounds, mainland attractions and barrier island destinations.	County to take lead in the regional planning and implementation of a regional shuttle service between campgrounds and beaches and other recreational activities in coordination with the mainland municipalities. If feasible, NJ Transit will work with County and SJTPO to identify funds system planning and purchase of shuttle vans (which can be used off season for other transit services (seniors, van pools, dial a ride programs)	
NJDOT1	Construct key paper streets Improvements listed in the Transportation Improvement Study	Middle Township Responsible Party	Long Time Frame
NJDOT2	Develop western alternative roadway to Route 9	Middle Township, coordinating with landowners	Long
NJDOT3	Develop new roadway of Honeysuckle Lane extension	Middle Township	Long
NJDOT4	Develop new roadway of Shunpike Road extension	Cape May County or Middle Township	Long
NJDOT5	Plan for other roadway connections in general locations	Middle Township, coordinating with landowners	Long
NJDOT6	Coordinate with K-Mart Plaza landowners to plan alternative access	Middle Township; NJDOT	Long
NJDOT7	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	NJDOT	Long
NJDOT8	Install signage directing motorists to Rio Grande Avenue	Cape May County	Short
NJDOT9	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	NJDOT, coordinating with Wal-Mart developers	Medium
NJDOT10	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	NJDOT	Short

NJDOT11	Evaluate one-way treatment for Mechanic Street and Hand Avenue	Cape May County; Middle Township	Short
NJDOT12	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	NJDOT	Short
NJDOT13	Install parking lot signage to County Lot	Cape May County	Short
NJDOT14	Adopt Complete Streets policy	Middle Township	Short
NJDOT15	Adopt access management ordinance	Middle Township	Short
NJDOT16	Adopt shared parking ordinance	Middle Township	Short
NJDOT17	Adopt street connectivity ordinance	Middle Township	Short
NJDOT18	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	NJDOT; Cape May County; Middle Township	Long
NJDOT19	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	NJDOT; Cape May County; Middle Township	Long
NJDOT20	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	NJDOT	
NJDOT21	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	NJDOT	
NJDOT22	Modify the Transportation Improvement Analysis by adding the MLUL requirements for a circulation element. Adopt the circulation element.	Middle Township	
NJDOT23	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	NJDOT funding /SJTPO TIP	
NJDOT24	Extend Mechanic Street eastwardly to Bayberry Drive to provide secondary ingress/egress to schools and assess related access roads improvements.	NJ Highway Authority and County of Cape May	
NJDOT25	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	NJDOT funding /SJTPO TIP	
NJDOT26	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	NJDOT technical assistance and funding.	
NJDOT27	TBD: THE PIA REQUESTS ARE SPECIFIC. THE LANGUAGE IS BEING REVIEWED CAREFULLY BY NJDOT STAFF AND CANNOT BE DISCUSSED AT THIS TIME.	County to coordinate regional access plan with Cape May mainland municipalities. NJDOT Local Planning Assistance funds.	

INFRASTRUCTURE		
	The Township shall prepare a new Capital Improvement Program aligned with its planned development. This shall be included as a PIA item based upon the results of the Land Use Plan recommendations.	
DEP1	Expand sewer service areas to include all lands within planned Centers except Goshen Hamlet and the Mattera Farm in Rio Grande.	NJDEP permits for sewer extension to service existing development.
DEP2	<p>The USGS recently published its study, Future Water-Supply Scenarios, Cape May County, New Jersey, 2003-2050. According to the USGS, stewardship of the potable, non-potable, and ecological water supplies of Cape May County will likely modify and incorporate many of the concepts developed and simulated in Scenarios 4 to 9. Past and ongoing practices to use and improve the potable water supply include:</p> <ul style="list-style-type: none"> ▫ Relocating wells in the interior of the county to lessen the impact of saltwater intrusion; ▫ Using multiple aquifers to disperse the stresses of groundwater withdrawal; ▫ Locating wells farther apart to reduce drawdown; ▫ Drilling deeper to maintain water quality; ▫ Using legislation to increase water conservation; employing conservation practices at tourist accommodations and government and educational facilities; ▫ Closely monitoring irrigation at golf courses, farms, public parks, and residences; ▫ Using native vegetation for landscaping; ▫ Adjusting price structure for water; ▫ Improving solid waste and wastewater management facilities; ▫ Employing desalination; and ▫ Using aquifer storage and recovery techniques. 	Middle Township and Cape May County
DEP3	Encourage water line extensions by New Jersey American Water Company within Centers to support increased development density and to improve fire suppression capabilities. Work with utility to plan and improve waterline network.	NJDEP permits.
CONSERVATION		
DEP4	Open Space and Recreation Plan	
DEP5	Prepare Recreation and Open Space Inventory (ROSI) as an updated Master Plan element. Use Plan to prioritize open space and farmland preservation acquisition efforts. Coordinate efforts with County Farmland Preservation plan and County Open Space and Recreation Plan and other planning efforts including Priority Aquifer Recharge sites. Prioritize acquisition of open space in coordination with State and Federal agencies and not-for-profit groups. Prepare ROSI and submit to NJDEP to enable funding.	NJDEP Green Acres funds.
DEP6	Outline a strategy that allows developers in the center to share stormwater collection basins that serve as pleasant water features for citizens to enjoy. These larger, shared water features will maximize efficiency by preventing unsightly retention basins in each development.	NJDEP technical assistance.
HOUSING		
DCA 1	Continue to provide for the rehabilitation of affordable housing units through State and Federal grants	Township Committee will seek funding for rehabilitation grants for this area to support low/moderate income families.
DCA2	Continue to foster innovative policies that enhance the diversity of housing products available in Middle Township, ensuring that Middle Township remains an attractive place for all people in all stages of life.	Middle Township

CONCLUSION

Recognizing the Township of Cape May Middle's significant planning efforts, the Office for Planning Advocacy recommends that the State Planning Commission endorse the Township's vision and plans as consistent with the State Plan. Plan Endorsement provides an excellent opportunity to direct that growth towards Centers and other appropriate areas, while preserving natural resources and open space.

