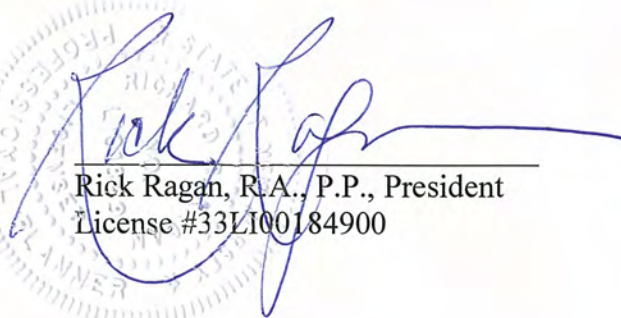


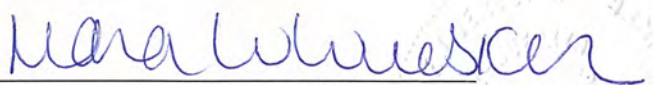
**BOROUGH OF WRIGHTSTOWN**  
**Burlington County, New Jersey**

**MASTER PLAN**



**Prepared by RAGAN DESIGN GROUP**  
**for the Wrightstown Joint Land Use Board**  
**Adopted December 13, 2011**

  
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The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3(b).

## ACKNOWLEDGEMENTS

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Ragan Design Group would like to acknowledge the individuals whose time and effort have been instrumental in the development of this plan.

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# I. INTRODUCTION

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## 1.0 PURPOSE AND SCOPE OF MASTER PLAN

The Master Plan is a broad policy document that guides the future physical, economic, and social development of a community. It contains an inventory of the municipality's existing conditions, articulates the community's vision and goals, identifies its needs, and provides long-range policy recommendations for achieving the community's vision and goals in the future. It is the principal document used to formulate the contents of a community's zoning and subdivision regulations. The Master Plan will guide future community decisions so they are made in a consistent and well-reasoned manner.

## 2.0 PLANNING PROCESS AND CONTEXT



Over the years, Borough residents, officials, and businesses have participated in community visioning and strategizing, with public and stakeholder participation playing an important role. The Borough's last Master Plan was adopted in 1995 with Reexamination reports conducted in 2001 and 2007. The Master Plan served as the foundation for a number of planning initiatives in the Borough, including a new Zoning Ordinance in 1998, the Borough's declaration of Areas in Need of Redevelopment in 1998, the adoption of a Redevelopment Plan in 1999, the demolition of dilapidated and obsolete buildings along Fort Dix Street in 2004, the construction of the EP Henry manufacturing plant in the Business Park in 2004, and the acquisition of 42 acres from Fort Dix for economic development purposes in 2006. These were significant planning achievements for the Borough.

In 2005, when the Department of Defense's Base Realignment and Closure (BRAC) process recommended that the three military bases in central New Jersey be enhanced and formally joined as Joint Base McGuire Fort Dix Lakehurst, it reenergized Wrightstown's revitalization efforts. The Borough worked (and continues to work) diligently towards implementing Phase One and Phase Two of Wrightstown's Redevelopment Plan for vacant land in the Downtown area. Concept plans for "Patriots Walk" include a hotel, restaurant, professional medical offices, retail, as well as higher education facilities. Redevelopers are currently under consideration.

The progress that the Borough has made is largely due to monthly steering committee meetings that are held to ensure that the Borough's vision and plans are being implemented. Stakeholders who attend the monthly committee meetings on a regular basis include: the Mayor, members of Borough Council, representatives from the Burlington County Economic

Development and Regional Planning office (now Bridge Commission), the Joint Land Use Board Planner - Rick Ragan, representatives from TRIAD Associates, a School Board member, the Borough and Joint Land Use Board solicitors, the Borough Engineer, the Borough Clerk, representatives from Jersey Central Power and Light, and several residents. From time to time, special guests attend the meetings, including representatives from the Joint Base, the Pinelands Commission, realtors, and potential redevelopers. These meetings are open to the public.



Recently, the Borough initiated a second round of community visioning that builds upon the previous visioning efforts in the community and region. It serves as the foundation for the Borough's petition for Plan Endorsement from the State Planning Commission, as well as for the development of this new Master Plan for the Borough. Significant public outreach was conducted for the Master Plan Community Visioning Workshops.

At the visioning workshop in September 2010, participants engaged in a SWOT (Strength, Weakness, Opportunities, and Threats) Analysis of the Borough. The group primarily concentrated on quality of life, circulation, and economic development issues. At the workshop, the Borough's Professional Planners also recapped Statewide and regional planning policies, reviewed the Plan Endorsement process, examined established visions for various areas of the Borough, and sought input on new visions for other parts of the Borough. Another public workshop, in April 2010, focused on the businesses along Fort Dix Street, north of Main Street.<sup>1</sup> Attendees at the Fort Dix Street stakeholder meeting included: property and business owners, residents, members of Council, the Community Planner at the Joint Base, Burlington County Planning Board Engineer, as well as strategy committee/plan endorsement advisory committee members. Workshop participants discussed various visions and concepts for the Fort Dix Street corridor, as well as economic development strategies. Additionally, the Joint Land Use Board held several master plan work sessions in the Fall of 2011 (9/13/11, 10/11/11, 11/15/11) to discuss the Elements of the Master Plan in detail.

During this second round of community visioning activities, Ragan Design Group LLC conducted extensive data collection and stakeholder outreach to develop this Master Plan,

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<sup>1</sup> This workshop was part of the Economic Corridor Redevelopment Study for Fort Dix Street that was funded, in part, by a TCDI grant from the Delaware Valley Regional Planning Commission (DVRPC).



including but not limited to: conducting a detailed, lot-by-lot inventory of uses for every tax parcel, researching census and regional data on the Borough's population and employment trends, holding interviews and meetings with local department heads and stakeholders, conducting an inventory and analysis of: the Borough's existing community and recreation facilities, local economic conditions, contaminated sites, soils, wildlife habitat, road classifications, traffic data, utility capacity and conditions, stormwater management, solid waste and recycling, and historic resources. Ragan Design Group also attended meetings at the Council on Affordable Housing and the Office of Smart Growth (now Office of Planning Advocacy), and sought input from the County Engineer's office for Fort Dix Street recommendations.

A public hearing on the adoption of this Master Plan was held on December 13, 2011. Thus, this new Master Plan for Wrightstown is the culmination of extensive research and public participation.

## **3.0 VISION STATEMENT**

The visioning process described above resulted in a Vision Statement for the Borough. A Vision Statement is a mental picture of how a municipality envisions itself as it moves forward into the future; it embodies the community's ideals and captures its unique qualities. It is intended to guide future long-term policy and planning initiatives.

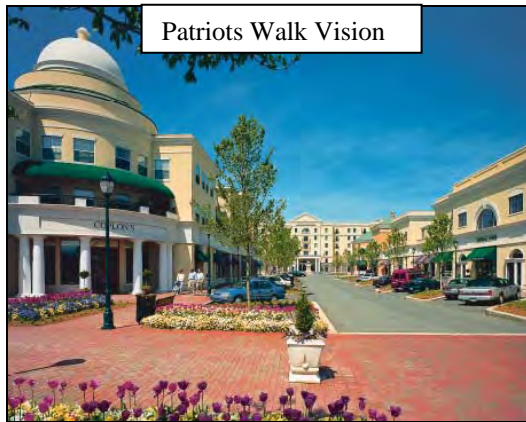
### **3.1 Wrightstown's Vision Statement 2030**

By the Year 2030, Wrightstown serves as a true "Center" for the region. Wrightstown attracts persons living, working, and visiting the Joint Base, as well as persons from the surrounding agricultural communities. Wrightstown is no longer a town that people pass through to get to the Joint Base. Rather, it is a place where the community and Joint Base employees linger to share a beer and a story, where farmers and neighbors come to compare notes on Saturday mornings, and where the neighbors and members of the Military share their experiences in peace.

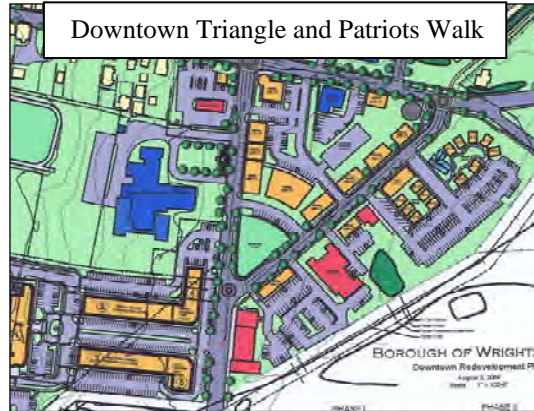
#### **3.1.1 Vision for Downtown: Dynamic, Diverse, and Compact Center**

The Downtown (*Patriots Walk and the Downtown Triangle*) is a dynamic, diverse, and compact center. It is a destination for shopping, services, work, dining, and entertainment in the region. The predominant building form consists of two and three-story buildings, with attractive storefronts and restaurants on ground floors with office uses and residential condominiums above. The pedestrian-centric environment promotes walking and personal interaction. The vibrant streetscape and architecturally interesting buildings provide a welcoming and interesting experience for pedestrians. There is a central civic gathering place that, in the warmer months, serves as the home of the Wrightstown Farmer's Market where farmers from surrounding communities showcase their produce. Most importantly, the Downtown has a special sense of place that is unique to Wrightstown, reflecting the

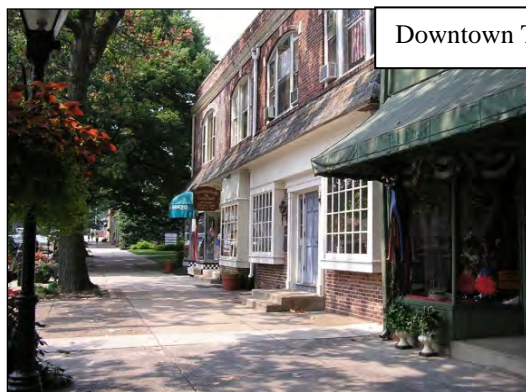
Borough's strong military and agricultural heritage. *See pictures and graphics below for illustrative examples and concepts.*



Patriots Walk Vision



Downtown Triangle and Patriots Walk



Downtown Triangle Vision



### 3.1.2 Vision for North Fort Dix St: Continue Downtown Pedestrian Experience

The Downtown experience continues into the immediately adjacent commercial area of Fort Dix Street (north of Main Street). There are a variety of land uses, including office, personal service, retail and residential uses that create synergy between land uses. It is a landscaped corridor with inter-connected sidewalks, several mid-block crosswalks, and on-street parking north of the Creek. People enjoy strolling along the corridor. Buildings are located close to the street with shared off-street parking located primarily behind buildings. There are a mix of one and two-story buildings that are attractive with distinct architectural features. The two-story buildings have office uses or residential condominiums on the second floor. There are pedestrian linkages to existing nearby multi-family apartments and to the new recreation trail along the Creek. The corridor is visually appealing and now has a sense of place. *See pictures and graphics below for illustrative examples and concepts.*





### 3.1.3 Vision for Patriots Way: Continue Downtown Experience While Allowing for Larger Users



The Downtown pedestrian experience continues along Patriots Way, a new roadway that connects Patriots Walk to Saylor's Pond Road. Many buildings are located close to the street with shared off-street parking located primarily behind buildings. The buildings are attractive with distinct architectural features. There is on-street short-term parking along Patriots Way to allow convenient access to storefronts. As one moves further away from the core, the compact pattern of development is modified to accommodate larger users, including hotel accommodations,

higher education facilities, medical and health facilities, and large retail establishments. Large building facades are broken down into distinct modules with storefront appearances and first floor transparent windows. There is street furniture and attractive landscaping. Residential uses are mostly in the form of residential condominiums above storefronts. *See inset above and pictures and graphics below for illustrative examples and concepts.*



#### **3.1.4 Vision for Commercial Area in East End of Borough: Improved Site**

The commercial strip center and adjacent buildings in the eastern part of Town have been improved aesthetically and functionally. The center boasts a new building façade and improved landscape and circulation features. Intensity of future land uses is limited due to its location in the air hazard overlay zone.

#### **3.1.5 Vision for Wrightstown Business Park: Fully Built-Out Industrial Park**

The Wrightstown Business Park is fully built-out. Several light industrial businesses, formerly located in the Downtown and along Fort Dix Street, have moved to the Wrightstown Business Park for a more appropriate setting. Also, several new industrial businesses have made the Borough their new home in the Business Park. A new water tower has been constructed on municipal property to provide additional water storage and to augment water pressure. The water tower now hosts the mobile telecommunication antennas for several wireless service providers.

#### **3.1.6 Vision for Residential Neighborhoods: Balance of Housing Types and High-Quality of Life**

The Borough's tree-lined residential neighborhoods provide a high-quality of life for Wrightstown residents. The housing stock is well-maintained. There is a balance of housing types, offering a range of affordability and exceptional livability. Home-ownership rates have increased substantially. New residential development has primarily taken the form of residential condominiums on upper floors of mixed-use buildings in the Downtown area. Many young residents want to stay in Wrightstown, while former residents want to move back



to the Borough to raise their families. Wrightstown also enjoys an active military retiree population.

### **3.1.7 Vision for Historic Buildings: Historic Character Maintained and Enhanced**

The historic character and architectural integrity of the Borough's older residential and non-residential structures on West Main Street, East Main Street, and Railroad Avenue have been maintained and enhanced.

### **3.1.8 Vision for Community Facilities: Multi-Functional Upgraded Facilities and Highly-Respected School System**

The municipal trailer has been replaced with a new municipal complex. It houses the fire station, community center, and administrative offices and is a source of pride for the community.



The school system is highly-respected in the County, with high graduation rates and a significant percentage of students seeking a post-secondary education. The New Hanover School, a walking district school, serves as a community center with its facilities being available for recreation and services outside of school hours. Croshaw Park provides a full-range of passive and active recreational opportunities for Wrightstown's residents and visitors. Croshaw Park is well-maintained with modern amenities. There is a nature trail that runs along the North Run Creek, providing educational and recreational access to Wrightstown residents and visitors.

## **4.0 GUIDING PLANNING PRINCIPALS AND POLICIES**

The Municipal Land Use Law, N.J.S.A. 40:55D-28b(1), requires the Master Plan to provide a statement of goals, objectives, assumptions, policies and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based. They are identified in each of the specific Elements of the Plan.

## **II. LAND USE PLAN ELEMENT**

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### **1.0 INTRODUCTION**

The Land Use Plan Element is the central element of a municipal Master Plan. It establishes policies for the long-term physical development of the municipality and guides local land use decision making. This Land Use Plan Element is prepared pursuant to N.J.S.A. 40:55D-28(b)(2), which sets forth the following four requirements: (a) a statement relating the Land Use Plan Element to the Master Plan's overall goals and policies, to its other elements, as well as natural conditions of the land; (b) the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; (c) the existing and proposed location of any airports and the boundaries of any airport safety zones; and (d) an explanation of the population density and development intensity recommended for the municipality. It also provides an overview of the Federal, State, and Regional planning policies that impact land use planning in the Borough.

### **2.0 GOALS FOR LAND USE**

- 2.1 To accomplish identified redevelopment initiatives in the Borough for the purpose of economic development, creating a sense of place, and improving the quality of life in the Borough.
- 2.2 To enhance the quality and stability of the Borough's residential neighborhoods.
- 2.3 To promote compatible land uses in areas subject to aircraft noise and accident potential, while recognizing the property rights of local landowners.

### **3.0 FEDERAL, STATE AND REGIONAL CONTEXT**

The following Federal, State, and regional planning policies have an impact on local land use planning.

#### **3.1 Federal Planning Policies**

Federal military base policies significantly shape the Borough's physical, economic, and social development. Historically, the local population expands and contracts depending on Base activities. (*See Section 4.2 below*). Over time, the Borough has become dependent on the Base, making it particularly susceptible to changing military policies. When military missions and on-base population diminish, the local economy struggles. The most successful and





Photo: Courtesy of Paulus, Sokolowski and Sartor

resilient businesses in Wrightstown are those that cater to the Base (bars, fast food restaurants, auto repair shops, and real estate rentals). The recent proliferation of on-base retail and consumer services through AAFES' (Army and Air Force Exchange Service) significantly competes with the local economy, providing little need or desire for military personnel, residents, and retirees to go off-Base for goods, services, or entertainment. Thus, the Military Base plays a significant role in the Borough's economic livelihood and

community well-being.

Heightened security measures at the Joint Base also affect Wrightstown. The 2001 closing of Texas Avenue to non-military personnel had a significant negative impact on circulation through Wrightstown and the local economy, as direct access to surrounding areas was cut off. Public Transportation, via NJ Transit, also has been impacted by significant delays through the Base, which affects residents in the area who rely on public transportation. All of these factors dramatically affect the business climate and social vibrancy in the Borough.

Additionally, the Borough's proximity to the Base makes the Borough vulnerable to off-base noise and potential airport hazards. Compatibility issues arise when Base activities occur in proximity to noise sensitive land uses and land uses that tend to concentrate people in accident-prone locations. The evolution of Base operations affects land use in the civilian portion of the Borough. Ensuring land use compatibility is challenging, especially to already-developed areas in the APZ and Noise Zone. Restricting land uses impacts the property rights of local land owners. As such, Federal military planning policies continue to have significant impacts on the physical, economic, and social development of the Borough.



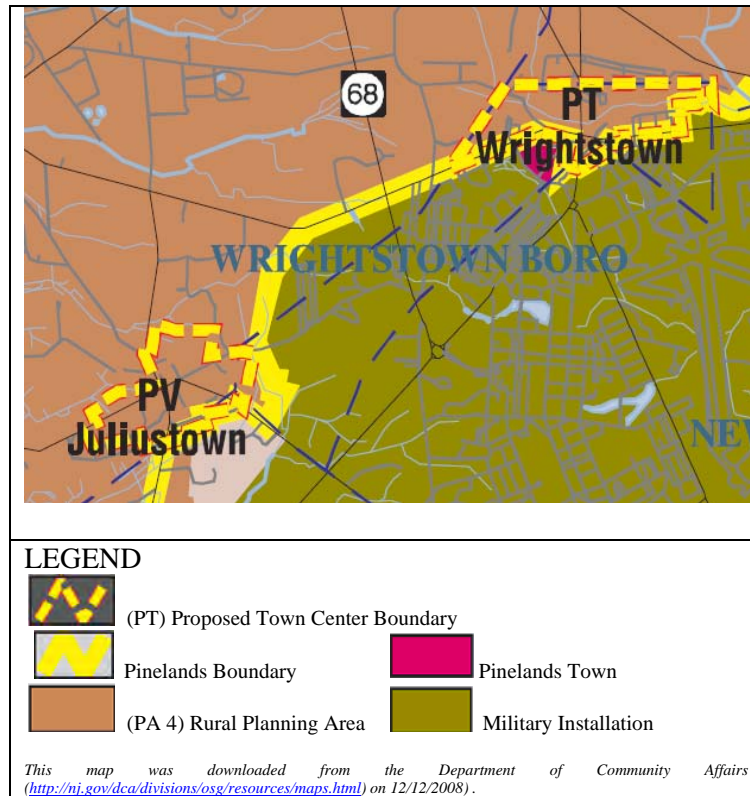
## 3.2 State Planning Policies

### 3.2.1 State Development and Redevelopment Plan (SDRP)

State Planning Policies also impact Wrightstown. The New Jersey State Development and Redevelopment Plan (SDRP) advocates Smart Growth planning, by targeting the State's resources and funding in ways that are consistent with well-planned, well-managed growth. It seeks to maintain and revitalize existing cities and towns, focus growth into compact mixed-use communities that offer array of choices and options, and protect the State's farmland and natural resources. The SDRP is intended to provide a balance between growth and

conservation by designating planning areas that share common conditions with regard to development and environmental features.

#### STATE AND REGIONAL PLANNING AREAS MAP



The SDRP designates the civil portion of Wrightstown outside of the Pinelands as a Rural Planning Area (PA-4), which encompasses most of New Jersey’s prime farmland, as well as expanses of woodlands, environmentally sensitive land, and rural towns and villages.<sup>2</sup> The intent of the Rural Planning Area (PA-4) is to “maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers.” *Id.* at p. 208. The balance of Wrightstown falls into two Pinelands Management Areas: 1) Military and Federal Installation Area and 2) Pinelands Town.

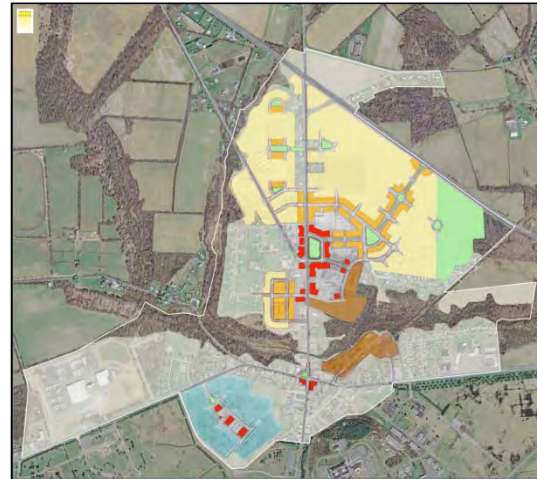
Although Wrightstown is an existing center with compact development that has historically provided opportunities for housing, shopping, entertainment, and personal services, primarily to military and civilian personnel at the Base, it is not designated as a Center on the SDRP. Wrightstown has both municipal water and sewer infrastructure with available excess capacity. There is physical capacity for future growth, as there is opportunity in the downtown for infill development and the 42 acres of land from Ft. Dix for economic development. As future development in the PA-4 should be directed to existing Centers with

<sup>2</sup>SDRP, pp. 205-206.

infrastructure, Wrightstown represents an exemplary Smart Growth opportunity for accommodating growth and reinvestment in an existing center. This, in turn, will help to protect the region's rural character, quality of life, and agricultural industry. Thus, Wrightstown is seeking Center designation in the PA-4 for the civil portion of the Borough located outside of the Pinelands through the Plan Endorsement process.



*Wrightstown/North Hanover Town Center surrounded by farmland and the Military*  
*Photo: courtesy of Google Earth*



*Proposed Center. Source: Northern Burlington County GAPP, adopted by the Burlington County Board of Chosen Freeholders (October 2008), p.90, showing proposed "Wrightstown Town Center." Graphic by Brown and Keener Urban Design. Reproduced here with permission from County Planning and Economic Dept.*

Plan Endorsement is the official recognition by the New Jersey State Planning Commission that a local, county, regional, or state agency plan is consistent with the State Development and Redevelopment Plan (SDRP). In order to be endorsed, plans must be consistent with the goals, policies and strategies of the State Plan, the State Plan Policy Map, and applicable State statutes and regulations. The Borough is currently petitioning the State Planning commission for Plan Endorsement and Center Designation.

### **3.3 Regional Planning Policies**

#### **3.3.1. Pinelands Comprehensive Management Plan**

Wrightstown is also impacted by the Pinelands Commission's planning and regulatory policies, as the 42± acres that the Borough received from Fort Dix is located in the Pinelands. The Pinelands Comprehensive Management Plan (CMP) is based on a regional approach to land preservation, land use, and development. The CMP establishes nine land-use management areas with goals, objectives, development intensities, and permitted land uses for each management area. All Military property in the Pinelands is designated as a "Military and Federal Installation" Management Area. When the Borough received 42± acres from Fort Dix, the Pinelands Commission reclassified that land as a "Pinelands Town" management area, recognizing it as an area for development

activity. *See State and Regional Planning Areas map in section 3.2.1.* Pinelands Towns are generally described as “large existing spatially discrete settlements. Residential development is permitted on minimum one-acre lots if not sewered and 2 to 4 homes per acre with sewers. Commercial and industrial uses are also permitted.”<sup>3</sup> Thus, development in this portion of the Borough is subject to the requirements of the Pinelands Protection Act (N.J.S.A. 13:18A-1 et seq.) and the implementing regulations and minimum standards contained in the CMP. All development therein will need to be approved by the Pinelands Commission. The Pinelands Commission also reviews and certifies all municipal zoning and land use ordinances and master plans for consistency with the CMP.

### **3.3.2. Northern Burlington County Regional Strategic Plan and Growth and Preservation Plan**

Wrightstown is impacted by policies in the Regional Strategic Plan and Growth and Preservation Plan. The main underpinning of the Northern Burlington County Regional Strategic Plan (hereafter “Regional Strategic Plan”) is that existing planning and zoning practices in the Northern Burlington County planning region promote sprawl and loss of the County’s rural character, agricultural industry, and quality of life.<sup>4</sup> To change this course, the plan recommends a new development strategy that utilizes a system of centers and corridors as the basis for future development, rather than sprawl type of development.<sup>5</sup> It suggests that planning move beyond strict town boundaries so that planning occurs on a regional basis.

The Regional Strategic Plan recommends establishing higher development densities and wastewater management systems in centers and nodes in the region in order for centers to become a realistic growth organizing principle for the rural communities of Northern Burlington County.<sup>6</sup> It identifies Wrightstown, along with a portion of North Hanover and New Hanover, as one such ‘town center’<sup>7</sup> and recognizes that redevelopment opportunities exist in Wrightstown.<sup>8</sup> *See proposed Wrightstown Town Center graphic in section 3.2.1.* Additionally, the plan advocates that communities that surround Fort Dix and McGuire Air Force Base, like Wrightstown, diversify their local economies in order to avoid depending on the military for their economic futures, despite the proposed ‘megabase’ investment.<sup>9</sup>

Amongst the various components of the GAPP, it recommends center-based future development and redevelopment planning in and around Wrightstown, which it calls a

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<sup>3</sup> <http://www.state.nj.us/pinelands/cmp/ma/>

<sup>4</sup> Northern Burlington County Regional Strategic Plan, Technical Report: Regional Development Patterns, prepared by the Burlington County Department of Economic Development and Regional Planning, p.1 (January 2008).

<sup>5</sup> Id. at pp. 39-40.

<sup>6</sup> Id. at p.87.

<sup>7</sup> Id. at pp.39-40

<sup>8</sup> Id. at p.83.

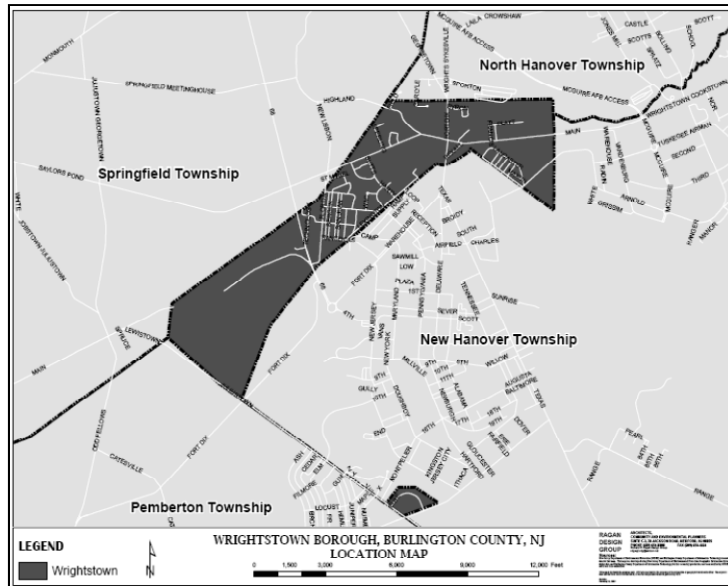
<sup>9</sup> Id. at p.87

multi-municipal Town Center.<sup>10</sup> It also recommends that the State Planning Commission recognize particular Pinelands Regional Growth Areas (RGAs) which could be considered as additional State Plan-style “Town Centers,” including the Wrightstown Town Center.<sup>11</sup>

## 4.0 INVENTORY OF LOCAL CONDITIONS

### 4.1 Location and Natural Features

Wrightstown is a small community primarily surrounded by the agricultural industry and the Joint Military Base. The Borough consists of 1.82 square miles, or approximately 1,165 acres, of which only 315± acres are under control of the civilian authorities. The federal government owns 920 acres or 79% of the land. Wrightstown is located in the northeastern portion of Burlington County, known as the Northern Farm Belt. It borders North Hanover Township to the north, Springfield Township to the west, New Hanover Township to the east and Pemberton Township to the southwest. It is located 17 miles from Trenton, 42 miles from Philadelphia, and 73 miles from New York City.



The Borough’s topographical conditions and natural features influence land use and development. The North Run is a tributary that traverses the Borough, west to east, and feeds into the Cookstown Pond within North Hanover Township, approximately 2-1/2 miles east of the Borough boundary. The Cookstown pond is hydraulically-connected to the Crosswick’s Creek, which meets the Delaware River in the City of Bordentown.<sup>12</sup> The highest point in the civilian portion of the Borough is near the intersection of Saylor’s Pond Road and West Main Street at 159 feet above mean sea level. The lowest point is in the eastern portion of the Borough in the wetlands along the North Run Creek, which is situated at 110 feet above mean sea level. The presence of the 100-year flood plain,

<sup>10</sup> Northern Burlington County Growth and Preservation Plan, prepared by the Burlington County Department of Economic Development and Regional Planning, p.37 (October 2008).

<sup>11</sup> *Id.* at p.39.

<sup>12</sup> Wrightstown Municipal Stormwater Management Plan, prepared by Remington, Vernick, and Vena Engineers, p.5 (October 2006).



wetlands, and steep slopes limit development activity near the North Run. *See Conservation Plan Element for soil types and additional natural features details.*

## 4.2 Population in the Borough

**Population Figures**

Population Censuses									Population Forecasts	
<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
176	241	1,199	N/A <sup>13</sup>	743	725	849	748	802	940	950

Source: DVRPC, Regional Data Bulletin, No. 82, Population Change in the Delaware Valley, 1930-2000, Appendix A (April 2006). DVRPC, Regional Data Bulletin, Revised No. 73, Population and Employment Forecasts, 2000-2030, Table 5 (March 2005). U.S. Census of Population:1950, Volume III, Chapter 42. U.S. Census of Population and Housing: 1960, Final Report PHC(1)-116. 1980 Characteristics of Population and Housing Units for Burlington County- Philadelphia, PA-NJ SMSA. 1990 Summary Tape File STF1 100% Data. NJSDC, Census 2010 Redistricting Data.

Fort Dix and McGuire Air Force Base have significantly impacted the Borough's social development. Wrightstown started out as a small farming community that quickly transformed into a commercial center with the installation of Camp Dix in 1917 and Rudd Field in 1937. The population soared from 241 persons in 1940 to 1,199 persons in 1950. Rapid expansion took place in the Borough when Fort Dix became a Basic Training Center in 1947. More recently, the 1990 population in the Borough was 849 persons, which was reduced to 748 persons by the year 2000. This can be linked to the Department of Defense's Base Realignment and Closure (BRAC) initiative in the early 1990s, which caused Fort Dix to lose its basic training role. The 2010 population of 802 persons reflects another increase in population, which is likely the result of the 2005 BRAC initiative that relocates military functions from other bases to the Joint Base. The DVRPC has projected Wrightstown's future population to grow to 940 persons by 2020 and 950 persons by 2030.<sup>14</sup>

## 4.3 Existing Land Uses

In the civil portion of the Borough, most commercial land uses cater to the Base. Commercial and light industrial uses are located along Fort Dix Street (north of Main Street), consisting of quick-service restaurants and auto-related businesses. There are a few pockets of residential uses on this segment of Fort Dix Street. Two large-scale multi-family apartment complexes are located in between Fort Dix Street and East Main Street. The most recent residential development in the Borough is single-family homes on Augusta Street.

<sup>13</sup> The 1960 Census population for Tract BJ-0021 was 4,846 persons, which comprised both current census tracts 7020 and 7021. Therefore, it consisted of all of Wrightstown Borough, including both the civil and the military portions. Therefore, the civil portion of the Borough population cannot be separately identified.

<sup>14</sup> Additional population characteristics are provided in the Housing Element and Fair Share Plan.



The Downtown Triangle, which is formed by the triangle of Fort Dix Street, East Main Street, and Railroad Avenue (formerly Rexall Avenue), is more pedestrian-oriented than Fort Dix Street (north of Main Street), but is also heavily used by car traffic. Existing land uses in the Downtown include restaurants, a karate studio, a liquor store, several bars, various auto-oriented uses (gasoline station, auto repair, used car dealership), as well as some small-scale multi-family residences. There are a large number of empty storefronts and vacant parcels. A few civic-type of buildings are located in the Downtown, including the post office and the New Hanover School District. There is a noticeable lack of professional offices in the Downtown. The 42± vacant acres conveyed from Fort Dix are adjacent to the Downtown Triangle.

Towards the eastern end of the Borough, there is a concentration of commercial uses in a strip-mall style development on East Main Street. It contains many personal service and convenience goods type of businesses, as well as a bowling alley and furniture store. There are several vacant storefronts. There is a light industrial storage use component in the interior of the commercial cluster. There is a construction office adjacent to the center, as well. Residential land uses are located next to, and behind the strip mall, consisting predominantly of ranch-style single-family homes. There are older 2-story homes along East Main Street.

On the western end of the Borough, older single family and small-scale multi-family residential apartments typify West Main Street, while twins and single-family homes with accessory apartments are located along Saylor's Pond Road. The Municipal Building, Fire Station, and Croshaw Park are located on Saylor's Pond Road near the western border. EP Henry is the sole tenant in the adjacent Wrightstown Industrial Park at this time.

The Existing Land Use Map of Wrightstown, **Map LU-1** in the Appendix, illustrates the location of existing land uses on a parcel by parcel basis. The Table below summarizes the amount of land occupied by each land use category.

### Existing Land Use Tabulation

LAND USE	ACRES	% OF TOTAL LAND AREA	% of CIVIL LAND AREA
<b>Boarding House</b>	0.47	0.04%	0.13%
<b>Commercial</b>	27.06	2.29%	7.73%
<b>Commercial/Multifamily</b>	0.18	0.01%	0.05%
<b>Community Facility</b>	2.53	0.21%	0.72%
<b>Farmland</b>	23.42	1.98%	6.69%
<b>Heavy Industrial</b>	13.17	1.11%	3.76%
<b>Light Industrial</b>	11.22	0.95%	3.21%
<b>Light Industrial/Commercial</b>	2.03	0.17%	0.58%
<b>Military</b>	831.27	70.37%	0.00%
<b>Multifamily (10+ Units)</b>	24.39	2.06%	6.97%
<b>Multifamily (4-6 Units)</b>	1.92	0.16%	0.55%
<b>Multifamily (7-9 Units)</b>	0.46	0.04%	0.13%
<b>Park and Recreation</b>	16.92	1.43%	4.83%
<b>Religious Institution</b>	5.91	0.50%	1.69%

<b>School</b>	3.21	0.27%	0.92%
<b>Single Family</b>	37.93	3.21%	10.84%
<b>Triplex</b>	0.15	0.01%	0.04%
<b>Twin</b>	2.79	0.24%	0.80%
<b>Two Family</b>	3.96	0.34%	1.13%
<b>Utility/Storm water Management</b>	19.67	1.66%	5.62%
<b>Vacant Land</b>	117.50	9.95%	33.58%
<b>Streets, ROWs, etc</b>	35.08	2.97%	10.02%
<b>Totals</b>	1,181.22	100.00%	100.00%

#### 4.4 Existing Wrightstown Zoning Map

**Map LU-1** in the Appendix is a reproduction of Wrightstown's current Zoning Map. There are currently 13 zoning districts in Wrightstown, consisting of the following:

<b>R-1</b>	High Density Single Family Residential District	<b>Hist. Apt-2</b>	Historic Apartment District
<b>R-2</b>	Medium Density Single Family Residential District	<b>INST/R/C</b>	Institutional/Residential/Commercial District
<b>R-3</b>	Low Density Single Family Residential District	<b>OC/R</b>	Office Campus/Retail District
<b>Apt-1</b>	Apartment District	<b>MUD</b>	Mixed Use District
<b>Apt-2</b>	Apartment Townhouse District	<b>BOR</b>	Borough
<b>RC</b>	Retail Commercial District	<b>R/O</b>	Residential/Office District
<b>GC</b>	General Commercial District		

There are also six Redevelopment Area overlay zones, which are documented in the Borough of Wrightstown Redevelopment Plan, prepared by the Ragan Design Group, adopted on June 1, 1999.

- **Redevelopment Area 1:** 2 acres in the Downtown on the western side of Fort Dix Street, between the New Hanover School and the Fort Dix border
- **Redevelopment Areas 2 and 3:** 7.9 acres in the Downtown on both sides of Railroad Avenue, including the area known as the triangle in the Downtown
- **Redevelopment Area 4:** 20.4 acres along both sides of Fort Dix Street, between Main Street and the North Hanover border
- **Redevelopment Area 5:** 30 acres on the Springfield border, known as the Light Industrial/Office Park
- **Redevelopment Area 6:** 42 acres acquired from Fort Dix, known as the Mixed Use District (MUD)

There is also one other overlay zone, known as the **Phase One Patriots' Walk Overlay Zoning District**, that overlays a portion of the MUD in the Downtown.

## 4.5 HUB Zone

All of Wrightstown is located in a U.S. Small Business Administration HUB Zone (Historically Underutilized Business Zone). The purpose of a HUB Zone is to promote job growth, capital investment, and economic development to historically underutilized business zones, by providing contracting assistance to small businesses located in these economically distressed communities. *See Economic Development Element for details.*

## 5.0 MAJOR LAND USE ISSUES

This section evaluates the major land use issues facing the Borough, articulates design guidelines for new and infill development in the community, and makes recommendations for future changes to the Borough's development regulations and maps relating to land use planning.

### 5.1 Issue 1: Redevelopment Initiatives

#### 5.1.1 Phase One- Downtown Area

The Downtown Area includes Redevelopment Areas 1, 2, 3, and 6. It is comprised of the Downtown Triangle (formed by Fort Dix Street, East Main Street, and Railroad Avenue), and the Patriots Walk Overlay Zone. The Joint Land Use Board approved concept plans for Patriots Walk, which includes: a hotel with extended stay units and a restaurant, and approximately 50,000 square feet of professional medical offices, retail space, and higher educational facilities. Patriots Walk is intended to be the focal point of the Downtown Area. It is also anticipated that the development of Patriots Walk will trigger infill development in the Downtown Triangle. Advancement of this redevelopment initiative will play an integral role in the Borough's future.

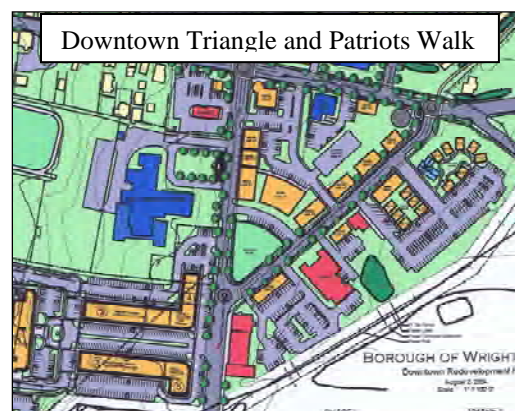
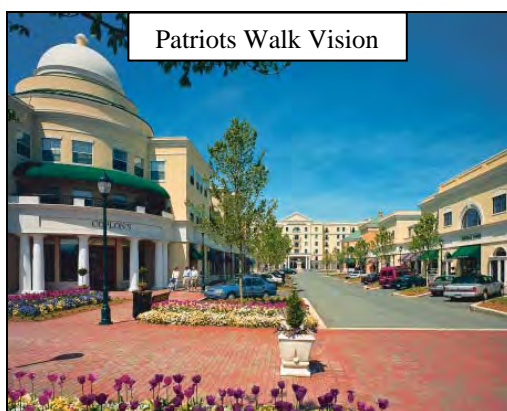




Photo: Main Street in Moorestown, NJ



Photo: Kings Highway in Haddonfield, NJ

It is envisioned that the Downtown Area will be a dynamic, diverse, and compact mixed-use center that serves as a destination for shopping, services, work, dining, and entertainment in the region. The predominant building form will consist of two and three-story buildings, with attractive storefronts and restaurants on ground floors with office uses and residential condominiums above. The pedestrian-centric environment will promote walking and personal interaction. The vibrant streetscape and architecturally interesting buildings will provide a welcoming and interesting experience for pedestrians. There will be a central civic gathering place that, in the warmer months, serves as the home of the Wrightstown Farmer's Market where farmers from surrounding communities showcase their produce. Most importantly, the Downtown Area will have a special sense of place that is unique to Wrightstown, reflecting the Borough's strong military and agricultural heritage.

#### 5.1.1.2 Land Use Principles for Downtown Area

The purpose of the following discussion is to articulate the overall land use principles and design guidelines for future development and redevelopment in the Downtown Area in order to achieve the Borough's Vision described above.

**Create a Sense of Place.** People drive through Wrightstown on their way to the Joint Base or to the NJ Turnpike, but do not view Wrightstown as a destination. One of the primary objectives for Land Use in the Downtown Area is to create a sense of place. A sense of place is what draws people to a downtown. It is a perception that a particular environment has something to offer. It is critical to the Borough's economic development that the Borough's Downtown Area draws residents from surrounding communities and captures the people who pass through the Borough to shop or work on the Base. Similarly, in order to successfully compete with on-Base retail and services, the Borough must draw residents, personnel, and retirees off the base who could otherwise shop or eat less expensively on-Base. In essence, the Downtown must become a destination.

Structural features, such as building placement, architectural style, pedestrian-orientation of buildings, pedestrian amenities, parking layouts, signage, lighting, and public art help define a sense of place, while it is the people who frequent the businesses and spend time in the town who create the vitality. Therefore, it is envisioned that future patterns of development in the Downtown Area will be driven by the significance of community life, the importance

of the human experience, as well as a sense of place (as detailed herein). It is envisioned that it will be a denser, more dynamic, mixed-use center that promotes personal interaction, walking and civic life.

**Increase Number and Mix of Land Uses in Downtown Area.** As Wrightstown is so small, it is particularly important for Wrightstown to maximize its limited amount of land. Infill development and redevelopment of vacant and underutilized parcels is essential. Currently, there are a number of vacant buildings and parcels, as well as only limited types of land uses in the Downtown Area. The Borough should strive to increase the number of uses, as well as produce more diverse uses in the Downtown Area for a better balance and improved synergy. When a retail use is located near other retailers and service providers, especially those that appeal to the same target market, the result is that they all benefit more than they would if they were each alone at that location. Encouraging a mix of uses will be significant ingredient to the Downtown's success.



Vacant Site on Fort Dix St.



Vacant Building on Fort Dix St



Vacant Site on Fort Dix St.

**Make More Efficient Use of the Land in the Downtown Area.** One means of enhancing the number and diversity of land uses in the Downtown Triangle Area is by providing opportunities for uses on upper floors of buildings. Wrightstown's Downtown predominantly consists of one-story buildings. One-story structures are an inefficient use of land in Wrightstown's Downtown, particularly given the desired activity for the Downtown, coupled with the Borough's limited supply of land. Upper floors could provide additional opportunities for office, residence, or other compatible uses, thereby helping to make the Downtown Area a more active place. For owners, the additional floors could offer an opportunity to generate additional revenue and increase the value of their property.



**Improve Aesthetics.** The visual character of Wrightstown's Downtown tells a story about its declining economic vitality and quality of life. Rundown buildings have a significant impact on the vitality of the community. They are signs of a community in distress and are uninviting to the pedestrian, a critical ingredient of a successful downtown. People go to places that appeal to them.





Former auto repair shop on Block 402, Lot 10.1.



Former Restaurant on Block 402, Lot 10.1.

It recommended that the Borough continue to pursue grant monies to assist in acquiring and demolishing remaining blighted properties and to initiate a façade improvement program in order to create more attractive surroundings for residents and business owners. Opportunities exist to significantly improve facades with relatively inexpensive solutions, like paint, awnings, and shutters. *Left:* opportunity on East Main Street to improve aesthetics. *Right:* Example of improvements to building.



Overhead utility poles have an aesthetic impact on the streetscape. It is recognized that relocating telephone and electric utility lines underground is costly. In the long run, however, when other utilities like sewer or water mains need to be replaced, the Borough should consider also relocating the electric and telephone lines underground. In some instances, street level windows have bars on them for added security. As the streetscape can have a significant impact on how people perceive and interact within the community, it is recommended that permanent bars and 24-hour security gates be prohibited on storefront windows. Improved lighting will assist with real or perceived threats to storefront security.



Liquor Store has security grates on windows.

Window  
Grates



Vacant storefront with security bars on windows.



**Increase Pedestrian-Friendly Land Uses.** It is recommended that Wrightstown enhance the Downtown's sense of place by incorporating more pedestrian friendly land uses, as it is the human activity in a downtown that is essential to a downtown's success. Pedestrian traffic is an important tool to add to the attractiveness and economic vitality of the Downtown. It is the presence of other people and the ability to interact with and watch them in a safe and energized environment that creates the most memorable and successful places. First floor retail and service-oriented businesses are critical to drawing customers and creating street level activity. Thus, it is recommended that first floor of businesses in the Downtown be reserved for retail and service-oriented businesses that draw customers and create street level activity. Office and residential uses are envisioned for upper stories of buildings.



Building aspects that isolate people and discourage pedestrian activity should be prohibited in the future. There are several land uses in the Downtown Triangle that are not conducive to a downtown concept, such as the used car sales lot and transportation site pictured above. Over time, auto-oriented commercial uses and light industrial uses should be relocated to more appropriate areas of the Borough. In the short term, these land uses should be improved aesthetically, using landscape improvements to screen them from public view and/or to soften their effect on the streetscape.

**Enhance Pedestrian Outdoor Activities.** Another way to make the Downtown more pedestrian-oriented is to create interesting places for people to sit and rest briefly, such as a central civic gathering place that will encourage visitors to spend more time in the Downtown Area. Outdoor activities in the Downtown Area that encourage people to shop, eat, and linger should be encouraged. As stated above, retail and service-oriented businesses should be located on first floors of buildings. Buildings and public space should be visually interesting to invite exploration of the area by pedestrians. Streets, sidewalks, and pathways should encourage walking, sitting, and other pedestrian activities.



Street furniture, like benches, bicycle racks, trash receptacles, and café seating, should be incorporated, particularly outside of restaurants and heavily trafficked pedestrian locations. A great location for ornamental seating walls would be the area in front of the New Hanover School on Fort Dix Street.



Hamilton, NJ: Grounds for Sculpture

Additionally, many communities have incorporated public art into their sidewalks and public spaces. Art in public spaces enriches the streetscape, beautifies the space, fosters community dialogue, reflects civic pride, and projects the community's support of artists and related businesses. Local colleges and universities are a good resource. Also, non-profit entities, such as the Sculpture Foundation, collaborate with municipal, not for profit, and private organizations around the country to site artwork in public places.<sup>15</sup> Wrightstown should explore becoming a host community for public art, particularly for public art that is related to the military or agricultural industry.

**Enhance Pedestrian Safety.** Physical design features that enhance public safety, encourage pedestrian activity, and reduce dependency on the automobile should be incorporated into the Downtown Area. Poorly marked crosswalks and speeding vehicles are unsafe for pedestrians. Traffic calming measures should be implemented to make intersections easier to cross and to slow down traffic. Signage that emphasizes that pedestrians have the right of way should be installed. The feasibility of other traffic calming measures, like bulb-outs, raised pavement intersections, and attractive flashing lights that accompany crosswalks, should be considered.

During the Master Plan process, members of the public suggested that additional travel lanes be added to Fort Dix Street to accommodate higher traffic volumes, but this is strongly discouraged. It will encourage higher traffic speeds and degrade pedestrian-safety and convenience. Downtowns should be a pedestrian-centric experience, where people are encouraged to walk around, look in store windows, and enjoy themselves; there should be easy walkability between destinations. Wide roadways increase the distance that the pedestrian have to travel to cross the street, thus discouraging pedestrian accessibility. Wide roadways also encourage speeding, rather than calming traffic. See [www.trafficcalming.org](http://www.trafficcalming.org). They will just get people in and out of town faster. If Wrightstown wants to become a destination, rather than just a place you drive through to get to the Joint Base, the roadway design should reflect this principle.

**Create Signature Space by Embracing Military Roots.** Wrightstown has a strong military heritage dating back to World War I. As one of the goals for the Downtown Area is to create a signature space that provides a welcoming, interesting experience for people, the Borough should capitalize on its military roots. The Borough's association with the military should be used as a means of creating a sense of place.

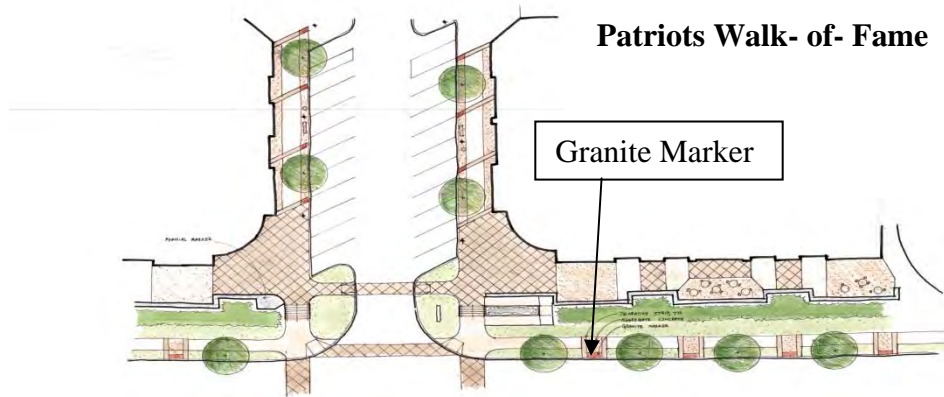
<sup>15</sup> <http://www.thesculpturefoundation.com/#Intro>





While there is a mural on the side of a blank wall in the Downtown Triangle that celebrates the Borough's military heritage (*see photo inset*) and there is a memorial monument at Croshaw Park, there are no other works of art that celebrate the Borough's military roots. The Borough's Strategy Committee developed a concept called "Patriots' Walk." The committee envisioned creating a Walk-of-Fame sidewalk in the Downtown Area to commemorate the men and women who serve in the military, as well as the historic events that Fort Dix and McGuire Air Force Base have

contributed to American history. It is anticipated that the sidewalk would be enhanced with granite markers signifying important dates, people, and events in the military's history. It is recommended that the Borough pursue the installation of the sidewalk amenity with the Redeveloper of Phase One, in coordination with the Joint Base. *See Patriots Walk- of- Fame concept below and Economic Plan Element for more details.*



Additional possibilities include water features, sculptures, or landscaping that can be incorporated into the Downtown Area. Wrightstown is a special place that welcomes people from all over the country, serving as their home away from home until they embark on travels and missions all over the world. Wrightstown's Downtown should reflect that special relationship with the Military.



### 5.1.1.3 Downtown Area Design Guidelines and Zoning Recommendations

The following are design guidelines and zoning recommendations that complement the Downtown land use policies outlined above for the Downtown Triangle Area and Phase One -

Patriots Walk Overlay District. They are intended to provide guidance in the form and character of future renovations and new construction, as well as predictability in local decision-making.

### **Design Guideline 1: Placement of Buildings**

The placement of buildings should reinforce the Downtown's pedestrian character and enhance street level activity. Generally, new commercial buildings should be located close to the public right-of-way. Off-street parking should be primarily located behind buildings. Creative building arrangements that enhance the walkability of the Downtown Area, such as with a Peddler's Village style layout,<sup>16</sup> may be considered acceptable, depending upon the arrangement. However, typical suburban style development with an expanse of parking in front of the building should not be permitted in the Downtown Area.

In order to achieve a pedestrian-friendly downtown, it is recommended that the building setbacks in the Zoning Ordinance be amended and one of the zoning districts should be changed on the Zoning Map. Currently, the Downtown Area is comprised of three zoning districts and one overlay zoning district: the General Commercial zoning district (hereafter "GC"), the Retail Commercial zoning district (hereafter "RC"), and the Mixed-Use Development (MUD) zoning district, which has the Phase One-Patriots Walk Overlay Zoning District over a portion of it. Specifically, it is recommended that the GC zoning district in the Downtown Triangle be converted to the RC Zone, which is more restrictive in terms of permitted land uses and provides more appropriate setbacks for a downtown pedestrian-friendly environment. Currently, the minimum front yard setback in the GC zone is 50 feet, while the minimum front yard setback is 10 feet in the RC zone.

The setback in the RC zone should be further decreased to permit a zero front yard setback from the ultimate right of way (not current right of way).<sup>17</sup> Specifically, Section 406, E. in the Zoning Ordinance, which governs the 'Area and Yard Requirements for the RC Zone,' should be amended to permit a zero front yard setback from the ultimate right of way. Likewise, section 522A.10 (Specific Street Classifications and Right of Way) of the Zoning Ordinance should be amended to reflect an ultimate right of way of 66' for Fort Dix Street, which is consistent with the County's desired right of way width. 86' is excessive for Fort Dix Street. Additionally, the Borough should consider implementing a maximum front yard setback of 20 feet for the RC zone. These proposed changes are intended to bring buildings closer to the street and to allow for the creation of a 10' wide sidewalk in the Downtown Triangle for more street-level activity. The Phase One-Patriots Walk Overlay Zoning District already contains a zero front yard setback requirement.

### **Design Guideline 2: Building Height**

Wrightstown's Downtown Triangle consists of a variety of building heights, ranging from one to three stories tall. As this Land Use Plan recommends encouraging a greater amount and mix of

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<sup>16</sup> Peddlers Village is located in Lahaska, Pennsylvania. It is a charming 18<sup>th</sup> century-style shopping village with brick walkways, landscaped gardens, unique stores, restaurants, lodging, and meeting facilities.

<sup>17</sup> A zero front yard setback means that buildings abut the public right of way, rather than being sited further back on the lot.

uses and activities in the Downtown Area and maximizing the limited amount of the land, single-story structures should not be replicated. All new buildings should be a minimum of two stories. It is recommended that Section 406D (Building Height in the RC District) in the Zoning Ordinance be amended to allow three-story buildings. It is also recommended that the Zoning Ordinance be amended to allow residential uses on upper floors of buildings in the RC district. The typical building height in the Patriots Walk Overlay Zone should be two and three stories. However, buildings that are intended to be the focal point of the Downtown, such as the planned hotel or several office buildings should not exceed four stories tall. The Patriots Walk Overlay Zone should be amended accordingly.

### **Design Guideline 3: Human Scale and Orientation**



When existing buildings are renovated and new projects infill the Downtown Area, careful consideration should be given to maintaining the human scale. Doorways, windows, and other openings in the façade should be proportioned to reflect pedestrian scale and movement and to encourage interest at the street level. The first floor of commercial buildings in the Downtown Area should be predominantly transparent, with a pedestrian orientation and storefront appearance to offer attractive views of the interiors in order to capture and maintain pedestrian interest. Building aspects that isolate people

and discourage pedestrian activity, such as faceless buildings without windows or doors at eye level should be prohibited in the Downtown Area.

While the front of the building facing the street is generally the most important part of any building, the three-dimensional form of the building should not be neglected. All exposed sides of a building should be designed with the same level of care and integrity. Buildings should be attractive and visually engaging from all sides, except in a zero lot line condition when a building wall is not visible. Long uninterrupted walls should be avoided.

### **Design Guideline 4: Architectural Character and Building Form**

Quality craftsmanship and the use of ornamentation and architectural details are strongly encouraged. Architectural details include design elements such as doors, windows, dormers, porches, balconies, cornices, columns, pilasters, pediments, railings, brackets, parapets, roofs, awnings, and similar features. These details play a key role in defining the style and character of a building and deserve significant attention. Architectural features, material and the articulation of a façade of a building shall be continued on all sides facing Fort Dix Street, Main Street, Railroad Avenue, Patriots Walk and facing the hotel. Buildings should contain special architectural features to signify entry to the Downtown and important street intersections, such as: corner towers, turrets, cupolas, clock towers, spires, balconies, colonnades, or the like. For instance, a building at the entrance to Patriots Walk at Fort Dix Street should use special architectural features to emphasize the importance of the location.

When large buildings are planned, it is essential that particular attention be made to maintaining a rhythm established by the repetition of the traditional storefronts. To accomplish this, the building façade should be divided into distinct modules. Other opportunities include changing materials, patterns, building setbacks, and façade portions. This will maintain a pattern and rhythm of traditional façade widths and will give the appearance of a collection of smaller buildings and additions. Additionally, complementary elements, such as awnings, canopies, overhangs, and flags should be utilized to break down the scale of a building and to add color and architectural interest, provided they are designed to the scale of the building and are sensitively mounted.

### **Design Guideline 5: Parking Areas**

Parking lots can diminish the aesthetics of a downtown, as well as break the continuity of street-level activity. The goal of parking should be to meet the parking demand without any unnecessary waste in order to support a pedestrian-friendly environment. Parking should be strategically located and designed to maintain the mix of uses and desired densities, as well as promote a pedestrian-friendly environment.

Future off-street parking lots should be placed behind buildings. They should not be located between the street and the building, or between adjacent buildings, if feasible, except as specifically permitted in the Phase One Patriots Walk Overlay Zoning regulations. Existing surface parking should be upgraded to be neat, orderly, and enhanced with landscaping. Parking lots should be generously landscaped with planting areas in the parking field and landscaping along the lot edges to act as a visual buffer between the sidewalk and the parking lot. Planting should be attractive, low maintenance, and hardy. Shared parking between various land uses is strongly encouraged in the Downtown and is specifically required in the Phase One- Patriots Walk Overlay Zone.

A Zoning Ordinance amendment is needed to clarify a parking standard in the RC zone. Sections 406, G.2 states:

At least the first twenty (20) feet adjacent any street line in the “RC” District shall not be used for parking and shall be planted and maintained in lawn area, ground cover or landscaped with evergreen shrubbery and separated from the parking area by poured concrete or Belgian block curbing.

However, this language could be misconstrued to require a 20-foot minimum front yard requirement in the RC district, which would be contrary to the intent of a pedestrian-friendly downtown. In an effort to clarify the language, it is recommended that Section 406, E. be amended to state:

A front yard shall not be used for off-street parking. Off-street parking areas shall be located in the rear yard(s) of a building or group of buildings. In instances where a parking area is located in a side yard, at least the first twenty (20) feet adjacent to the street line shall be planted and maintained in lawn area, ground cover, or landscaped with evergreen shrubbery, separated from the parking area by poured concrete or Belgian block curbing.



*(This zoning amendment should also be made for the GC district, Section 405 G2).*

Additionally, when parking garages are utilized, sensitive design standards for exteriors should be incorporated to ensure that parking facilities integrate smoothly with the surrounding Downtown fabric. Parking garages should be located in the rear yard of buildings or groups of buildings, when feasible. Wrapping the garage with usable retail/commercial space on the first floor is encouraged to reduce the visual impact of structured parking, by being more compatible with surrounding buildings and the desired pedestrian friendly environment.

### **Design Guideline 6: Signage and Awnings**

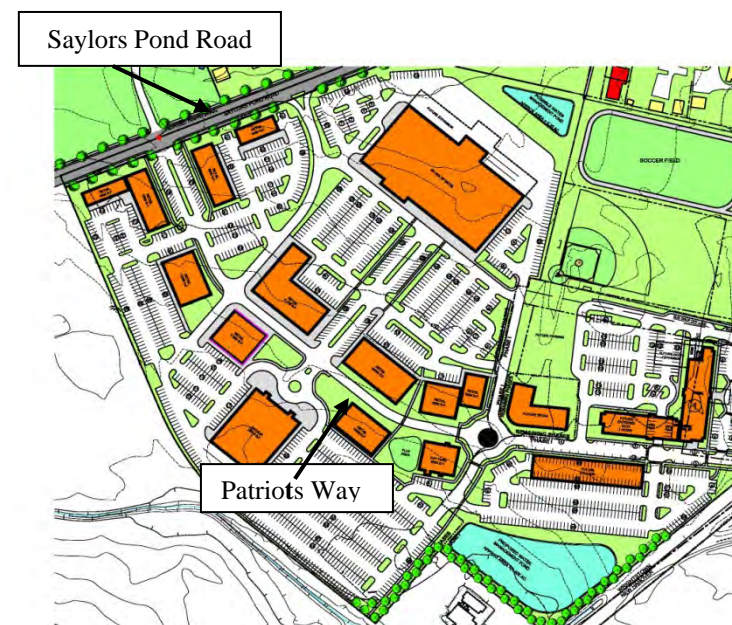
Complementary elements, such as awnings, canopies, overhangs, and flags should be utilized to break down the scale of a building and to add color and architectural interest, provided they are designed to the scale of the building and are sensitively mounted. Vinyl and plastic awning materials should not be permitted. Fabric material is encouraged. Solution-dyed acrylics, acrylic-coated polyester cotton blended fabrics, and poly-cotton fabrics are acceptable as they resemble canvas in appearance and texture, yet offer greater strength and durability.



Example of building in another municipality where complementary awnings have been utilized to add color and break down the scale of the building.

Sign material, style, and color should compliment the materials and architectural style of the building façade. Wall signs on building facades should be placed just above the storefront and appropriately proportioned to the front façade. Metal, stone, and wood signs, or a sign material that has the look of traditional wood signage with painted, engraved or raised messages are appropriate. Plastics or plexiglas, plastic or glossy coatings, back-lit signs, and sign boxes are discouraged. For sign lighting, small scale, indirect or hidden lights such as gooseneck or in-ground mounted lights directed up towards the sign is encouraged.

### 5.1.2 Phase Two – Patriots' Way



The second redevelopment initiative is known as Phase Two-Patriots Way. It will occur on approximately 27± acres of vacant land in Redevelopment Area 6. The Borough acquired the property from Fort Dix (along with approximately 16 acres of land, designated for Phase I, Patriots Walk) for economic development purposes. It is currently zoned MUD.

It is envisioned that Phase Two will serve as an extension of the Downtown experience with multi-story structures abutting Patriots Way (the proposed new roadway that will connect Patriots Walk to Saylor's Pond Road). Buildings will be located close to Patriots Way with shared parking located primarily behind buildings (with the exception of on-street parallel parking) in order to maintain a pedestrian-oriented experience. It is expected that the buildings will be attractive with distinct architectural features. However, as one moves further away from the core, the compact pattern of development will be modified to accommodate larger users including hotel accommodations,

higher education facilities, medical and health facilities, and large retail establishments.

Larger users are expected in Phase Two, as the Joint Land Use Board recognizes the current trend in retailing that emphasizes a large amount of square footage. Grocery stores, for example, have grown from a neighborhood establishment of as little as 5,000 square feet to modern day standards of upwards of 65,000 square feet. Pharmacies are seeking 15,000 square feet of retail space. Thus, it is anticipated that many of the land uses in the balance of the MUD will be larger-scale retail and service establishments. It is envisioned that larger users will face Saylor's Pond Road or will be located behind the storefronts on the extension of Patriots Way. The larger stores should be situated in a way that will safeguard the 'main street' feel of Patriots Way. The larger retail establishments should have direct access to Saylor's Pond Road. It is acknowledged that the

concept plans for Phase Two will likely evolve as a Redeveloper is selected and tenants come on-line.

#### **5.1.2.1 Phase Two Land Use Principles, Design Guidelines, and Zoning Recommendations**



Many of the Land Use Principles and Design Guidelines outlined for the Downtown Area should be applied to Phase Two. For example, the buildings fronting on Patriots Way should maintain human scale and orientation; buildings should be located close to the street. When large buildings are planned, it is essential that particular attention be made to maintaining a rhythm established by the repetition of the traditional storefronts. To accomplish this, the building façade should be divided into distinct modules, such as in the photos inset. Other opportunities include changing materials, patterns, building setbacks, and façade portions. This will maintain a pattern and rhythm of traditional façade widths and will give the appearance of a collection of smaller buildings and additions. Additionally, complementary elements, such as awnings, canopies, overhangs, flags, landscaping should be utilized to break down the scale of a

building and to add color and architectural interest, provided they are designed to the scale of the building and are sensitively mounted.

The predominant building height should be two and three stories, with the exception of the four-story hotel (in the event the hotel is constructed in Phase Two, rather than Phase One). A small percentage of office buildings should also be permitted to be four-stories. One-story buildings should have the appearance of a two-story façade. The MUD District regulations should be amended to increase the maximum building height accordingly. It is also recommended that the regulations in the existing MUD Zoning District be reevaluated, as some of the assumptions have changed (i.e., Mixed Use Ratios). It is also recommended that the MUD district incorporate design requirements to achieve the vision for this part of the Borough. Also, the MUD should require a vegetative buffer between new development and the existing residences on West Main Street.

With respect to any potential residential uses in the second phase, there are a significant number of renters in the Borough (75%). In order to promote a healthy and stable community, a broader range of housing types for varying ages, income levels, and lifestyles in the Borough is needed. While it is anticipated that most of the development in the MUD will be commercial in nature (other than the extended stay units), residential development in the MUD should further the goal of promoting more home ownership (i.e., residential condominiums) to the extent practicable.



### 5.1.3 North Fort Dix Street Redevelopment Area



Redevelopment Area 4 is the commercial corridor along Fort Dix Street (CR 545), north of Main Street, consisting of 25± acres. Wrightstown seeks to create a vibrant economic corridor. The Borough received a 2007 TCDI Grant from the DVRPC to conduct an Economic Corridor Redevelopment Assessment for the North Fort Dix Street corridor. Three concepts were proposed under the study, with progressive degrees of redevelopment.

#### Concept 1:



RAGAN  
DESIGN  
GROUP

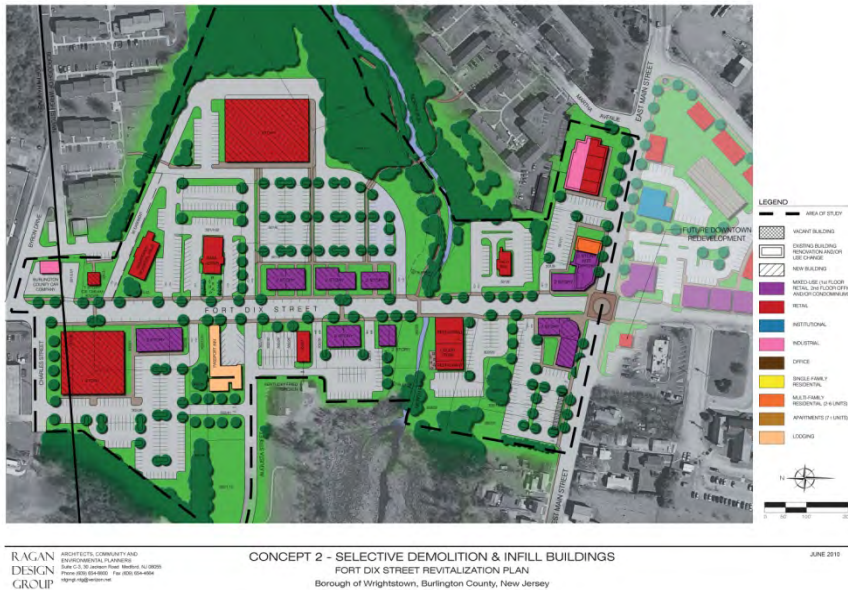
CONCEPT 1 - EXISTING BUILDING RE-USE AND INFILL BUILDINGS  
FORT DIX STREET REVITALIZATION PLAN  
Borough of Wrightstown, Burlington County, New Jersey

JUNE 2010

Concept 1, the least aggressive of the three scenarios, maintains existing viable structures (but not necessarily existing uses) and contemplates limited infill on vacant parcels. It proposes a series of streetscape and landscape improvements, including continuous sidewalks on both sides of the street, the addition of another mid-block crosswalk, and more generous landscaping between storefronts and the curb.

Concept 2 is more progressive, demolishing blighted and non-usable buildings, as well as other undesirable buildings and proposes a number of infill developments. It brings buildings closer to the street in order to make the corridor more pedestrian-friendly. It also proposes two sites designated for larger retail opportunities, reflecting the desire for larger store footprints in the modern retail market.

## Concept 2:



Additionally, Concept 2 eliminates the center turning lane in order to create on-street parallel parking on both sides of the North Fort Dix Street, north of the Creek, to offset the elimination of parking spaces in front of some of the buildings. It also incorporates a series of streetscape and landscape improvements, including continuous sidewalks on both sides of the streets, the addition of two more mid-block crosswalks, as well as more generous landscaping between storefronts and the curb.

Concept 3 proposes a ‘no constraints’ approach that includes demolition of blighted and non-usable buildings, as well as demolition of buildings for uses more appropriate for the corridor. It includes one site designated for large retail, reflecting the desire for larger store footprints in the modern retail market. Like Concept 2, Concept 3 proposes elimination of the center turning lane in order to incorporate on-street parallel parking on both sides of North Fort Dix Street, north of the Creek. It also incorporates a series of streetscape and landscape improvements, including continuous sidewalks on both sides of the street, the addition of two more mid-block crosswalks, more generous landscaping between storefronts and the curb, and pedestrian linkages to the adjacent multi-family developments and a pedestrian trail along the North Run Creek.

## Concept 3



Concept 3 represents the Vision for the North Fort Dix Street Corridor, as it embodies the community’s ideals, assuming an extended time frame for achieving it. It continues the Downtown experience into this commercial corridor, with many new two-story mixed-use buildings, coupled with a more pedestrian-oriented environment. There are more types of uses that create a greater synergy between land uses. There are more



landscape elements, the sidewalks are inter-connected, there are additional mid-block crosswalks, and there is on-street parking north of the Creek. Many of the new buildings are located closer to the street with shared parking located primarily behind buildings; the buildings are attractive with distinct architectural features. It rediscovers the North Run by relocating incompatible land uses that are within close proximity to the Creek and provides pedestrian linkages to existing adjacent multi-family apartments and to the new recreation trail along the Creek. The table below describes the net change in square footage for various types of proposed uses along the corridor in Concept 3.

**Building Inventory Concept 3**

USE	EXISTING SQ. FT.	PROPOSED SQ. FT.	DEMO./DISCO SQ. FT.	TOTAL SQ. FT.	NET CHANGE
Retail/Commercial	40,515	107,600	-14,984	133,151	+92,636
Institutional	2,762	0	-2,762	0	-2,762
Industrial	25,972	0	-19,770	6,202	-19,770
Office	0	42,861	0	42,861	+42,861
Lodging	6,600	0	-6,600	0	-6,600
<b>Totals</b>	<b>75,849</b>	<b>150,481</b>	<b>-44,116</b>	<b>182,214</b>	<b>+106,365</b>
	EXISTING UNITS	PROPOSED UNITS	DEMO./DISCO UNITS	TOTAL UNITS	NET CHANGE
Single-Family Residential	2	0	-2	0	-2
Attached Residential	18	20	-18	20	+2
<b>Totals</b>	<b>20</b>	<b>20</b>	<b>-20</b>	<b>20</b>	<b>0</b>

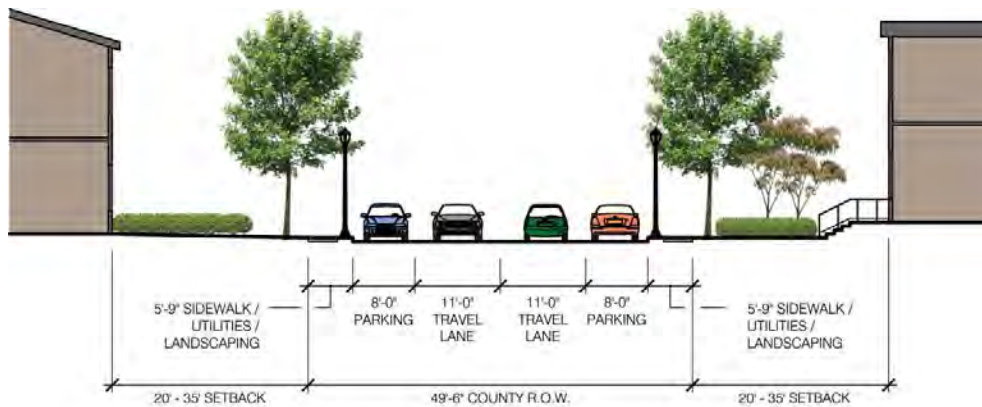
#### **5.1.3.1 Fort Dix St Land Use Principles, Design Guidelines, and Zoning Recommendations**

**Reduce Minimum Building Setbacks.** There are a myriad of building setbacks along the Fort Dix Street corridor. The average building setback is approximately 45 feet. The median building setback is approximately 25 feet and the most frequently occurring (mode) building setback is approximately 20 feet. Many buildings are set back a distance from Fort Dix Street with parking located between the structure and the roadway.

One of the primary goals is to create a more vibrant corridor. It is recommended that the typical suburban style development that has occurred on the corridor be altered. It should be more pedestrian- friendly and the street level activity should be enhanced. The concept plans bring many retail structures closer to the road, with off-street parking primarily located behind buildings and on-street parallel parking, as the Borough would like to see this corridor serve as an extension of the Downtown. However, by its nature, Fort Dix Street is currently served primarily by the automobile. Therefore, there is a certain tension between the desire for providing vehicular access to retail and services and creating a more pedestrian environment. We must acknowledge that what may work for a downtown, may not be practicable here. Nevertheless, there are some changes that can be implemented to improve conditions.

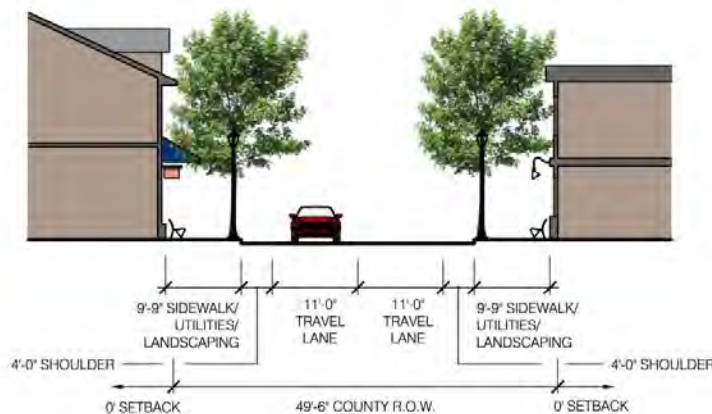
It is recommended that buildings be sited closer to the street. Currently, Section 402E6 of the Zoning Ordinance states that the minimum front yard setback in the GC zone is 50 feet. A zero

setback line would be appropriate near the Fort Dix Street/Main Street intersection, as some buildings at the intersection already maintain a zero setback and as this intersection serves as the key entrance to the Downtown Area, helping to define a sense of place. Then, as one travels northward along the corridor, the buildings can feather out. Therefore, it is recommended that there be a separate setback for buildings in the GC zone that are sited within 200 feet of the Fort Dix Street/Main Street intersection. Near the intersection, it is recommended that there be a zero (0) front yard setback and a maximum building setback of twenty (20) feet from the ultimate right of way, or something similar thereto. For the rest of the corridor, it is recommended that there be a minimum building setback of twenty (20) feet and a maximum building setback of thirty-five (35) feet, or something similar.



TYPICAL FORT DIX STREET SECTION

NOT TO SCALE



FORT DIX STREET SECTION AT MAIN STREET INTERSECTION

NOT TO SCALE

### **Reduce Maximum Impervious Coverage and Increase Maximum Building Coverage.**

Currently the Zoning Ordinance encourages large off-street parking areas and discourages green areas. The Zoning Ordinance currently allows 90% impervious coverage and 25% building coverage. It only requires 10% green area in the GC district. The maximum building coverage amount of 25% is more akin to the typical amount permitted for single-family suburban residential building sites. There should be more flexibility in building footprints for commercial areas. The focus should be on the buildings and improving the aesthetics in the corridor, rather than on the parking areas. Reducing the impervious coverage will also help to reduce stream degradation of the adjacent North Run Creek and to promote greater infiltration through the soil. Therefore, it is recommended that the Zoning Ordinance be amended to reduce the amount of permitted impervious coverage to 75%, to increase the maximum building coverage amount to 35%, and to increase the green area to 25%.

**Modify Location of Parking.** It is recommended that retail structures be brought closer to the road, with off-street parking primarily located behind buildings so that buildings can be uniformly pulled to the fronts of their lots, or single-loaded along sides of buildings so that buildings are not pushed far apart from each other, creating a more aesthetically pleasing and pedestrian-friendly environment. Thus, the Zoning Ordinance should be amended to prohibit off-street parking in front of buildings in the General Commercial Zone. Off-street parking areas should only be permitted to the side or rear of buildings, like the existing KFC.



**Reduce Amount Of Parking.** Parking lots impact the vitality of the street. Off-street parking lots should be designed for reasonable demand, rather than peak parking demand, particularly as parking areas are in such close proximity that parking could be shared in times of overflow. The off-street parking requirements in the Zoning Ordinance for all zoning districts should be amended to include a parking space maximum and to allow the number of parking spaces to be reduced when shared parking is implemented. The following table outlines suggested minimum and maximum parking standards for the General Commercial zoning district. Auto service related uses (car wash, auto repair) should remain as currently provided in the Zoning Ordinance (but should incorporate a maximum parking standard).

**Recommended Parking Standards**

<b>Proposed Use</b>	<b>Minimum</b>	<b>Maximum</b>
Retail/Office/Bank	4/1000 GFA	5/1000 GFA
Hotel	1 per room	1.25 per room
Medical Office	4.5/1000 GFA	5.5/1000 GFA
Restaurant, Bars, Taverns	1 per 4 seats	1 per 3 seats
Daycare Facility	1 per employee plus 1 for 10 students	1 per employee plus 1 for 8 students
Health Club/Dance or Music Studio	3/1000 GFA	4/1000 GFA
Theater	1 per 5 seats	1 per 4 seats
Bowling Alley	3 spaces per bowling lane	4 spaces per bowling lane

**Amend Permitted Use Section For GC Zone.** As the vision for the corridor seeks to continue the Downtown experience into this commercial corridor, with many new two-story mixed-use buildings, it is recommended that residential uses be permitted in the GC district provided they are located on second-stories of buildings. Condominiums are preferred.

**Amend Sign Regulations.** Currently, business signage in the corridor is primarily suburban-style signage. In some instances, signs are outdated and excessively large, like in the examples below at the car wash and the Passport Inn. The Passport Inn signage also violates the County's Right-of-Way Control regulations that prohibit advertising signs in the right of way. *See Section 12.07 of Land Development Review Resolution adopted by Burlington County Planning Board.*



Existing Conditions



Existing Conditions

As this corridor begins to change over to a more pedestrian-oriented environment, new types of downtown-type signage will be more appropriate. Awning signs, projecting signs, and flush-mounted wall signs should replace the existing oversized free-standing auto-oriented signs. A facade improvement program should be examined to include signage specifically to encourage new and interesting pedestrian-oriented signage types. This ultimately should lead to a new sign ordinance written specifically for the corridor.

#### 5.1.4 Wrightstown Business Park Redevelopment Area



Redevelopment Area 5 is a 29-acre former gravel pit. The Industrial Park is located adjacent to Saylor's Pond Road at 1, 5, 9 and 13 Singer Street and 5 and 9 Farago Boulevard. E.P. Henry, a major manufacturing plant, is the sole user at this time, except for a cell tower on property the Borough reserved for itself. It is anticipated that a water tower may share the cell tower site in the future. *See Utilities Plan Element for more details.* Herman's Trucking received preliminary site plan approval for Block 204, Lots 1.13 and 1.14, but there are no plans to move forward. There are approximately 11.6 acres of vacant land for sale.



The location offers easy access to Routes 68, the Turnpike, Routes 295, 545, 670, and 618. Since Wrightstown is located in a U.S. Small Business Administration HUB Zone (Historically Underutilized Business Zone), this should give incentives to contractors who work for the Joint Military Base to locate in the Industrial Park. It also lends itself to businesses that support the surrounding agricultural industry. Warehouse, transportation, and light manufacturing would be appropriate.

The primary objective for Redevelopment Area 5 is for the remaining lots to be developed so the park can realize its full potential. The realtor for the park has participated in the Borough's monthly strategy meetings. It is hoped that these meetings will help to generate ideas for marketing the property. *See the Economic Plan Element for more business attraction strategies.*

#### **5.1.4.1 Zoning Recommendations**

The Business Park is currently zoned "Office Campus / Retail District" (OC/R): The Borough envisions light manufacturing, office, research, warehousing, flex space, construction, (non-nuisance) transfer station, and co-generation facility types of uses in the Wrightstown Business park. Therefore, this Land Use Plan recommends that the zoning classification for the Business Park be changed from Office Campus/Retail to Light Industrial, which is more consistent with the intent of this district. Retail should be directed to the Downtown Area. The permitted uses should be revised accordingly. Additionally, the bulk regulations should be revised. Currently, the front yard 100' building setback is appropriate for Saylor's Pond Road, but excessive for the internal roadways.

## **5.2 Issue 2: Enhancement & Stabilization of Residential Neighborhoods**

### **5.2.1 Land Use Principles**

**Increase Housing Rehabilitation and Home Ownership.** Some of the Borough's housing stock has begun to deteriorate without proper reinvestment by owners and landlords. Often, older neighborhoods have filtered to lower income residents and have lower rents than are able to support the capital expenditures needed to properly maintain the aging infrastructure. According to Census 2010, 11.21% of the Borough's housing units are vacant.<sup>18</sup>



Financial assistance to owners of both tenant and owner-occupied structures is needed to help make necessary structural and mechanical repairs. Assistance programs are critical to ensuring safe and decent housing for residents, as well as to helping stabilize the surrounding neighborhood. Proper housing maintenance will help to prevent a downward spiral of the surrounding neighborhood. Therefore, it is recommended that the Borough continue to pursue programs for housing rehabilitation assistance, such as through Small Cities.

<sup>18</sup>NJSDC, Census 2010 Redistricting Data, GCT-PH1: Population Housing Units and Density 2010.



The Borough also seeks to improve the quality and stability of the Borough's residential neighborhoods by increasing home ownership opportunities within the Borough. It is recommended that the Borough pursue homeownership assistance programs for neighborhood residents. Approximately 75% of the residents in the Borough are renters. This is an extraordinary level of renter-occupied units. Wrightstown has a much higher percentage of renter-occupied units compared to the County (23%), and to the State (34%).<sup>19</sup>

Home ownership provides benefits for families, which can include wealth accumulation, greater stability, and a sense of belonging to the community. Homeownership also has important benefits for the community, as homeowners are more likely to reinvest capital in their properties in comparison to absentee landlords of rental properties. Since owners tend to take better care of their properties, communities with high homeownership rates often look more attractive than neighborhoods with few homeowners. There is often a greater commitment through homeownership in improving properties and the neighborhood, given the financial investment that is at stake. The market value of nearby properties will also tend to increase as homes in a neighborhood convert from rental units to owner-occupied housing. Therefore, it is recommended that the Borough and adjacent communities continue to pursue programs for home ownership assistance, such as through the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME).



There are a significant number of low and moderate-income persons living in the Borough, with a disproportionate amount of persons living below the poverty level, when compared to the County and to the State. In order to promote a healthy and stable community for its residents, a broader range of housing types for varying ages, income levels, and lifestyles in the Borough is needed. Any future residential development in the Borough should seek to accomplish this goal.

**Strengthen Code Enforcement.** In order to prevent further deterioration and blight, it is recommended that the Borough also strengthen enforcement of building and property maintenance codes. The Borough should prevent and correct conditions that adversely affect the health safety and welfare of residents and that have a contagious blighting effect that accelerates neighborhood decline.

Over the years, some single-family dwellings on West Main Street have been converted into apartments, some properties have undergone inappropriate alterations, such as front porch enclosures, while others have increased the number of dwelling units without site plan approval.

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<sup>19</sup> The U.S. Census Bureau, American Fact Finder, Census 2000 Demographic Profile. 2000 U.S. Census: QT-H10 (SF3) for Burlington County and H32 (SF3) for New Jersey.

The Borough would like to maintain and enhance the historic character of the buildings along this street segment, inspire greater care of properties, and ensure proper review of site expansion and change in uses.



Numerous dwelling units on site exceed allowable imperious coverage.



Front porch enclosed for additional living space, eliminating street-level connectivity.

### 5.2.2 Design Guidelines and Zoning Recommendations

The Borough seeks to protect the character of existing residential neighborhoods. Appropriate infill development in established neighborhoods should be designed to have a rhythm and pattern consistent with the character and predominant scale of structures found in the neighborhood. Buildings should be similar in height and width and should use similar materials, roof forms, and setbacks typically seen on the block. Most houses in Wrightstown's older residential neighborhoods have vertical building forms. In some of Wrightstown's newer residential neighborhoods, ranch style and minimal traditional style homes were constructed after World War II, which have horizontal building forms; as they are wider than they are tall. New infill buildings should complement the orientation of the prevalent building form on the block.

As building facades support the public realm, building facades fronting the street shall have window and door openings in all zoning districts. In support of pedestrian activity, the main or primary entrance should be oriented to the street frontage rather than to off-street parking areas. Faceless buildings should not be permitted.

Additionally, Section 404 of the Zoning Ordinance, which governs the "Historic/Apartment-2 District" on West Main Street should be amended in several ways. As it is not a 'historic district' as defined in the Municipal Land Use Law, the name should be revised. Additionally, it is recommended that the zoning district be expanded to include both sides of West Main Street, as they share similar characteristics and should be treated similarly. *See proposed Zoning Map for recommended changes.*

It is further recommended that the permitted uses section, Section 404 B, be amended in several ways. First, it is recommended that "Professional Offices" be deleted from the permitted uses section and replaced with "Office," as a conditional use in this district. This expands the type of office uses that are approvable in this district, but only as conditional uses. All conditional uses in

this district should require adaptive reuse of the existing structure, consistency with the architectural character of the building, and the provision of adequate off-street parking. It is acknowledged, however, that it may be necessary to provide relief from parking and buffer requirements applicable in other zones in order to foster this type of adaptive re-use of the buildings. It is further recommended that ‘Retail Commercial uses’ be deleted as a conditional use in this district. Retail uses should be directed towards the Downtown Area instead. Finally, it is recommended that ‘two story apartments’ and “duplexes” be deleted as permitted uses in the district, leaving single family detached, single family attached, and churches as permitted uses and creating a new “office” conditional use. The purpose of this is to discourage any further splitting of residential dwellings units along West Main Street. Any new construction should be aesthetically compatible with the historic style of buildings along this street segment, as described in this section above.

### **5.3 Issue 3: Compatibility with Military Land Uses**

The Borough’s proximity to Joint Base McGuire-Dix-Lakehurst makes the Borough susceptible to off-base noise and potential airport hazards. Approximately 50 acres of the civilian portion of the Borough is located in the Accident Potential Zone I (APZ I), which is defined as “an area beyond the clear zone that possesses a significant potential for accidents.”<sup>20</sup> Additionally, approximately two acres of the civilian portion of the Borough is located in the Noise II Zone, where noise exposure is significant.<sup>21 22</sup>

#### **APZ I Zone**

Of the Borough’s 50 acres that are located in the APZ I, 11.48 acres of land are zoned General Commercial and 38.12 acres are zoned R-2, Medium Density Single Family Residential. There are residential, agricultural, and commercial uses currently located in the APZ I zone, including single family homes, a bowling alley, a motel, and a strip mall with various retail and personal service storefronts. While the Military recognizes that there is aircraft accident potential in the APZ I, it does not believe it warrants acquisition by the Air Force.<sup>23</sup> Instead, the Military encourages land use planning and controls in these areas to reduce exposure of the public to potential aircraft accidents.<sup>24</sup>

The Borough currently has an Airport Hazard Area Overlay District (Section 527 of the Zoning Ordinance), which is based on Title 16, Chapter 62 of the New Jersey Administrative Code - known as the Air Safety and Zoning Act, which regulates air safety and zoning for non-military airports. The Overlay District prohibits new residential development at a density greater than one (1) house per three (3) acres. It also prohibits hospitals and schools from locating in the Airport Hazard Overlay District. Commercial and industrial uses are permitted in the Airport Hazard Area, as

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<sup>20</sup> AICUZ Study for McGuire Air Force Base, New Jersey, Volumes I and II, p. 9 (1995).

<sup>21</sup> The DNL is between 65 and 75 dBA and between 62 and 70 dBC, or where the Peak is between 87 and 104 dBP, as stated in the February 2009 draft Joint Base McGuire-Dix-Lakehurst JLUS, prepared by the PS&S/Sabre/HR&A Consultant Team with support by Ocean County Planning Department and Burlington County Office of Economic Development and Regional Planning, Section 6, pp. 27.

<sup>22</sup> Acreage identified in correspondence from Brandi Bartolomeo of Paulus, Sokolowski, and Sartor, LLC, dated May 19, 2009. A small portion of Block 601, Lot 25 is in the Noise Zone.

<sup>23</sup> AICUZ Study for McGuire Air Force Base, New Jersey, Volumes I and II, p. 9 (1995).

<sup>24</sup> Id.

permissible in the Act, but activities that would attract crowds in excess of 500 persons are prohibited (except under specific conditions). It also prohibits above-grade major utility transmission lines. *See Sections 305 and 527 of the Wrightstown Zoning Ordinance.*

The Department of Defense, Office of Economic Adjustment, and Ocean and Burlington Counties recently sponsored a Joint Land Use Study (hereafter “JLUS”) to identify and plan for compatible land uses adjacent to Joint Base NJ and to promote better communication between the Military and surrounding communities.<sup>25</sup> The JLUS provides recommendations for the noise and accident potential zones, and also identifies a buffer zone for future land use planning. The JLUS, which is based on DoD guidelines, suggests that residential uses and certain business types of uses, such as retail trade, personal and professional services, and hotels, are not deemed to be compatible in the APZ I.<sup>26 27</sup> It further states that hospitals, schools, and religious establishments should also not be situated on APZ lands.<sup>28</sup> Certain types of industrial, transportation, utilities, mining, and open space are deemed acceptable uses.<sup>29</sup> Consequently, a large amount of the current uses in the APZI zone are deemed to be incompatible with the DoD guidelines. *See table below.* The Burlington County Bridge Commission recently proposed a model zoning overlay ordinance that is significantly restrictive, as well.

**Table of Air Safety Compatibility Guidelines<sup>30</sup>**

Land Use	APZ I
Households	N
Industrial	Y
Retail	N
Personal Services	N
Public Services	N
Outdoor Recreation	C
Agriculture	Y

Y= Compatible Use, C= Conditionally compatible use, N=Non-compatible use

## Noise Zone II

The two acres of land in the Noise Zone II is currently used for agricultural purposes, but is zoned for R-2, Medium Density Single-Family Residential. The Borough’s Airport Hazard Area Overlay District prohibits new residential development at a density greater than one (1) house per three (3) acres. The JLUS, which is based on DoD guidelines, states that noise sensitive land uses, like housing, schools, hospitals, and churches, are normally considered to be incompatible within the

<sup>25</sup> The Joint Base McGuire-Dix-Lakehurst JLUS was prepared by the PS&S/Sabre/HR&A Consultant Team with support by Ocean County Planning Department and Burlington County Office of Economic Development and Regional Planning.

<sup>26</sup> *Id.* at pp. 52-53.

<sup>27</sup> AICUZ Study for McGuire Air Force Base, New Jersey, Volumes I and II, p. 14 (1995).

<sup>28</sup> JLUS at p.204.

<sup>29</sup> *Id.*

<sup>30</sup> *Id.* at p.53.

Noise Zone II.<sup>31</sup> It further states that residential uses could be considered compatible if noise level reduction methods are incorporated during construction to minimize the annoyance experienced by residents.<sup>32</sup> It suggests that the community should first determine whether there is a demonstrated need for residential uses that would not be met if development were prohibited in this zone.<sup>33</sup> The JLUS further states that land uses such as hotels and motels are not compatible with the Noise Zone II, but that most other commercial uses are compatible with most noise environments.<sup>34</sup> *See Table below from JLUS.* The Borough only has areas zoned for residential purposes in the Noise Zone II; it does not have any commercial areas therein.

**Table of Noise Zone and Land Use Compatibility Guidelines<sup>35</sup>**

Land Use	NZII	
	65 to 70 DB	70 to 75 DB
Households	C	C
Manufacturing	Y	C
Retail-General	Y	C
Restaurants	Y	C
Personal Services	Y	C
Hospitals	C	C
Government	C	C
Education	C	C
Public Assembly	Y	N
Parks	C	C
Agriculture	C	C

Y= Compatible Use, C= Conditionally compatible use, N=Non-compatible use

## Analysis and Recommendations

The JLUS recommends that municipalities consider overlay districts to minimize conflicts with noise and accident potential zones. It suggests that municipalities use Title 16, Chapter 62 of the New Jersey Administrative Code, the Air Safety and Zoning Act, in conjunction with the Department of Defense Compatible Use guidelines, to determine the most appropriate land use provisions for an overlay district.<sup>36</sup> The Department of Defense guidelines are very restrictive in terms of allowable land uses. The Burlington County Bridge Commission model APZ overlay ordinance is also very restrictive in suggested allowable land uses. While the Borough wants to promote compatible land uses in areas subject to aircraft noise and accident-prone locations, the Borough is also cognizant of the challenges associated with imposing substantial land use restrictions, particularly to already-developed areas in the APZ and Noise Zone. The Joint Land Use Board is cautious of making recommendations that could result in a regulatory taking of private

<sup>31</sup> *Id.* at p.28 (referring to guidance from the Federal Interagency Committee on Urban Noise (FICUS) land use guidelines). Housing is generally compatible with outdoor noise exposure up to DNL 55 dB. *Id.* at p.44.

<sup>32</sup> *Id.* at p.45.

<sup>33</sup> *Id.* at p.44.

<sup>34</sup> *Id.*

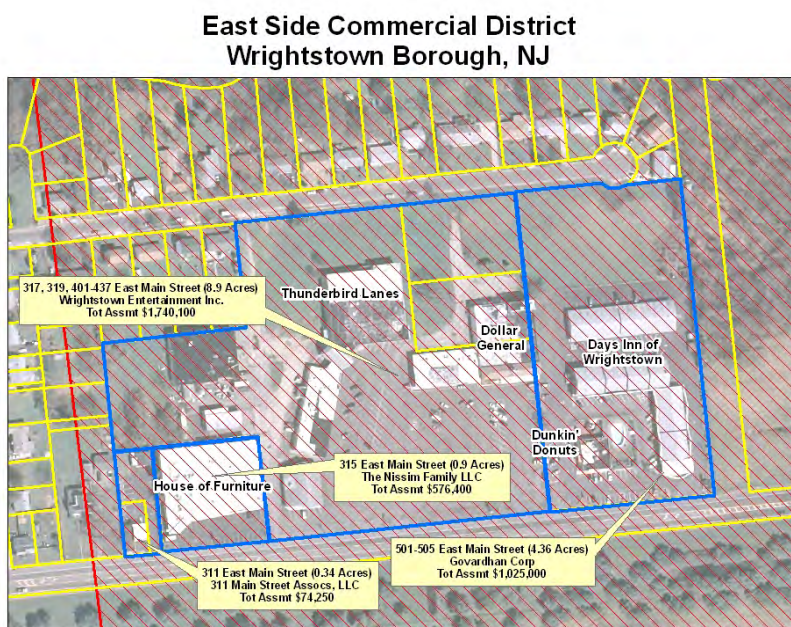
<sup>35</sup> *Id.* at p.46.

<sup>36</sup> *Id.* at p. 204.



property, and the associated financial and political costs associated therewith to the Borough. The Borough feels that this is an important issue that requires further study, as well as input from affected property owners. The Borough recently applied for a TCDI grant through the DVRPC to conduct an Air Hazard Redevelopment Study and Plan (*See Borough Resolution 2011-080*).

In the meantime, the Board is recommending several amendments to the Air Hazard Overlay Zone and Zoning Map that will clarify the existing permitted residential density and will help to improve the health, safety, and welfare of persons in the Air Hazard Overlay District. Specifically, it is recommended that a new residential zoning district be created to replace the portion of the underlying R-2 Medium Density Single Family Residential Zone in the Air Hazard Overlay Zone to clarify the allowable residential density in this part of the Borough. The new zoning district should be based on the maximum density of one housing unit per three acres in the Air Hazard Overlay Zone, as stated in Section 527 of the Zoning Ordinance.



Source: Burlington County Bridge Commission

Additionally, it is recommended that the list of prohibited land uses in Section 527 of the Zoning Ordinance be expanded to include motels and hotels, theaters, and places of assembly that would further concentrate a large number of persons in the air hazard area.

It is also recommended that Section 527 of the Zoning Ordinance be amended to encourage the incorporation of noise reduction methods during construction of any future

residential or commercial buildings - not only in the Air Hazard Zone, but in all areas of the Borough.<sup>37</sup> Specifically, it is recommended that residential and commercial structures should incorporate indoor noise level reduction measures of at least 25 dB (for exposure to 65 to 70 ADNL) and 30 dB (for exposure to 70 to 75 ADNL) during construction, as recommended in the JLUS.<sup>38</sup> It is also recommended that the ordinance require site planning to take into consideration the Noise Zone II, such as locating structures outside of the noise zone when possible, and staggering the layout of buildings to avoid locating buildings in a parallel fashion which will assist in reducing the

<sup>37</sup> The New Jersey State Uniform Construction Code (UCC) Act provides for the uniform administration and enforcement of rules pertaining to construction codes throughout the State. There is no local prerogative to adopt more or less stringent building code requirements. As the Borough cannot enact additional construction requirements to address noise mitigation, these are recommendations to the builder. See JLUS at p. 208.

<sup>38</sup> JLUS at p.44. Also, the Federal Aviation Administration and the Navy have published the "Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations" (Wyle Research Report WR 89-7), referenced in JLUS at p.208.

perceived noise level. *JLUS at p. 208*. Also, as noise level reduction measures will not eliminate outdoor noise problems, the use of berms and barriers should be incorporated into site planning to help mitigate outdoor noise exposure. *Id.* It is also suggested that the JLUS communities develop a construction guide for builders, developers, architects and building inspectors to clarify noise compatibility guidelines and other requirements for building within accident potential or noise zones.

It is also suggested that the Joint Base explore purchasing the private lands amicably from property owners for fair market value and/or explore the possibility of a land swap, whereby properties in the Air Hazard Zone could be exchanged for property located outside of the Air Hazard Zone. It is anticipated that the Borough will be investigating whether properties in the APZ I Zone and Noise Zone II should be declared to be an Area in Need of Redevelopment for less intensive uses (i.e., warehouse) if the Borough receives the aforementioned TCDI grant.



If the commercial center ultimately remains at this location, the Land Use Board would also like the strip center to be improved aesthetically and functionally with updated building facades that make the center more cohesive, with improved landscape features, articulated circulation patterns, and more attractive signage.

## 6.0 LAND USE PLAN MAP

The Borough's Land Use Plan Map is located in the Appendix as **Map LU-3** and identifies various planning districts. The Land Use Plan seeks to enhance the existing commercial and industrial areas, preserve established residential neighborhoods, as well as existing locations of educational, community, and institutional facilities. Similar to the 1995 Proposed Land Use Map, it incorporates a Mixed Use Planning District on the land acquired from Fort Dix, but this map differs from the previous one in that it also includes the Downtown Triangle in that category, as this master plan contemplates residential land uses on upper stories of buildings in the Downtown Area.<sup>39</sup> It changes the name of the Historic Apartment District and expands the planning district to both sides of West Main Street. It also includes an Air Hazard Planning District. The Land Use Plan Map should be read in conjunction with the land use principles, design guidelines, and zoning recommendations set forth elsewhere in this Land Use Plan Element.

<sup>39</sup> The existing Zoning Ordinance does not allow residential uses in the RC zone. As stated herein, it is recommended that the RC zone be amended to allow residential uses on upper floors of buildings.

**Mixed Use Planning District (MUPD)**

The Mixed-Use Planning District (MUPD) is comprised of the 42± acres of land acquired from Fort Dix, as well as the area known as the Downtown Triangle. It is intended to provide a lively center of activity that serves as a destination for shopping, services, work, dining, and entertainment for the region. It contemplates a mix of uses, including commercial (retail, service), office, educational, civic, and residential uses.

**Commercial Planning District (CPD)**

There are two Commercial Planning Districts. One is located along the Fort Dix Street Corridor, north of Main Street. It is currently very auto-oriented with fast food restaurants and auto-repair uses. The intent for this district is to make it an extension of the Downtown Area, with pedestrian-oriented commercial land uses and streetscape upgrades. It is expected that this planning district will transition into the Mixed Use Planning District (MUPD) when North Hanover's TDR receiving area is established north of Wrightstown. It will form the bridge between the two communities, making it one true "Center." The other commercial planning district is located in the East End of the Borough along East Main Street, which serves as a secondary commercial district, mostly providing personal services and retail to Borough residents and military personnel. The uses in this latter district should be restricted, due to its location in the Air Hazard Planning District.

**Light Industrial Planning District (LIPD)**

This planning district is located in the western portion of the Borough, next to the Springfield border. This district is intended to be the home of the Borough's industrial park. It contemplates light manufacturing, office, transportation, warehousing, construction, flex-space, scientific, research, and information technologies, and other similar types of uses.

**Mixed Residential Planning District (MRPD)**

The Mixed Residential Planning District consists of the older housing stock along West Main Street between Saylor's Pond Road and Fort Dix Street. There is a strong desire to maintain and enhance the historic character of the buildings in this district. While the name of this planning district acknowledges the current mix of residential types, including single-family detached, single-family attached, two-family duplexes, and small-scale multi-family residential uses, the Joint Land Use Board does not envision further splitting of dwelling units in the future. The goal is to create more home ownership. While office uses are considered appropriate in this district, they must meet certain criteria, such as adaptive reuse of the structure, as discussed in Section 5.2.2.

**Garden Apartment Planning District (GAPD)**

This district represents multi-family garden apartments that exist within the Borough. The intent of this district is to provide quality large-scale multi-family housing that is well-maintained and well-managed. This planning area contemplates the extent and intensity of future land development to have a maximum gross density of ten (10) units per acre. The performance standards, as existing for the apartment zones, will continue to govern development within the district.

**Single Family Residential Planning District (SFRPD)**

The Single Family Planning District is characterized by single-family detached dwelling units with a scattering of other residential housing types (duplexes and multi-family buildings). The intent of the SFRPD Planning District is to maintain the predominant single-family residential character of these

neighborhoods. This planning area contemplates the extent and intensity of future land development to be medium density residential uses, typified by minimum lot sizes between 9,000 –15,000 square feet (which equates to between 2.9 and 4.8 dwelling units per acre), depending on the particular zoning district. However, the density is significantly less for the air hazard planning district. *See below.* The bulk requirements of the various single family zoning districts should reflect the historical pattern of development of existing neighborhoods and the desired density and lot sizes for any new neighborhoods.

#### **Agricultural/Residential District (ARD)**

The Agricultural/Residential District is typified by single-family detached dwelling units and agricultural lands. This planning area contemplates the extent and intensity of future land development to be low density residential uses, typified by minimum lot size of one acre for parcels not connected to sewer and 20,000 square feet for parcels that are connected to sewer.

#### **Air Hazard Planning District (AHPD)**

The Air Hazard Planning Overlay District encompasses the Military’s Accident Potential Zone I and Noise II Zone. Future development in this district should be limited in order to reduce the potential for public exposure to aircraft safety hazards and noise annoyance. Specifically, this planning area contemplates the extent and intensity of future land development of agricultural lands to be very low density residential uses, typified by minimum lot sizes of 3 acres. Compatible non-residential development is permitted as described in Section 5.3 above.

#### **Community Facilities Planning District (CFPD)**

The Community Facilities Planning District encompasses existing community facilities parcels.

## **7.0 MAP COMPARISONS AND ZONING RECOMMENDATIONS**

The current Wrightstown Zoning Map is consistent with the proposed Land Use Map, as there have not been significant substantive changes to Land Use proposed in this Master Plan. However, the Zoning Ordinance and Zoning Map do need fine-tuning as discussed in this element. It is recommended that the Borough amend its Zoning Ordinance and land development regulations, where necessary, to reflect the principles, design guidelines, and recommendations formulated in this document, including but not limited to:

- Merge “Apartment-1” and “Apartment-2” zoning districts into one Apartment district (as there are no distinctions in bulk regulations currently);
- Change the name of “Office Campus/Retail District” to “Light Industrial District” and amend permitted uses therein to remove retail as a permitted primary use;



- For the “Historic/Apt-2 District:”
  - Change the name to “R-4,” or another residential district name;
  - Delete “RC permitted uses” as conditional uses;
  - Delete “Professional Offices” from permitted uses;
  - Add “Office,” as a conditional use with condition that meets design requirements
  - Delete two-story apartments and two-family duplexes from permitted uses;
- Permit residential uses on upper floors of buildings in the RC and GC districts;
- Clarify the existing parking standard in the RC and GC District (Sections 405 and 406 G.2) so it cannot be misconstrued to require a 20-foot minimum front yard requirement;
- In the RC district, permit a zero front yard setback from the ultimate right of way and incorporate a maximum front yard setback;
- Amend Section 522 of the Zoning Ordinance to change the ultimate R.O.W. on Fort Dix Street to 66’;
- Incorporate a maximum impervious coverage requirement for the RC District;
- Require parking to be primarily located behind buildings in the RC and GC districts;
- Increase permitted building height in the RC District to allow three-stories;
- Reduce parking minimums and incorporate parking maximums in the RC and GC districts,
- Reduce minimum building setback and create maximum front yard setback in the GC district;
- Reduce the maximum impervious coverage from 90% to 75% in the GC district,
- Require building facades fronting the street to have window and door openings in all districts;
- For MUD District:
  - Create overlay district for Phase II with architectural, site design, and streetscape requirements when appropriate (including a vegetative buffer between Phase II and West Main Street uses),
  - Amend MUD Zone regulations, as some assumptions have changed since the time of adoption (i.e., mixed use ratios).
  - Amend MUD regulations to permit three-story buildings and to allow a small percentage of buildings to be four-stories (i.e., hotel and office buildings).
- For Air Hazard Overlay Zone:
  - Create new single- family residential district that will have a density of 1 unit per 3 acres (to supplant the portion of the R-2 zone in the Air Hazard Zone) for clarification purposes;
  - Amend Section 527 to encourage noise reduction methods and noise abatement site planning;
  - Expand list of prohibited land uses in Section 527, including motels, hotels, theaters, and places of assembly;
- Incorporate a Cell Tower section to Zoning Ordinance to regulate how and where future cell towers can be located. *See Utilities Plan Element for details.*
- Incorporate Solar Energy section to Zoning Ordinance to regulate how and where solar power structures can be located (i.e., setbacks, etc).

- Clarify the bulk regulations for accessory structures in all zones so it is clear when “structures” that don’t fall under the “building” definition are required to meet bulk regulations.

It is further recommended that the Borough amend the Wrightstown Zoning Map to:

- Show the Air Hazard Overlay Zoning District;
- Show the Phase One Patriots Walk Overlay Zoning District;
- Change name of the Office Campus/Retail Zone to the Light Industrial Zone;
- Change name of Historic/ Apt-2 District to R-4 (or a new residential district name);
- Expand former Historic/Apt-2 District to include both sides of West Main Street, by changing the following lots from R-1 to R-4:

<b>Change from R-1 to R-4</b>	
<b>Block</b>	<b>Lots</b>
302	6-16

- Expand the R-3 District on Meeting House Road to include the following properties currently designated as R-1:

<b>Change from R-1 to R-3</b>	
<b>Block</b>	<b>Lots</b>
302	p/o 2,3,4,5

- Change boundaries of INST/R/C and RC Districts, as a result of the Borough and School Department land swap;
- Change name of “APT-1” and “APT-2” to “APT”;
- Convert the GC lots along Railroad Avenue to RC:

<b>Change from GC to RC</b>	
<b>Block</b>	<b>Lots</b>
402	10.01, p/o 10.02
404	1-17

- Incorporate any future overlay districts that are adopted for the MUD zone;
- Convert the following “R-2” lots in the Air Hazard Overlay Zone to “R-5” (or another zoning designation) to clarify the residential density of 1 unit per 3 acres.

<b>Change from R-2 to R-5</b>	
<b>Block</b>	<b>Lots</b>
601	p/o 16.02, 16.03-25, 39-50

- Amend the Redevelopment Area and MUD boundaries on the zoning map (in the vicinity of Argonne Avenue and New Hanover Township municipal boundary) to reflect the true civilian boundaries of the Borough, if needed. It appears that the 1996 Zoning Map erroneously included a portion of Block 202, Lot 1 (the site of a utility sub-station) as civilian land. However, the 2009 Tax Maps show this portion of Block 202, Lot 1 to be under military control.

## 8.0 SUSTAINABILITY

Smart Growth is a common sense approach that involves planning for the long-term viability of the State's natural resources as well as social and economic systems. This Land Use Plan Element furthers the principles of Smart Growth and sustainability, as it encourages mixed use land use design, promotes a compact and walkable community, and focuses economic and land development activity toward an already-established area and, thus, away from the State's rural areas. By providing a desirable alternative to suburban sprawl, this will help to maintain the State's green spaces, which absorb climate changing carbon dioxide. As compact development allows residents to walk, bike, or take public transit, it is climate friendly, significantly helping to reduce transportation-related carbon emissions. This type of sustainability helps develop healthier, safer, and more livable communities, with a greater sense of community identity and engagement, and a greater awareness of environmental issues and options for sustainable living.

The Joint Land Use Board supports and encourages actions that will protect the global climate and achieve environmental sustainability. Specifically, it supports means of reducing global warming pollutants (i.e., carbon dioxide, methane, nitrous oxide, fluorocarbons, sulfur hexafluoride, and black carbon), strengthening of New Jersey's residential and commercial building energy codes, and adopting measures to reduce government energy use. On the local level, it is recommended that the Borough employ energy efficiencies to the greatest extent possible, perform energy audits on municipal facilities, retrofit Borough facilities with energy efficient lighting, urge employees to conserve energy, purchase Energy Star equipment and appliances for Borough use, increase the average fuel efficiency of municipal fleet vehicles, increase recycling rates in Borough operations and in the community, promote tree planting to increase shading and to absorb CO<sub>2</sub>, and educate the public, schools, businesses about ways of being more environmentally conscious.

The Joint Land Use Board also encourages homeowners and businesses to utilize energy efficient appliances and equipment to reduce the amount of energy wasted in heating, cooling, lighting and the use of electrical equipment. Likewise, the Joint Land Use Board encourages homeowners and businesses to conduct energy-efficient renovations to existing structures. The energy used in the average home can be responsible for more than twice the greenhouse gas emissions of the average car.<sup>40</sup> When you use less energy at home, you reduce greenhouse gas emissions from power plants and help protect our environment from the risks of global climate change.<sup>41</sup>

The Joint Land Use Board also recommends that all new construction of residential and commercial structures meet the minimum requirements for LEED certification (without requiring the owner to obtain a LEED certificate). The Zoning Ordinance should regulate how and where solar power structures should be located and should define when it is considered a primary or accessory use.

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<sup>40</sup> See [http://www.energystar.gov/index.cfm?c=lighting.pr\\_lighting](http://www.energystar.gov/index.cfm?c=lighting.pr_lighting)

<sup>41</sup> Id.

## **9.0 SUMMARY OF RECOMMENDATIONS**

### **9.1 Downtown Area**

- Create Sense of Place so that the Downtown becomes a destination, rather than a place you drive through to get to the Joint Base.
- Increase the amount and mix of land uses in the Downtown through infill development of vacant and underutilized parcels and through uses on upper floors of buildings.
- Increase the pedestrian activities in the Downtown, by maintaining retail and service-oriented businesses on first floors of buildings, incorporating visually interesting buildings and public spaces, and integrating physical design features that enhance walkability and public safety, such as building placement, pedestrian-oriented signage, lighting, updated crosswalks, and traffic calming measures.
- Improve the aesthetic quality of the streetscape in the Downtown, by demolishing remaining blighted buildings, pursuing streetscape improvements in the Downtown Triangle, embarking on business façade improvement program.
- Create a signature space by capitalizing on the Borough's military roots, including using the Borough's military heritage as a marketing tool and incorporating a Walk of Fame into the sidewalk to commemorate military persons and historic events linked to Fort Dix and McGuire Air Force Base.
- Amend the Zoning Ordinance to bring about the desired Downtown Vision, as discussed in Section 5.1.1.3 herein.

### **9.2 Phase Two- Patriots Way**

- Continue the downtown experience of Phase One along Patriots Way (past the proposed hotel), while also allowing larger retailers and service providers to locate behind these storefronts with direct access to Saylor's Pond Road, using many of the land use principles and design guidelines for the Downtown Area as guidance. The predominant building form is two and three story buildings.
- Amend MUD ordinance (i.e., change mixed use ratios) and create zoning overlay district for architectural, site design, and streetscape requirements (including requiring a vegetative buffer between Phase II and West Main Street uses), as discussed in section 5.1.2.1.

### **9.3 Fort Dix Street Corridor**

- Create a vibrant economic corridor on Fort Dix Street, north of Main Street, by continuing the downtown experience with two-story mixed use buildings located closer to the street,



more pedestrian-friendly land uses, more landscape elements, inter-connected sidewalks, additional mid-block crosswalks, and on-street parking north of the Creek and shared parking primarily located behind buildings. *See section 5.1.3.1 for zoning ordinance changes.*

#### **9.4 Wrightstown Business Park**

- Assist the property owner to realize the park's full potential by using marketing and economic development techniques described in the Economic Development Plan Element.
- Amend Zoning Ordinance to change the current classification from "Office Campus/Retail District" to "Light Industrial" and change permitted uses in accordance with Section 5.1.4.1.
- Amend bulk regulations in Business Park to reduce front yard setback for internal roadways.

#### **9.5 Residential Neighborhoods**

- Continue to pursue programs for housing rehabilitation assistance to assist owners of both tenant and owner occupied structures to rehabilitate substandard housing units in the Borough.
- Pursue programs for home ownership assistance for Borough residents.
- Strengthen code enforcement, including building and property maintenance codes and Zoning Ordinance regulations. Require all building facades fronting streets to have window and door openings and require main entrance to building to be oriented towards the street frontage.
- Future residential development in the Borough should provide a broader range of income levels, age groups and lifestyles.
- Encourage builders to design infill development to have a rhythm and pattern consistent with the character and predominant scale of structures found in existing neighborhoods.
- Require windows and door openings on all building facades fronting the street.
- Amend Section 404 of the Zoning Ordinance, the Historic Apartment-2 District, and the Zoning Map to change the name and expand the district to include both sides of West Main Street; and amend the permitted and conditional uses for residential district along West Main Street, as described in Section 5.2.2.

## **9.6 Land Uses in Areas Subject to Aircraft Noise and Accident Potential**

- Create new residential zoning district to clarify the lower residential density in the Air Hazard Zone.
- Amend Section 527 of the Zoning Ordinance to expand the list of prohibited land uses, including motels, hotels, theaters, and places of assembly in the Air Hazard Overlay Zone.
- Amend Zoning Ordinance to encourage noise reduction methods to be incorporated during construction of any future residential or commercial buildings in all areas of the Borough and to require proper site planning that takes into consideration noise abatement techniques when siting buildings.
- It is recommended that the Base consider entering into negotiations to acquire the development rights or outright purchase of private lands in the APZI for public purposes for fair market value. Alternatively, the parties may wish to consider a land swap.
- Investigate whether properties in the APZ I Zone and Noise Zone II should be declared to be an Area in Need of Redevelopment for less intensive uses (i.e., warehouse) due to compatibility issues with the Joint Base – pursuant to TCDI grant.

## **9.7 Sustainability**

- Engage in efforts to be more environmentally conscious and to take actions to reduce global warming pollution as identified herein. Encourage residents and local businesses to do the same.
- Require all new construction to meet the minimum requirements for a LEED certification (without requiring the actual pursuit of a certification).
- Amend Zoning Ordinance to regulate how and where solar power structures can be located.

## **10.0 APPENDIX TO LAND USE PLAN ELEMENT**

The following maps can be found in the Appendix.

Existing Land Use Map of Wrightstown .....	LU-1
Wrightstown Zoning Map .....	LU-2
Land Use Plan Map .....	LU-3
Proposed Wrightstown Zoning Map .....	LU-4

### **III. HOUSING ELEMENT AND FAIR SHARE PLAN**

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#### **1.0 INTRODUCTION**

A Housing Element is a required element of a community's Master Plan, per N.J.S.A. 40:55D-28. It reviews the spectrum of housing needs and current population trends in the Borough. This Housing Element has been prepared in accordance with the Fair Housing Act, as well as the Amended Third Round Rules of the Council on Affordable Housing (COAH). It includes an inventory and projection of housing stock, a demographic analysis, an employment analysis, a Fair Share of Affordable Housing determination, an analysis of land appropriate for affordable housing, and a Fair Share Plan, which describes the mechanisms and the funding sources by which Wrightstown proposes to address its affordable housing obligation as established in the Housing Element.

#### **2.0 GOALS**

- 2.1 To ensure safe, decent, and affordable housing in the Borough of Wrightstown.
- 2.2 To promote a variety of housing types offering a range of affordability to create a greater diversity of age groups, income levels, and lifestyles in the Borough.
- 2.3 To meet the Borough's affordable housing obligations and to obtain substantive certification for the Housing Element and Fair Share Plan from the Council on Affordable Housing (COAH).
- 2.4 To preserve and enhance existing neighborhoods through rehabilitation of substandard housing units and appropriate infill development.
- 2.5 To ensure that new housing development is in character with existing land use patterns and with land use patterns recommended in the Land Use Plan Element.
- 2.6 To have a more stable and more permanent residential population in the Borough.

#### **3.0 HOUSING INVENTORY**

##### **3.1 Housing Type**

The primary source of information for the inventory of Wrightstown's housing stock is the 2000 U.S. Census. While the Census data was compiled in 2000, it remains the only source of information that provides the level of detail needed for this analysis. According

to the 2000 Census, Wrightstown had 339 housing units,<sup>42</sup> of which 311 (92%) were occupied. Table A-1 identifies the units in a structure by tenure, which refers to whether a unit is owner-occupied or renter-occupied. The Borough's housing mix is predominantly multi-family and attached dwellings (74% of the total) compared to 34% in the County.<sup>43</sup> Detached single-family dwellings comprise twenty-six percent (26%) of the housing stock in Wrightstown Borough.

**Table A-1: Units in Structure by Tenure**

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	88	0	88	72	16
1, attached	33	0	33	12	21
2	23	2	21	2	19
3 or 4	24	0	24	0	24
5 to 9	169	26	143	0	143
10 to 19	0	0	0	0	0
20+	2	0	2	0	2
Mobile Home	0	0	0	0	0
<b>Total</b>	<b>339</b>	<b>28</b>	<b>311</b>	<b>86</b>	<b>225</b>

*Source: 2000 U.S. Census, QT-H5 & QT-H10 (STF-3) for Wrightstown*

Significantly, Wrightstown has a much higher percentage of renter-occupied units (72%),<sup>44</sup> compared to the County (23%), and to the State (34%). See Table A-2 below.

**Table A-2: Percentage of Renter-Occupied Units by Jurisdiction**

Jurisdiction	Occupied Units	Owner	Renter-	Percentage Renter-
<b>Wrightstown</b>	311	86	225	<b>72%</b>
<b>Burlington County</b>	154371	119500	34871	<b>23%</b>
<b>State of New Jersey</b>	3064645	2011298	1053347	<b>34%</b>

*Source: 2000 U.S. Census: QT-H10 (SF3) for Burlington County and H32 (SF3) for New Jersey.*

<sup>42</sup>Since 2000, an additional 12 housing units have been constructed in the Borough on Augusta Street, Francis Street, and Meetinghouse road. Therefore, there are currently 351 housing units in the Borough. However, in order to analyze the data and draw comparisons to the housing stock in the County and the State, the housing inventory analysis is based on the figures in the 2000 Census.

<sup>43</sup> Census 2000 Summary File 3 (SF3) Sample Data for Burlington County- QT-H4: Physical Housing Characteristics- All Housing Units.

<sup>44</sup> According to the figures above, 225/311=72% renter-occupied units. However, the U.S. Census Bureau, American Fact Finder, Census 2000 Demographic Profile Highlights proclaims that 75% of the housing units in Wrightstown Borough are renter-occupied. The census numbers vary depending on whether the information is obtained from the 100% data Summary File-1 (SF-1) or the Summary File-3 (SF-3) Sample data files. The source for the Demographic Profile is both SF- 1 and SF-3.



### 3.2 Age of Housing Stock

Table A-3 presents the data concerning the year housing units were built by tenure, while Table A- 4 compares the Borough to Burlington County and the State. As evident of a much older community, approximately 61.3% of all the units in Wrightstown were built prior to 1960 with 63.4% of the owner-occupied units built prior to 1970. The presence of an older housing stock, particularly rental housing (64.9% prior to 1960), is one of the factors, which correlates highly with filtering. Filtering is a downward adjustment of housing need, which recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

**Table A-3: Year Structure Built by Tenure**

Year Built	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1990 – 2000	7	0	7	5	2
1980 – 1989	23 <sup>45</sup>	0	23	14	9
1970 – 1979	74	4	70	15	55
1960 – 1969	27	2	25	12	13
1950 – 1959	99	2	97	22	75
Pre – 1950	109	20	89	18	71
<b>Total</b>	<b>339</b>	<b>28</b>	<b>311</b>	<b>86</b>	<b>225</b>

*Source: 2000 U.S. Census, STF-3QT-H5&H7 for Wrightstown*

Table A-4 compares the year of construction for all dwelling units in the Borough to the County and the State. The Borough had a comparatively significant number of housing units constructed between 1940 and 1959. Wrightstown's units have lagged behind the County and State in the number of housing units constructed in the last few decades. The median age of the housing in the Borough (1956) compared to the County (1971) and State (1962) also reflects the older housing inventory in Wrightstown.

**Table A-4: Comparison of Year of Construction for Wrightstown, County & State**

Year Built	% of Housing Stock		
	Borough of Wrightstown	Burlington County	New Jersey
1990 – 2000	1.2%	16.5%	10.5%
1980 – 1989	6.8% <sup>46</sup>	15.9%	12.4%
1970 – 1979	21.8%	19.9%	14.0%

<sup>45</sup> This number appears to be overstated. Historical oral accounts of this time frame contradict this figure. Additional research is needed to verify this figure.

<sup>46</sup> Id.

1960 – 1969	8.0%	17.9%	15.9%
1940 – 1959	54.0%	18.0%	27.1%
Pre – 1940	7.4%	11.8%	20.1%
<b>Median Year</b>	<b>1956</b>	<b>1971</b>	<b>1962</b>

Source: 2000 U.S. Census, STF-3 DP-4 for Wrightstown, County and State.

### 3.3 Housing Occupancy Characteristics

Information reported in the 2000 Census concerning occupancy characteristics includes the household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; this data is reported in Tables A-5 and A-6, respectively. Table A-5 indicates that renter-occupied units generally house smaller households, with 63.2% of renter-occupied units having two persons or fewer compared to 53.8% of owner-occupied units. Table A-5 indicates that renter-occupied units generally have fewer bedrooms, with 85.3% having two bedrooms or fewer, compared to 27.9% of owner-occupied units.

**Table A-5: Household Size in Occupied Housing Units by Tenure**

<b>Household Size</b>	<b>Total Units</b>	<b>Owner-Occupied Units</b>	<b>Renter-Occupied Units</b>
1 person	108	20	88
2 persons	82	22	60
3 persons	54	18	36
4 persons	46	13	33
5 persons	16	4	12
6 persons	5	1	4
7+ persons	1	0	1
<b>Total</b>	<b>312</b>	<b>78</b>	<b>234</b>

Source: 2000 U.S. Census, QT- H-2 for Wrightstown.

**Table A-6: Number of Bedrooms per Unit by Tenure**

<b>Number of Bedrooms</b>	<b>Total Units</b>	<b>(%)</b>	<b>Vacant Units</b>	<b>Occupied Units</b>		
				<b>Total</b>	<b>Owner</b>	<b>Renter</b>
No bedroom	9	2.7	2	7	0	7
1 bedroom	116	34.2	8	108	8	100
2 bedrooms	119	35.1	18	101	16	85
3 bedrooms	77	22.7	0	77	48	29
4 bedrooms	16	4.7	0	16	12	4
5+ bedrooms	2	0.6	0	2	2	0
<b>Total</b>	<b>339</b>	<b>100</b>	<b>28</b>	<b>311</b>	<b>86</b>	<b>225</b>

Source: 2000 U.S. Census, STF-3QT-H8&H5 for Wrightstown.

The distribution of bedrooms per unit, shown in Table A-7, indicates a much different pattern for the Borough than the County, and State. The County and the State have considerably fewer units with no or one bedroom, and considerably more four or more bedrooms, than the Borough. When compared to the County, Wrightstown has a greater number of no and one bedrooms and fewer four or more bedrooms and generally a similar number of two or three bedrooms.

**Table A-7: Percentage of All Units by Number of Bedrooms for Wrightstown, County and State**

<b>Jurisdiction</b>	<b>None or One</b>	<b>Two or Three</b>	<b>Four or More</b>
Borough of Wrightstown	36.9%	57.8%	5.3%
Burlington County	12.2%	58.3%	29.5%
New Jersey	18.3%	59.1%	22.6%

*Source: 2000 U.S. Census, STF-3 QT-H4 for Wrightstown, County and State*

### 3.4 Housing Stock Conditions

The Council on Affordable Housing (COAH) relies on a number of housing stock condition indicators to calculate a municipality's housing rehabilitation share, which is discussed further herein. COAH looks specifically at two indicators: (1) overcrowding, which is defined by the U.S. Department of Housing and Urban Development as any unit with more than one persons living per room and (2) dilapidated housing, i.e., lacking complete plumbing and/or kitchen facilities. Based on the 2000 Census, the Borough has two overcrowded housing units constructed prior to 1950<sup>47</sup> and three units with incomplete plumbing. See Table A-8 below.

**Table A-8: Substandard Housing Units in Wrightstown Borough**

<b>Condition</b>	<b>Number</b>
Overcrowding (Pre 1950)	2
Inadequate Plumbing	3
Inadequate Kitchen	0
<b>Substandard Housing Units</b>	<b>5</b>

*Source: Third Round Substantive Rules Appendix B for Wrightstown Borough*

### 3.5 Housing Value and Affordability

The 2000 Census offers a summary of housing values, seen in Table A-9, which indicate that 52.4% of all residential properties in the Borough were valued between \$50,000 and \$99,000 and 40.5% were valued between \$100,000 and \$149,000. The median housing value in the Borough in 2000 was \$98,900. Since this data is nearly nine years old and the

<sup>47</sup> This Element focuses on overcrowding of structures constructed prior to 1950 in accordance with COAH's regulations.

Country had experienced a housing boom in the years 2002-2006, followed by a drop in the housing market over the last few years, it is assumed that the housing values across all categories have moderately increased.

**Table A-9: Value of Residential Units**

<b>Value</b>	<b>Number of Units</b>	<b>%</b>
Less than \$50,000	0	0.0 %
\$50,000 – 99,000	44	52.4%
\$100,000 – 149,000	34	40.5%
\$150,000 – 199,000	4	4.8%
\$200,000 – 299,000	2	2.4%
\$300,000 – 499,000	0	0.0 %
\$500,000 – 999,000	0	0.0 %
\$1,000,000+	0	0.0 %
<b>Total</b>	<b>84</b>	<b>100%</b>

*Source: 2000 Census, SF-3 for Wrightstown, County, and State, DP-4*

The data in Table A-10 indicates that in 2000, less than 5% of the housing units rented for greater than \$1,000/month with the largest percentage, 56.4%, found between \$500 and \$749 per month.

**Table A-10: Gross Rents for Specified Renter-Occupied Housing Units**

<b>Monthly Rent</b>	<b>Number of Units</b>	<b>%</b>
Less than \$200	6	2.7%
\$200 – \$299	11	4.9%
\$300 – \$499	45	20.0%
\$500 – \$749	127	56.4%
\$750 – \$999	29	12.9%
\$1,000 – \$1,499	2	0.9%
\$1,500 or more	0	0.0%
No Cash Rent	5	2.2%
<b>Total</b>	<b>225</b>	<b>100%</b>

*Note: Median gross rent in Wrightstown is \$623.*

*Source: U.S. Census, SF-3 for Wrightstown, DP-4*

The census sample data in Table A-11 indicates that in 2000, of the 225 renter households, 42% or 95 households, are paying more than 30% of their income for rent. Generally, a figure of 30% is considered the limit of affordability for housing costs. For the 55 renter households making \$35,000 or more a year, none were paying more than 30% of their income for rent. For homeowners, approximately 27.4% of homeowners in the Borough



spent 30 percent or more of their household income in 1999 on selected monthly owner costs.<sup>48</sup>

**Table A-11: Gross Rent as a Percentage of Household Income in 1999**

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not Computed
< \$10,000	40	2	2	2	0	14	20
\$10,000 – \$19,999	55	2	0	2	13	38	0
\$20,000 – \$34,999	75	15	10	20	12	18	0
\$35,000 +	55	42	6	4	0	0	3

*Note: The universe for this Table is specified renter-occupied housing units.*

*Source: 2000 U.S. Census, STF-3 QT-H13 for Wrightstown.*

## 4.0 HOUSING PROJECTIONS

COAH's consultants recently formulated municipal housing projections based on historical trends of each municipality and the extent to which municipalities are approaching their physical growth capacity. COAH's consultants projected Wrightstown's housing stock to increase by 17 housing units between 2004-2018.

**Table A-12: COAH's Housing Unit Projections for Wrightstown**

UNITS IN 2002	UNITS IN 2004	2018 UNITS BASED ON HISTORIC GROWTH	2018 UNITS BASED ON "S" CURVE	UNITS ALLOCATED 2018	NET CHANGES 2004-2018	ANNUAL RATE OF CHANGE 2004 TO 2018
340	339	345	667	356	17	0.4%

*Source: Appendix F, Consultants Reports, to N.J.A.C. 5:97.*

When projecting new housing starts, several factors must be taken into consideration, some of which are beyond the control of the Borough. These include past development trends, approved and anticipated development, the economy, the vitality of the housing market, and most importantly in Wrightstown, the amount of available land for housing. Table A-13 shows the historical trend of new housing units between January 1998 and December 2008.

<sup>48</sup> DP-4 Profile of Selected Housing Characteristics:2000, Census 2000 Summary File 3 (SF3)- Sample Data.

**Table A-13: 10-Year Historic Trends of New Residential Housing Units  
January 1, 1999 to December 30, 2008**

	99	00	01	02	03	04	05	06	07	08	Total
<b>C.O. Issued</b>	0	1	0	0	0	0	0	6	3	2	<b>12</b>

*Source: Certificate Activity Report, Wrightstown Borough, Office of the Construction Official*

Based on the historical trends of the last 10 years, there has been an average increase of 1.2 housing units per year. Using the actual number of COs that have been issued between 2004 and 2008, and a straight-line projection method for the period 2009 to 2018,<sup>49</sup> the Borough could anticipate 23 housing units total in the forecast period. This number is more than COAH's housing projections of 17 housing units. Nevertheless, the Borough believes that the straight-line projection method will overestimate the number of housing units for several reasons.

**Table A-14: Projection of New Residential Housing Units  
January 1, 2004 to December 30, 2018**

	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	Total
<b>C.O.s Issued/ Projected</b>	0	0	6	3	2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	<b>23</b>

Firstly, almost all of the certificate of occupancies that were issued over the past ten years in the Borough were located in the Hidden Meadows development on Augusta Street. Other than the three remaining house lots in the Hidden Meadows development, there are no pending, approved, or anticipated applications for residential development at this time. No certificates of occupancy have issued for the three remaining house lots because the houses are sitting vacant with no interested homebuyers. Secondly, given the limited amount of vacant developable land within the Borough the assumption is, should the weak housing market continue, the number of dwelling units within the Borough should remain unchanged or increase minimally.

Thirdly, of the remaining developable land in the Borough, it is anticipated that the Borough will experience primarily commercial development. Anticipated projects in the Redevelopment Area are non-residential in nature. *See employment projections below.* Thus, it is believed that even COAH's projection of 17 housing units is overstated. However, for the purposes of preparing the Borough's Fair Share Plan, the Borough must accept COAH's projections (unless the Borough believes the number of housing units will exceed COAH's projection, which it does not).

<sup>49</sup> A straight line projection method identifies an annual rate of growth based on historical data and then simply extends that growth rate over the forecast period

## 5.0 DEMOGRAPHIC CHARACTERISTICS

### 5.1 Population Trends

**Table A-15, Population Figures for the Civil Portion of Wrightstown Borough**

Population Censuses								Population Forecasts		
<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
176	241	1,199	N/A <sup>50</sup>	743	725	849	748	929	940	950

*Sources: DVRPC, Regional Data Bulletin, No. 82, Population Change in the Delaware Valley, 1930-2000, Appendix A (April 2006). DVRPC, Regional Data Bulletin, Revised No. 73, Population and Employment Forecasts, 2000-2030, Table 5 (March 2005). U.S. Census of Population:1950, Volume III, Chapter 42. U.S. Census of Population and Housing: 1960. 1980 Characteristics of Population and Housing Units, by Block for Burlington County- Philadelphia, PA-NJ SMSA. 1990 STF1 100% Data.*

Historically, Fort Dix and McGuire Air Force base have shaped the Borough's population. For instance, the population soared from 241 persons in 1940 to 1,199 persons in 1950. The population explosion took place in the Borough when Fort Dix became a Basic Training Center in 1947. Correspondingly, the population has also decreased as a result of military policy. The 1990 population in the Borough was 849 persons, which was reduced to 748 persons by the year 2000. This is attributed to the Department of Defense's Base Realignment and Closure (BRAC) initiative in the early 1990s, which caused Fort Dix to lose its basic training role. It is expected that the Census 2010 population will reflect another increase in population as a result of the 2005 BRAC initiative that relocates military functions from other bases to the Joint Base NJ.<sup>51</sup> The DVRPC has projected Wrightstown's future population to grow to 929 persons by 2010, 940 persons by 2020, and 950 persons by 2030.

### 5.2 Age Characteristics

The age distribution of the Borough's residents is shown in Table A-16. The age cohorts remained relatively evenly split between males and females with a female predominance in the age range of 35-54 and the 70+ age groups.

<sup>50</sup> This information is not available. The 1960 Census population for Tract BJ-0021 was 4,846 persons, which comprised both current census tracts 7020 and 7021. Therefore, it consisted of all of Wrightstown Borough, including both the civil and the military portions. Therefore, the civil portion of the Borough population cannot be separately identified.

<sup>51</sup> Additional population characteristics are provided in the Housing Element and Fair Share Plan.

**Table A-16: Population by Age and Sex**

Age	Total Persons	Male	Female
0 to 4	58	25	33
5 to 19	183	100	83
20 to 34	178	86	92
35 to 54	222	103	119
55 to 69	66	35	31
70 +	41	15	26
<b>Total</b>	<b>748</b>	<b>364</b>	<b>384</b>

*Source: 2000 U.S. Census, STF-3 QT-P1 for Wrightstown.*

Table A-17 compares the Borough to the County and State by age categories. The principal differences among the Borough, County, and State occur in the 20-34, the 55-69 and the 70+ age categories. The Borough has a higher proportion than the County and State in the 20-34 categories and a much lower percentage in the 70+ category. The average age of Wrightstown's residents (31.2 years) reflects this younger local population, compared to the County (37.1) and the State (36.7).

**Table A-17: Comparison of Age Distribution for Wrightstown, County and State**

Age	Borough of Wrightstown	Burlington County	New Jersey
0 to 4	7.8%	6.4%	6.7%
5 to 19	24.5%	20.9%	20.4%
20 to 34	23.8%	18.9%	19.9%
35 to 54	29.7%	32.2%	30.9%
55 to 69	8.8%	12.6%	12.4%
70 +	5.5%	9.0%	9.7%
<b>Median</b>	<b>31.2%</b>	<b>37.1%</b>	<b>36.7%</b>

*Source: 2000 U.S. Census, STF-3 QT-P1 for Wrightstown, County, and State.*

### 5.3 Household Size and Type

Table A-18 provides the Census data on household size for the Borough, while Table A-19 compares household sizes in the Borough to those in Burlington County and the State. The Borough differs from the County and State in terms of the distribution of household sizes by having more households of one and two person households and fewer households of five or more persons.



**Table A-18: Persons in Household**

Household Size	Total Units
1 person	108
2 persons	82
3 persons	54
4 persons	46
5 persons	16
6 persons	5
7+ persons	1
<b>Total</b>	<b>312</b>

*Source: 2000 U.S. Census, STF-3 QT-P10 for Wrightstown.*

**Table A-19: Comparison of Persons in Household for Wrightstown, County and State (% of households)**

Household Size	Wrightstown	County	State
1 person	34.6%	22.9%	24.5%
2 persons	26.3%	32.2%	30.3%
3 persons	17.3%	17.6%	17.3%
4 persons	14.7%	16.6%	16.0%
5 persons	5.1%	7.3%	7.5%
6 persons	1.6%	2.3%	2.7%
7 or more persons	0.3%	1.1%	1.7%
<b>Persons per Household</b>	<b>2.37</b>	<b>2.65</b>	<b>2.68</b>

*Source: 2000 U.S. Census, STF-3 QT-P10 for Wrightstown, County and State.*

Table A-20 compares the Borough's average household size for all occupied units, owner-occupied units, and renter-occupied units to those of the County and State. The Borough's average household size for owner-occupied units is lower than the County and the State. The Borough's average household size for renter-occupied units is higher than the County but lower than the State. The household size for owner-occupied and renter-occupied units produces a smaller household size for all units in the Borough when compared to the County and State.

**Table A-20: Average Household Size for Occupied Units for Wrightstown, County and State**

<b>Jurisdiction</b>	<b>All Occupied Units</b>	<b>Owner-Occupied Units</b>	<b>Renter-Occupied Units</b>
Borough of Wrightstown	2.37	2.51	2.32
Burlington County	2.50	2.77	2.24
New Jersey	2.68	2.85	2.37

*Source: 2000 U.S. Census, STF-3 DP-1 for Wrightstown, County and State.*

Table A-21 presents a detailed breakdown of the Borough's population by household type in 2000. There were 312 households in the Borough and 130 people living in non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Borough has fewer family households by percentage than the County or State (51.3% for Wrightstown, 72.3% for the County, and 70.3% for the State).

**Table A-21: Persons by Household Type**

<b>Households by Type</b>	<b>Total</b>
<b>Total Households:</b>	<b>312</b>
In family Households:	182
Male householder	103
Female householder	79
In Non-Family Households:	130
Male householder	78
Living alone	66
Not living alone	12
Female householder	52
Living alone	42
Not living alone	10

*Source: 2000 U.S. Census, SF-1QT-P10, QT-P11, QT-P12 and QT-H3 for Wrightstown.*

## 5.4 Income Level

Table A-22 provides 1999 income data for the Borough, County and State, which is the last full year of income before the 2000 Census questionnaires were distributed. The

Borough's per capita income is lower than the County and the State. The Borough's median incomes are also lower than those of the County and the State.

**Table A-22: 1999 Income for Wrightstown, County and State**

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Borough of Wrightstown	\$14,489	\$27,500	\$29,375
Burlington County	\$26,339	\$58,608	\$67,481
New Jersey	\$27,006	\$55,146	\$65,370

*Source: 2000 U.S. Census, SF-3 DP-3 for Wrightstown, County and State.*

Table A-23 addresses the lower end of the income spectrum by providing data on poverty levels for persons and families. The determination of poverty status and the associated income levels is based on the cost of an economy food plan and ranges from an annual income of \$8,501 for a one-person household to \$28,967 for an eight-person family for the year 1999. According to the data in Table A-23, the Borough proportionally has a considerable number of persons and families qualifying for poverty status than do the County or State. The 2000 census indicates that 179 persons and 36 families are classified in poverty status.

**Table A-23: Poverty Status for Persons and Families for Wrightstown, County and State (% with 1999 income below poverty)**

Jurisdiction	Persons (%)	Families (%)
Borough of Wrightstown	24%	22.8%
Burlington County	4.7%	3.2%
New Jersey	8.5%	19.4%

*Source: 2000 U.S. Census, SF-3 DP-3 for Wrightstown, County and State.*

## 5.5 Residential Population Stability

Table A-24 provides a comparison of the percentage of population 5 years and over who live in the same house as in 1995; this is a surrogate measure of the mobility/stability of a population. The data indicates that the percentage living in the same house in the Borough exceeds the State (27.7%), but is less than the County (60%). Specifically, 48% of Wrightstown had lived in the same house in 1995, while 52% had not.<sup>52</sup>

One of the goals of this Housing Element is to create more stability in the residential population. It is recommended that the Borough pursue homeownership assistance

<sup>52</sup> U.S. Census Bureau, DP-2 Profile of Selected Social Characteristics: 2000, Summary File 3 (SF3).

programs for residents. Homeownership provides benefits for families, which can include wealth accumulation, greater stability, and a sense of belonging to the community. Homeownership also has important benefits for the community, as there is a greater commitment through homeownership in improving properties and the neighborhood given the financial investment that is at stake, and homeowners are also more likely to be a part of the social network in the community, by participating in local voluntary and political activities. For a healthy and stable community, it is important for residents to have a stake in the community and to be proud of living in the Borough. Therefore, it is recommended that the Borough pursue programs for home ownership assistance, such as through the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME).

**Table A-24: Comparison of 1995 Place of Residence for Wrightstown, County and State**

<b>Jurisdiction</b>	<b>Percent living in same house in 1995</b>
Borough of Wrightstown	48.1%
Burlington County	60.0%
New Jersey	27.7%

*Source: 2000 U.S. Census, SF-3 DP-2 for Wrightstown, County and State.*

## 5.6 Educational Attainment

Table A-25 compares the educational attainment for Wrightstown, County, and State residents over age 25. This data indicates that Wrightstown residents are behind the County and the State in educational attainment. Wrightstown residents are lower than the State and the County in attaining high school diplomas. There is an even larger discrepancy between Wrightstown residents (7.8%) and the County (28.4%) and the State (29.8%), when it comes to persons who have received post secondary educations.

**Table A-25: Educational Attainment for Wrightstown, County and State Residents (Persons 25 years and over)**

<b>Jurisdiction</b>	<b>Percent (%) high school graduates or higher</b>	<b>Percent (%) with bachelor's degree or higher</b>
Wrightstown Borough	80.4%	7.8%
Burlington County	87.2%	28.4%
New Jersey	82.1%	29.8%

*Source: 2000 U.S. Census, SF-3 DP-2 for Wrightstown, County and State.*



## 6.0 EMPLOYMENT ANALYSIS

### 6.1 Employment Status of Residents

The labor force is defined by population 16 years and over. At the time of the 2000 census, Wrightstown Borough had a labor force of 386 persons or 71%, which is above the national labor force of 63.9%.<sup>53</sup> The unemployment rate for Wrightstown Borough according to the 2000 census is 4.6 percent.<sup>54</sup>

Table A-26 provides the Census data on occupation and industries for residents, while Table A-27 identifies the number of jobs by category of businesses. The majority of workers are in the service sector (34.5%) followed closely by the government sector (28.6%).

**Table A-26: Employment Characteristics for Wrightstown Borough  
(Persons 16 years and over)**

Area	Percentage Distribution by Occupancy						% in Selected Industries		% Govt. Workers
	Mgmt Prof.	Service	Sales & Office	Farming Fishing & Forestry	Const. Extract & Maint.	Prod. Transpt. & Material Moving	Ag. Forestry Fishing & Hunting	Manf.	
Wght. Bough	13.6	34.5	27.7	0.0	6.2	18.0	0.0	10.3	28.6

*Source: 2000 U.S. Census, GCT-P13 for Wrightstown*

**Table A-27: Employed Civilian Population Wrightstown Borough 2006**

Occupation	Number of Jobs	Percent
Management, Professional & Related	46	13.6
Service	117	34.5
Sales & Office	94	27.7
Farming, Fishing & Forestry	0	0.0
Construction, Extraction & Maintenance	21	6.2
Production, Transportation & Material Moving	61	18.0
<b>Total</b>	<b>339</b>	<b>100</b>

*Source: 2000 U.S. Census, SF-3 DP-3 for Wrightstown*

<sup>53</sup> Census 2000 Demographic Profile Highlights, based on U.S. Census Bureau, Summary File (SF1) and Summary File 3 (SF 3).

<sup>54</sup> Census 2000, DP-3 Profile of Selected Economic Characteristics, Summary File 3 (SF3).

## 6.2 In-Place Employment by Industry

Table A-28 identifies the number and category of businesses within the Borough. The largest numbers of businesses are located within the construction and retail trade industries. Similarly, the highest number of jobs can be found within this same segment. A number of specialty businesses also exist representing a large percentage of business that does not fall within one specific category. It is recognized that the retail figures have changed since the date of the census, as a number of retail establishments in the Redevelopment Area along Fort Dix Street have been demolished. *See Alternate Employment Projection discussion below.*

**Table A-28: Business Data for Wrightstown Borough 2006**

Category of Businesses	Number of Businesses	Percent
Forestry, Fishing, Hunting and Agriculture	1	0.70%
Construction	28	19.20%
Manufacturing	6	4.10%
Wholesale Trade	3	2.10%
Retail Trade	25	17.10%
Transportation & Warehousing	8	5.50%
Information	2	1.40%
Finance & Insurance	5	3.40%
Real Estate, Rental & Leasing	7	4.80%
Professional, Scientific & Technical Service	10	6.80%
Management of Companies & Enterprises	0	0.00%
Admin., Support, Waste Mgt, Remediation Services	3	2.00%
Educational Services	1	0.70%
Healthcare & Social Assistance	5	3.40%
Arts, Entertainment & Recreation	2	1.40%
Accommodation & Food Services	22	15.10%
Other Services (except public administration)	17	11.60%
Unclassified Establishments	1	0.70%
<b>Totals</b>	<b>146</b>	<b>100%</b>

*Source: 2006 U.S. Census update, Business patterns for Wrightstown*

## 6.3 Employment Trends and Employment Projections

Historically, sectors that service the population at the nearby Military base have succeeded in Wrightstown. It is expected that the food services, retail, and construction industries will continue to be present in the Borough. Over a decade ago, the Borough created a redevelopment area establishing a Multi-Use District within the downtown. The Borough

was awarded a Rural Business Opportunity Grant from the United States Department of Agriculture (USDA) in order to create a comprehensive economic development strategy for the Borough's Multi-Use District and the existing Central Business District. The Economic Development Strategy and Market Study prepared by TRIAD associates in October of 2007 identifies the highest and best use for the vacant properties in the Central Business District and the planned business areas in the Multi-Use District. *See Economic Development Element for more details.*

### 6.3.1 COAH'S Employment Projections

COAH's consultants recently formulated municipal employment projections based on employment statistics, including 1993 and 2003 municipal employment levels and the New Jersey Department of Labor and Workforce Development projected county employment levels, as well as nonresidential build-out constraints. COAH's consultants projected Wrightstown's employment base to increase by 188 jobs between 2004-2018. Table A-29 is an excerpt from Appendix F, Consultants Reports, to N.J.A.C. 5:97.

**Table A-29: COAH's Employment Projections for Wrightstown**

EMPLOYMENT IN 2002	EMPLOYMENT IN 2004	2018 EMPLOYMENT BASED ON HISTORIC GROWTH	2018 EMPLOYMENT BASED ON "S" CURVE	EMPLOYMENT ALLOCATED 2018	NET CHANGES 2004-2018	ANNUAL RATE OF CHANGE 2004 TO 2018
570	712	986	824	900	188	+1.69%

Wrightstown's probable future employment under COAH's Amended Third Round Rules will generate a need of affordable housing based upon a ratio of 1 housing unit for every 16 jobs created.

### 6.3.2 Alternate Employment Projections

COAH allows a municipality to rely upon its own employment growth projections, provided that the total growth share resulting from the municipal household and employment growth projection exceeds the total growth share resulting from the household and employment projections provided in Appendix F. Given the projected redevelopment activities in the Borough, it is prudent for the Borough to conduct an alternate employment projection.

According to N.J.A.C. 5:97-2.3(d), the alternate projection of the municipality's probable future jobs based on use groups outlined in Appendix D of the Third Round Substantive Rules, covering the period January 1, 2004 through December 31, 2018 shall consider the following minimum information for non-residential development: (1) square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004, (2) square footage of pending, approved, and anticipated applications for development; (3) historical trends of, at least, the past 10 years, which shall include the square footage authorized by certificates of occupancy issued, and (4) demolition permits issued and projected.

A review of every non-residential application filed in the last ten-year period was conducted to establish employment trends. Table A-30 lists by year the approved square footages of development January 1998 - September 2008 and Table A-31 lists by year demolition square footages January 1998 - September 2008. Although Wrightstown issued certificates of occupancy for non-residential development since January 1, 2004, these were for replacements of similar buildings of the same size. As an example, in 2006, a Taco Bell Restaurant was raised and reconstructed on the same footprint that previously existed. However, Wrightstown has experienced non-residential demolitions during this time period. In 2008, the Borough demolished several retail buildings within the downtown area. This information is identified in Table A-32.

**Table A-30: 10-Year Historic Trend of Non-Residential Development  
By Square Footage  
January 1, 1998 to December 30, 2008**

	98	99	00	01	02	03	04	05	06	07	08	Total
<b>COS Issued by S.F</b>	0	0	0	0	0	0	128	3,840	0	2,340	0	<b>6,308</b>

*Source: Certificate Activity Report, Wrightstown Borough, Wrightstown Construction Office*

**Table A-31: 10-Year Historic Trend of Non-Residential Demolitions  
By Square Footage  
January 1, 1998 to December 30, 2008**

	98	99	00	01	02	03	04	05	06	07	08	Total
<b>DEMOS Issued by S.F</b>	0	0	0	0	0	0	-128	-3,840	-2,340	0	-25,700	<b>-32,008</b>

*Source: Certificate Activity Report, Wrightstown Borough, Wrightstown Construction Office*

**Table A-32: Square Footage of Demolition Permits Issued 2008**

YEAR DEMO	BLOCK	LOT(S)	ADDRESS	SQ. FT.	UCC TYPE	JOBS PER 1,000 SQ. FT.	JOB LOSS
2008	403	2 & 3	232 Ft. Dix Street	3,000	M	1.7	5.10
2008	403	4	228 Ft. Dix Street	2,100	M	1.7	3.57
2008	403	5	224-226 Ft. Dix Street	4,550	M	1.7	7.73
2008	403	7 & 8	216-218 Ft. Dix Street	4,100	M	1.7	6.97
2008	403	12 & 13	204-206 Ft. Dix Street	2,500	M	1.7	4.25
2008	403	9	214 Ft. Dix Street	1,400	M	1.7	2.38
2008	401	30	152 Ft. Dix Street	2,400	M	1.7	4.08
2008	401	31	154 Ft. Dix Street	2,400	M	1.7	4.08
2008	401	32 & 33	156 Ft. Dix Street	<u>3,250</u>	M	1.7	<u>5.53</u>
		<b>Total</b>		<b>-25,700</b>			<b>-43.69</b>

As for anticipated development, in June of 2008, the Borough selected Saylor's Pond Redevelopment LLC as the redeveloper for Phase One of the downtown redevelopment project. The selected redevelopers and representatives of the Borough are in the process of formulating the necessary agreements and approvals and are anticipating beginning the project in 2010. It is anticipated that the Borough's redevelopment efforts will bring more employment opportunities, mostly in retail, hotel and personal services. Table A-33 identifies the proposed development for Phase I and Phase II and the corresponding COAH obligation.

### **Wrightstown's Redevelopment Program in Two Phases:**

Phase I – Projected from 2009 to 2014

Phase II – Projected from 2013 to 2018

**Table A-33: Projected COAH Obligation for Wrightstown**

Use	Square Footage	UCC Group	Jobs per 1,000 S.F	Total Jobs	COAH Units
<b>Phase I</b>					
Hotel	100,000	R1	1.7	170	10.6
Retail	45,000	M	1.7	76.5	4.8
Bank	3,000	B	2.8	8.4	0.5
Restaurant	4,000	A2	3.2	<u>+12.8</u>	<u>+0.8</u>
			Phase I Total	267.7	16.7
<b>Phase II</b>					
Retail	160,000	M	1.7	<u>+272</u>	<u>+17</u>
			Phases I&II Total	539.7	33.7
			Job loss (Table A-31)	<u>-43.7</u>	<u>-2.7</u>
			<b>Total</b>	<b>496</b>	<b>31</b>

Although the 10-year historical trend of non-residential development shows a net loss of non-residential square footage (Table A-31), it would be imprudent to project this pattern forward. Instead, it is believed that the non-residential development that is expected to occur by 2018 is more indicative of what will occur over the next 10 years. Table A-33 takes into account the demolitions that occurred in early 2008. In conclusion, Wrightstown expects a total employment net increase of 496 jobs for the period January 1, 2004 through December 31, 2018. This is greater than the net increase of 188 jobs that COAH's consultants have projected.

## **7.0 CALCULATION OF AFFORDABLE HOUSING NEED**

The Council on Affordable Housing's third round methodology links the production of affordable housing to residential and non-residential growth in the community. The municipal fair share is now comprised of three components: (1) rehabilitation share, (2)



remaining prior round obligation and (3) projected growth share. The sum of all three components is the municipality's fair share obligation for the years 2004-2018. According to the Council on Affordable Housing, the Borough has a prior round obligation of 10 units, a rehab share of 4 units, and a growth share projection of 15 affordable units. The Borough of Wrightstown agrees that 15 – 16 units may be needed between now and 2014, but as stated above, the Borough's analysis indicates an expansion of that number based on anticipated non-residential construction through 2018. *See discussion below.*

## 7.1 Rehabilitation Share

The rehabilitation share component is provided by COAH for each municipality, based on the 2000 census. It represents the number of housing units that are deficient and occupied by low and moderate- income households. According to COAH's third round substantive rules, Appendix B, Rehabilitation Share Methodology, Wrightstown's Total Rehabilitation Share is four (4) housing units, based on the number of overcrowded housing units at least 50 years old and the number of housing units that do not have adequate plumbing facilities that are occupied by low- or moderate-income households. See Table A-34.

**Table A-34: Rehabilitation Share Calculation**

Condition	Number
Overcrowding (Pre 1950)	2
Inadequate Plumbing	3
Inadequate Kitchen	0
Low/Moderate Income Share	0.737
<b>Total Rehabilitation Share</b>	<b>4</b>

The Borough has met its rehabilitation share obligation through the Borough's Housing Rehabilitation Program. See Table A-35 below. Wrightstown Borough has rehabilitated 15 units since April 1, 2000. These units were rehabilitated using Small Cities Housing Rehabilitation funds. All of these units have appropriate affordability controls in place and are occupied by income-qualifying households. Thus, Wrightstown will take credit for 15 affordable housing units rehabilitated since April 1, 2000 to reduce the rehabilitation requirement to zero (0).

**Table A-35: Rehabilitation Program as of 9/1/2008**

Address	Income Level	Rental/ Owner	Effective Date of Aff. Controls	Length of Afford.	Afford. Controls Expires
9 Francis Street	Mod	Renter	5/8/2001	10 Years	5/8/2011
9 Frances Street	Mod	Renter	5/8/2001	10 Years	5/8/2011
9 Frances Street	Low	Renter	5/8/2001	10 Years	5/8/2011
9 Frances Street	Low	Renter	5/8/2001	10 Years	5/8/2011
9 Frances Street	Very Low	Renter	5/8/2001	10 Years	5/8/2011
24 W. Main Street	Low	Renter	1/25/2001	10 Years	1/25/2011
24 W. Main Street	Low	Renter	1/25/2001	10 Years	1/25/2011

24 W. Main Street	Mod	Renter	1/25/2001	10 Years	1/25/2011
28 W. Main Street	Mod	Renter	1/25/2001	10 Years	1/25/2011
28 W. Main Street	Mod	Renter	1/25/2001	10 Years	1/25/2011
28 W. Main Street	Low	Renter	1/25/2001	10 Years	1/25/2011
70 W. Main Street	Mod	Owner	1/9/2001	10 Years	1/9/2011
52 Ft. Dix Street	Low	Renter	3/13/2002	10 Years	3/13/2012
52 Ft. Dix Street	Low	Renter	3/13/2002	10 Years	3/13/2012
52 Ft. Dix Street	Mod	Renter	3/13/2002	10 Years	3/13/2012

*Source: Wrightstown Townships Affordable Housing Administrator TRIAD Associates*

While the Borough does not include a Rehabilitation Program component in its Fair Share Plan at this time as it has satisfied its Rehabilitation obligation, it is recommended that the Borough continue to pursue programs that provide financial assistance to owners of both tenant and owner-occupied structures to help them make necessary structural and mechanical repairs. Often, older neighborhoods like on East and West Main Street have filtered to lower income residents who are less able to support the capital expenditures needed to keep housing from falling into disrepair and abandonment. Rehabilitation assistance programs help ensure safe and decent housing for residents, as well as help stabilize the surrounding neighborhood. Therefore, it is recommended that the Borough continue to pursue programs for housing rehabilitation assistance, such as through the Community Development Block Grant (CDBG) for East and West Main Street.

## 7.2 Prior Round

**Table A-36: Wrightstown Borough's Prior Round Affordable Housing Obligation**

Prior Rounds	Units
First Round Prospective Need	9
Second Round Prospective Need	<u>1</u>
Subtotal	10
Second Round Reallocated Need	<u>0</u>
Total Pre-credited Need	10*

*Source: Council on Affordable Housing*

The prior round component is provided by COAH for each municipality. It represents the cumulative 1987-1999 fair share obligation. The Borough of Wrightstown adopted a Housing Element and Fair Share Plan, which addressed Wrightstown Borough's cumulative first and second, and third round fair share affordable housing obligation in December of 2005, but did not receive substantive certification. COAH determined that Wrightstown's pre-credited cumulative housing need for rounds one and two totaled ten (10) units, as shown in Table A-36. The Borough disputes COAH's prior round figure, as it is believed that it is based on erroneous census information. Historically, reported census figures contained both the military and the civilian portion of the Borough. However, the Borough's prior round obligation should be based solely on the civilian portion of the municipality. The Borough requests that this figure be revised.

Units in the Wrightstown Arms Apartment complex, which contains 52 HUD Project-based section 8 family rental units, should be applied to any prior round figure. Alternatively, since little or no new construction occurred in Wrightstown during the prior round time frame, and the only activity that was possible during this time frame was rehabilitation, the Borough initiated a rehabilitation program that complies with COAHs affordability requirements and did so voluntarily in order to improve the housing stock in the Borough. Therefore, we believe in this instance, Wrightstown should be able to use its remaining eleven rehabilitation program credits towards its prior round obligation.

### 7.3 Projected Growth Share

COAH's projected growth share estimate in Appendix F to the Amended Third Round Rules for the Borough of Wrightstown is 15 affordable units, based on an anticipated residential growth of 17 housing units and an anticipated non-residential growth of 188 jobs. The Borough accepts the anticipated residential growth of 17 housing units, as discussed in the housing projection section above. However, the Borough anticipates higher employment projections than provided by COAH, based on the probable future jobs broken down by use groups outlined in Appendix D to the Rules. Specifically, we believe based upon the following scenario that the 15 is correct for the period 2008 – 2014. However, we have added a Phase II Program that will increase the number in the 2013 to 2018 horizon. Table A-37 identifies the proposed development for Phase I and Phase II and the corresponding COAH obligation.

#### Wrightstown's Redevelopment Program in Two Phases:

Phase I – Projected from 2009 to 2014

Phase II – Projected from 2013 to 2018

**Table A-37: Projected Non-Residential COAH Obligation for Wrightstown**

Use	Square Footage	UCC Group	Jobs per 1,000 S.F	Total Jobs	COAH Units
<b>Phase I</b>					
Hotel	100,000	R1	1.7	170	10.6
Retail	45,000	M	1.7	76.5	4.8
Bank	3,000	B	2.8	8.4	0.5
Restaurant	4,000	A2	3.2	<u>+12.8</u>	<u>+0.8</u>
			<b>Phase I Total</b>	<b>267.7</b>	<b>16.7</b>
<b>Phase II</b>					
Retail	160,000	M	1.7	<u>+272</u>	<u>+17</u>
			<b>Phases I&amp;II Total</b>	<b>539.7</b>	<b>33.7</b>
			<b>Job loss (Table A-31)</b>	<b><u>-43.7</u></b>	<b><u>-2.7</u></b>
			<b>Total</b>	<b>496</b>	<b>31</b>

Therefore, there is a residential growth share of 3.4 affordable units, and an employment growth share of 31 units, resulting in a total a growth share affordable housing obligation of 34 units.

## 7.4 Availability of Infrastructure

Wrightstown has both municipal water and sewer infrastructure with available excess capacity. For water, the Burlington County Resource Conservation Department, in conjunction with the NJDEP Bureau of Water Allocation, has assigned the MUA a limited water source allocation of 60 million gallons per year and 6 million gallons per month, which has not been exceeded. The Borough is currently using about one half of its water source allocation. The Borough expects that the excess water capacity will satisfy the water requirements for Phase I of the Borough's Redevelopment Area. The Borough may need to apply for an increase in water source allocation to accommodate additional development activity in the Borough beyond Phase I of the Redevelopment Area if needed. With respect to sewer service, the Borough is currently using roughly 28% of the sewer plant's capacity. It is believed there is sufficient plant capacity to handle both Phase I and Phase II of the Redevelopment Area, as well as any downtown infill. *See Utility Service Plan Element for more details.*

## 7.5 Constraints on Development

The production of housing, including affordable housing developments of any significant size, is limited in Wrightstown due to the lack of vacant parcels. The Borough is very small, consisting of 1.82 square miles, and is mostly built-out. Of the areas that are not developed, both natural and manmade features constrain development. The North Run is a tributary that traverses the Borough, west to east, and feeds into the Cookstown Pond within North Hanover Township. The wetlands and steep slopes pose significant constraints on development in this part of the Borough.

Another limiting factor is the proximity to McGuire Air Force Base. The Borough's proximity to this military installation makes the Borough susceptible to off-base noise and potential airport hazards. There is a parcel of farmland that is located in the Accident Potential Zone 1 (APZ I), which is defined as "an area beyond the clear zone that possesses a significant potential for accidents."<sup>55</sup> The Department of Defense Land Use Guidelines specifically exclude residential uses within the Accident Potential Zone 1. Thus, the site is not appropriate for the development of affordable housing.

As described in Section 4.0, there is only one area within the community, the Redevelopment Area, where it is anticipated that the Borough will experience development. The Borough expects that development therein will be primarily commercial in nature. *See Land Use and Economic Development Plan Elements for more details.*

As for pertinent State and regional regulatory implications, the SDRP designates the civil portion of Wrightstown as a Rural Planning Area (PA-4). Portions of Wrightstown also fall into two Pinelands Management areas: 1) Military and Federal Installation Area and 2) Pinelands Town. The 42 acres of land that Fort Dix conveyed to the Borough is

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<sup>55</sup> AICUZ Study for McGuire Air Force Base, New Jersey, Volumes I and II, p. 9 (1995).

considered a Pinelands Town. Residential development is permitted on minimum one-acre lots if not sewered and 2 to 4 homes per acre with sewers. Commercial and industrial uses are also permitted.”<sup>56</sup> Development in this part of the Borough will also need to be approved by the Pinelands Commission.

## 7.6 Lands Most Appropriate for Affordable Housing

Given the limited amount of land in the Borough, it is believed that lands most appropriate for affordable housing are existing housing sites, such as Wrightstown Arms Apartments and Maple Court Apartments. Wrightstown Arms is the current site of a 52-unit HUD project-based Section 8 program. Maple Court Apartments currently contains 94 market rate apartment units, which could be converted to affordable units. Additional appropriate locations for conversion to, or rehabilitation for, low and moderate income housing or the focus of a housing rehabilitation program, would be scattered housing sites along East and West Main Streets, which abut the downtown. Many of these housing units have been converted to multi-family units over time and would easily lend themselves to affordable housing. The Borough desires safe and decent housing for these residents, as well as stabilization of these neighborhoods.

## 8.0 FAIR SHARE AFFORDABLE HOUSING PLAN

### 8.1 Overview

The Fair Share Plan application attached as Exhibit **H-1** shall serve as the Borough’s Fair Share Affordable Housing Plan. The following narrative supplements the information included in the application form and describes the waivers that are being requested.

Rehabilitation Share	4 units
Prior Round Obligation	10 units (or less)
Projected Residential Growth Share Obligation	3 units
Projected Non-Residential Growth Share Obligation	<u>31 units</u>
	<b>48 units (or less)</b>

As described in Section 7.1 above, the Borough has met its rehabilitation share obligation through the Borough’s Housing Rehabilitation Program. Wrightstown Borough has rehabilitated 15 units since April 1, 2000. These units were rehabilitated using Small Cities Housing Rehabilitation funds. All of these units have appropriate affordability controls in place and are occupied by income-qualifying households. Thus, Wrightstown will take credit for 15 affordable housing units rehabilitated since April 1, 2000 to reduce the rehabilitation requirement to zero (0).

The Borough will meet its prior round and projected growth share obligation by seeking credits for Wrightstown Arms Apartments, a 52- unit Project Based Section 8 apartment

<sup>56</sup> <http://www.state.nj.us/pinelands/cmp/ma/>



complex, which recently extended its affordability controls through 2032.<sup>57</sup> Wrightstown Arms Apartments was built under Section 221(d)(4) of the National Housing Act, a federally assisted multifamily housing program. *See Exhibit H-2, Regulatory Agreement for Insured Multi-Family Housing Projects.* The Wrightstown Arms Apartments' mortgage was restructured in 2002 pursuant to the Mark-to-Market Program under the Multifamily Assisted Housing Reform and Affordability Act of 1997. The maturity date of the mortgage is September 1, 2032. *See Exhibit H-3, Mortgages.* The accompanying Use Agreement, which runs the length of the mortgage, requires 80% of the units to be low income (which is defined by HUD in the agreement as between 50-60% of the median), and 20% of the units to be very low income (which is defined by HUD in the agreement as less than 50% of the median). *See Exhibit H-4, Excerpt from Use Agreement for Multifamily Projects Participating in the Mark to Market Program Under the Multifamily Assisted Housing Reform and Affordability Act of 1997.* Thus, the affordability controls on the units have recently (2002) been extended through 2032.

## 8.2 Waiver Request

The Borough has been advised that it should file a waiver from the requirements of N.J.A.C. 5:97-6.14(a)(1), which requires an 'extension of expiring controls' to meet the date of construction and occupancy requirements for prior cycle or post-1986 credits, as well as any pertinent income-distribution requirements for the housing units. The Borough does not know the date of construction and original occupation date of Wrightstown Arms Apartments. There are no certificates of occupancy on file in the Borough. *See Construction Official's notes on Exhibit H-1.2, Unit Information Form-New Construction for Wrightstown Arms Apartments.* The original Regulatory Agreement for the project is dated December 19, 1979 (*see Exhibit H-2*), which leads one to believe that the units were not constructed or occupied prior to 1980. However, in the event that they were in fact constructed prior to 1980, the Borough is seeking a waiver from the requirements for extensions of expiring controls.

Waiver requests are governed by N.J.A.C. 5:96-15.2, which states:

- (a) The Council may grant waivers from specific provisions of its rules if the person demonstrates that the strict application of the rule would create an unnecessary financial, environmental, or other hardship; or
  1. Granting the waiver fosters the production of affordable housing;
  2. Granting the waiver fosters the intent of, if not the letter, of the Council's rules; and
  3. The Housing Element and Fair Share Plan provide a mix of housing options.

In this instance, strict application of the rule would create an unnecessary hardship for the Borough of Wrightstown and would be counter to the State's policy objective of

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<sup>57</sup> Alternatively, the Borough would like to use its remaining rehabilitation credits to satisfy the prior round, as described in Section 7.2 above.

promoting revitalization of distressed communities. Wrightstown is a distressed community, which is gallantly trying to revitalize itself and reshape its future. The Borough only consists of 351 housing units and approximately 748 persons.<sup>58</sup> There are a significant number of low and moderate-income persons living in the Borough, with a disproportionate amount of persons living below the poverty level, when compared to the County and to the State. See Table A-38 below. Additionally, the Borough's weak housing market has a high proportion of renters and high rates of vacancy. Significantly, 75% of the occupied housing units in the Borough are renter-occupied.<sup>59</sup> 8% of the Borough's housing units are vacant.<sup>60</sup> In order to promote a healthy and stable community for its residents, a diversity of housing types for varying ages, income levels, and lifestyles in the Borough is needed.

**Table A-38: Poverty Status for Persons and Families for Wrightstown, County, and State, (% with 1999 income below poverty)**

<b>Jurisdiction</b>	<b>Persons (%)</b>	<b>Families (%)</b>
Borough of Wrightstown	24%	22.8%
Burlington County	4.7%	3.2%
New Jersey	8.5%	19.4%

*Source: 2000 U.S. Census, SF-3 DP-3 for Wrightstown, County and State.*

If the Borough is required to create additional deed restricted affordable housing when it already supplies its fair share of affordable housing, particularly in the Borough's weak housing market where the market price is already 'affordable,' would run contrary to what COAH is trying to achieve: i.e., the provision of safe and decent affordable housing for low and moderate income residents and assisting communities to provide their 'fair share' of the regions' affordable housing. Requiring Wrightstown to build additional income-restricted housing in an area with already a high concentration of persons living below the poverty level will continue to exacerbate the concentration of persons living below the poverty level in the Borough.

It is urged that COAH recognize the deed restricted affordable housing that exists in the Borough, rather than failing to acknowledge a 52 unit deed restricted affordable housing complex, based on a mere technicality. Wrightstown Arms Apartments has provided, and will continue to provide decent and affordable housing to 52 households through the Section 8 program until the year 2032. As a matter of fairness and equity, Wrightstown Arms Apartments should be treated similarly to any other affordable housing project that is extending its expiring controls. Wrightstown Arms Apartments should receive new

<sup>58</sup> The 2000 Census identified 339 housing units in the Borough. Since 2000, an additional 12 housing units have been issued certificates of occupancy.

<sup>59</sup> U.S. Census Bureau, American Fact Finder, Census 2000 Demographic Profile Highlights. The census numbers vary depending on whether the information is obtained from the 100% data Summary File-1 (SF-1) or the Summary File-3 (SF-3) Sample data files. The source for the Demographic Profile is both SF- 1 and SF-3.

<sup>60</sup> Id.

construction credits, just like all of the other projects in the State of New Jersey that are extending their affordability controls. Wrightstown Arms Apartments should not be penalized, solely based on the date of construction of the Project. The Borough of Wrightstown respectfully requests COAH to recognize the extension of controls on Wrightstown Arms Apartments.

Granting the requested waiver will result in the preservation of affordable housing, as Wrightstown Arms Apartments is a Project Based Section 8 apartment complex, which recently extended its affordability controls through 2032. It would foster the intent of the regulations, which is to ensure that each community provides its fair share of affordable housing in the region, rather than concentrating additional low and moderate- income persons in an already distressed community. Finally, recognition of the Borough's existing deed restricted affordable housing would promote a mix of housing options, by allowing the Borough to use its limited resources to concentrate on revitalizing its downtown, reviving its weak housing market, attracting new people, fostering home ownership, and giving current residents reasons to stay in the Borough.

### **8.3 Alternate Plan**

The Borough has been advised that it should provide an alternate plan in the event the Borough's waiver request is denied for the extension of expiring controls at Wrightstown Arms Apartments. Thus, the Borough is proposing to participate in a Market to Affordable program, which would permit the purchase or subsidization of units through a written agreement with one or more property owners, which would be sold or rented to low and moderate- income households. The Borough is proposing the subsidization of 29 family rental units at Maple Court Apartments or at scattered sites throughout the Borough. Three units would very low- income units, twelve units would be low- income units, while fourteen units would be moderate- income units. This would result in three rental bonuses per N.J.A.C. 5:97-3.5 and thirteen rental bonuses as per N.J.A.C. 5:97-3.6(a). *See Exhibit H-5, Market to Affordable Program Checklist for details.* This would satisfy the Borough's affordable housing obligations under the Amended Third Round rules.

## **9.0 SPENDING PLAN OVERVIEW**

The Borough adopted a Development Fee Ordinance, Ordinance No. 2008-13 on December 30, 2008. A copy of it is attached to the Borough's petition application for substantive certification. Under the ordinance, residential development shall pay a fee of 1.5% of the equalized assessed value of the land and improvements, while non-residential development shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements into the Borough's Affordable Housing Trust Fund. The Borough has not collected any fees thus far, but anticipates collecting approximately \$443,806 by the year 2018.

A copy of the Borough's Spending Plan was forwarded to COAH on May 14, 2009 and is attached as Exhibit **H-6**. The Spending Plan anticipates collecting approximately \$32,262 from residential development and \$400,638 from non-residential development over the forecast period. As of the 2000 census, the median housing value for the Borough was \$144,400. Given the fluctuation in today's market, even with the current housing crisis, we project that the average house price will be assessed at  $\pm$ \$225,000. The Borough's equalization ratio is 56.23, which would result in a typical residential fee of \$1898. Therefore, 17 new housing units would raise \$32,262. As for the non-residential development, it is estimated that Phase One of the Redevelopment Area will have an assessed value of \$12.5 million, while Phase Two of the Redevelopment Area will have an assessed value of \$16 million. With the Borough's equalization ratio of 56.23, it is estimated that Phase One will bring in \$175,719 and Phase Two will bring in \$224,920. With interest, it is anticipated that the Borough will have \$443,806 in its Affordable Housing Trust Fund by 2018.

In the event the Borough's waiver request is denied for Wrightstown Arms Apartments, it is anticipated that the Borough will participate in a Market to Affordable program to meet its affordable housing obligation under the Amended Third Round Rules, which will permit the purchase or subsidization of approximately 29 units through a written agreement with one or more property owners and sold or rented to low and moderate income households, as described further in Exhibit **H-5**, the Market to Affordable Program Checklist. It is anticipated that the Borough would expend \$150,000 of the Affordable Housing Trust Fund thereon in 2011, \$150,000 in 2014, and another \$100,000 thereon in 2018 at Maple Court Apartments or on scattered sites throughout the Borough, with a focus on East and West Main Street. The balance of the monies, roughly 10% or \$43,806, will be used for planning and legal expenses related to obtaining substantive certification and administration expenses related to administering the housing trust fund, the Market to Affordable program, or any other affordable housing programs in furtherance of the Borough's Fair Share Plan and Spending Plan. In the event the Borough's waiver request is approved for Wrightstown Arms Apartments, it is anticipated that the Borough will amend its Spending plan to participate in a Housing Rehabilitation program, as well as a home ownership affordability assistance program.

## **10.0 PLAN ENDORSEMENT STATUS**

The Borough is intending to file a petition for Plan Endorsement from the State Planning Commission. As part of the Plan Endorsement process, Wrightstown is seeking center designation, as it is an existing center, which has historically served as the commercial core for Springfield, New Hanover, North Hanover, as well as for Fort Dix and McGuire Air Force Base. Wrightstown has both municipal water and sewer infrastructure with available excess capacity. As future development in the PA-4 should be directed to existing Centers with infrastructure, Wrightstown represents an exemplary Smart Growth opportunity for accommodating growth and reinvestment in an existing center. Thus, Wrightstown is seeking Center designation in the PA-4 for the civil portion of the Borough located outside of the Pinelands through the Plan Endorsement process.

## 11.0 LIST OF EXHIBITS

Fair Share Plan Application.....	H-1
Project/Program Information Form for Wrightstown Arms Apts. H-1.1	
Unit Information- New Construction Form Wrightstown Arms Apts. ....	H-1.2
Regulatory Agreement for Insured Multi-Family Housing Projects for Wrightstown Arms Apts. ....	H-2
Mortgages for Wrightstown Arms Apts., dated August 13, 2002 .....	H-3
Excerpt from Use Agreement for Multifamily Projects Participating in the Mark-to-Market Program for Wrightstown Arms Apts. ....	H-4
Market to Affordable Program Checklist .....	H-5
Project/Program Information Form for the Borough's Proposed Market to Affordable Program .....	H-5.1
Affordable Housing Trust Fund Spending Plan .....	H-6

**NOTE:** The Borough of Wrightstown submitted this Housing Element and Fair Share Plan to COAH on June 18, 2009. The only change that has been made to this Element since that time has been clerical changes to reflect the style of the other elements of the Master Plan. No substantive changes have been made to the Element, other than this note.

The Appellate Division overturned COAH's revised 3<sup>rd</sup> round rules on October 8, 2010, including the growth share methodology. No new affordable housing rules have been established at this point in time. Governor Christie's June 29, 2011 issuance of Reorganization Plan, No. 001-2011 eliminated COAH, effective August 29, 2011. The Governor transferred all functions, powers, duties, and personnel of COAH to the Commissioner of DCA. As considerable amount of time and money was expended on developing this Element and working with COAH, the Borough of Wrightstown awaits further guidance on affordable housing policies and requirements in New Jersey before it will amend this Element further. The Borough recognizes that the Fair Housing Act and the Mount Laurel decisions remain in effect. Please refer to Section 8.2, the Waiver Section, for an understanding of the Borough's position on the creation of additional affordable housing in Wrightstown.

## **IV. CIRCULATION PLAN ELEMENT**

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### **1.0 INTRODUCTION**

There is a close nexus between transportation and land use patterns. Transportation provides a means of moving goods, people, and information from one place to another and significantly impacts how communities develop. In the 19<sup>th</sup> century, towns like Wrightstown, developed along rail lines. The construction of the Pemberton-Hightstown Railroad in the 1860s contributed to the Borough's development, as farmers from surrounding communities brought their produce and dairy to the Wrightstown station for transportation along the railroad. In the 20<sup>th</sup> century, towns and cities expanded along highways and roads as a result of the automobile age. Transportation plays a significant role in the development and well being of the community.

This Circulation Plan Element is guided by the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(4), which states: "a circulation plan element shows 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."

### **2.0 GOALS FOR CIRCULATION**

- 2.1 To provide a safe, attractive, and interconnected circulation system that considers all modes of travel - automobile, pedestrian, public transit, and bicycling.
- 2.2 To enhance the Borough's walkability, by providing safe and accessible accommodations for pedestrians, improving pedestrian street crossings, and enhancing the pedestrian environment throughout the Borough.
- 2.3 To encourage the use of alternative modes of transportation by making these options more appealing and more convenient for users.
- 2.4 To improve traffic management and traffic safety so that vehicular traffic generated by the Base and other activity generators does not negatively impact pedestrian safety, nor infringe on the Borough's desired sense of place.
- 2.5 To mitigate the effects of air traffic (noise and accident potential) in the Borough.



### **3.0 SWOT ANALYSIS**

The following strengths, weaknesses, opportunities, and threats related to circulation were identified during our community visioning session and master plan meetings:

#### **Strengths**

- High volume of traffic due to proximity to the Joint Base –this is considered a strength from an economic development perspective
- There are sidewalks throughout the Downtown Area and North Fort Dix Street that promote walking and civil interaction. Persons who don't have a car can walk around town easily.
- The recreation facility, Croshaw Park, has bicycle paths.
- Proximity to Route 295/Highway 68/NJ Turnpike, which are principal arteries in the region. This is beneficial from the perspective of ability to easily move goods and persons.

#### **Weaknesses**

- Speeding vehicles traveling to the Base – concern for pedestrian safety, particularly near the Elementary School
- High volume of traffic – this is also considered a weakness because businesses are not capturing the traffic volume that is traveling through the Borough
- Drivers are not obeying traffic rules, like persons parking on the street in 'No parking areas"- ex. in front of dry cleaners on Fort Dix Street
- Lack of police force to enforce traffic violations
- Safety of residents and business patrons in the Air Hazard Zone
- Public transportation is not convenient. There is only one NJ Transit bus stop in the Borough and the bus does not come frequently enough.
- Closing of Texas Ave to civilians has hindered vehicular circulation to adjacent communities and has affected the local business climate.

#### **Opportunities**

- Creating a recreation trail along the former railroad.
- Opportunities for local businesses to capture the traffic that is being generated by the Base.
- Holding events in the Downtown like flea market, farmers market, seasonal events to get people walking around the Downtown and attracting people to the Community.
- Change land uses in Downtown area to types of businesses that would encourage people to explore the downtown on foot.
- Adding more NJ Transit bus stops, particularly if plan to bring in higher educational facilities to the MUD zone.
- Connecting sidewalks on east side of the Fort Dix St, north of Main St.
- Developing nature trail along the Creek.
- Increase roadway width of Fort Dix St for better mobility

## **Threats**

- Potential accident in the Air Hazard zone
- Lack of funding sources to implement circulation improvements
- Policy changes (i.e., local political instability) that could hinder implementation of Borough's vision as a pedestrian-oriented Town Center
- Increasing roadway width of Fort Dix Street will hinder pedestrian-friendly nature of the Downtown

## **4.0 MAJOR ISSUES FOR CIRCULATION**

### **4.1 Closing of Texas Avenue**

The 2001 closing of Texas Avenue through the Base has had a significant negative impact on circulation in Wrightstown. Many customers of Wrightstown businesses live in the Browns Mills section of Pemberton Township. Consequently, direct access to and from Browns Mills has been cut off, causing drivers to take a circuitous route. It has also impacted persons in the region who have historically traveled through the Base and through Wrightstown to get to the NJ Turnpike, Route 295, or to the shore.

Residents have noticed a significant increase in local civilian truck traffic as a result of the Base being closed to the public. Trucks that once went through the Base are now utilizing roads in Wrightstown to get to their destination. Increased truck traffic poses several challenges, including increased traffic congestion, safety hazards, infrastructure deterioration, and impacts quality of life for residents.

Additionally, public transportation has also been impacted. While NJ Transit has been permitted to operate buses through the Base, NJ Transit is experiencing significant homeland security delays on the #317 bus route through the Joint Base. Buses are not permitted to pass through the checkpoints without being accompanied by an MP. Therefore, the bus service is often delayed, subject to their availability through the day.

### **4.2 Volume and Speed of Motorists**

During Master Plan meetings, there were concerns raised about the high volumes of vehicular traffic traveling to the Base, with related concerns for pedestrian and vehicular safety, particularly during the peak am and pm commute times. Vehicles traveling to the Fort Dix Street entrance to the Base pass through the Downtown, where the New Hanover Elementary School is located. There have been complaints of high vehicle speed along street segments where children are walking to school. Enforcement is the primary tool that is usually employed by municipalities to reduce speeding violations. After a radar trailer is utilized at a site for a few days, the Police Department deploys a patrol unit that monitors traffic by radar. Violators are ticketed or given a warning. However, in Wrightstown, there is no local Police Department. The Borough relies on the State Police, which has limited resources to monitor speeding.

### **4.3 Street Design: Mobility vs. Place - Making**

During one of the master plan meetings, a member of the public suggested widening Fort Dix Street in the Downtown area to accommodate vehicular volumes. Likewise, the 1995 Master Plan also recommended that Fort Dix Street, between Main Street and the Base, be widened with a center turning opportunity to allow the proper flow of vehicles through the center of Wrightstown without creating undue delays.<sup>61</sup> However, roadways should be designed and constructed to reflect the desired role the street will play in the Community. There is a tension in the community between the desire for ease of mobility and the desire for place-making.

While Fort Dix Street serves as a primary access point to the Base, Fort Dix Street also traverses through the Downtown. Downtowns should be a pedestrian-centric experience, where people are encouraged to walk around, look in store windows, and enjoy themselves; there should be easy walkability between destinations. Wide roadways increase the distance that the pedestrian have to travel to cross the street, thus discouraging pedestrian accessibility. Wide roadways also encourage speeding, rather than calming traffic.<sup>62</sup> They will just get people in and out of town faster. Therefore, this Circulation Plan Element is a divergence from the 1995 Master Plan; road widening is not recommended on Fort Dix Street. If Wrightstown wants to become a destination, rather than just a place you drive through to get to the Joint Base, the roadway design should reflect this principle. Roadways should respect the character of the community, and its current and planned land uses. They should be context-sensitive.

### **4.4 Air Circulation Impact on Land Uses in the Community**

The Borough is located next to Joint Base McGuire-Dix-Lakehurst. Air circulation is an important factor, as the Borough's proximity to this military installation makes the Borough susceptible to off-base noise and potential airport hazards. While the military airport does not affect circulation on the ground, it is identified here as a major issue as the air circulation affects land uses in and near the flight path. There are commercial, residential, and agricultural uses located in the Accident Potential Zone (APZ I). Of the Borough's 50 acres that are located in the APZ I, 11.48 acres of land are zoned General Commercial and 38.12 acres are zoned R-2, Medium Density Single Family Residential. Most of the land is developed.

While the Military recognizes that there is aircraft accident potential in the APZ I, it does not believe it warrants acquisition by the Air Force.<sup>63</sup> Instead, the Military encourages land use planning and controls in these areas to reduce exposure of the public to potential aircraft accidents.<sup>64</sup> DoD guidelines suggests that residential uses and certain business types of uses, such as retail trade, personal and professional services, and hotels, are not

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<sup>61</sup> Circulation Element, p.38.

<sup>62</sup> [www.trafficcalming.org](http://www.trafficcalming.org);

<sup>63</sup> AICUZ Study for McGuire Air Force Base, New Jersey, Volumes I and II, p. 9 (1995).

<sup>64</sup> Id.

deemed to be compatible in the APZ I.<sup>65</sup> <sup>66</sup> It further states that hospitals, schools, and religious establishments should also not be situated on APZ lands.<sup>67</sup> Certain types of industrial, transportation, utilities, mining, and open space are deemed acceptable uses.<sup>68</sup> Therefore, all of the existing land uses would not be deemed compatible with DoD guidelines.

The Borough currently has an Airport Hazard Area Overlay District, which is based on Title 16, Chapter 62 of the New Jersey Administrative Code. It prohibits new residential development at a density greater than one (1) house per three (3) acres and also prohibits hospitals and schools from locating therein. However, commercial and industrial uses are permitted in the Airport Hazard Area, as permissible in the Act, but activities that would attract crowds in excess of 500 persons are prohibited (except under specific conditions). It also prohibits above grade major utility transmission lines. *See Sections 305 and 527 of the Zoning Ordinance and Section 5.3 of Land Use Plan Element for details.*

## **5.0 ROAD CIRCULATION NETWORK**

### **5.1 Road Functional Classifications**

Wrightstown's civilian road network is comprised of County and locally-owned roadways. While State Highway 68 traverses through Wrightstown, it only travels through the military-owned portion of the Borough. The road network generally provides two functions: travel mobility (i.e., getting from one point to the other) and access to abutting property. The road network is grouped into functional classifications, according to the character of traffic service they are intended to provide. NJDOT utilizes six urban functional classifications: (1) Urban Interstate, (2) Urban Freeway/Expressway, (3) Urban Principal Arterial, (4) Urban Minor Arterial, (5) Urban Collector, (6) Urban Local. The classifications help define the role each street will play in serving the flow of traffic.

Generally, the principal arterial system serves the major centers of activity, carries a high proportion of the total urban area travel, carries the highest traffic volume, and provides the longest trip needs. Whereas, the minor arterial street system interconnects with and augments the urban principal arterial system and includes all arterials not classified as principal. It accommodates trips of moderate length at a somewhat lower level of travel mobility than principal arterials do. This system places more emphasis on land access than the higher system does and offers lower traffic mobility. Meanwhile, the collector street system provides both land access and traffic circulation. It collects traffic from local streets in neighborhoods and channels it into the arterial system. Finally, the local street system comprises all roadways not included in one of the higher systems. It primarily provides direct access to abutting lands with little or no through-traffic movement. The

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<sup>65</sup> *Id.* at pp. 52-53.

<sup>66</sup> AICUZ Study for McGuire Air Force Base, New Jersey, Volumes I and II, p. 14 (1995).

<sup>67</sup> JLUS at p.204.

<sup>68</sup> *Id.*

primary roadways in the civilian portion of Wrightstown and their functional classifications are identified below and are depicted on the Circulation Map in **Exhibit C-1**.

### **Road Functional Classifications**

<b>ROAD NAME</b>	<b>CLASSIFICATION</b>
Fort Dix Street (County Route 545)	Urban Minor Arterial
West Main Street	Urban Minor Arterial
East Main Street (County Route 616)	Urban Minor Arterial
Railroad Avenue	Urban Local
Saylors Pond Road (County Route 670)	Urban Minor Arterial
Meetinghouse Road	Urban Local
All other roads	Urban Local
<u>Source:</u> 2000 Urban Functional Classification for Burlington County, as of June 2, 2004 generated by NJDOT, Division of Traffic Engineering and Safety, Bureau of Transportation Data Development.	

The functional classification system described above considers the road to be strictly a transportation corridor for motorized vehicles and classifies the functions according to a regional perspective. However, streets, particularly in a proposed Town Center like Wrightstown, serve more functions than that of mobility. They provide access to abutting properties and are also public places: places to gather, socialize, window shop, people watch, etc. Therefore, while it is important to have an understanding of the functional classification described below for circulation in the region, this Master Plan recognizes that streets also play an important role in shaping the dynamic of the community. Therefore, streets should be context sensitive.

## **5.2 Roadway Traffic Patterns and Volume**

Traffic patterns provide a good indicator of the movement of people to and through the community. Data on traffic volume provides information on the amount, time of and location of travel. While high traffic volumes are desirable to the Borough as it represents an opportunity to capture economic development for local businesses, high traffic volumes also have the potential to hinder the pedestrian-friendliness of the Borough.

Wrightstown experiences traffic volume between 7,400-10,000 vehicles per day. In August 2009, the average daily 2-way traffic volume on Fort Dix Street, south of Railroad Avenue, was 9,000 vehicles and the average daily 2-way traffic volume for Saylors Pond Road, west of the intersection with Meeting House Road, was 7,500 vehicles.<sup>69</sup> In 2004, the average daily 2-way traffic volume on Fort Dix Street, north of Main Street, was 7,393 vehicles. Also in 2004, there was an average daily 2-way traffic volume of 9,808 on East

<sup>69</sup> E-mail correspondence from Frank Miskovich of Birdsall Engineering, dated June 29, 2010.

Main Street at Kings Academy Church.<sup>70</sup> In 2003, there was an average daily 2-way traffic volume of 9,773 vehicles on East Main Street at Martha Avenue.<sup>71</sup> In 1997, Wrightstown Sykesville Road is reported to have had a daily volume of 10,000 vehicles.<sup>72</sup> The traffic volumes are expected to increase when redevelopment occurs in the Downtown area in the future.

Activity generators, such as the Joint Base, are major determinants in local travel. For instance, the Burlington County Engineer's Office conducted a seven-day continuous traffic volume count on Fort Dix Street, north of Main Street, in April 2004.<sup>73</sup> The peak volume counts occurred at the following times:

**Peak northbound volumes:**

Monday: 4 p.m.  
Tuesday: 11 a.m., 4 p.m.  
Wednesday: 11 a.m., 4 p.m.  
Thursday: 11 a.m., 4 p.m.  
Friday: 11am, 4pm  
Saturday: 11 a.m., 1 p.m.  
Sunday: 11 a.m., 1 p.m.  
**Peak Avg: 11 a.m., 4 p.m.**

**Peak southbound volumes:**

Monday: 4 p.m.  
Tuesday: 7 a.m., 12 p.m.  
Wednesday: 7 a.m., 12 p.m.  
Thursday: 7 a.m., 12 p.m.  
Friday: 7 a.m., 5 p.m.  
Saturday: 11 a.m., 12 p.m.  
Sunday: 11a.m., 12 p.m.  
**Peak Avg: 7 a.m., 12 p.m.**

The count indicated that the peak southbound volumes are for the hour beginning at 7 a.m., which coincides with when people are beginning the workday at the Base, and the hour beginning at 12 p.m. when people are returning to the Base from lunch. The peak northbound volumes are for the hour beginning at 11a.m. when people are leaving the Base for lunch and for the hour beginning at 4 p.m. when the workday is ending. Thus, peak volume in the Borough is primarily due to vehicular movement generated by Base activities.

In March 2006, Burlington County also conducted a manual turning movement count to establish the existing traffic conditions at the intersection of Fort Dix Street and Main Street intersection. The total morning (7 a.m.-8:45 a.m.), mid-day (11a.m.-12:45 p.m.), and afternoon counts (3 p.m.-5:45 p.m.) totaled 8,671 occurrences. Of these counts, there were 8,505 vehicles and 166 pedestrians. A capacity and level of service analysis was not conducted for the intersection at that time. The peak flow in the intersection occurred at 7:15 a.m. during the morning count, at 12 p.m. during the mid-day count and at 4:30 p.m. during the afternoon count, which is consistent with the peak traffic counts described above on Fort Dix Street.

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<sup>70</sup> Traffic counts conducted by Burlington County Engineer's office in April 2004 on East Main Street, 230 feet west of Francis Street at Kings Academy Church.

<sup>71</sup> Saylor's Pond/Fort Dix Mixed Use Redevelopment Project Economic Development strategy: Market Study conducted by TRIAD Associates, p.7 and Traffic Profile Report (October 2007), citing 2007 MPSI Systems Inc data generated in an ESRI report.

<sup>72</sup> Id.

<sup>73</sup> DVRPC Travel Monitoring Report from Charles F. Henry, Traffic Counting Supervisor at DVRPC.



Also, while Route 68 is located outside of the civilian portion of the Borough, a brief discussion is included here as development in the Borough could have a potential impact on nearby Route 68. The portion of Route 68 that traverses Wrightstown is closed to non-military traffic. The Department of Transportation's Plan Endorsement Opportunities and Constraints Analysis, dated May 5, 2010, describes Route 68 in relation to the State Highway Access Management Code. It states:

Route 68 from milepost 0.00-0.60 is classified as Access Level 2 (access along street or interchange only) with a desirable typical section (DTS) of 4A (four lanes, divided, with shoulders or parking). Milepost 0.60-1.07 is classified as Access Level 3 (right-turn access with provision for left-turn access via jug handle), with a DTS of 4A. The technical update of Appendix B of the Access Code revealed the need to change the Access Level between mileposts 0.60 and 0.79 from AL3 to AL2 based upon current information. This change reflects a change from an urban principal arterial to a rural minor arterial classification. The designation of a Center would change the Access Level AL 2 to AL 3 from milepost 0.60 to 0.79 as it currently exists in Appendix B of the Access Code. The designation of a Center also would change the Access Levels between mileposts 0.32 and 0.60 from AL2 to AL 3 or 4 (driveway with provision for left-turn access via left-turn lane).

DOT's Constraints Analysis describes Route 68 as being "Not Congested." While Wrightstown is anticipating new development in the downtown area and in the Business Park in the future, as described in the Land Use Plan Element, it is unlikely that the increase in traffic will significantly impact Route 68, given the free flow of traffic.

### **5.3 Roadway Circulation Recommendations**

The following are recommendations for achieving desired circulation in the Borough in the future. It is recognized that some of these changes may only be achievable in the long-term.

#### **5.3.1 Monitoring and Enforcement of Traffic Violations**

It is recommended that the Borough continue to work with the Community Services Unit of the New Jersey State Police to enhance the safety of those who live and travel in the Borough. In order to gain compliance with the speed limit, it is recommended that awareness campaigns be utilized, such as posting signs and banners reminding motorists to check their speed and slow down. It is also recommended that the State Police conduct periodic enforcement of speed limits. A radar trailer can help to produce lower average speeds without using valuable law enforcement personnel. There are a variety of traffic calming devices that can also reduce speed and improve safety. Traffic calming devices such as speed bumps, chokers, neck downs and bulb-outs have been used in other Burlington County communities to slow vehicular travel. When Fort Dix Street is reconstructed in the near future, the street design should incorporate one or more of these

traffic-calming devices. It is also recommended that the Borough explore shared police services with surrounding communities, which may result in improved monitoring and enforcement.

### 5.3.2 Roadway Design in MUD Zone and Patriots Walk Overlay Zone

It is anticipated that there will be new roadways developed in the MUD Zone and Patriots Walk Overlay Zone as a result of redevelopment activities. While the proposed street layout is still under consideration, it is recommended that the street segment called Patriots Walk have a ‘main street’ feel and pedestrian-centric design. There should be wide sidewalks to reinforce the downtown’s pedestrian character and to enhance street level activity, by providing inviting areas for public interaction.

It is recommended that the ‘main street’ experience of Patriots Walk continue beyond the proposed hotel to Saylor's Pond. This portion of the roadway is tentatively called ‘Patriots Way.’ It is envisioned that buildings along Patriots Way will be placed close to the street to encourage foot traffic, with most of the parking areas primarily located behind buildings (other than on-street parallel parking). It is envisioned that larger retail establishments will face Saylor's Pond Road or will be located behind storefronts on the extension of Patriots Walk with direct access to Saylor's Pond Road. Concept plans incorporate a roundabout for traffic management and to encourage slow vehicle speeds. *See graphic above.* Cross-access drives will provide inter-parcel circulation between two or more lots. Therefore, customers who would otherwise re-enter an arterial street to drive to an adjacent property are able to now drive (or walk) via internal connections between properties.



While the Borough is seeking to incorporate a ‘complete street’ approach, with various types of links to connect people to destinations, a designated bike route access lane is not planned to be included in the public right of way for Patriots Walk. The Borough’s focus for the downtown is providing an ample sidewalk network. As the Borough is trying to close in the space to create a ‘main street’ pedestrian-centric experience, wide roadways with bike route access lanes are not included in the current plans. Designated bicycle lanes would increase the distance that the pedestrian would have to travel to cross the street. Furthermore, designated bicycle lanes cannot be included, as there are limitations on the road width due to the narrow nature of the access to the site from Fort Dix Street, which is sandwiched between School Property and the Joint Base. Instead, it is

anticipated that development in the Patriots Walk Overlay Zone will coordinate bicycle route access through the redevelopment area and bicycle racks will be installed at various locations.<sup>74</sup>

At a recent DOT-sponsored Complete Streets Summit held on October 22, 2010 in New Brunswick, New Jersey, it was acknowledged that there is no specific formula for complete streets; ‘complete’ does not necessarily mean more. Safe and accessible pedestrian, bicycle and transit accommodations should be considered for all projects, but are not required when circumstances justify otherwise (i.e., scarcity of population, historical character, social impacts, environmental impacts, cost is excessively disproportionate to project cost, etc).

A bus stop for public transit could be included on Patriots Way, provided that NJ Transit agrees to extend bus service to this portion of the Borough. A bus stop could be accommodated along this road segment in an area that would otherwise be designated for on-street parallel parking, as it is believed the roadway will be designed to incorporate on-street parallel parking. Ideally, a bus shelter would be located in front of high traffic generators, such as a college facility, large retail user, or professional office building. At this time, however, New Jersey Transit has told the Borough Planners that it has no plans for expanding its bus service in Wrightstown unless it is along the existing bus route or until such time that a larger concentration of persons would be serviced. Nevertheless, as Wrightstown is a Proposed Town Center, it is recommended that the Borough, Redeveloper, and NJ Transit discuss opportunities for expanding bus service to this part of the community in the future to Wrightstown. *See public transportation discussion below.*

Due to the significant redevelopment is anticipated in the MUD Zone and Patriots Walk Overlay Zone, it is anticipated that new signalized traffic intersections will be needed at the access point on Fort Dix Street, as well as on Saylor's Pond Road. The build volumes for Phase I also warrant a traffic signal at the intersection of Railroad Avenue and Fort Dix Street. The County has recommended that Railroad Avenue become a one-way street in order to eliminate the need for an additional traffic signal operation in such close proximity to the proposed signal for Patriots Walk on Fort Dix Street. Converting Railroad Avenue to a one-way street will change circulation patterns in the Downtown and will also necessitate changes to the NJ Transit bus route, which currently travels through the Base, onto Fort Dix Street, onto Railroad Avenue, and from there on to East Main Street. Therefore, traffic management for expected traffic to be generated by the Redevelopment is currently being considered by the Redeveloper, the Borough, and the County.

The installation of a new traffic signal on Fort Dix Street will dovetail with an existing scheduled streetscape project for upgrades to Fort Dix Street, south of Main Street. The

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<sup>74</sup> Some communities, like the City of Hoboken, allow bicyclists on sidewalks, given the unsafe accommodations on the roadway for bicyclists. They have adopted bicycle regulations that regulate the shared facilities, such as bicyclists must yield to pedestrians and cannot exceed speed of pedestrians they pass. Wrightstown may want to consider shared pedestrian/bicycle facilities in Patriots Walk.

Borough has plans to upgrade the water and sewer lines and to conduct streetscape improvements on Fort Dix Street, with anticipated financial assistances from Small Cities Public Facilities funding, Burlington County, and a USDA Water and Waste Disposal Grant/Loan. Coordination with the signalized traffic intersection is critical.

### 5.3.3 Roadway Recommendations for Fort Dix Street

While much of the Borough's attention has been focused on Phase I and Phase II of the Borough's Redevelopment Plans (Patriots Walk and Patriots Way respectively), there has also been a study of North Fort Dix Street, called Economic Corridor

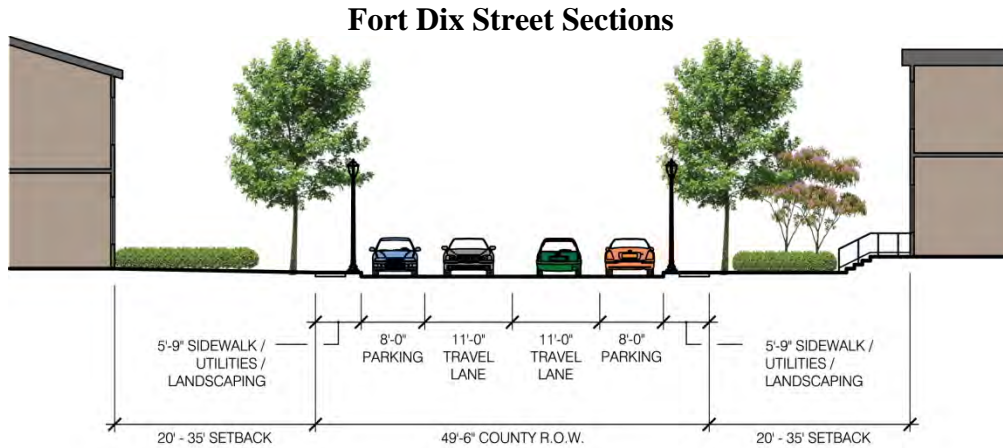


Redevelopment Assessment for North Fort Dix Street (hereafter "The Report") that was funded in part by a TCDI grant. The purpose of the study is to identify the economic redevelopment and revitalization potential and to plan and design a new vibrant commercial corridor that would serve as a link between the planned redevelopment in Wrightstown's downtown area and the potential TDR receiving area in North Hanover. The Report is on file in the Clerk's Office. Once Patriots Walk in the downtown is completed as planned, it is anticipated that a gain in momentum will occur, generating additional retail and office opportunities to other areas of Wrightstown, including North Fort Dix St. The Report makes various circulation recommendations for Fort Dix Street.



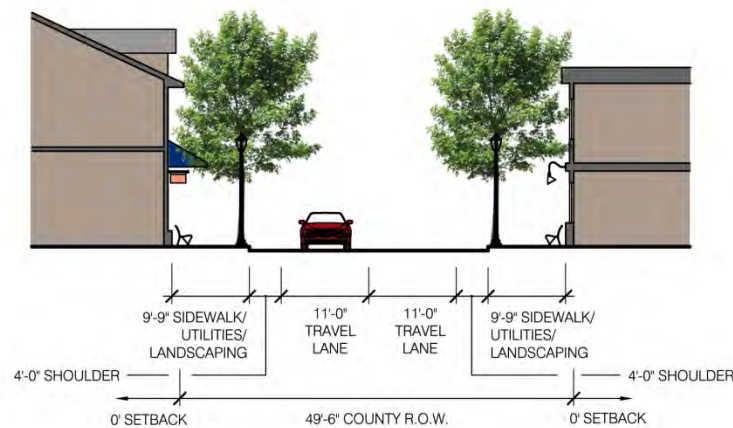
**On-Street Parking.** The report recommends reducing some of the existing off-street parking areas in order to bring buildings closer to the street and to include more generous landscaping along the corridor, including street trees. To help offset the elimination of some off-street parking spaces in front of buildings and to create a more 'main street' feel, RDG recommends including on-street parking, north of the Creek. In order to accomplish this in a cost effective manner, it is recommended that the center two-way-left turn

lane turning lane on North Fort Dix Street be eliminated. This would have the secondary benefit of eliminating the potential for head-on collisions between drivers and reducing the number of conflict points. This allows drivers more space to anticipate and react to conflicts. Therefore, the report recommends on-street parking north of the Creek.



TYPICAL FORT DIX STREET SECTION

NOT TO SCALE



FORT DIX STREET SECTION AT MAIN STREET INTERSECTION

NOT TO SCALE

The Burlington County Engineer's Office is supportive of eliminating the center turning lane on Fort Dix Street.<sup>75</sup> The County's preliminary assessment of on-street parking for the corridor resulted in the addition of 28 on-street parking spaces based on existing conditions. They introduced on-street parking approximately 600 feet north of Main Street and took into consideration the existing mid block crosswalk, breaks for driveways and municipal streets. Their assessment permits 40 spaces between Sykesville Road and a point 600 feet north of Main Street (28 in Wrightstown, 12 in North Hanover). Any additional mid-block crosswalks would likely reduce the number of viable parking spaces.

<sup>75</sup> Conversations with Mukesh Patel and John Engle in Spring 2010.



The roadway is too narrow to accommodate on-street parking south of the Creek. Therefore, there are two street sections shown above. The first reflects the on-street parking north of the Creek, while the latter reflects the desired streetscape as one nears the Intersection.

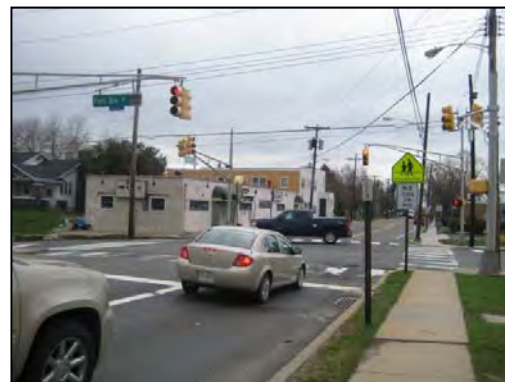
**Shared Driveways.** Additionally, it is recommended that adjacent sites be encouraged to consolidate driveways, provide cross-access, and utilize a shared rear alley so that parking lots and driveways are connected and shared so that automobile movement is possible without going out onto the arterial road. Too many curb cuts are inefficient and dangerous. Encouraging cross-access between adjacent developments reduces the number of vehicles that are required to re-enter the Street. Likewise, driveways should be set a safe distance apart. The Burlington County Access Management Standards for development recommends a minimum of 150 feet between driveways for commercial developments.



While Section 405H9 of the Zoning Ordinance states: “[p]arking areas for individual uses shall be designed to be interconnected with adjacent properties and shall utilize common entrance(s) and exit(s) where feasible to minimize access points to the street,” shared parking and shared driveways has not been put into practice. The photo above is an example of two adjacent parking areas (Shnitzelhaus and Pappa Johns) that could easily be combined to allow for a more efficient parking area, as well as beautification of the corridor. Some of the parking spaces could be replaced with landscaping and/or outside dining areas. Therefore, the Borough should actively work to improve the organization of existing private lots in the corridor through cross access easements between lots, improved signage, restriping, and coordinated driveways and lighting.

### 5.3.4 Optimization of Main Street and Fort Dix Street Intersection.

The four-way signalized intersection at the juncture of Fort Dix Street (CR 545) and Main Street (CR 616) is controlled by a three-phase traffic signal operation. Right turn on red is prohibited on each approach to the intersection. There is a dedicated left-turning lane when traveling on the approach to the intersection, increasing the capacity of the road to carry through traffic via a shared through/right turn lane on the approach to the intersection.



As part of the application process for Phase I -Patriots Walk development, a private consulting firm, BSG/Birdsall Engineering Inc., conducted a manual turning movement



traffic count at the Fort Dix Street and Main Street intersection on August 20, 2009 and analyzed the Level of Service (LOS) for the intersection.<sup>76</sup> Level of Service is an indication, from LOS A (best condition) to LOS F (worst condition) of the delay experienced by vehicles waiting to execute a desired traffic movement. A summary of the LOS results is provided in the following table:

MOVEMENT	AM PEAK HOUR LOS	PM PEAK HOUR LOS	SAT PEAK HOUR LOS
Main St EB Left	B	C	B
Main St EB T, R	F	E	C
Main St WB, Left	B	B	C
Main St WB, T,R	B	C	B
Fort Dix St NB Left	B	B	B
Fort Dix St NB T, R	B	C	B
Fort Dix St SB Left	B	B	B
Fort Dix St SB T, R	B	B	B

As the table indicates, while the intersection is operating successfully for Fort Dix Street, the movement through the intersection along Main Street is failing in the eastbound direction under existing conditions. Birdsell Engineering suggested that the levels of service can be improved by increasing the signal timing and increasing the green time for each approach.<sup>77</sup> It is recommended that the Borough hire a local traffic engineer and work with the County to verify this conclusion including consideration of expected changes to circulation in the downtown, such as Railroad Avenue becoming a one-way street. If confirmed, optimization of the traffic signal should be implemented.

### 5.3.5 Management of Truck Traffic

As stated earlier, the closing of Texas Avenue through the Base to civilians has had a significant negative impact on circulation in Wrightstown. Since September 11, 2001, security has become a high priority concern, requiring civilian traffic, including truck traffic, to be re-routed through surrounding communities. T&M Associates, a planning and engineering firm, is currently conducting a Joint Base Regional Transportation Mobility Study. The study will identify near-term and long-term impacts of Joint Base Mission changes to the surrounding communities and will identify problematic traffic conditions in corridors used to access the Joint Base. The study will show what opportunities exist to separate military traffic from civilian traffic and which will improve public safety. They intend to show how the Joint Base internal road network impacts the external road network. It is anticipated that the study will culminate in a series of recommendations that will be financially and technically feasible.

<sup>76</sup> Traffic Impact Report Patriots Walk, prepared by BSG/Birdsell Engineering, Inc for Saylor's Pond LLC (October 26, 2009), p.7. The table represents the "No build" conditions. The existing traffic volumes on the roadways were projected to the anticipated build year of 2012 using a background growth rate of 2%. They used the background traffic on the roadway network without the anticipated site-generated traffic from Patriots Walk.

<sup>77</sup> Id. at p.13.

With respect to truck traffic being generated as a result of economic development within the Borough, Wrightstown faces the dilemma of needing to accommodate increased truck traffic, while also minimizing the negative effects of trucking, such as (1) increased traffic congestion, due to truck traffic that uses more space and due to smaller rates of acceleration and deceleration, (2) safety hazards associated with vehicle crashes involving large trucks and smaller motor vehicles and conflicts with pedestrians, (3) deteriorating road infrastructure caused by the size and weight of trucks putting a strain on roadways that they traverse, and (4) residents' concerns about noise, emissions, and blighting effects of truck traffic.

The Borough's options for managing truck traffic are limited. Enhanced enforcement and compliance is difficult given the lack of a local police force. Also, regulatory changes for time of day restrictions or permitted vehicle size or weight on roadways is difficult given that Fort Dix Street and East Main Street are County urban arterial roadways, which the Borough does not have authority over. Nevertheless, there are several options the Borough should explore, including improved signage that will assist in directing truck drivers, who may not be familiar with the area, and thereby prevent them from taking any unnecessary or circuitous detours before they reach their destination. Additionally, once construction of Phase I, Patriots Walk, and Phase II, Patriots Way is complete, truck traffic through the MUD Zone can be directed to Saylor's Pond Road to Route 68, rather than through the heart of downtown, South Fort Dix Street. This would be consistent with recent traffic management efforts for truck traffic being generated from EP Henry. Land Use Approvals for EP Henry required trucks to make a right-turn only from Farago Boulevard in the Industrial Park towards Route 68. Separate access lanes for truck traffic should be considered for truck deliveries to commercial retail buildings in the MUD, where possible.

## **6.0 ALTERNATE MODES OF TRANSPORTATION**

Providing greater mobility through a balanced transportation system provides benefits beyond the efficient movement of people and goods. One of the goals of this Master Plan is to encourage the use of alternate modes of transportation. Provisions for walking, bicycling, and transit use provide a number of beneficial external impacts, including cleaner and more energy-efficient travel options, reduced vehicle miles traveled and associated improvements to air quality, as well as increased physical activity of residents that reduce obesity and the development of chronic diseases. Switching from private automobiles to walking, bicycling, and transit use reduces vehicle emissions, air pollution, and associated health problems such as asthma and respiratory disease. Nevertheless, alternate modes of transportation are generally underutilized in the Borough.

### **6.1 Pedestrian Facilities Recommendations**

Wrightstown is fortunate to have many sidewalks. Sidewalks are the foundation of a walkable community. There are sidewalks in the Downtown area, along West Main Street, along North Fort Dix Street, as well as in the residential neighborhoods. However,

while most areas have sidewalks, they are not completely interconnected. There are breaks in the sidewalk on North Fort Dix Street, Platt Avenue, and East Main Street. There are no sidewalks on Saylor's Pond Road. An inventory of the commercial and residential side streets in the Borough reveals that there are certain areas that need improvement, as described below.

#### **6.1.1 Downtown Should be Pedestrian-Friendly**

The Borough's future is dependent on it creating a "sense of place." A sense of place is what draws people to an area. In order to successfully compete with on-Base retail and services, the Borough must draw residents, personnel, and retirees off the base who could otherwise shop or eat less expensively on-base. The Borough must also draw residents from surrounding areas and capture the number of transients who pass through the Borough to shop or work on the Base. In essence, the Borough must become a destination.

Structural features, such as building placement, architectural style, pedestrian-orientation of buildings, pedestrian amenities, parking layouts, signage, lighting, and public art help define a sense of place while it is the people who frequent the businesses and spend time in the town who create the vitality. Building aspects that isolate people and discourage pedestrian activity should be prohibited. Therefore, future patterns of development in the Downtown should be driven by the importance of community life and the quality of the human experience. It is envisioned that the Downtown will be a denser, more dynamic, mixed-use center that promotes personal interaction, walking and civic life. Therefore, there should be wide sidewalks to reinforce the downtown's pedestrian character and to enhance street level activity, by providing inviting areas for public interaction.

#### **6.1.2 Replace Cracked Sidewalks and Curbing at Fort Dix Street and Main Street Intersection.**

It is recommended that the cracked sidewalk at the northwest corner of the intersection and the crumbling curbing at the northeast section of the intersection be replaced. The uneven concrete can present a tripping hazard and as curbing generally serves to separate vehicular travel from the pedestrian domain, the crumbled curbing would make it easier for a mismanaged vehicle to trespass into the pedestrian path. Therefore, the sidewalks and curbing should be replaced for safety reasons, as well as to create a more attractive setting at this core intersection. Generally, property owners are responsible for maintaining sidewalks and curbs on County roads. However, the Borough should pursue funding for a streetscape improvement program to improve this important intersection.



Crumbling Curb



Sidewalk in Poor Condition

It is also recommended that information features be incorporated into the intersection crossings and mid-block crosswalk on Fort Dix Street for persons with visual impairments. The crosswalk locations are only detectable by sight. Only one of the curb ramps includes information features for persons with visual impairments (such as ladder markings at crosswalks or curb ramps with detectable warnings).

It is also recommended that the Fort Dix Street and Main Street intersection be improved aesthetically, such as with decorative colored, stamped concrete that resemble bricks. *See Exhibit C-2, Fort Dix Street, Main Street Intersection Proposed Concept.*

### **6.1.3 Incorporate a Patriots ‘Walk-of-Fame’ into the Sidewalk in the Downtown**

The concept called ‘Patriots Walk’ was developed during monthly strategy committee meetings. The committee envisioned creating a Walk-of Fame sidewalk in Wrightstown to commemorate all of the men and women who served in the military, as well as the historic events that Fort Dix and McGuire Air Force Base have contributed to American history. It is anticipated that a sidewalk will be developed with granite markers signifying important dates, people, and events in the military’s history. The proposed sidewalk could start at Phase One, known as Patriot’s Walk, and then head north to Main Street, east along East Main Street, then south along Railroad Avenue. The governing body is working with the selected redeveloper and the military on implementing this walking sidewalk tour throughout Wrightstown’s downtown. *See Exhibit C-3, Conceptual Sketch of Patriots Walk.*

The Walk-of-Fame is one of the elements that will help create a sense of place that is unique to Wrightstown. It will make people at the Base feel a connection to Wrightstown as the soldiers’ home away from home and will also provide an attraction for people spending time in the area.

### **6.1.4 Incorporate Additional Mid-Block Crosswalks.**

There are only a few mid-block crosswalks in the Borough. One of the goals of this Plan is to produce a more pedestrian-oriented environment. Therefore, physical design features that enhance public safety, encourage pedestrian activity, and reduce dependency on the

automobile should be incorporated. Thus, it is recommended that additional mid-block crosswalks be incorporated when the Borough experiences infill development and new development in the Downtown area and North Fort Dix Street.

Additional pedestrian crossings at targeted mid-block locations would allow pedestrians to safely cross the street at multiple locations. At mid-block crossings, pedestrians encounter traffic moving in two directions. Marked crosswalks are intended to provide pedestrians with a feeling of confidence that it is safe to cross a street at the marked location and to give motorists adequate warning to expect pedestrians to be in the roadway. Signage that emphasizes that pedestrians have the right of way should be installed in association with the proposed crosswalks should be used for traffic calming measures. The 30 miles per hour speed limit should not be increased. Additional mid-block crosswalks should be considered

### 6.1.5 Connect Sidewalks



Sidewalk missing in front of Block 501, Lot 5 (Edson House)



Sidewalk missing in front of Block 501, Lot 9 (Watsula House)

Throughout the Borough, there are instances where the sidewalks are not complete. For example, there are intermittent breaks in the sidewalk on the eastern side of North Fort Dix Street. In some instances, this is due to the auto-focused nature of the associated land uses, such as Bird's Towing and Auto Repair. In other cases, the elevation of abutting properties seems to be the major obstacle. For example, for Block 501, Lot 5 (Edson residence), sidewalk construction would require significant regrading and/or installation of a retaining wall. Likewise, for Block 501, Lot 9 (Watsula residence), sidewalk construction would require significant regrading and relocation of a retaining wall closer to the house. This would result in a reduction of the front yard and potentially injure a mature tree and impact the use of the existing driveway. As sidewalks are needed on both sides of the streets to encourage walkability and to make people feel safe and comfortable, the gaps in the sidewalks should be eliminated if and when the sites are redeveloped in the future.

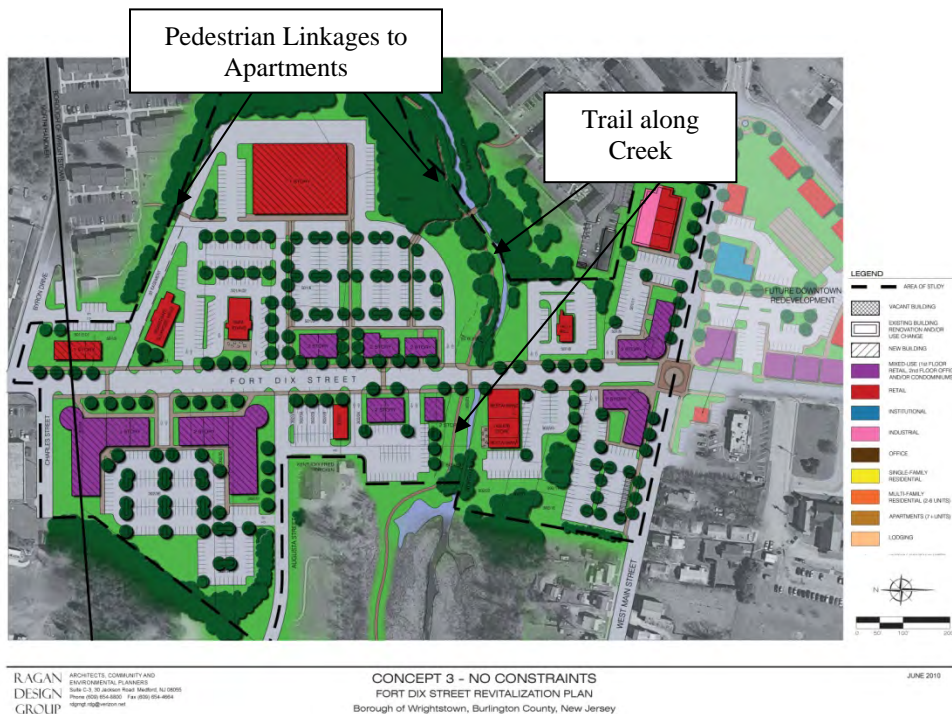
Some areas may not warrant sidewalk connections. For example, Platt Avenue has sidewalks on the southern side of the street, but only for the residential portion of the street. It stops at the vacant property behind the Dollar General shopping center. While

it would be beneficial for the residents who live at the end of the cul-de-sac to have a designated area for walking in the neighborhood, the cul-de-sac is not a high traffic area and the costs of retrofitting this portion of the neighborhood with a sidewalk may be excessive given the number of users at this time. In the event the circulation changes so as to create more traffic on Platt Avenue, then sidewalks would be desired.

#### 6.1.6 Incorporate Nature Trail Along the Creek and Provide Pedestrian Connections to Multi-Family Apartment Complexes

It is recommended that the Borough consider the purchase of land and/or conservation easements along the North Run. This would help to protect species habitat along the stream corridor and to minimize conflicts and encroachments to the surface water and its associated ecological community. Developing nature trails as a secondary use would also promote sustainable interaction and appreciation of the Borough's natural resources for recreational and educational purposes. It is envisioned that the nature trail will link to the sidewalks at the end of the cul-de-sac on Augusta Street.

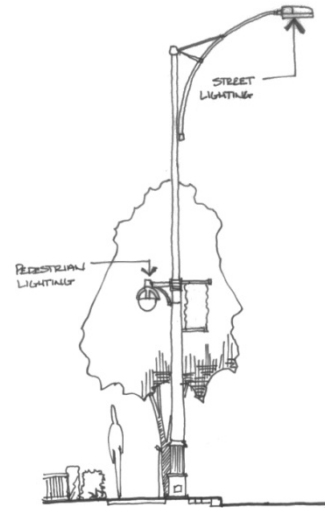
The Fort Dix Street Report also recommends greater pedestrian connections between the businesses on Fort Dix Street and the two largest apartment complexes in Wrightstown, Wrightstown Arms Apartments and Maple Court Apartments. It contemplates the installation of a pedestrian bridge across the Creek that would link Maple Court Apartments to the trail along the Creek as well as to businesses on Fort Dix Street. *See graphic below from Fort Dix Street Report.*





### 6.1.7 Incorporate Pedestrian-Oriented Light Fixtures.

It is also recommended that streetlights be installed that contain pedestrian-oriented light fixtures with flag mountings to welcome visitors to Wrightstown along Fort Dix Street and in throughout the Downtown area. The pedestrian-oriented light fixtures would illuminate walkways, enhance safety, and provide sight lines.



## 6.2 Bicycle Facilities Recommendations

The only bicycle path is located at Croshaw Park. Wrightstown's traffic on current streets are often stressful for the average bicyclist. Retrofitting for bicycle paths can be difficult. While new roads in the MUD Zone and Patriots Walk Overlay Zone will be created in the future, there are no plans to include a



designated bike route access lane in the public right of way for Patriots Walk, as the Borough is trying to close in the space to create a 'main street' pedestrian-centric experience. *See discussion above under roadway recommendations.* Instead, it is anticipated that development in the Patriots Walk Overlay Zone will coordinate bike route access through the redevelopment area and bicycle racks will be installed at various locations.

Nevertheless, there are several opportunities for encouraging bicycling in the Borough. The Borough should explore the possibility of the County incorporating a designated bicycle or multi-use lane on County Road 615 in the east end of the Borough, as there is sufficient room in the shoulder to accommodate a bicycle lane. It would be a relatively inexpensive way of providing accommodations for bicyclists, as it would be a matter of paint application to the roadway. There are limited land uses on the southern portion of the roadway, due to the adjacent Military Base, so there would be minimal conflicts or areas of exposure for pedestrians and bicyclists along the roadway. It could link to a potential multi-use trail along the former railroad bed. The Borough may want to explore converting the JCP&L property, which runs along the former railroad bed, into a bituminous multiuse trail. There are national programs such as The Rails to Trail Program, that assist municipalities with converting vacated railroad right-of-ways into multiuse path. Also, an opportunity exists to incorporate a bicycle lane on Railroad Avenue in the event it becomes a one-way street (described above).

## **6.3 Public Transit Recommendations**

### **6.3.1 Bus Service**

NJ Transit operates the 317 Asbury Park-Philadelphia bus route through Wrightstown. Buses currently travel through the Base, along Railroad Avenue and East Main Street. The bus shelter is located on the west side of Railroad Avenue, adjacent to the public parking lot. Wrightstown should encourage public transportation usage, by providing additional convenient and safe transit stops.

RDG contacted NJ Transit about the possibility of initiating new bus stops on Fort Dix Street, north of Main Street, and on East Main Street, between Fort Dix Street and Railroad Avenue, as it would be particularly beneficial for the residents of Wrightstown Arms Apartments, a 52- unit family rental Section 8 apartment complex and the residents of Maple Court Apartments. Beth Waltrip, a Senior Services Planner at New Jersey Transit, stated that although NJ Transit is currently reviewing their travel route due to significant delays being experienced because of heightened security at the Base after 9/11, she does not believe that these apartment complexes would be included in their future travel routes unless and until a larger concentration of persons would be serviced. She stated that the population concentration is not large enough to alter the route pattern. NJ Transit is, however, amenable to adding bus stops along its existing route.<sup>78</sup> Therefore, the Borough should seek a bus stop in the vicinity of the Dollar General/Dunkin Donuts/Days Inn Shopping Center, which is along the existing bus route.

Additionally, the potential change to the bus route because of the change in circulation pattern for Railroad Avenue warrants a new conversation with NJ Transit. If Railroad Avenue becomes a one-way street, Railroad Avenue will not be available on the return route from Philadelphia. Borough officials should initiate discussions with NJ Transit to discuss the potential relocation of the bus stop.

Also, as new roadways are being developed in the MUD and Patriots Walk Overlay Zone, a bus stop could easily be accommodated along Patriots Way, beyond the proposed hotel as it will likely be designed to incorporate on-street parallel parking. Ideally, a bus shelter would be located in front of high traffic generators, such as a college facility, large retail user, or professional office building. However, as stated above, NJ Transit has no plans for expanding its bus service in Wrightstown unless it is along the existing bus route or until such time that a larger concentration of persons would be serviced. Nevertheless, as Wrightstown is a Proposed Town Center, it is recommended that the Borough, Redeveloper, and NJ Transit discuss opportunities for expanding bus service to Wrightstown in the future. This is supported by the Northern Burlington County GAPP plan that identifies expansion of service in Wrightstown as an implementation item. TR-12 states: “explore expansion of NJ Transit, BurLink or both bus routes to connect the Wrightstown, Columbus-Homestead and Florence town centers.”<sup>79</sup> Therefore, the

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<sup>78</sup> Conversation with Daniel O’Gorman, NJ Transit (August 2009)

<sup>79</sup> GAPP at p.103.

Borough should contact NJ Transit to discuss the foregoing issues and the Redeveloper and the Borough should consider including potential bus stops in the MUD Zone.

### **6.3.2 Rail Passenger Service**

There is no rail passenger service in the Borough. The Pemberton-Hightstown Railroad was constructed in the 1860s. It linked the towns of Pemberton and Hightstown, a total of 24 miles. The line lasted until 1977, when it ceased to exist. JCP&L owns the former railway property. As noted above, the Borough may want to explore the possibility of converting the JCP&L property into a bituminous multiuse trail for bicyclists and pedestrians.

### **6.3.3 Special Need Services - Para Transit**

Burlington County seniors (age 60 and above) and adult disabled county residents can use the free non-emergency Burlington County Transportation Service (BCTS) Para transit service. Service is available Monday to Friday, 8am to 5pm. The curb-to-curb service provides transportation to the following locations:

- Non-emergency medical appointments to doctors' offices, hospitals, and other medical facilities for veterans, seniors and persons with disabilities;
- Grocery shopping (weekly fixed route) and malls (bi-monthly);
- Private employment (limited service);
- A shuttle to major Philadelphia health centers (in conjunction with Gloucester and Cumberland County Para-transits) for non-emergency medical appointments; and
- Conduct personal business on a pre-reserved, space available basis (banking, hairdresser, social event, home visit, etc.)

### **6.3.4 Military Shuttle**

It is recommended that the Borough request the Joint Base to consider instituting a military-run shuttle bus that would bring Base personnel and residents off-base to various destinations in the Borough. This would bring additional persons to the Borough's commercial areas. Many servicemen and women do not have cars on the Base. This would provide a needed service to military personnel and residents, as well as benefit local businesses.

## **6.4 Air Circulation Recommendations**

This Master Plan recommends that the Borough amend the Zoning Ordinance as a means of mitigating the noise susceptibility and air hazards associated with the military airport at the Joint Base. It is recommended that the Borough amend Section 527 of the Zoning Ordinance to incorporate suggested noise level reduction measures for new construction in the Borough and to amend the list of prohibited land uses in the accident potential zone. *See Land Use Plan Element for more details.*

## **7.0 SUMMARY OF RECOMMENDATIONS**

- 7.1 It is recommended that the Borough continue to work with the Community Services Unit of the New Jersey State Police to enhance the safety of those who live and travel in the Borough. It is recommended that awareness campaigns, periodic enforcement of traffic regulations, and radar trailers be utilized. Traffic calming devices should be incorporated into the roadway to slow vehicular travel in the Downtown area. It is recommended that Borough explore shared police services with adjacent communities for improved monitoring and enforcement.
- 7.2 It is recommended that new and reconstructed roadways in the Downtown Area reflect the desired pedestrian character for the Downtown. They should enhance street level activity and provide inviting areas for public interaction (i.e., Patriots Walk and Patriots Way).
- 7.3 It is recommended that the Borough initiate dialogue with NJ Transit to discuss the various issues related to public transit in the Borough, including (1) adding new bus stops along the existing bus route on East Main Street, (2) the potential change in circulation pattern on Railroad Avenue, which may result in a new circulation pattern for NJ Transit, (3) opportunities for expanding bus service in other areas of the Borough, including North Fort Dix Street and in the MUD Zone/ Patriots Walk Overlay Zone area.
- 7.4 In order for Fort Dix Street, north of Main Street, to serve as an extension of the Downtown in the long term, it is recommended that the center two-way left turning lane on North Fort Dix Street be eliminated and that on-street parking be incorporated into North Fort Dix Street, north of the Creek. It is also recommended that adjacent sites on North Fort Dix Street be encouraged to consolidate driveways, provide cross-access, and utilize a shared rear alley to improve circulation.
- 7.5 It is recommended that the following changes be made to the Fort Dix Street/Main Street intersection:
- Increase the signal timing and the green time for each approach to improve the level of service at the intersection (once verified by local and /or County officials as an effective means of improving intersection function).
  - Repair cracked sidewalks and crumbled curbing
  - Incorporate information features for persons with visual impairments.
  - Improve the intersection aesthetically, as suggested in Exhibit C-2.
- 7.6 It is recommended that the sidewalks in the downtown be enhanced with granite markers, known as a Patriots Walk of Fame, to signify important dates, people and events in the military's history, as part of the Borough's efforts to create a Sense of Place. See Exhibit C-3.

- 7.7 It is recommended that the Borough incorporate more mid-block crosswalks to produce a more pedestrian-oriented environment. Additional pedestrian crossings at targeted mid-block locations would allow pedestrians to safely cross the street at multiple locations.
- 7.8 It is recommended that the sidewalks be connected so there are no breaks in sidewalk connections on Fort Dix Street, north of Main Street.
- 7.9 It is recommended that streetlights be installed that contain pedestrian-oriented light fixtures to illuminate walkways and enhance pedestrian safety in an attractive manner.
- 7.10 It is recommended that a multi-use trail be developed along the Creek, as well as pedestrian linkages to Wrightstown Arms Apartments and Maple Court Apartments.
- 7.11 It is recommended that the Borough explore opportunities for encouraging bicycling in the Borough, such as incorporating a designated bicycle lane along County Road 615, along the former railroad corridor, and perhaps along Railroad Avenue, if it becomes a one-way street.
- 7.12 It is recommended that the Borough request the Joint Base to consider instituting a military-run shuttle bus that would bring Base personnel and residents off-base to various destinations in the Borough.
- 7.13 It is recommended that the Borough amend Section 527 of the Zoning Ordinance to incorporate suggested noise level reduction measures for all new construction in the Borough and to amend the list of prohibited land uses in the accident potential zone.

**8.0 APPENDIX TO THE CIRCULATION PLAN ELEMENT**

The following graphics can be found in the Appendix.

Circulation Map .....C-1  
Fort Dix Street, Main Street Intersection Proposed Concept .....C-2  
Conceptual Sketch of Patriots Walk .....C-3

## V. UTILITY SERVICE PLAN ELEMENT

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### 1.0 INTRODUCTION

As set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(5), a utility service plan element analyzes the need for, and illustrates the future 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, including storm water management.

### 2.0 GOALS FOR UTILITY SERVICES

- 2.1 Maintain and improve the community's wastewater treatment, water supply, and storm water systems to protect public health, safety, welfare, and the natural environment in a cost effective manner.
- 2.2 Relocate overhead utilities underground to improve safety and to enhance the scenic character of the Borough's streetscape.

### 3.0 WATER SUPPLY

#### 3.1 Introduction

The Wrightstown MUA water facility was first established in 1974. The Wrightstown MUA currently services a population of 750 people with 235 service connections.<sup>80</sup> The MUA utilizes two active wells and one ground storage tank, which are located on Block 501, Lot 18 at the end of Martha Avenue.<sup>81</sup> As a safeguard measure, the Borough is interconnected to the Fort Dix water supply in the event of a local system failure.

#### 3.2 Water Resource Capacity

The MUA wells are 6" and 10" in diameter and have a well depth of 732 feet.<sup>82</sup> The MUA wells are located within an area designated by the New Jersey Department of

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<sup>80</sup> Currently, there is a one-time water connection fee of \$1,910. The MUA rate schedule consists of a minimum quarterly base rate, as well as a water usage charge. The minimum quarterly base rate is currently \$26 per Equivalent Dwelling Unit (EDU) and \$5 per 1,000 gallons of water usage.

<sup>81</sup> The Wrightstown MUA also owns two inactive wells that are no longer used due to low yield and poor water quality. One of the inactive wells, located behind the former firehouse on West Main Street, has not been utilized in 15 years. The other inactive well, located in front of Maple Court Apartments on East Main Street, has been capped for a long period of time.

<sup>82</sup> *Recovery of Ground-Water Levels from 1988 to 2003 and Analysis of Effects of 2003 and Full-Allocation Withdrawals in Critical Area 2*, Southern New Jersey, Scientific Investigations Report 2008-5142, prepared by the U.S. Geological Survey in cooperation with the NJDEP, p.24 Table 1 (2008).



Environmental Protection (hereafter “NJDEP”) as a Water Supply Critical Area.<sup>83</sup> This limits the amount of water the MUA may withdraw from the Potomac-Raritan-Magothy (PRM) aquifer system. The Burlington County Resource Conservation Department, in conjunction with the NJDEP Bureau of Water Allocation, has assigned the MUA a limited water source allocation of 60 million gallons per year and 6 million gallons per month, which has not been exceeded.

A NJDEP public water system deficit/surplus analysis, last updated 7/10/2009, indicates that the Borough is using roughly 64% of its water supply allocation.<sup>84</sup> NJDEP based its analysis on the Borough’s peak demand in 2005 of 38.318MGY. Based on a water source allocation of 60 MGY, this leaves 21.682MGY, equating to 36% capacity for future use. It is important to note that the NJDEP analysis utilized the annual peak demand, rather than average annual demand. Typically, the Borough utilizes about one half of its water source allocation. For example, in 2008, the Wrightstown MUA pumped 31 million gallons over the course of the year, leaving an excess capacity of roughly 29 million gallons per year. Therefore, the Borough characteristically uses a little more than one-half of its water source allocation.



Wrightstown MUA Well #3

As detailed in the Land Use Element, the Borough expects significant redevelopment activity on the 42 acres of land acquired from Fort Dix and infill in the Downtown Area. It is expected that the Borough’s excess water source allocation will be sufficient to meet

<sup>83</sup> Water Supply Critical Areas are regions of the State where excessive water use presents undue stress or poses a significant threat to the integrity of a water-supply source. Recovery of Ground-Water Levels from 1988 to 2003 and Analysis of Effects of 2003 and Full-Allocation Withdrawals in Critical Area 2, Southern New Jersey, Scientific Investigations Report 2008-5142, prepared by the U.S. Geological Survey in cooperation with the NJDEP (2008), p.2 (citing N.J.A.C. 2005)

<sup>84</sup>  $60\text{MGY} - 38.318\text{MGY} = 21.682\text{MGY}$  (leaving 36% excess capacity). See NJDEP, SDRP, Plan Endorsement Opportunities & Constraints Analysis, dated June 8, 2010, Water & Wastewater Analysis Section.

the water requirements for Phase I of the Borough's Mixed Use Redevelopment Area. Specifically, based on approved conceptual plans for Phase I, Birdsall Services Group projected the maximum Phase I water requirements to be approximately 84,500 GPD, which equates to 30 MGY.<sup>85</sup> The Phase I water capacities were calculated according to water volume requirements as presented by N.J.A.C. 7:10-12.6, which calculates the average daily water demand for various types of establishments. Birdsall then increased the water demand based on certain assumptions. The demand was calculated based on 49,700 square feet of retail/commercial use (6,215 GPD), a restaurant with 155 seats (3,100 GPD), and a hotel with 334 rooms with associated laundry service (75,150 GPD). It is believed that the projected Phase I demand over-estimates the actual need, as Birdsall took a self-proclaimed 'conservative approach' by including future proposed extended stay units, 2 persons per hotel room, and increasing the hotel portion by 50% to account for laundry demand. It also doubled the restaurant demand to account for extended service hours. Using typical calculations, Phase I would result in 57,865 GPD or 21 MGY instead. If Phase I is constructed as proposed, it may exhaust the balance of the Borough's excess water capacity, which is 21.682MGY using the 2005 peak demand figure or 29 MGY using average annual demand.

Consequently, it appears that the Borough may need to apply for an increase in water source allocation in order to accommodate additional development activity in the Borough beyond Phase I of the Redevelopment Area. The Borough is anticipating that Phase II of the Redevelopment Area will be constructed in the future and the Downtown will experience a fair amount of infill development. Therefore, if needed, the Borough will pursue an increase in water allocation.

As the application process for a water source allocation modification takes at least 18 months, it would be prudent to arrange an informational meeting with the Burlington County Resource Conservation Land Use Office and the NJDEP Bureau of Water Allocation to discuss the potential increase in the amount of water the Wrightstown MUA can remove from the Potomac-Raritan-Magothy (PRM) aquifer system in the future. This would serve to inform the County and the State of the Borough's anticipated needs, as well as to help Wrightstown (and North Hanover) avoid any unnecessary expenses on detailed plan preparations before confirming the extent to which an increase in water allocation will be supported on the County and State levels. This issue should be addressed during the Plan Endorsement process. *See Land Use Plan Element.*

### **3.3 Local Storage System Capacity and Condition**

The existing ground storage tank has a 300,000-gallon capacity and is pressure-generated by booster pumps. While it is sufficiently meeting the existing needs of the Borough, it is a long-term objective of the MUA to have an elevated water storage tank constructed on Borough property (Block 203, Lot 1.09) in the Industrial Park. An elevated tank would provide additional water volume, provide water system pressure to serve future

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<sup>85</sup>Memorandum from Dan Giacobbe of Birdsall Services Group to Kris Kluk, Ph.D., P.E., dated February 3, 2009.

development, ease the Borough's reliance on expensive electric pumping, as well as assist in better fire protection. It is recommended that the Borough begin investigating the cost of installing an elevated water storage tank, as well as financing mechanisms.

The MUA water facility is in good condition. The MUA completed a total rehabilitation of the 300,000-gallon steel ground storage tank, water treatment facility, and booster system in 2008. The storage tank and pumping system is inspected, maintained, and supervised daily. As part of a preventative maintenance and care program, it is recommended that the Borough have an independent professional engineer conduct a complete inspection of the tank and pumping mechanisms at least every 5 years in order to determine if repairs are required and what the nature/extent of the work is needed. While the cost of a complete inspection is expensive, it is insignificant compared to the cost of premature failure of the tank and associated infrastructure.



300,000-gallon ground water storage tank



Wrightstown MUA Water Treatment Facility



Wrightstown MUA Water Treatment Facility

### 3.4 Distribution System Capacity and Condition

The water distribution system predominantly consists of 8" lines and is generally in good condition, with a few exceptions. The downtown water lines were replaced in 1974 with 8" asbestos-cement pipe (ACP) water lines. The water lines in the Platt Avenue residential neighborhood were upgraded to 8" ductile iron pipe with porcelain-lined cement in 1991. Recently, the water line along Saylor's Pond Road, in between West Main Street and the Industrial Park, was replaced with a 12" ductile iron pipe.<sup>86</sup> This year, the Borough upgraded the water lines along Fort Dix Street, south of Main Street, to ductile iron pipe with porcelain-lined cement when other utility upgrades took place in the right of way, with financial assistance from Small Cities Public Facilities funding, Burlington County, and a USDA Water and Waste Disposal Grant/Loan.

However, the Dollar General shopping center area along East Main Street still has the original water lines, which are approximately 100 years old. Based on the age of the original water lines, it is anticipated that they will also need replacement in the future.

It is recommended that the Borough develop a program to monitor the age, condition, and capacity of the system and to plan for periodic improvements by allocating funding (i.e., CIP) to ensure the structural integrity of the water network. As part of the program, it is recommended that a single database be created that compiles existing information about the distribution system, including current maps, maintenance records, maintenance and emergency logs, as built drawings/survey information, preferably in an electronic format, such as GIS. A starting point is **Exhibit U-1**, the Wrightstown Water Distribution System, generated by Kluk Consultants, dated 3/11/09. The map contains information on the locations and diameter of the water infrastructure. In this way, the Borough will develop a systematic methodology for allocating budget resources to maintain the water infrastructure over time. Federal and State grant opportunities and low interest loans should also be explored, such as through the New Jersey Environmental Infrastructure Financing Program.

## 4.0 SANITARY SEWER

### 4.1 Introduction

The Wrightstown MUA collects and treats nearly all of the sewerage that is discharged from properties in the Borough.<sup>87</sup> The sewer lines are both gravity fed and pumped to the sewage treatment plant. There are two pumping stations: one on Platt Avenue in the east end of the Borough and one that is privately owned by Wrightstown Arms Apartments. The Wrightstown MUA currently services a population of 750 people with 231 service

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<sup>86</sup> Conversations with Brian Sperling, MUA Supervisor, in February and March 2009.

<sup>87</sup> There are a few properties that still have individual sewage disposal systems. Additionally, the Dollar General shopping center located on Block 601, Lot 47 has privately-owned sewer pipes that flow to the sewage pumping station on Platt Avenue.

connections.<sup>88</sup> The sewer plant was constructed in 1992 and is the third facility built in Wrightstown.

## 4.2 Capacity

The Wrightstown MUA plant is designed to treat 337,000 GPD. A NJDEP wastewater deficit/surplus analysis indicates that the Borough is using roughly 56% of the permitted flow for the Wrightstown MUA, based on the average treatment of .19 MGD. .34MGD is the permitted flow for the facility.  $.34\text{MGD} - .19\text{MGD} = .15\text{MGD}$ , equating to 44% capacity for future use.<sup>89</sup>

Based on Conceptual Plans for Phase I, Birdsall Services Group estimated that Phase I of the Mixed Use Redevelopment Area will have a sewer requirement of approximately 37,770 GPD.<sup>90</sup> The Phase I sewer capacities were calculated according to the projected flow criteria presented by N.J.A.C. 7:14A-23.3, which calculates gallons of wastewater flow per day of various types of establishments. The analysis is based on 49,700 square feet of retail/commercial use (4,970 GPD), a restaurant with 155 seats (7,750 GPD), and a hotel with 334 rooms (25,050 GPD). Again, Birdsall utilized a conservative approach, using all of the proposed hotel units as well as future proposed extended stay units. As the excess sewer capacity is estimated to be 150,000 GPD and Phase I is estimated to utilize 37,770 GPD, there is sufficient plant capacity to handle Phase I.

It is also believed there will be sufficient capacity to handle Phase II of the MUD Redevelopment Area, as well as infill in the Downtown Area and the Business Park. However, this cannot be said with certainty until there are firmer demand numbers for these areas. In the extended future, the Borough may also be asked to provide sewer service to its neighbor, North Hanover Township.<sup>91</sup> It is uncertain, however, whether the sewerage treatment plant would also be able to handle the sewerage needs of North Hanover's potential receiving areas. The Borough would need to have a better understanding of the development potential of the receiving areas. Wrightstown's first priority is ensuring sewer service within its own borders. Increasing the capacity of the sewer plant is a viable option.

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<sup>88</sup>There is a one-time sewer connection fee of \$3,430. The MUA rate schedule consists of a minimum quarterly base rate, as well as a sewer usage charge. The minimum quarterly base rate is currently \$52 per Equivalent Dwelling Unit (EDU) and \$10.11 per 1,000 gallons of water usage.

<sup>89</sup>See NJDEP, SDRP, Plan Endorsement Opportunities & Constraints Analysis, dated June 8, 2010, Water & Wastewater Analysis Section.

<sup>90</sup>Memorandum from Dan Giacobbe of Birdsall Services Group to Kris Kluk, Ph.D., P.E., dated February 3, 2009.

<sup>91</sup>Over the years, North Hanover has been contemplating the implementation of a Transfer of Development Rights (TDR) Program in an effort to safeguard its prime farmland and to revitalize its commercial areas. A portion of North Hanover, closest to the Wrightstown border, is being considered for one of the receiving areas. Sewer service to the receiving area(s) will be essential to the TDR program's success. Nevertheless, service to North Hanover would be contingent on Wrightstown's ability to meet its own needs first.



It is recommended that officials from Wrightstown and North Hanover meet periodically to discuss the current status of projects in their respective communities. Also, modification of a sewer service area will require an amendment to Wrightstown's Wastewater Management Plan (WMP). The existing WMP was prepared by Kluk Consultants, dated September 1, 1998. It is on-file in the Clerk's office. The Burlington County Office of Resource Conservation is in the process of amending the Borough's WMP as part of a County-wide effort. It is recommended that the Borough continue to assist the County in this regard.

### **4.3 Condition**

#### **4.3.1. Sewer Plant Condition**

The Wrightstown MUA sewer treatment plant is about 15 years old and is in good condition. The treatment plant is inspected, maintained, and supervised daily. As part of a preventative maintenance and care program, the federal government periodically inspects the plant. The inspections will identify if repairs are required and what the nature/extent of the work is needed.



Wrightstown MUA Sewer Treatment Plant



Wrightstown MUA Sewer Treatment Plant

The sewer treatment plant received first place for a small advanced plant in 1996 pursuant to the Clean Water Act Recipient Awards. The plant is in compliance with the water quality and air quality standards of the New Jersey Department of Environmental Protection. However, there are concerns about whether the Borough can meet new water quality based effluent limits imposed on sewerage authorities that limit the amount of phosphorus being discharged into freshwater streams and lakes to 0.1 mg/L. The MUA is making efforts to lower the phosphorus levels below the imposed limit, by reducing the intake of off-site waste that is typically high in phosphorous. Alternative strategies to meeting the 0.1 mg/L effluent limitation for total phosphorous are costly. It is estimated that it will cost about \$300-400,000 to install a sand filtration system. It is recommended that the Borough begin exploring financial means for paying for this system upgrade, in the event it is needed. Low interest financing through the New Jersey Environmental Infrastructure Trust (NJEIT) is available. The Office of Planning and Sustainable Communities has stated that it will work with the Borough, County, and various offices



throughout the DEP during plan endorsement to address any issues that are identified regarding effluent levels.<sup>92</sup>

#### **4.3.2. Sewer Collection System Condition**

The sewer collection lines are made of various materials, including reinforced concrete pipe (RCP), terra cotta pipe (TCP), steal pipe, corrugated metal, and polyvinyl chloride pipe (PVC). The diameters of the sewer mains vary between 8", 10" and 12". See **Exhibit U-2**, the Wrightstown Sewer Collection System generated by Kluk Consultants, dated 3/11/09. According to the MUA Supervisor, the oldest sewer lines, which are about 100 years old, are in the center of Town (West Main Street, East Main Street and Fort Dix Street). This year, the lines on Fort Dix Street, south of Main Street, were replaced with the assistance of a USDA Water and Waste Disposal Grant/Loan when other utility improvements take place. It is anticipated that some manholes and sewer main will need to be replaced along Fort Dix Street, north of Main Street, in the future. The public sewer lines in the east end of town were upgraded in 1991. It is unknown when the sewer lines along Saylor's Pond Road were installed. They are constructed of corrugated metal and will likely need to be replaced if there are plans to accommodate a force main transporting additional large volumes of sewerage along Saylor's Pond Road. The Dollar General Shopping Center located on Block 601, Lot 47 has privately-owned sewer lines that flow to the public pumping station on Platt Avenue. The original section of the private lines was installed in 1958.

The sewer system is one of the most significant public infrastructure systems that the Borough operates. However, since it is underground, and therefore out of sight, it may not receive the attention that it should. A formal Inflow and Infiltration Study (I&I) has not been done in about 25 years. Sewer problems are generally handled as they arise. From time to time, the MUA utilizes camera equipment to examine the system. Repairs are made when troublesome spots are found. They also monitor the system after heavy rain events to check for excessive infiltration/inflow. This has revealed problems with manhole covers. Ensuring watertight manholes and leaky lines is a cost effective way to reduce infiltration/inflow. The MUA has also conducted smoke tests, which helps with checking for illegal sewer connections.

It is recommended that the Borough develop a program to monitor the age, condition, and capacity of the system and to plan for periodic improvements by allocating funding (i.e., CIP) to ensure the structural integrity of the sewer network. In this way, the Borough will develop a systematic methodology for allocating budget resources to maintain sewer infrastructure over time. Financing needed improvements has been a primary issue. Federal and State grant opportunities and low interest loans should continue to be explored, such as through the New Jersey Environmental Infrastructure Financing Program.

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<sup>92</sup> DEP OCA, Water & Wastewater Analysis, Water Quality Management Plan section.

Like the recommendation for water infrastructure, it is recommended that a single database be created that compiles existing information about the collection system, including current maps, maintenance records, maintenance and emergency logs, recorded flow data, any as built drawings/survey information, preferably in an electronic format, such as GIS. A starting point is **Exhibit U-2**, the Wrightstown Sewer Collection System generated by Kluk Consultants, dated 3/11/09. The map contains information on the locations and diameter of the sewer infrastructure. As part of the program, the Borough will need to establish priorities for long-term sewer system maintenance. For example, the Borough may group sewer pipes into categories based on age, diameter, and material type in order to determine the most appropriate allocation of funding, given budgetary constraints.

## **5.0 STORM WATER MANAGEMENT AND DRAINAGE**

Storm water infrastructure drains excess rain and groundwater from paved streets, parking lots, sidewalks, and roofs. The Borough's stormwater infrastructure is aging and is in poor condition. The County recently replaced the storm water infrastructure on Fort Dix Street (south of Main Street), in conjunction with a larger project, which is being funded by a Small Cities grant and USDA Water and Waste Disposal Grant/Loan to replace the sewer and water lines and to reconstruct the roadway. Additionally, the Borough received a 2009 NJDOT grant for \$180,000 to rectify an inlet problem on Saylor's Pond Road, between the Springfield border and Farago Boulevard. Prior to the replacement, there were large volumes of standing storm water on the road during storm events.

There are a myriad of storm water infrastructure owners, including: the Borough, the County, private entities, as well as the Military. The storm water infrastructure that runs across Maple Court Apartments' property is in poor condition. Numerous sinkholes near the creek and broken pieces of pipe indicate structural deterioration of the pipes. The Borough Engineer believes that the Apartment complex owns the infrastructure and is responsible for maintaining and replacing it.<sup>93</sup> The Borough should make efforts to educate and assist the private property owners, in any means it can. Financing, however, appears to be a major obstacle. Federal and State grant opportunities and low interest loans for private entities should be explored, such as through the New Jersey Environmental Infrastructure Financing Program (EIF). For County and Military infrastructure, it is recommended that the Borough make a formal request to the County and to the Military to make any needed improvements.

Like sewer and water, it is recommended that the Borough develop a program to monitor the location, ownership, age, condition, and capacity of the storm water infrastructure and to work with the pertinent partners to plan for periodic improvements by allocating funding (i.e., CIP) to ensure the structural integrity of the storm water network. In this way, the Borough will develop a systematic methodology for allocating budget resources

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<sup>93</sup> October 11, 2011 Land Use Board Meeting.

to maintain the infrastructure over time. Proper storm water management is necessary to lessen flooding and to decrease the amount of runoff pollutants reaching the waterway.

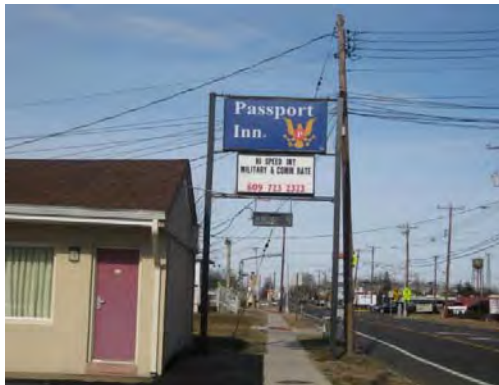
*Stormwater management related to pollution prevention is addressed in the surface water section of the Conservation Plan Element.*

## 6.0 SOLID WASTE MANAGEMENT

The Wrightstown Maintenance Department provides trash pick-up and disposal services to most of the Borough residents. There is an inter-local agreement with Mount Laurel Township to pick up refuse at the two large apartment complexes in the Borough. Waste from Wrightstown is disposed of at the Burlington County Resource Recovery Complex. Commercial land uses are responsible for their own disposal services.

Burlington County picks up recyclable materials from residences, including the two large apartment complexes, as well as from the Borough's recycling center, which is now located on Martha Avenue. The Borough participates in the New Jersey Department of Environmental Protection (NJDEP) municipal recycling tonnage grant program. In 2007, Wrightstown reported approximately 8,536.12 tons of recycled material, which resulted in a grant of \$165. The grant is projected to be \$330 for 2008. *See Recycling Element for more details.*

## 7.0 ELECTRICAL UTILITIES



JCP&L's overhead distribution lines crisscross Borough streets while electrical transmission lines bisect the community along the former railroad bed. See **Exhibit U-3**, Utilities Map. The Borough would like to relocate existing above-ground telephone and electric lines in selected areas.

Specifically, in an effort to improve the streetscape in the Downtown Area, the Borough would like to relocate the overhead distribution lines underground, particularly on Fort Dix Street. While the Borough successfully negotiated with JCP&L to relocate the overhead transmission lines that previously cut across the 42-acre Redevelopment Area to the perimeter of the Military Base, it is a long-term goal to have these transmission

lines placed underground. In addition to aesthetics, it is also a safety concern, given the proximity of the adjacent military airport. Additionally, it is a long term goal to relocate the overhead utility lines along Railroad Avenue to the perimeter of the Military Base, as shown in Exhibit U-3. All new development is required to construct underground utilities.

Another issue regarding utilities in Wrightstown is the costly expansion of electricity throughout the Borough. Beginning in 2007, the State Board of Public Utilities mandated that the costs of extending gas and electric be borne by developers when new homes and businesses are constructed outside of desired growth areas as identified by the State Development and Redevelopment Plan. This mandate also affects extensions of electricity for municipal purposes. Recently, the Borough sought to electrify a crosswalk across from the new Fire House on Saylor's Pond Road and the Fire Company was assessed a considerable amount of fees related thereto. On December 30, 2009, the Board of Public Utilities (BPU) made a decision to treat all areas of the state as "growth" areas in regard to the extension of utility services. The Borough's pursuit of Plan Endorsement from the State Planning Commission to formally acknowledge Wrightstown's identity as a Town Center would also mitigate this matter.

## **8.0 WIRELESS COMMUNICATIONS**

A wireless communication tower is located in the Industrial Park on Borough property (Block 203, Lot 1.09). The Borough does not have a cell tower ordinance at this time. It is recommended that the Borough amend the Zoning Ordinance to regulate how and where future towers can be placed. New towers should not be built until it is demonstrated that no existing towers or structures can accommodate the wireless carrier's equipment. Cell towers should be prohibited in residential zoning districts and only be permitted in the Industrial Park (currently the office campus/retail zone) or the general commercial zone. At a minimum, the ordinance should articulate appropriate height, setbacks, and security fencing.

## **9.0 SUMMARY OF RECOMMENDATIONS**

### **9.1 Water Supply**

- Arrange an informational meeting with the Burlington County Resource Conservation Land Use Office, the NJDEP Bureau of Water Allocation, and the Township of North Hanover to discuss the potential increase in the amount of water the Wrightstown MUA can remove from the Potomac-Raritan-Magothy (PRM) aquifer system in the future.
- Investigate the cost of installing an elevated water storage tank on Block 203, Lot 1.09 in the Industrial Park and explore financing mechanisms.

- Hire an independent professional engineer to conduct a complete inspection of the ground water storage tank and pumping mechanisms at least every 5 years
- Develop a database program to monitor the location, age, condition, and capacity of the water network and plan for periodic improvements by allocating funding (i.e., CIP), to ensure the structural integrity of the water network.
- Explore Federal and State grant opportunities and low interest loans for water infrastructure improvements, such as through the New Jersey Environmental Infrastructure Financing Program.

## **9.2 Sanitary Sewer**

- Meet with officials from North Hanover periodically to discuss the current status of land use projects in respective communities to determine potential sewer needs.
- Assist the Burlington County Office of Resource Conservation to amend Wastewater Management Plan (WMP).
- Explore funding sources for potential sand infiltration system, if needed, to meet new water quality based effluent limits. Explore Federal and State grant opportunities and low interest loans for sewer infrastructure improvements, such as through the New Jersey Environmental Infrastructure Financing Program.
- Develop a database program to monitor the age, condition, and capacity of the sewer system and plan for periodic improvements by allocating funding (i.e., a CIP) to ensure the structural integrity of the sewer system.

## **9.3 Storm water Management and Drainage**

- Educate and assist Maple Court Apartments in any means the Borough can, to maintain and/or replace the deteriorating storm water infrastructure. Assist the private entity by exploring Federal and State grant opportunities and low interest loans for private storm water infrastructure improvements, such as through the New Jersey Environmental Infrastructure Financing Program.
- For County and Military infrastructure, it is recommended that the Borough make a formal request to the County and the Military for maintenance and improvements of infrastructure.
- Develop a database program to monitor the location, ownership, age, condition, and capacity of the storm water infrastructure and plan for periodic improvements by allocating funding (i.e., CIP) to ensure the structural integrity of the storm water network.

- For additional stormwater management recommendations, see the Conservation Plan Element and the Municipal Storm Water Management Plan (MWMP) prepared by Remington, Vernick, and Vena, dated October 2006.

#### **9.4 Electrical Utilities**

- Relocate existing above-ground utility lines underground in selected developed areas, such as Fort Dix Street. Pursue grant opportunities for this purpose.
- Require new development to construct underground utilities.
- Continue to work with JCP&L and the Military to relocate the utility lines along Railroad Avenue to the military perimeter, as shown in Exhibit U-3. Pursue grant opportunities for this purpose.

#### **9.5 Wireless Communications**

- Amend the Zoning Ordinance to regulate how and where wireless communication towers can be placed.

### **10.0 APPENDIX TO UTILITIES PLAN ELEMENT**

The following maps can be found in the Appendix.

Wrightstown Water Distribution System.....	U-1
Wrightstown Sewer Collection System .....	U-2
Utilities Map.....	U-3



## **VI. COMMUNITY FACILITIES PLAN ELEMENT**

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### **1.0 INTRODUCTION**

As set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(6), a community facilities plan element shows 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. Additionally, this Element identifies goals for the Borough's community facilities, analyzes existing conditions, and recommends actions to be taken in the future.

### **2.0 GOALS FOR COMMUNITY FACILITIES**

- 2.1 Provide quality and cost-effective community services and facilities to meet the needs of the Borough's residents, businesses, and visitors;
- 2.2 Maintain and improve the Borough's stock of buildings, facilities, and equipment.

### **3.0 INVENTORY AND ANALYSIS OF EXISTING CONDITIONS**

The following inventory of existing conditions examines facilities, staffing levels, and equipment for the various community facilities. This analysis was developed from interviews with department officials. The Borough's community facilities are identified on **Map CF-1, the Community Facilities Map** located in the Appendix.

#### **3.1 Borough Administration**

##### **3.1.1 Facility**

The Borough Administrative Offices are located at 21 Saylor's Pond Road. The structure contains a public meeting room and provides administrative office space for the following departments:

- Borough Clerk
- Deputy Clerk
- Construction and Land Use
- Rental Inspection
- Finance
- Fire Bureau
- Tax Assessment
- Tax Collection
- Municipal Utilities Authority

The current municipal building does not meet the Borough's personnel and equipment office space needs. Several departments share cramped office space. One of the restrooms in the building was converted to an office, leaving only one single-occupant

unisex bathroom in the building.<sup>94</sup> There is no office space for elected officials, nor accommodations for ‘closed sessions’ or other types of private meetings in the building. The public meeting room often doubles as a conference room, but it does not contain doors. Additionally, greater separation between public and private space is needed to adequately protect documents and confidential information, as well as to maintain employee productivity. Storage space is also extremely lacking in the building. Many records are moved to an unheated location. Larger public record storage facilities with appropriate filing equipment, such as movable aisle systems, are needed.



Municipal Building

In addition to space deficiencies, the condition of the municipal building is also substandard. The municipal building is a trailer that the U.S. Military gave to the Borough in the 1970s. Structurally, some of the roof trusses are not connected. It appears that there was a small fire at some point in time and the roof trusses were spliced together for a temporary repair. Additionally, the structure is not energy efficient; in the wintertime, the building is drafty and in the summer time, it does not cool sufficiently with air conditioning. The Finance Office does not have any heat. Most of the windows are either sealed shut or rotted. They cannot be opened without falling apart. As a consequence, the building is not efficiently using energy and is a hazard. Additionally, the floor area near the front door is sinking, causing a tripping hazard. The electricity in the building also needs to be upgraded as the electrical circuits are overloaded, due to all of the equipment (computers, copiers, etc.) requirements in the building. The existing 100 amps service needs to be upgraded to at least 200 amps. There is no secure location for the computer server.

Access into the building for people with disabilities is a concern. The condition of the paved parking lot is difficult for persons to traverse and does not comply with ADA

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<sup>94</sup>According to the National Standard Plumbing Code (2006), separate facilities for males and females are required for places of assembly.

requirements. Striping and signage is needed. The Borough recently widened the doorway and enlarged the landing at the top of the ramp leading to the building with the assistance of a HAVA grant (Help America Vote Act). The Borough has also applied for an additional HAVA grant to assist with the accessibility of the parking lot.

The Ragan Design Group has prepared preliminary drawings for a new municipal building that would incorporate the firehouse, a community center, and municipal offices. It is anticipated that the new structure would adjoin the fire station to form a single municipal complex at 21 Saylor's Pond Road. *See municipal complex rendering in Fire Department section below.* The three remaining phases are estimated to cost roughly \$3.5 million.<sup>95</sup> It is recommended that the Borough continue to explore grant and low interest loan opportunities and begin financial planning for a new municipal building via its existing capital planning process.

### 3.1.2 Staff

There are currently twelve Borough employees who work within the Administration Offices. Seven of these employees work part-time. The following table sets forth the number of employees in each department and their part-time or full-time status.

**Figure 1, Breakdown of Employee Status**

Department	Full-Time	Part-Time	Notes
Tax Assessor		1	As needed
Tax Collector		1	2 hrs/week
Finance Officer		1	8-10 hrs/wk
Finance Assistant		1	8 hrs/wk
Borough Clerk	1		
Borough Deputy Clerk	1		
Administrative Assistant to the Clerk/ Land Use Secretary/ Technical Assistant to the Construction Official	1		
Fire Official/Rental Housing Inspector/Code Enforcement	1	2	
Construction and Electrical Official/Zoning Officer		1	6 hrs/week
MUA Clerk	1		
<b>Total:</b>	<b>5</b>	<b>7</b>	

Present staffing levels are considered sufficient. However, it is expected that more staff members and/or an increase in part-time employee hours will be needed in the future when the anticipated redevelopment occurs in the Borough. For instance, it is anticipated that the construction and land use offices will be much busier as more inspections and land development occurs, the tax office will experience more line items, the Clerk's office will be busier as business licensing increases and numerous legal documents accompany the redevelopment, and the Fire Bureau's office will be conducting a larger number of annual fire inspections. Therefore, it is anticipated that staffing needs will

<sup>95</sup> Phase 2, Fire House Addition: approximately \$942,700, Phase 3, Community Center Addition: approximately \$1,082,000, and Phase 4: municipal offices addition: approximately \$1,553,000.

increase commensurate with future development in the Borough. It is recommend that the Borough begin planning for anticipated operating costs associated with increased staffing needs, as a result of expected development in the Borough.

### **3.1.3 Equipment**

The Borough's computer equipment needs updating. As changing technology requires updated software and hardware, new computers and printers are needed in the Borough Administrative Offices. It is expected that a 7-year old printer will need to be replaced in the near future and a reconditioned network server that was purchased in 2006 will need to be replaced in a few years. It is recommended that the Borough start planning for these equipment needs. As mentioned above, appropriate filing equipment, such as movable aisle systems, are needed. From time to time there are grants available from the New Jersey Department of State's Division of Archives and Records Management to improve security, access, and preservation of public records. The Borough has recently applied for a Public Archives Records Infrastructure Support (PARIS) grant through Burlington County for assistance reviewing, purging and refiling records.

## **3.2 Police Department and Municipal Court**

Wrightstown does not have its own police force. It is patrolled by the New Jersey State Police, which is responsible for patrolling rural areas throughout New Jersey and responds to emergencies in those communities. Wrightstown shares municipal court facilities with North Hanover and Chesterfield. There are complaints about the need for greater enforcement of local ordinances and speed limits, as well as the need for improved response times. It is recommended that Wrightstown explore the possibility of shared services for the Police Department with neighboring communities, similar to the municipal court arrangement. The Borough is not fiscally able to support its own police force at this time.

## **3.3 Fire Department**

The Borough of Wrightstown receives Fire Protection services from two separate entities: the Bureau of Fire Prevention (hereafter "Fire Bureau") and the Wrightstown Volunteer Fire Company (hereafter "Fire Company").

The Fire Bureau is a Borough entity which performs primary fire prevention functions, including enforcement of the New Jersey State Uniform Fire Code, inspections of businesses including Life Hazard uses, review of site plans and building plans for new construction, fire prevention public education, and Fire Marshal services, such as cause and origin investigation of fire incidents. Additionally, the Fire Bureau performs secondary functions, including rental housing inspections for the Borough and support of the Fire Company's weekday operations (emergency responses, administrative, training, and maintenance functions).

The Wrightstown Volunteer Fire Company (hereafter “Fire Company”), on the other hand, has provided fire protection, rescue assistance, and basic emergency medical services to Borough residents and businesses, and surrounding communities (as needed), for more than 100 years. They also assist in community functions such as the Annual Easter Egg Hunt, Tree Lighting Ceremony, and are the main source of labor for Wrightstown Borough Emergency Management.



Source: [www.wvfc411.org](http://www.wvfc411.org)

There is a signed mutual aid agreement with Burlington County to respond anywhere in Burlington County, the State of New Jersey, or anywhere else if required. They are on the primary dispatches for all of Wrightstown and parts of Mansfield, North Hanover, New Hanover, Chesterfield, and Springfield Township. While the Fire Company is not on any primary dispatches for the Military installations, it provides mutual aid on all structure fires on the Fort Dix Army Base, and from time to time on McGuire Air Force Base.

The Borough supports the Fire Company by providing an annual donation for operating expenses and equipment. They also provide for insurance and some fuel and utility expenses, as well as half of the meal allowance program. The Borough has historically purchased fire apparatus for the Company. The Fire Company also supports itself through fundraising activities.

### **3.3.1 Staff**

The Borough employs one full time employee and two part-time employees for the Fire Bureau. The Fire Company consists of 28 volunteer firefighters<sup>96</sup> with an Auxiliary of 9 persons. The transient nature of the Borough significantly impacts the Fire Company's ability to recruit and retain volunteers. Given demanding training requirements (currently 120 hours) and substantial time commitment, the Borough finds that renters are much less

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<sup>96</sup> The members of the Wrightstown Borough Bureau of Fire Prevention are counted in the 28 volunteers.

likely to volunteer for the Fire Company than long-term residents. It is an objective of the Fire Company to increase the number of dedicated volunteers. It is believed that a balance of housing types with a stable population would increase the pool of volunteers. The Borough and the Fire Company have taken many steps to ensure incentives for volunteers, such as providing membership in the New Jersey State Firemen's Association,<sup>97</sup> college tuition in any County or State college or vocational school, providing a meal allowance for answering calls, and payment of any emergency services training.

### **3.3.2 Equipment**

The Fire Company operates four pieces of apparatus, consisting of two class "A" Pumpers, a Command Unit, and a brush unit.

- Engine 4112 is a 2000 Ferrara Pumper with a 1500 GPM pump. It carries 1000 gallons of water and has 1000 feet of 5-inch hose. Engine 4112 also responds as an EMS Engine and carries EMS equipment, including a defibrillator, oxygen, backboards, and miscellaneous equipment.
- Engine 4111 is a 1986 Ford 3D Pumper with a 1000 GPM pump. It carries 1250 gallons of water and has 1500 feet of 5-inch hose.
- CP41, the Fire Company Command Unit, is a 2007 Durango and is shared with the Fire Bureau. It carries EMS equipment, including a defibrillator and oxygen and has extra radios and equipment to provide unified command on the fire grounds.
- Brush unit 4117 is a 1977 Chevrolet Brush Truck with 85 GPM high pressure pump and 210 gallons of water. It also serves as the Fire Police Unit.

It is recommended that the Borough start planning for a new fire truck to replace the 24-year old Engine 4111. This Engine exceeds the recommended age that the US National Fire Protection Association (NFPA) sets for fire apparatus. After evaluating municipal needs, the Fire Company believes that the Borough would best be served with the purchase of a quintuple combination pumper (Quint) in its place. This is partially based on approved concept plans for the Mixed Use District (hereafter "MUD"), which propose multiple structures exceeding two stories. The Insurance Services Office (ISO) standards recommend a ladder truck or Quint within 6 miles of structures exceeding 2.5 stories in height. A Quint is ideal because it performs five functions: pump, water tank, fire hose, aerial device, and ground ladders. It would perform a dual role of a 1500 GPM pumper, as well as a ladder truck with a 77 - foot ladder mounted on it. A Quint would also provide a secondary benefit of reducing fire insurance costs in the Borough as well as surrounding communities, as the rating would decrease by a point as a result thereof.

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<sup>97</sup> Membership in the New Jersey State Firemen's Association offers death and burial benefits, an adult care facility, and various other benefits, such as mortgage payments in event of job loss.



Consequently, it is recommended that the Borough, on behalf of the Fire Company, pursue a Small Cities Grant, possibly coupled with a USDA grant/loan, or pursue other grant opportunities to replace this piece of equipment. In the event it is not funded through grants, the Borough should begin planning for the purchase of a Quint as part of its existing capital planning process and/or as part of a PILOT program with the selected Redeveloper(s) of the MUD.

Additionally, the thirty-two year old Brush unit 4117 is in need of repair. It is currently out-of-service as a Brush truck. If it is cost prohibitive to make it safe for utilization as a brush unit, it will strictly be used as a utility piece. While a brush truck is not an essential piece of equipment for the Borough, it is a highly desirable piece of equipment in adjacent municipalities, as well as throughout the County, that have large areas of brush. A brush unit would assist in firefighting efforts amongst the greater community, which in turn generates greater interest and work for the Fire Company and its members. The Fire Company should consider acquiring a brush truck in the future if one becomes available at a reasonable price. However, it is recognized that this is not a priority for the Fire Company. Other equipment is more critical at this point in time.

Specifically, there is additional equipment that is needed and/or desired for the new Fire House. The Fire Company seeks to acquire: a diesel smoke removal system, emergency back-up power, gear extractor and dryer, a Computer Aided Dispatch (CAD) and Response system, physical training equipment, and a hose washing/drying system. The CAD system would replace the out-dated pager system and would be compatible with the CAD system that is already in place at the Burlington County Central Communications, which receives 911 calls for help. It is recommended that the Borough, on behalf of the Fire Company, pursue further grants and low interest loan opportunities as they become available, such as the Assistance to Firefighters Grant Program (AFG) through the Federal Emergency Management Agency (FEMA).

### **3.3.3 Facility**

The new Fire House is located at 21 Saylor's Pond Road. It replaces the former firehouse on West Main Street, which is in poor condition. There are numerous Uniform Construction Code (UCC) and Uniform Fire Code (UFC) violations. The building is also unable to accommodate additional vehicles, including the recently acquired ambulance, or modern fire apparatus and other equipment, which will be critically important to fire protection as the Borough moves forward with its redevelopment activities.

The former firehouse was also inadequate to serve as the Emergency Operation Center for Borough Emergency Management during times of emergency or severe weather conditions. It lacks emergency power, climate control, and does not have a sufficient area to shelter or rehab workers and their families. It also lacks adequate office space. All factions of Wrightstown Borough Emergency Services were forced to work out of one office, including Fire Company Line Officers, Administrative Officers, Emergency Management personnel, and the Fire Company Auxiliary officers.



Photo on left: First firehouse in the Borough, which was located on Fort Dix Street. Source: Brian Sperling. Above: former firehouse at 25 West Main Street.

Additionally, there is no meeting room isolated from the rest of the facility for discussion of strategy and tactics critical during large emergencies. There are no kitchen facilities to feed staff and their families during emergencies of long duration or to serve a limited number of residents if there are evacuations in town. There is also little dedicated storage space, no training area, and no workout room. There are no showers or laundry facilities contrary to National Fire Protection Association (NFPA) guidelines forcing firefighters to take home contaminated gear to be cleaned of hazardous materials, including known carcinogens and blood borne pathogens. There is no diesel exhaust fumes extraction system in place, also contrary to NFPA guidelines. Security was also a problem, as the firehouse contains ordinary house windows with no alarm system. The poor condition of the firehouse and inadequate facilities also hampered the Fire Company's ability to recruit.

At this time, there is no specific use decided for the former West Main Street firehouse. The poor condition of the building may require the building to be razed in order for the site to be reused. The TCDI Economic Corridor Redevelopment Study for Fort Dix Street, discussed in the Land Use Plan Element, contemplates various uses for the site, including combining this site with the commercial 7-11 site on the corner for redevelopment purposes or reusing the site for a twin residence. In the short term, it is slated for temporary use as a storage facility for artifacts for a Military Museum. However, the Borough has not committed to a long-term use at this time.

Although the Fire Department is pleased that a new firehouse has been erected, the building's construction has been bittersweet. Due to financial constraints, only a portion of the firehouse building was constructed and many of the original design specifications and amenities were eliminated. It is recommended that the Borough continue to look for grant funding to complete Phase Two of the building in order to incorporate a training center, sleeping space, locker room, kitchen space, office space, as well as storage

facilities. As discussed above, a diesel smoke removal system, emergency back-up power, gear extractor and dryer, work out equipment, hose washing/drying system, and CAD dispatch/response system are still needed to make this a complete and modern facility. The firehouse addition is estimated to cost approximately \$950,000.



New Firehouse under construction.



Rear elevation of new facility



Rendering of future municipal complex that includes a firehouse addition, community center, and municipal offices. Source: Ragan Design Group

### **3.4 Emergency Medical Services (EMS)**

In the past, ambulance coverage was supplied by neighboring municipalities. The Borough paid on a per call basis to the ambulance that provided the service. In an effort to improve response times and reliability of EMS services, the Borough has recently contracted with the Mansfield Township Ambulance Corps (hereafter “MTAC”) for EMS coverage from the new firehouse, Monday through Friday between 10am and 6pm. The Borough pays for this service out of the general budget. They will also provide coverage during off hours from either their headquarters or from the Chesterfield Ambulance building.

### **3.4.1 Staff**

There are two EMTs and six First Responders who are also firefighters on the Fire Company. MTAC is also contracted to supply two EMTs on their ambulance. The same recruiting and retention barriers exist for EMS as outlined in the Fire Department section above, which is exacerbated by greatly increased training hours.

### **3.4.2 Equipment**

Wrightstown does not have its own ambulance, however Engine 4112 is outfitted and responds as an EMS engine with a defibrillator, oxygen, backboards, collars, suction, splints, etc. The EMS Engine was established with a federal grant for equipment and training in response to the growing need for the EMS function and is available to area municipalities, as requested. MTAC provides a State-certified ambulance.

### **3.4.3 Facility**

As stated above, EMS coverage will be provided by MTAC from the new firehouse at 21 Saylor's Pond Road. They will provide coverage during off hours from either their headquarters or from the Chesterfield Ambulance building.

## **3.5 Maintenance Department**

### **3.5.1 Staff**

The Maintenance Department has two full time employees and two part-time employees. The Maintenance Department Supervisor oversees the day-to-day operations of the Department. He considers the existing staffing levels adequate to maintain Borough buildings and grounds, perform trash pick-up, as well as road maintenance.

### **3.5.2 Equipment**

The Department has various types of public works and maintenance equipment, including a front end loader with brush hog, a diesel John Deer lawn mower with zero-turn unit, a one-ton pick up truck, a garbage truck, one mason dump truck, and other tractors and mowers. All of the equipment is in good condition. The garbage truck recently received a new motor and new hydraulic system. No additional equipment is needed at this time.

When equipment is needed in the future, it is recommended that the Borough explore cooperative purchasing agreements for equipment and tool purchases with other communities, in order to augment the Borough's purchasing power.

### **3.5.3 Facility**

The Maintenance Department operates out of the maintenance garage on Martha Avenue. The maintenance garage is in good condition. No improvements are needed at this time.





Shared Maintenance and MUA garage on Martha Avenue

### 3.6 New Hanover Township School



The New Hanover Township School is located at 122 Fort Dix Street in Wrightstown and serves students in grades pre-school through 8th grade for both the residents of New Hanover Township and Wrightstown Borough. For grades 9 - 12, students attend Bordentown Regional High School as part of a sending/receiving relationship with the Bordentown Regional School District that costs approximately \$10,600 per pupil.<sup>98</sup> As of October 2008, there were 162 students enrolled in the pre-school

through 8<sup>th</sup> grade program and there were 101 resident students sent to other schools, with the majority going to Bordentown Regional High School.

#### 3.6.1 Enrollment Trends – Past, Present, Future

Over the past ten years, enrollment has ranged from a high of 254 students in 2000 to a low of 147 students in 2005. While the enrollment seems to be on the rise again, current enrollment nevertheless represents a large reduction in student population from the peak population in 2000. The School Business Administrator is not aware of any particular factors that led to the reduction in student enrollment in 2001.

<sup>98</sup> Per pupil cost for special education students at BRHS is \$15,899. Correspondence from Debbie Paone, School Department Administrator dated July 8, 2009.

The New Hanover Township School also experiences a fluctuation in enrollment throughout the school year, as it finds many families are moving in and out of the school district. Research suggests that student mobility is disproportionately higher among low-income, minority, homeless and farm worker children.<sup>99</sup> According to Chester Hartman, President and Executive Director of the Poverty and Race Research Action Council, the principal cause of student transience is housing instability.<sup>100</sup> Families who are poor move 50 to 100 percent more frequently than families who are not poor.<sup>101</sup> A high turnover in school enrollment makes it difficult for the School District to adequately plan for its school population, particularly when special needs children enter the district after the school year has begun.

**10-Year History of New Hanover Township School  
Pre K – 8<sup>th</sup> Grade Enrollment<sup>102</sup>**

<u>School Year</u>	<u>Students Enrollment</u>	<u>Percent Change</u>
10-08	162	+5.2%
10-07	154	-6.1%
10-06	164	+11.56%
10-05	147	-2.00%
10-04	150	-9.09%
10-03	165	-1.23%
10-02	163	-3.55%
10-01	169	-33.46%
10-00	254	+4.53%
10-99	243	+8.97%
10-98	223	N/A

Last school year there were 162 students in the Pre-K through 8<sup>th</sup> grade program. When comparing the enrollment figures for each grade level to the classroom capacity,<sup>103</sup> there appears to be an excess capacity of 110 seats, with room in each particular grade level for additional students. However, this figure overestimates the actual number of seats available, as the school district has a high number of special needs students who are counted separately in the report. As there are 32 children with special needs who attend New Hanover Township School,<sup>104</sup> and eight of these students are placed in two self-contained classrooms, the excess capacity in the school is closer to 86 students.

<sup>99</sup>“Left Behind,” by Chester Hartman National Housing Institute Shelterforce Online, Issue #128, March/April 2003. Chester Hartman is the President and Executive Director of the Poverty & Race Research Action Council.

<sup>100</sup> Id.

<sup>101</sup> Id.

<sup>102</sup> 2008 Audit by Bowman & Company, p.3 (*percentages modified by RDG*).

<sup>103</sup> The School Department utilizes a capacity of 20 students per Pre-K and Kindergarten class and a capacity of 25 students for all other grade levels.

<sup>104</sup> New Hanover Township School 2009-2010 Application for State School Aid- Summary.



## New Hanover Township School Enrollment

October 2008<sup>105</sup>

	<u>Students on Roll</u>	<u>Sent</u>	<u>Capacity</u>
Full-Day Preschool 4 years old	14		20
Full Day Kindergarten	16	1	20
Grade 1	16		25
Grade 2	16		25
Grade 3	10		25
Grade 4	17		25
Grade 5	13		25
Grade 6	9		25
Grade 7	8		25
Grade 8	11		25
Special Ed – Elementary	23	3	
Special Ed – Middle School	9		
<b>Pre K-8 Subtotal</b>	<b>162</b>	<b>4</b>	
Grade 9		11	
Grade 10		22	
Grade 11		16	
Grade 12		21	
Special Ed – High School		18	
Sent to BCSS in Mt Holly		9	
<b>High School Subtotal</b>	<b>0</b>	<b>97</b>	
<b>TOTAL</b>	<b>162</b>	<b>101</b>	

It is important to note that the District's children with special needs equates to 20% of the school population, a relatively high figure compared to other school districts in the County. While there is currently excess capacity in the school for integrated students, the School Department is concerned about whether it can accommodate additional students who would be enrolled in a self-contained classroom. According to the School Business Administrator, if there are more self-contained students in the future, the district may have to send these children to other school districts or construct an addition to the existing school facility.

The School Department does not anticipate a substantial increase in student enrollment in the future. As the Cookstown/New Hanover Township area is experiencing a period of stabilization and the revitalization planned for Wrightstown does not include any residential component at this time, it is believed there is sufficient capacity to accommodate the future school population. However, it is believed that an increase in

<sup>105</sup> New Hanover Township School 2009-2010 Application For State School Aid Summary.

the special needs student population described above will require sending children to other schools or providing additional capacity on-site.

### **3.6.2 Staff**

The School District employs 45 employees, including 16 teachers. The Business Administrator feels that existing staffing levels are adequate. It is anticipated that additional students with special needs would require additional staffing in the future.

### **3.6.3 Facility**

As described above, from a capacity standpoint, the current facilities at the New Hanover Township School are currently sufficient to meet the needs of the existing integrated and self-contained student population. *See discussion above.* However, maintenance issues, facilities upgrades, and reconfiguration of facilities are needed.

The School Department has plans to reconfigure the office space in the building in order to provide better security in the building and to provide larger office space for essential services. Specifically, the School Department plans on moving the Main Office to the existing Business Administration Office, by putting on an addition, reconfiguring office space, and opening up a wall in the vestibule in order to provide better security and control over access into the building. Additional security measures include the installation of security door hardware, and installation of a CCTV system. Also, as the existing nursing office is undersized, there are plans for it to be moved to the existing main office location, which will be altered and reconfigured.



Gymnasium with carpeted floor

The School Department also plans to conduct a number of overdue maintenance items, including but not limited to: replacing the existing HVAC systems, renovating the gymnasium with new lighting, new flooring, mold abatement, new acoustics, new bleachers, installing a new P/A, fire alarm, clock and phone systems, conducting asbestos abatement, replacing windows and installing storm windows, repointing and sealing

exterior brick work, repairing boiler room wall and chimney leaks, replacing ceiling fans in the cafeteria and installing ceiling fans in the media center, replacing cafeteria and theatre lighting, replacing drinking fountains.

The School Department also seeks to improve and upgrade the existing parking lot. Currently, stormwater drains towards the school building, causing water damage. The parking lot is also undersized. There is not enough room for staff to park, nor are there enough parking spaces when parents are invited to the school for events. Improvements include construction of a stormwater basin, reconfiguration and regrading the existing parking lot. The School Department also seeks to enter into a shared parking arrangement with the Redeveloper of adjacent property, known as Phase One Patriots Walk. It is anticipated that the playground will be reconfigured as a result of a land swap with the adjacent redeveloper.

The School Department also wants to conduct several upgrades, including making restrooms ADA accessible and installing air conditioning units in the classrooms. Currently, only one set of student bathrooms and one set of teacher restrooms are ADA accessible. The rest of them are not ADA compliant.



School Library



Computer Laboratory

The costs for these improvements are approximately 7 million dollars.<sup>106</sup> The School Department has applied for two grants from the State. The balance of the funds will come from Impact Aid Program funds on hand. Impact Aid is federal financial assistance to school districts that are impacted by the ownership of federal lands within their borders as these lands have been removed from the local tax rolls.

### 3.7 Library

Wrightstown is part of the Burlington County Library System. There is a branch library in Browns Mills, as well as an academic library at Burlington County College in nearby

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<sup>106</sup> Regan Young England Butera, Preliminary estimates of probable construction costs for renovations and additions/alterations. Version 2.2, dated October 23, 2008.

Pemberton. The Burlington County Library book mobile comes to Borough Hall every two weeks. The ‘library on wheels’ carries over 4,000 titles including books in regular and large print, children’s books, audio books, DVDs, videos, and CDS.<sup>107</sup> Despite the wide selection, there has been little interest in the book mobile from Wrightstown residents. There are plans to park the book mobile in the local shopping center, in an effort to garner more interest.



Burlington County Library on Wheels

### **3.8 Historic and/or Cultural Center**

The Borough recently acquired the former Methodist Episcopal Church located at 34 West Main Street. It is the oldest building standing in the Borough, built in 1836. It was the first church and cemetery in Wrightstown. The plaque on the building states that the church was founded in 1795 and rebuilt in 1836.

The current structure is believed to be in sound condition, with a new roof, windows, and doors. In the future, the Borough intends to pursue capital preservation grant funds in order to properly rehabilitate the property. It is recommended that the Borough consult with an architect who specializes in historic preservation to evaluate this site for a determination of architectural integrity, as well as to determine appropriate ways of rehabilitating the property in the future. It is also recommended that the Borough meet with representatives of the State Historic Preservation Office to determine whether the structure would be suitable for listing on the New Jersey Register of Historic Places. This would make the property eligible for capital preservation funds from the New Jersey Historic Trust. It is recommended that the Borough continue to explore potential uses for the site so it can be properly utilized. Some suggestions include a cultural or historical center for the Borough.

## **4.0 CAPITAL IMPROVEMENT PLANNING**

The Borough currently does not have a formal capital improvement planning (CIP) process in place. The Borough uses its annual capital budget process to plan for long-range expenses. A CIP is a long-range financial planning tool used to address the community needs by planning for capital improvements to public facilities, utilities, and other Borough needs in the long-term. Typically, a CIP is composed of two parts, a

<sup>107</sup> <http://www.bcls.lib.nj.us/bookmobile/>

capital budget and a capital program. The capital budget is the upcoming year's spending plan for capital items. The capital program is a plan for capital expenditures that extends five years beyond the capital budget. The CIP provides a mechanism for estimating capital requirements, planning, prioritizing, scheduling and implementing projects during the next six years, developing revenue policy for proposed improvements, budgeting high priority projects, providing inter-department coordination of projects within the Borough, and informing the public of planned capital improvements. It requires effective leadership and the involvement and cooperation of all municipal departments.

Although the Borough does not have a formal CIP in place, it does plan for long-range expenses through its capital budget process. The current system has been working effectively so it is not recommended that the Borough change its current process at this time. However, it is suggested that the needs identified in this Master Plan be used as a starting point for the Council's evaluation of the Borough's capital needs in the future. It is recommended that the Borough consider using a more formal CIP if it finds that capital planning becomes more complex in the future.

## **5.0 SUMMARY OF RECOMMENDATIONS**

### **5.1 Borough Administration Building**

- Continue to explore grant and low interest loan opportunities and begin financial planning for a new municipal building.
- In the meantime, the Borough should explore grant opportunities for funding the pavement of a portion of the parking lot to meet ADA requirements.
- Begin planning for anticipated computer equipment needs.

### **5.2 Police Department**

- Explore the possibility of shared services for the Police Department with neighboring communities, similar to the municipal court arrangement.

### **5.3 Fire Department**

- Pursue grants and low interest loans for a new fire truck to replace the 23-year old Engine 4111 with a Quint, as well as other needed equipment as outlined herein.
- Start financial planning and pursue grants and low interest loans for completion of the Fire House in order to incorporate original design specifications and amenities that were regrettably eliminated because of financial constraints

#### **5.4 Maintenance Department**

- Explore opportunities for augmenting its purchasing power of tools and equipment by entering into a cooperative purchasing agreement with other Burlington County communities.

#### **5.5 Historic or Cultural Center**

- Consult with an architect who specializes in historic preservation to evaluate 34 West Main Street for a determination of architectural integrity, as well as to determine appropriate ways of rehabilitating the property.
- Meet with representatives of the State Historic Preservation Office to determine whether the structure would be suitable for listing on the New Jersey Register of Historic Places.
- Pursue capital preservation grant funds in order to properly rehabilitate the property at 34 West Main Street.
- Continue to explore potential uses for 34 West Main Street so it can be properly reutilized.

#### **5.6 Capital Improvement Plan**

- If the Borough's capital planning becomes more complex in the future, it is recommended that the Borough consider using a more formal CIP to plan for capital improvements to public facilities, utilities, and other Borough needs in the long-term.

### **6.0 APPENDIX TO COMMUNITY FACILITIES PLAN ELEMENT**

The following map can be found in the Appendix.

Existing and Proposed Community Facilities Map.....CF-1



## VII. RECREATION PLAN ELEMENT

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### 1.0 INTRODUCTION

As set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(7), a recreation plan element shows a comprehensive system of areas and public sites for recreation. This element analyzes existing recreation facilities, identifies needs and deficiencies, and proposes recommendations for improvements.

### 2.0 GOALS FOR RECREATION

- 2.1 Provide a full-range of passive and active recreational opportunities for all of Wrightstown's residents, including persons of varying ages and abilities.
- 2.2 Maintain and enhance the Borough's recreational assets.
- 2.3 Promote sustainable interaction and appreciation of the Borough's natural resources for recreational and educational purposes.

### 3.0 INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

Both a quantitative and a qualitative analysis have been conducted in order to analyze the Borough's recreational facilities' needs and deficiencies. A summary of recreation recommendations is provided at the end of this Element. Park locations can be found on *the Park and Recreation Areas Map, Map REC-1, in the Appendix.*

#### 3.1 Quantitative Recreational Analysis and Needs

The first part of the analysis, the quantitative analysis, is shown in the Table below. The Table summarizes whether there are a sufficient number of recreational facilities to meet the needs of Wrightstown's population, based upon the 1983 and 1996 National Recreation and Parks Association (NRPA) standards published in Recreation, Park, and Open Space Guidelines. When the NRPA revised the guidelines in 1996, it encouraged more flexibility in both size and design of parks and recreational facilities, by tailoring the standards to unique local factors and desires. Thus, the Ragan Design Group has modified the standards to reflect local community characteristics. The standards serve as general guidance for assessing the needs of the community.

**Borough of Wrightstown, Quantitative Recreation Analysis and Need**  
**Population = 748<sup>108</sup>**

<b>Recommended Facility Standards</b>	<b>Standard Based on Population</b>	<b>Current Facilities</b>			<b>Deficit (-) Surplus (+)</b>
		<b>Municipality</b>	<b>Other</b>	<b>Total</b>	
<b>Community Park</b> <i>Acres: 5 Acres/1,000</i>	<b>3.74 Acres</b>	<b>21.56</b>	<b>0</b>	<b>21.56</b>	<b>+17.82 Acres</b>
<b>Mini-Park</b> <i>Acres: .25 Acre/1,000</i>	<b>.187 Acres</b>	<b>0</b>	<b>.25 Acres<sup>109</sup></b>	<b>.25 Acres</b>	<b>+.063 Acres</b>
<b>Recommended Amenity Standards</b>	<b>Standard Based on Population</b>	<b>Municipality</b>	<b>Other</b>	<b>Total</b>	<b>Deficit (-) Surplus (+)</b>
<b>Baseball/Softball Fields</b> <i>1 Field/3,000</i>	<b>0 Field</b>	<b>1</b>	<b>0<sup>110</sup></b>	<b>1</b>	<b>+1 Fields</b>
<b>Tennis Courts</b> <i>1 Court/1,500</i>	<b>0 Courts</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>+2 Courts</b>
<b>Basketball Courts</b> <i>1 Court/2,000</i>	<b>0 Courts</b>	<b>1</b>	<b>1<sup>111</sup></b>	<b>2</b>	<b>+2 Courts</b>
<b>Volleyball Courts</b> <i>1 Court/4,000</i>	<b>0 Courts</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>+1 Court</b>
<b>Soccer Fields</b> <i>1 Field/1,500</i>	<b>0 Fields</b>	<b>0</b>	<b>0<sup>112</sup></b>	<b>0</b>	<b>Even</b>
<b>Football Fields</b> <i>1 Field/10,000</i>	<b>0 Fields</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Even</b>
<b>Lacrosse/Field Hockey</b> <i>1 Field/4,000</i>	<b>0 Field</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Even</b>
<b>General Use Fields</b> <i>1 Field/6,000</i>	<b>0 Field</b>	<b>1<sup>113</sup></b>		<b>1</b>	<b>Even</b>
<b>Jogging/ Fitness Trails</b> <i>1 Mile/1,000</i>	<b>.748 Miles</b>	<b>.62</b>	<b>0</b>	<b>.62±</b>	<b>-.128 miles</b>
<b>¼ Mile Running Track</b> <i>1 Track/10,000</i>	<b>0 Tracks</b>	<b>0</b>	<b>0<sup>114</sup></b>	<b>0</b>	<b>Even</b>
<b>Ice Skating</b> <i>1 Rink/25,000</i>	<b>0 Ice Rinks</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Even</b>
<b>Street Hockey</b> <i>1 Rink/8,000</i>	<b>0 Street Rinks.</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Even</b>
<b>Community /School Pools</b> <i>1 Public Pool/25,000</i>	<b>0 Public Pools</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Even</b>

Source: 1983 and 1996 NRPA standards, modified by Ragan Design Group based on community characteristics.

<sup>108</sup> US. Census: 2000 data.

<sup>109</sup> This figure reflects the approximate acreage of recreation area for Wrightstown Arms Apartments.

<sup>110</sup> Though the New Hanover Township School has 1 ball field, it is not available to the public so is intentionally not included in this figure.

<sup>111</sup> This figure reflects 1 full indoor basketball court in the New Hanover Township School building. While the court is not generally open to the public after school hours, it is counted here because the court is available to groups and members of the public through an application and approval process.

<sup>112</sup> Though there is 1 soccer field at the New Hanover Township School, it is not available to the public so it is intentionally not included in this figure.

<sup>113</sup> There is a general use field at Croshaw Park.

<sup>114</sup> Though there is a track at the New Hanover Township School, it is not available to the public so it is intentionally not included here.

The Quantitative Recreation Analysis and Needs Table indicates that the number of recreational facilities and amenities in Wrightstown is sufficient to meet the recreational needs of Wrightstown's population. Croshaw Park falls under the definition of a Community Park and exceeds the recommended acreage requirements based on population. A Community Park is the most identifiable park in the local park system and is available for the entire community. It may include areas for intense recreation (like court games), it may be in a natural setting, or it may have a combination of active and passive recreation opportunities. Based on the NRPA standards, the service area for a Community Park is generally between .5 and 3 miles, the desirable size is typically 30 acres or more, and the recommended acres is between 5-8 acres per 1,000 residents. Based on Wrightstown's population of 748 persons, this correlates to 3.74 acres to 5.98 acres. While Croshaw Park does not meet the NRPA's overall acreage recommendation for Community Parks of 30 acres or more, Croshaw Park far exceeds the recommended acreage based on the Borough's population. It is believed that Croshaw Park's overall acreage of 21.56 is ample to meet the Borough's small population. The only deficit appears to be the extent of jogging and fitness trails.

Mini-parks serve small, isolated neighborhoods or supplement areas with substantial non park-like recreation facilities on a walk-to basis. The recommended service area is less than .25 miles and the desirable size is 1 acre or less. NRPA standards recommend between .25 acre to .5 acre per 1,000 persons. This equates to a size of .187 acre to .374 acre, based on Wrightstown's overall population. Wrightstown Arms Apartments has a privately-owned mini-park that is approximately .25 acre, exceeding the recommended standard. The population that is served by the Wrightstown Arms Apartments mini-park is approximately 140 persons.<sup>115</sup> The size of the mini-park is ample to service its population. Updated park amenities, however, are needed. *See private facilities section below for description of park amenities.*

There are no standards for Natural Area Parks, which are areas for the protection and management of the natural environment with recreational use as a secondary objective. Activities at this type of park might include, picnicking, nature identification, nature walks. There is no applicable NRPA standard, as the size should be sufficient to protect the resource. As outlined in the Conservation Plan Element, it is recommended that the Borough consider purchasing land and/or conservation easements along the North Run and that the Borough develop nature trails as a secondary use. This would help to minimize conflicts and encroachments to the surface water and its associated ecological community, as well as to promote sustainable interaction and appreciation of the Borough's natural resources for recreational and educational purposes. This would also augment the Borough's supply of jogging/fitness trails. It is recommended that any proposed nature trails be installed using appropriate and environmentally-sensitive materials; activities should minimize the alteration of topography, grading or placement of fill and the clearing, cutting and/or removal of native vegetation.

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<sup>115</sup> Based on a report from Community Realty Management, dated May 2009, there are 137 persons currently living at Wrightstown Arms Apartments.

## 3.2 Qualitative Recreation Analysis and Need

A qualitative analysis of the Borough's recreational facilities has been developed based upon site visits, community input gathered during the master planning workshops, as well as from interviews with the Maintenance Department Supervisor.

### 3.2.1 Croshaw Park

Croshaw Park consists of approximately 21.56 (13.85 active and 7.71 passive) acres surrounding the municipal complex on Saylor's Pond Road. The park is named after the Croshaw family, which has a long tradition in Burlington County dating back to the 1700s. Haines Croshaw, the true namesake of the park, was the Borough's tax collector for 50 years. His brother, Everett Croshaw served as the Mayor at one time. Another relative, J. Hillman Croshaw, was instrumental in obtaining a WPA grant in 1937 for the construction of the New Hanover Township School on Fort Dix Street. The park sits on land that was at one time owned by the Croshaws. The park is a participant in the NJDEP Green Acres program and is listed on the ROSI (Recreation and Open Space Inventory), which lists all green-acres funded properties, as well as other lands held for conservation and/or recreational purposes.



Croshaw Park Lighted Baseball Field



Croshaw Park Bicycle Trail

There are various amenities at the park, including a lighted baseball/softball field, two large playground systems, a swing set, two tennis courts, a volleyball court, a basketball court, a multi-use field, twelve picnic tables with grilling stations, bicycle racks, hardscape trails, and restroom facilities. At one time, private league groups extensively utilized the baseball field. However, currently, the field is utilized by only one youth baseball league. There is a large multi-use field next to the baseball field that is used for soccer informally. The park is utilized by personnel and residents at Joint Base MDL, as well as residents from surrounding communities, including church groups, and adults from State and County institutions with special needs. The park is the focal point that brings residents and employees from Wrightstown, surrounding communities, and the Base together. The park hosts Wrightstown Community Day, as well as other festivities throughout the year.

Several features in the park need upgrades and maintenance. With respect to the baseball

field area, the turf on the baseball field is barren in large areas, the backstop is rusty and misshapen, and the wooden bleachers are in poor condition. The bleachers' wood seats and foot support boards are cracked and deteriorating and there are no railings on the upper portion of the bleachers. The baseball field needs to be reseeded and the bleachers should be replaced. Similar to the bleachers, the wooden picnic tables throughout the park are cracked, unprotected and warped, needing to be replaced in the future. The soccer goals are also in disrepair and the volley ball court needs sand.



Barren Baseball Field



Rusty and warped back-stop



Wooden bleachers are deteriorating



Wooden picnic table is warped & deteriorating.

The tennis court needs maintenance, as well. While the fence and the nets appear to be in good condition, the playing surfaces are worn and have cracks in several areas. Deep or wide cracks should be treated with crack filler and the tennis should be power washed and color-coated. Also, the entrance to the tennis court is cumbersome to open, as the door is hindered by the grassy ground surface. The Borough should consider retrofitting the tennis gate and/or providing a paved pathway to facilitate admittance to this amenity. A new path would need to meet ADA requirements, as described below.



Worn and cracked playing surface



Entrance to tennis court is hindered by grass.





The playground surface continually needs monitoring and maintenance. The playground surfaces are standard mulch. The mulch requires periodic renewal or replacement and continuous maintenance (i.e., leveling, grading, sifting, raking) to maintain appropriate depth and remove foreign matter. Over time, it decomposes and compacts, and is displaced due to children's activities. When it is wet, it is subject to microbial and weed growth. There are currently holes and openings in the weed

barrier. The weed barrier should be replaced. On a recent site visit, weeds had taken over the playground surface, due to an unusual season of wet weather. The park maintenance crew faces the challenge of prioritizing needed maintenance items with the limited staff it has on-hand.

Finally, some of the recreation amenities at Croshaw Park do not appear to meet ADA standards. The Borough should review the ADA requirements for ground level accessible routes, accessible playground surfaces, ground level play components, as well as slopes and turnarounds for wheelchair activities. The Americans with Disabilities Act (ADA) requires that newly constructed and altered State and local government facilities, places of public accommodation and commercial facilities be readily accessible to, and usable by, individuals with disabilities. Recreational facilities, including play areas, are among the facilities required to comply with the ADA.<sup>116</sup> The ADA does not apply to existing facilities unless they are altered.<sup>117</sup> While existing public recreational facilities at Croshaw Park are not required to meet ADA standards, any improvements, such as removing a play component to replace it with a different piece or changing the ground surfacing will require adherence to ADA standards.<sup>118</sup> Normal maintenance activities such as replacing worn equipment or topping off ground surfaces are not considered alterations.<sup>119</sup> The Borough will need to keep this in mind when it upgrades the playground surfaces or makes other improvements to the park in the future. As it is a goal of this Recreational Element to provide recreational opportunities for persons of varying ages and abilities, consideration should be given to making the park amenities more accessible to persons with disabilities. Any future alterations should be designed to meet the requirements of the ADA.

The Borough continues to struggle with having the staff and financial resources to conduct upgrades and maintenance activities to Croshaw Park. Fortunately, the Borough recently received a \$144,000 County Open Space Grant for maintenance items at the

<sup>116</sup> Introduction, A Guide to the ADA Accessibility Guidelines for Play Areas (October 2005), the Architectural and Transportation Barriers Compliance Board website: <http://www.access-board.gov/play/guide/intro.htm> (accessed December 14, 2006).

<sup>117</sup> Where do the Play Area Guidelines Apply?, A Guide to the ADA Accessibility Guidelines for Play Areas (October 2005), the Architectural and Transportation Barriers Compliance Board website: <http://www.access-board.gov/play/guide/intro.htm> (accessed December 14, 2006).

<sup>118</sup> Id.

<sup>119</sup> Id.



park. Many of the items identified herein will be addressed, including resurfacing of the tennis court, adding sand for volleyball court, installing ADA compliant picnic tables and grills, formalizing the soccer field with soccer goals and boundary lines, replacing the backstop, as well as other items, such as adding a horse shoe pit and repaving a portion of Sperling Court and the parking lot (*discussed in Community Facilities Element*).

### **3.2.2 The New Hanover Township School Recreational Facilities**

The New Hanover Township School is located at 122 Fort Dix Street in Wrightstown. It has two play facilities, as well as school athletic fields and an indoor basketball court. The fields are utilized for soccer and baseball, and track. It is anticipated that the size of the recreation area will be increased when the School Department engages in a land swap with the Borough in conjunction with the redevelopment project in the downtown. The School athletic facilities are primarily used for school purposes and by school sports teams and are not available to the public during non-school hours. However, the School allows groups to use the indoor gymnasium on an as-approved basis.



Pictured above: New Hanover Township School playground and gymnasium facilities

### 3.2.3 Private Facilities

#### 3.2.3.1 Wrightstown Arms Apartments Park Facility



Wrightstown Arms Apartments on Byron Avenue has a recreation area for residents of the apartment complex. There is a swing set, a small play structure with a slide, a set of monkey bars, a climber, and a basketball bucket. It appears that some of the equipment has been removed over time, without being replaced with new equipment. Upgrades and replacement equipment are needed to keep this a modern and functional facility.

#### 3.2.3.2 Thunderbird Bowling Lanes



The Thunderbird Bowling Lanes are located at 423 East Main Street in the Wrightstown Shopping Center in the east end of the Borough. The bowling alley has 24 lanes and a bar that has a limited food menu. The bowling alley hosts a number of leagues, as well as events, such as birthday parties, corporate events, school, military, and church groups, etc. Thunderbird Bowling Lanes is also the home for Pemberton, Northern Burlington, and New Egypt High Schools bowling teams.

## 4.0 SUMMARY OF RECOMMENDATIONS

- 4.1 For maintenance items and upgrades not covered under the grant, the Borough should seek additional grant funding, such as through green acres program.
- 4.2 It is recommended that the Borough consider purchasing land and/or conservation easements along the North Run and that the Borough develop nature trails as a secondary use along the corridor
- 4.3 It is recommended that any future alterations to the Borough's recreational facilities be designed to meet the requirements of the ADA.

## 5.0 APPENDIX TO RECREATION PLAN ELEMENT

The following map can be found in the Appendix.

Park and Recreation Areas Map.....REC-1

## **VIII. CONSERVATION PLAN ELEMENT**

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### **1.0 INTRODUCTION**

This Conservation Plan Element is prepared pursuant to N.J.S.A. 40:55D-28((b)(8) for the purposes of: “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 species of wildlife and other resources, and which systemically analyzes the impact of each other component and element of the Master Plan on the present and future preservation, conservation and utilization of these resources.”

The Plan provides an inventory of the physical characteristics that the Borough should consider in its land use planning and decision- making. It identifies threats to the community’s natural resources, and recommends planning practices and management techniques for responsible stewardship and management of the Borough’s resources for future generations.

### **2.0 GOALS**

- 2.1 To promote environmentally responsible development and usage of land that ensures sound stewardship of air, water and land resources and the protection of ecological systems.
- 2.2 To reduce flooding, soil erosion, and degradation of water resources.
- 2.3 To improve local knowledge and appreciation of the Borough’s natural resources.
- 2.4 To support regional and State conservation and agricultural preservation planning efforts.

### **3.0 NATURAL RESOURCES**

#### **3.1 Pinelands Protection Area**

Portions of Wrightstown fall within the Pinelands Protection Area, which has been designated for special growth management rules to protect natural resources. There are two Pinelands management areas in Wrightstown: 1) Pinelands Town, which consists of the 42 acres of land recently conveyed to the Borough by Fort Dix, and 2) Military and Federal Installation Area, which consists of the military portions of the Borough.

Development in the Pinelands is subject to the requirements of the Pinelands Protection Act (N.J.S.A. 13:18A-1 et seq.) and the implementing regulations and minimum standards contained in the Comprehensive Management Plan (CMP). There are no land

conservation-oriented management areas within the confines of the Borough. Commercial, industrial, and residential land uses are permitted in the Pinelands Town management area with restrictions. The Pinelands Commission reviews and certifies all municipal zoning and land-use ordinances and master plans for consistency with the CMP and reviews water supply planning activities and water quality management plans. The Pinelands Commission approved the Borough's zoning and land-use ordinances to date, including the Mixed Use Development Ordinance and the recent Patriots Walk Overlay Zone for Phase One redevelopment.

## **3.2 Watershed**

A watershed is the land area within the confines of a drainage divide in which all surface runoff will drain into a river, river system, or body of water. Wrightstown is located in the Crosswicks Creek Watershed, which covers 146 square miles and has many tributaries. Tributaries include Doctors Creek, Lahaway Creek, Buck Brook, Indian Run, Culvert Pond Run, Buckhole Creek, Edges Brook, Ivanhoe Brook, Jumping Brook, Mile Hollow Brook, Long Bog Run, Negro Run, North Run, Thornton Creek, and South Run. There are several lakes and ponds in the watershed including Imlaystown Lake, Red Valley Lake, Conines Mill Pond (Allentown Lake), Brindle Lake, Prospertown Lake, Oakford Lake, Cookstown Pond, and Gropp Lake.<sup>120</sup>

### **3.2.1 Geology and Subsurface Hydrology**

The Crosswicks Creek Watershed overlays several geologic formations. The watershed is located mostly in the Coastal Plain Province. The geological formations are the Potomac Group, Magothy Formation, Merchantville Formation, Woodbury Clay, Englishtown Formation, Marshalltown Formation, Wenonah Formation, Mount Laurel Sand, Vincenttown Formation, Composite Confining Unit, and Kirkwood Foundation. The aquifers associated with these formations include: the Potomac-Raritan-Magothy Aquifer System (PRM), Englishtown aquifer system, Wenonah-Mount Laurel aquifer, a Composite Confining Unit which includes the Red Bank aquifer, the Vincenttown aquifer, and the Piney Point aquifer, and the Kirkwood-Cohansey aquifer system.<sup>121</sup> The PRM is the most widely used aquifer in the Coastal Plain.<sup>122</sup> The aquifer is recharged directly by precipitation in outcrop areas, by vertical leakage through confining beds, and by seepage from surface-water bodies.<sup>123</sup>

Over the years, human activity has modified the natural equilibrium of the PRM. Ground water withdrawals have resulted in significant ground water level declines. These declines were causing a reversal in the direction of ground water flow near pumping centers. Saline water in the Delaware River Estuary threatened water quality in the aquifers along Salem and Gloucester Counties.<sup>124</sup> Unpotable, saline water existed in the

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<sup>120</sup> Crosswicks Creek/Doctors Creek Watershed Greenway Plan, F. X. Browne, Inc. April 2004, p.21.

<sup>121</sup> *Id.* at p.21.

<sup>122</sup> <http://www.epa.gov/region02/water/aquifer/coast/coastpln.htm>, p.6.

<sup>123</sup> <http://nj.usgs.gov/gw/aquifer.html>.

<sup>124</sup> Gloucester County Ground-Water Resources and Issues, by Anthony S. Navoy, PhD, U.S. Geological Survey, p.2.

deeper parts of the aquifer.<sup>125</sup> Over the years, sustained increases in the rate of withdrawal from the PRM and in the consumptive uses of Delaware River water resulted in increased movement of inferior quality water into the aquifer.<sup>126</sup>

In order to control the declining water levels and to minimize the potential of drawing the saline water towards water-supply wells, NJDEP established “Water Supply Critical Area #2” in Gloucester, Camden, and Burlington Counties. PRM usage was cut back by about 22% within the Critical Area with no increases in PRM pumpage. Also, a pipeline that delivers Delaware River water was constructed (by the New Jersey American Water Company) as an alternative water supply.<sup>127</sup> As a result, the water-level decline observed in the PRM aquifer in Burlington County has abated and water levels have generally stabilized. This can be seen in observation well records. The levels have risen to and are stabilizing at levels seen in the 1970s.<sup>128</sup>

The Burlington County Resource Conservation Department and the NJDEP Bureau of Water Allocation have assigned the Wrightstown MUA a limited water source allocation of 60 million gallons per year and 6 million gallons per month,<sup>129</sup> which has not been exceeded. The MUA currently pumps about 85,000 gallons per day. In 2008, the Wrightstown MUA pumped 31 million gallons over the course of the year,<sup>130</sup> leaving an excess capacity of roughly 29 MGY. Therefore, the Borough is currently only using about one-half of its water source allocation.<sup>131</sup>

As detailed in the Land Use Element, the Borough expects significant redevelopment activity on the 42 acres of land acquired from Fort Dix as well as infill in the Downtown Triangle. It is expected that the Borough’s excess water source allocation will be sufficient to meet the water requirements for Phase I of the Borough’s redevelopment plans. *See Utilities Service Plan Element for details.* However, it appears that the Borough may need to apply for an increase in water source allocation in order to accommodate additional development activity beyond Phase I. The Borough is anticipating that Phase II redevelopment will occur in the future and the Downtown Area will experience a fair amount of infill development. Additionally, in the extended future, the Borough may be asked to provide water service to its neighbor, North Hanover

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<sup>125</sup> Id.

<sup>126</sup> <http://www.epa.gov/region02/water/aquifer/coast/coastpln.html>.

<sup>127</sup> Gloucester County Ground-Water Resources and Issues, by Anthony S. Navoy, PhD, U.S. Geological Survey, p.2.

<sup>128</sup> Correspondence from Anthony S. Navoy PhD PG, Assistant Director of the New Jersey Water Science Center, U.S. Geological Survey, dated August 4, 2009.

<sup>129</sup> Conversation with Carolyn Olynyk of NJ Bureau of Water Allocation.

<sup>130</sup> Conversation with MUA Supervisor.

<sup>131</sup> A NJDEP public water system deficit/surplus analysis, last updated 7/10/2009, indicates that the Borough is using 64% of the water supply allocation, using the peak demand in 2005 of 38.318MGY.  $60\text{MGY} - 38.318\text{MGY} = 21.682\text{MGY}$  (leaving 36% excess capacity). However, peak demand was taken into consideration, rather than average demand. See NJDEP, SDRP, Plan Endorsement Opportunities & Constraints Analysis, dated June 8, 2010, Water & Wastewater Analysis Section.

Township.<sup>132</sup> Therefore, if needed, the Borough will pursue an increase in water allocation.

As the application process for a water source allocation modification takes at least 18 months, it would be prudent to arrange an informational meeting with the Burlington County Resource Conservation Office and the NJDEP Bureau of Water Allocation to discuss the potential increase in the amount of water the Wrightstown MUA can remove from the Potomac-Raritan-Magothy (PRM) aquifer system in the future. This would inform the County and the State of the Borough's anticipated needs, as well as help Wrightstown (and North Hanover) to avoid any unnecessary expenses on detailed plan preparations before confirming the extent to which an increase in water allocation will be supported on the County and State levels. This issue should be addressed during the Plan Endorsement process.

### **3.2.2 Surface Water**

The North Run is a tributary that traverses the Borough, west to east. It has a surface water quality classification of FW2-NT, which is freshwaters not meeting the categories of FW1 or Pineland Waters with nontrot status (no trout reproduction or maintenance), although most likely supporting a warm-water fishery).<sup>133</sup> The North Run feeds into the Cookstown Pond within North Hanover Township, approximately 2-1/2 miles east of the Borough boundary. The Cookstown pond is hydraulically connected to the Crosswick's Creek, which is a valuable natural resource that provides habitat for a variety of wildlife.<sup>134</sup> The Creek drains into the Delaware River near the Hamilton-Trenton-Bordentown Marsh, which is recognized for its diverse habitat types. The marsh is home to a myriad of different plant and animal species. For this reason, the water quality of Crosswicks Creek and its tributaries is important to the health of the Hamilton-Trenton-Bordentown Marsh and to the plants and animals that the marsh supports.<sup>135</sup> It is also important to the health of the Delaware River and the various aquifers that outcrop there.

Point source and non-point source pollution threaten water quality in the watershed. Point source pollution refers to contaminants that enter a waterway through pipes, such as the discharge from sewage treatment plants. Non-point source pollution refers to diffuse contamination that does not originate from a single discrete source. It results from everyday activities like erosion and chemical runoff from lawns and farms; automotive fluids and road salts from parking lots and roads; leaking chemicals from septic tanks,

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<sup>132</sup> Over the years, North Hanover has been contemplating the implementation of a Transfer of Development Rights (TDR) Program in an effort to safeguard its prime farmland and to revitalize its commercial areas. A portion of North Hanover, closest to the Wrightstown border, is being considered for one of the receiving areas. Water and sewer service to the receiving area(s) will be essential to the TDR program's success. Nevertheless, Wrightstown's first priority is ensuring water service within its own borders. Service to North Hanover would be contingent on Wrightstown's ability to meet its own needs first.

<sup>133</sup> [http://www.nj.gov/dep/bulletin/bu2009\\_0311.pdf](http://www.nj.gov/dep/bulletin/bu2009_0311.pdf), p. 16.

<sup>134</sup> Crosswicks Creek/Doctors Creek Watershed Greenway Plan, F. X. Browne, Inc. April 2004, p.21.

<sup>135</sup> *Id.* at pp.16, 26-27.



underground tanks, and airborne pollutants; and fecal pathogens from pet waste, farm animals, and wildlife.

### 3.2.2.1 Source Pollution

NJDEP, Bureau of Surface Water Permitting, regulates facilities discharging domestic and industrial wastewater directly into surface waters as part of the NJPDES program. The permits contain discharge pollutant limits sufficient to safeguard the integrity of the receiving water body. It bases discharge standards on stream classifications. Specifically, trout production, FW1, and Category 1 waters are the highest quality waters and merit the greatest protection from pollution and encroachment. There are no Special Water Resource protection areas designated in Wrightstown or in upstream perennial or intermittent streams. However, the downstream section of North Run, in New Egypt, could be upgraded to Category One by NJDEP in the future.<sup>136</sup>

As discussed in the Utilities Plan Element, the Wrightstown MUA sewer treatment plant received first place for a small advanced plant in 1996 pursuant to the Clean Water Act Recipient Awards. The plant is in compliance with the water quality and air quality standards of the New Jersey Department of Environmental Protection. However, there are concerns about whether the Borough can meet new water quality based effluent limits imposed on sewerage authorities that limit the amount of phosphorus being discharged into freshwater streams and lakes to 0.1 mg/L. The MUA is making efforts to lower the phosphorus levels below the imposed limit, by reducing the intake of off-site waste that is typically high in phosphorous. Alternative strategies to meeting the 0.1 mg/L effluent limitation for total phosphorous are costly. It is estimated that it will cost about \$300-400,000 to install a sand filtration system. It is recommended that the Borough begin exploring financial means for paying for this system upgrade, in the event it is needed. Low interest financing through the New Jersey Environmental Infrastructure Trust (NJEIT) is available.



Additionally, storm water runoff from parking lots and roads is sometimes included under the non-point source pollution category. However, when runoff is channeled into storm drain systems and discharged through pipes to local surface waters it becomes a point source.

*Photo:* Storm water pipe in Wrightstown that channels and speeds the flow of water directly into the North Run. The storm water picks up pollutants from motor vehicles and adjacent land uses.

NJDEP has two sets of storm water rules that establish a comprehensive framework for addressing water quality impacts associated with existing and future storm water

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<sup>136</sup>Wrightstown Municipal Stormwater Management Plan, prepared by Remington, Vernick, and Vena Engineers, pp.5, 13 (October 2006).

discharges. The first set of rules, known as Phase II New Jersey Pollutant Discharge Elimination System Storm Water Regulation Program Rules (N.J.A.C. 7:14A) are intended to address and reduce pollutants associated with existing storm water discharges. The rules require municipalities and other public entities to file a Request for Authorization for permits to cover storm water discharges from storm sewers (municipal separate storm sewer systems, known as MS4s). The Borough's Tier B Municipal Stormwater General Permit was recently renewed in February 2009.<sup>137</sup>

The second set of storm water rules, known as the Storm Water Management Rules (N.J.A.C. 7:8) set forth required components of regional and municipal storm water management plans and established storm water management design and performance standards for new development. The rules emphasize, as a primary consideration, the use of non-structural storm water management techniques including minimizing disturbance, minimizing impervious surfaces, infiltrating stormwater into the ground, where possible, minimizing the use of storm water pipes, preserving natural drainage features, etc. The rules also set forth requirements for groundwater recharge, storm water runoff quantity control, storm water runoff quality control and a Special Water Resource Protection Area (SWRPA) or 300 foot buffer adjacent to Category One (C1) waters and their immediate tributaries.

### **3.2.2.2 Non-point Source Pollution**

A TMDL quantifies the amount of a pollutant a water body can assimilate without violating a state's water quality standards. The TMDL that encompasses Wrightstown is nonpoint source driven.<sup>138</sup> According to the NJDEP Opportunities and Constraints Analysis for Wrightstown during Plan Endorsement process:

The phosphorus TMDL for Barkers Brook North Branch near Jobstown calculated that a 66% load reduction was required from all reducible land uses in order to attain surface water quality standards. Agriculture was identified as the largest land use in the drainage area of the impaired waterbody followed by commercial, low density and mixed urban land uses. Urban land use will be addressed primarily by stormwater regulation through the municipality's MS4 permit. The implementation plan in the TMDL Report identified municipalities in the contributory drainage area of the TMDL to adopt an ordinance consistent with a model ordinance provided by the Department as an additional measure of the Municipal Stormwater Permit. The model ordinance can be viewed at [www.state.nj.us/dep/watershedmgt/rules.htm](http://www.state.nj.us/dep/watershedmgt/rules.htm) under the section heading, "Water Quality Management Planning Rule". Wrightstown Borough was identified to adopt this ordinance.<sup>139</sup>

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<sup>137</sup> Tier B towns have less than 1,000 people per square mile and a population less than 1,000.

<sup>138</sup> NJDEP, SDRP, Plan Endorsement Opportunities and Constraints Analysis for Borough of Wrightstown, dated June 8, 2010 (hereafter "NJDEP OCA"). See Short-term and Long-term management strategies in the Environmental Constraints Analysis.

<sup>139</sup> Id.

Additionally, the permit program establishes basic requirements that must be implemented to reduce non-point source pollutant loads from these sources, including measures such as: the adoption of ordinances (litter control, pet waste, wildlife feeding, proper waste disposal); the development of a municipal storm water management plan and implementing ordinance(s); requiring certain maintenance activities (such as street sweeping and catch basin cleaning); implementing solids and floatables control; locating discharge points and stenciling catch basins; and a public education component.

On March 13, 2007, the Wrightstown Joint Land Use Board approved a Municipal Storm Water Management Plan (MWMP) prepared by Remington, Vernick, and Vena, dated October 2006. Wrightstown Borough Council also adopted two Stormwater Management ordinances, Ordinance # 2007-08, on September 12, 2007 (Pinelands Area) and Ordinance #2007-09, on December 27, 2007 (Non-Pinelands) that requires flood control, groundwater recharge and pollutant reduction through nonstructural or low impact techniques to be explored before relying on structural BMPs. The Borough also has an adopted Ordinance that governs litter control and proper waste disposal.

### **3.2.2.3 Recommendations**

Storm water management is necessary to lessen peak-flow flooding and to decrease the amount of runoff pollutants reaching the waterway. A recent site visit to the North Run revealed a large amount of litter, as well as pet waste in proximity to the creek. Residents at Maple Court Apartments appear to be disposing of their household waste in the brush near the creek. Pedestrians and drivers along Fort Dix Street are disposing of their trash along the side of the road, which makes its way into the nearby creek. Additionally, there are a number of auto-related land uses (auto repair, towing storage yard, car wash) next to the creek that can negatively impact the creek's water quality. Greater efforts are needed to protect the watershed by private persons, businesses, and the Borough.



Storm water channel into the North Run from Fort Dix Street. Trash and debris are present.



View east of North Run from Fort Dix Street. Trash and debris is present.

It is recommended that the Borough participate in several activities to improve the creek's water quality. The Borough should consider placing municipal trashcans along frequently used pedestrian corridors. It is also recommended that the Borough host storm

water training for elected municipal officials and Borough employees to educate them on the Storm water Management Rules, Tier B Permit requirements, and steps the municipality can take to minimize storm water pollution. Also, stricter enforcement of the Borough's litter control ordinance is needed. It is recommended that the Borough educate property owners and tenants about the importance of minimizing storm water pollution. Since the Borough does not have its own police force, greater enforcement of the ordinance may not be an easy task. However, political pressure on property owners, such as conducting stream walks with property owners and tenants, sending letters to businesses and residents, or personally meeting with habitual violators, may also help. The Borough can also partner with a local environmental group to conduct periodic clean-ups of the North Run, such as an Earth Day clean up. It is also recommended that the Borough maintain a storm water related page on the municipal website and include a link to [www.cleanwater.nj.org](http://www.cleanwater.nj.org). These efforts will also earn points towards meeting the Tier B Municipal Storm water General Permit requirements.

Impervious surface coverage can be an important and measurable indicator of stream water quality and watershed health. Too many buildings, roads, parking lots, and other impervious surfaces can have a deleterious effect on the environment. Impervious surfaces alter the natural hydrology, prevent the infiltration of water into the ground, and concentrate the flow of stormwater over the landscape. In undeveloped areas, stormwater filters down through the soil, replenishing groundwater. Vegetation holds down soil, slows the flow of stormwater over land, and filters out some pollutants, by both the slowing the flow of the water and trapping some pollutants in the root system. As the imperviousness of a watershed increases, the greater volume of stormwater increases the possibility of flooding and reduces the potential for pollutants to settle out; meaning that more pollution is delivered to streams. Thus, it is also recommended that the Borough consider decreasing the maximum impervious coverage permitted in the General Commercial zoning district, which is adjacent to the creek. *See Land Use Plan Element for details.*

Additionally, the existing storm water infrastructure is in poor condition. Maintenance and replacement of the aging infrastructure is complicated by ownership and easement issues. The Borough should develop a program to monitor the location, ownership, age, condition, and capacity of the storm water infrastructure and plan for periodic improvements by allocating funding (i.e., CIP) to ensure the structural integrity of the storm water network and by working with private, County, and Military parties to improve the infrastructure. *See Utilities Service Plan Element for details.*

### **3.2.3 Floodplains**

A floodplain is the land along a river or stream that is subject to periodic flooding when the river or stream overflows its banks. Floodplains are critical areas that require special attention because of the potential for danger to life and property. Floodplains also serve many vital environmental functions, including filtering out excess nutrients in groundwater before they reach streams and rivers, preventing erosion and sedimentation,

water storage during flood events, and habitat for flora and fauna living on the land and sources of food for species living in the streams and rivers.

The Federal Emergency Management Administration (FEMA) delineates flood zones according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area. There are both moderate to low risk areas (Flood Zone X) and high- risk areas in the Borough (Flood Zone A). Flood zone A encompasses areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Flood zone X is an area that is determined to be outside the 100- and 500-year floodplains, but still has a low to moderate risk of flooding. The FEMA flood zones are not depicted on Exhibit CON-1, the Natural Resources Map, because the hard copy of the FIRM map is illegible and the GIS data layer obtained from Burlington County contains georeferencing errors. While FEMA is currently in the process of updating and digitizing all maps nationwide, Wrightstown is not digitally available at this time. It is recommended that the Borough contact FEMA for an updated flood zone map and GIS shape files, when they become available.

Communities that participate in the National Flood Insurance Program adopt and enforce floodplain management ordinances to reduce future flood damage. In exchange, the National Flood Insurance Program makes federally backed flood insurance available to homeowners, renters, and business owners in these communities. The Borough participates in the program. According to the Multi-Jurisdictional Hazard Mitigation Plan for Burlington County, prepared by URS Corp, there are seven National Flood Insurance Program policies in force in Wrightstown as of June 30, 2006, equating to \$864,900 insurance in force. There have been two claims since January 1, 1978 as of February 28, 2006, equating to payments totaling \$15,632.<sup>140</sup>

Section 505B of the Wrightstown Borough Zoning Ordinance governs flood plain protection, delineation, and encroachment and refers to the applicable rules of the NJDEP, Division of Water Resources, Bureau of Flood Plain Management. NJDEP regulates floodplains under the Flood Hazard Area Control Act, N.J.A.C. 7:13. Flood hazard areas include the floodway, which consists of the stream channel and adjacent areas that carry flood flows and the flood fringe, which are areas covered by the flood, but which do not experience a strong current. Under the Flood Hazard Area Control Act, any action that includes or results in one or more of the following constitutes a regulated activity under the Flood Hazard Area, including (1) the alteration of topography through excavation, grading and/or placement of fill; (2) the clearing, cutting and/or removal of vegetation in a riparian zone; (3) the creation of impervious surface; (4) the storage of unsecured material; (5) the construction, reconstruction and/or enlargement of a structure; and (6) the conversion of a building into a private residence or a public building.<sup>141</sup>

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<sup>140</sup> Multi-Jurisdictional Hazard Mitigation Plan- Burlington County, New Jersey (August 2008), prepared by URS Corp, p. 3a-28-, table 3.a-10.

<sup>141</sup> N.J.A.C. 7:13-2.4(a).



In order to minimize the impacts of development on flooding, a 0% net-fill requirement applies to all non-tidal flood hazard areas of the State. The rules also implement riparian zones that are 50, 150 or 300 feet in width along each side of surface waters throughout the State. The riparian zone width depends on the environmental resources being protected, with the most protective 300-ft riparian zone applicable to waters designated as Category One and certain upstream tributaries. Certain waters supporting trout, or habitats of threatened or endangered species critically dependent on the watercourse to survive, or watercourses which flow through areas that contain acid-producing soil deposits, receive a 150-ft riparian zone.<sup>142</sup> The riparian zone of all other resources is 50 feet.<sup>143</sup> The riparian zones are separate from, and in addition to, any other similar zones or buffers established to protect surface waters. For example, the Stormwater Management rules at N.J.A.C. 7:8 and the Freshwater Wetlands Protection Act rules at N.J.A.C. 7:7A also apply.

### 3.2.4 Wetlands

Wetlands are those areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.<sup>144</sup> To determine if an area is a wetland, the vegetation (plants that like wet conditions), soils (wetland types, which often show mottling) and hydrology (low spots or evidence of water) are evaluated. A transition area, or buffer, is an area of land adjacent to a freshwater wetland, which minimizes adverse impacts on the wetland or serves as an integral component of the wetlands ecosystem.<sup>145</sup> The location of wetlands within the Borough is adjacent to the North Branch and is depicted on **Exhibit CON-1**, Natural Resources Map. It is important to note that DEP has the final authority to determine the resource classification of wetlands.

Wetland protection is necessary for many reasons. Wetlands protect surface water by filtering out pollutants and sediments that would otherwise contaminate the water. Wetlands provide natural flood control by soaking up surface runoff after storm events and releasing stored waters gradually. They also provide critical habitats for a large number of the State's fish and wildlife, as well as provide recreational opportunities. Wetland loss and degradation can result in erosion, flooding, water degradation and decreased wildlife populations.

Wetlands are governed by the Freshwater Wetlands Protection Act rules at N.J.A.C. 7:7A. NJDEP regulates virtually all activities proposed within wetlands and transition areas or buffers around freshwater wetlands, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, and filling or discharge of any materials.<sup>146</sup>

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<sup>142</sup> <http://www.state.nj.us/dep/landuse/se.html>

<sup>143</sup> Id.

<sup>144</sup> N.J.S.A. 13:9B-3.

<sup>145</sup> N.J.S.A. 13:9B-3

<sup>146</sup> N.J.A.C. 7:7A-2.2.



### 3.3 Soils

There are various soil types in the civil portion of Wrightstown. See **Exhibit CON-1**, Natural Resources Map. The predominant soil types consist of Freehold fine sandy loam, Collington sandy loam, Westphalia sandy loam, and Adelphia fine sandy loam, which are deep, well draining soils that are not considered hydric. Historically, these soil types have been used for farming purposes in New Jersey. Along the North Run, however, there are steep slopes and Fluvaquents, which are loamy soils that are susceptible to flooding. The soils located on steep slopes are of particular importance because of their erosion potential. Characteristics of soils help to determine the suitability of land uses. Soils exhibiting constraints to development include hydric soils (where the soil has a shallow water depth) and steep slope soils. Since the Borough has a public sewer system, the ability of soils to percolate for septic system use is not a concern.

Freehold fine sandy loam: The Freehold series consists of deep well drained soils on the uplands. Slopes range from 0 to 25 percent (see slope descriptions at end of paragraph). Depth to seasonal high water table averages greater than 5 feet. These are not considered to be hydric soils. They are included within Hydrologic Group B.<sup>147</sup> Except for steep areas, these soils have historically been generally cleared and used for growing vegetables, fruits and specialty crops.<sup>148</sup> This soil type is located in various areas of the Borough, including at the site of the Municipal Complex, in the commercial area along Fort Dix Street (north of Main Street), and a portion of the newly acquired 42 acres. The soils with the steepest slopes are behind Main Street along the border of the floodplain, identified on the soil map as FrmE. The soils with 0 to 2 percent slopes are FrmA, the soils with 2 to 5 percent slopes are FrmB, the soils with 5 to 10 percent slopes are FrmC, the soils with 10 to 15 percent slopes are FrmD, the soils with 15 to 25 percent slopes are FrmE, and the Freehold sandy loam with 5 to 10 percent slopes, severely eroded are FrkC3 on the soil map.<sup>149</sup>

Collington sandy loam: The Collington series consists of very deep well drained soils. Depth to seasonal high water table is greater than 6 feet. These are not considered hydric soils. They are included within Hydrologic Group B. Historically, these soils have been used in New Jersey for corn, wheat, soybeans, hay, pasture, fruits, vegetables, and nursery.<sup>150</sup> In Wrightstown, this soil type can be found in the downtown triangle area, by Maple Court Apartments, as well as in the Platt Avenue neighborhood. The Collington soil in Wrightstown has 0 to 2 percent slopes, identified as ConA on the soil map.

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<sup>147</sup> Hydrologic groups are used in equations that estimate runoff from rainfall. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. The soils are placed into four groups: A, B, C, D. Hydrologic Group B is defined as soils having moderate infiltration rates even when thoroughly wetted and consisting chiefly of moderately deep to deep, moderately well drained to well drained soils with moderately fine to moderately coarse textures. <http://nesoil.com/muds/explain.html>

<sup>148</sup> <http://ortho.ftw.nrcs.usda.gov/osd/dat/F/FREEHOLD.html>.

<sup>149</sup> Id.

<sup>150</sup> <http://ortho.ftw.nrcs.usda.gov/osd/dat/C/COLLINGTON.html>.

Westphalia fine sandy loam: The Westphalia series consists of very deep, well-drained soils on upland Coastal Plain terraces. Depth to seasonal high water table greater than 6 feet. They are included within Hydrologic Group B.<sup>151</sup> Historically, these soils have been used intensively for field crops and tobacco in New Jersey.<sup>152</sup> In Wrightstown, this soil type is located in the vicinity of Saylor's Pond Road and West Main Street. The Westphalia soil in Wrightstown has 0 to 2 percent slopes, identified as WeeA on the soil map.

Adelphia fine sandy loam: The Adelphia series consists of very deep moderately well drained soils. Depth to seasonal high water table averages 18 to 42 inches, January to April. These are not considered to be hydric soils. They are included within Hydrologic Group C.<sup>153</sup> Historically, these soils have been used for corn, soybeans, small grains, hay, pasture, turf grasses, and vegetables in New Jersey.<sup>154</sup> This soil type is found along the border of East Main Street and McGuire Air Force Base. The Adelphia soil in Wrightstown has 0 to 2 percent slopes, identified as AdmA on the soil map.

Fluvaquents, loamy: This is a poorly drained soil and is subject to frequent flooding. The seasonal high water table is within a depth of 18 inches. It is considered a hydric soil. This soil type is located adjacent to the North Run and is located in the floodplain.<sup>155</sup> This soil is not suitable for development. 0 to 3 percent slopes, frequently flooded (FmhAt)

### 3.4 Steep Slopes

Slope is defined as the vertical change in elevation over a horizontal distance, and it is usually expressed as a percentage. Slope steepness is one of the considerations in determining how a particular site can be developed. Improper steep slope development, especially adjacent to stream corridors, can increase erosion of stream banks resulting in decreased water quality. It can increase downstream runoff and flooding problems, cause loss of sensitive habitats, erosion, slope failures, fire hazards, high utility costs, lack of safe access for emergency vehicles, and high costs for maintenance of public improvements. The greater the steepness of the slope, the more likely it is that rain will run off rather than infiltrate. In addition, the steeper the slope, the faster the water will travel. Water with more speed has greater erosive power. Therefore, as slopes become steeper, grading and the provision of infrastructure become more difficult and expensive. The extent of site disturbance, loss of the aesthetic appeal of steep slopes, and environmental degradation increase as well.

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<sup>151</sup> <http://www.nj.nrcs.usda.gov/technical/engineering/documents/HSG2006.pdf>

<sup>152</sup> <http://ortho.ftw.nrcs.usda.gov/osd/dat/W/WESTPHALIA.html>.

<sup>153</sup> Hydrologic Group C are defined as soils having slow infiltration rates even when thoroughly wetted and consisting chiefly of soils with a layer that impedes downward movement of water, or soils with moderately fine to moderately coarse textures. <http://nesoil.com/muds/explain.html>.

<sup>154</sup> <http://ortho.ftw.nrcs.usda.gov/osd/dat/A/ADELPHIA.html>.

<sup>155</sup> Soil survey for Gloucester County, New Jersey. prepared by USDA, NRCS in cooperation with New Jersey Agricultural Experiment Station; Rutgers, The State University of New Jersey; New Jersey Department of Agriculture, State Soil Conservation Committee; Gloucester County Board of Freeholders; Gloucester County Planning Department; and Gloucester County Soil Conservation District, p.48 (2003).

Generally, slopes less than 8% are best suited for development and less costly to develop.<sup>156</sup> Ponding, runoff, and erosion may be a problem on nearly level slopes from 0-2 percent, unless the soils are well drained. Slope values greater than 8% may impose limitations to development. They often need special stormwater management and roadway specifications, increasing costs for utilities, sewers, and other infrastructure.



This photo, taken from the Sugar Cane Grille Restaurant parking lot on Fort Dix Street, depicts change in elevation in Borough.

The steepest slopes in the civilian portion of the Borough are along Meetinghouse Road, behind West Main Street, and behind a section of East Main Street. The highest point in the Borough is near the intersection of Saylor's Pond Road and West Main Street at 159 feet above mean sea level. The lowest point in the Borough is in the eastern portion of the Borough in the wetlands along the North Run Creek, which is situated at 110 feet above mean sea level. As shown in the picture above, there is a significant difference in elevation between the houses on West Main Street and the North Run, with a 30- foot difference in elevation.<sup>157</sup>

### 3.5 Wildlife Habitat

Human activity that results in habitat simplification, fragmentation, degradation, and elimination poses the greatest threats to natural ecosystems and biodiversity. The DEP Endangered and Nongame Species Program (ENSP) developed the Landscape Project to identify and map the habitat for NJ's fish and wildlife populations. Landscape 2.1 does not identify any threatened and endangered species habitat within the civilian borders of the Borough.<sup>158</sup>

<sup>156</sup> Rancocas Main Branches Greenway Plan (December 2002), prepared by the DVRPC, states that 8% is typically the minimum gradient classified as steep. See p.15.

<sup>157</sup> RDG map generated from AutoCAD data file from Burlington County Department of Engineering, Land Development and Planning Division, data.

<sup>158</sup> NJDEP Environmental, Opportunities & Constraints Analysis, dated June 8, 2010.



However, threatened and endangered species habitat has been identified within ¼ mile of the Borough. The Natural Heritage Database and Landscape Project habitat mapping has identified occurrences of the bog turtle (*glyptemys muhlenbergii*) within ¼ mile of the Borough. The U.S. Fish and Wildlife formally identifies the bog turtle as a threatened species. On the State level, the Endangered and Nongame Species Program considers the bog turtle an endangered species, one whose prospects for survival within the state are in immediate danger due to one or many factors - a loss of habitat, over exploitation,

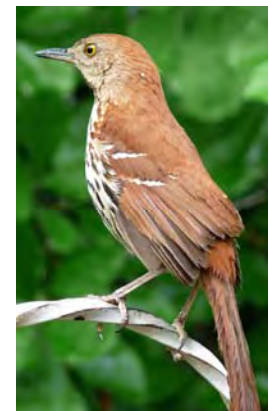
predation, competition, disease. An endangered species requires immediate assistance or extinction will probably follow. *Photo Source: Wikipedia – United States Army Corps of Engineers image.*

Similar to threatened and endangered species, the DEP Endangered Non-Game Species Program also considers "priority species." Priority Species are nongame wildlife and are considered to be species of *special concern* as determined by a panel of experts. These species warrant special attention because of some evidence of decline, inherent vulnerability to environmental deterioration, or habitat modification that would result in their becoming a Threatened species. This category would also be applied to species that meet the foregoing criteria and for which there is little understanding of their current population status in the state.



The wood thrush (*hylocichla mustelina*), a North American passerine bird, is identified in the Natural Heritage Database and Landscape Project habitat mapping for Wrightstown. While its over-wintering population is considered stable in the State, its breeding population is considered a species of 'special concern.' It has a state ranking of S3B, which applies to species that are rare with 21 to 100 occurrences. It is not yet imperiled in the State but may soon be if current trends continue.<sup>159</sup> *Photo Source: Wikipedia- US Fish and Wildlife Service image of Wood Thrush*

The Natural Heritage Database and Landscape Project habitat mapping has identified occurrences of the brown thrasher (*toxostoma rufum*) within ¼ mile of the Borough. It has a global ranking of G3, which is either very rare and local throughout its range or found locally (even abundantly at some of its locations) in a restricted range or because of other factors making it vulnerable to extinction throughout its range, with the number of occurrences in the range of 21 to 100. It has a state ranking of S1, which means that it is critically imperiled in New Jersey because of extreme rarity (5 or fewer occurrences or very few remaining individuals or



<sup>159</sup> Id.



acres). Elements so ranked are often restricted to very specialized conditions or habitats and/or restricted to an extremely small geographical area of the state. Also included are elements, which were formerly more abundant, but because of habitat destruction or some other critical factor of its biology, they have been demonstrably reduced in abundance. In essence, these are elements for which, even with intensive searching, sizable additional occurrences are unlikely to be discovered.<sup>160</sup> *Picture Source: Wikipedia: image in public domain from <http://www.kenthomas.us/>*

The State's Endangered and Nongame Species Program identifies the breeding population of the brown thrasher (*toxostoma rufum*) as a species of special concern.<sup>161</sup> While it is demonstrably secure globally, its breeding population is rare in state with 21 to 100 occurrences. It includes elements which are widely distributed in the state but with small populations/acreage or elements with restricted distribution, but locally abundant. It is not yet imperiled in the State but may soon be if current trends continue. Searching often yields additional occurrences. Its over-wintering population is listed as stable.

According to the NJDEP SDRP Plan Endorsement Environmental Constraints Report, dated June 8, 2010, there are approximately 118.2 acres of priority species habitat located within Wrightstown Borough outside of the Pinelands. The Natural Heritage Database does not have any records for rare plants or ecological communities in, or within 1/4 mile of the Borough. Burlington County has compiled a list of rare plant species and ecological communities that have been documented.<sup>162</sup> However, the County does not break the list down by individual communities. Thus, if suitable habitat is present in the Borough, the species in that list have potential to be present.

Given the ongoing regional efforts that the Borough hopes to continue with neighboring municipalities, the redevelopment of the Wrightstown Town Center could potentially pull development into the center while preserving species habitat outside of the Borough. Additionally, in order to protect species habitat along the stream corridor and to minimize conflicts and encroachments to the surface water and its associated ecological community, it is recommended that the Borough purchase land and/or conservation easements along the North Run. This would help to prevent further degradation of the Borough's environmental resources. Specifically, it is recommended that the Borough begin negotiations with the following properties for conservation easements or land acquisition:

Block 302, Lots 2, 4, 5, 13, 14, 15

Block 501, Lots 2, 4.01, 8, 17

Block 601, Lots 16.01-16.03, 18-24.04, 25

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<sup>160</sup> Id.

<sup>161</sup> [http://www.state.nj.us/dep/parksandforests/natural/heritage/spplant\\_ap1.html](http://www.state.nj.us/dep/parksandforests/natural/heritage/spplant_ap1.html).

<sup>162</sup> Rare Plant Species and Ecological Communities Presently Recorded in the NJ Natural Heritage Database for Burlington County.

At a minimum, the width of conservation easements or land acquisition should be consistent with NJDEPs riparian zones. However, larger areas of conservation are preferred, particularly as it is also recommended that the Borough develop nature trails to promote sustainable interaction and appreciation of the Borough's natural resources for recreational and educational purposes. Any nature trails should be installed using appropriate and environmentally sensitive materials; activities should minimize the alteration of topography, grading or placement of fill and the clearing, cutting and/or removal of native vegetation.

## **4.0 ADDITIONAL ENVIRONMENTAL CONSIDERATIONS**

### **4.1 Farmland**

There are only two parcels of land that are farmed in the Borough. One is located in the APZ I Air Hazard Overlay Zone and the other is a tree farm near Pemberton Township. For the most part, Wrightstown serves as a 'Center' for the surrounding agricultural communities and the Military Base. From time to time, Wrightstown has been approached to assist in regional farmland preservation efforts. For example, North Hanover has been contemplating the implementation of a Transfer of Development Rights (TDR) Program in an effort to safeguard its prime farmland and to revitalize its commercial areas. A portion of North Hanover, closest to the Wrightstown border, is being considered for one of the receiving areas. Water and sewer service to the receiving area(s) will be essential to the TDR program's success. Wrightstown is amenable to assisting North Hanover in such a farmland preservation effort; provided there is sufficient utilities capacity to meet the Borough's own redevelopment needs.

### **4.2 Air Quality**

Air pollution in New Jersey is a serious public health and environmental problem. It comes from many different sources: stationary sources such as factories and power plants, and smaller sources such as dry cleaners, mobile sources such as cars, buses, planes, trucks, and trains, residential activities, such as oil burning for home heating and painting houses, and naturally occurring sources such as windblown dust, and vegetation, which all contribute to air pollution.<sup>163</sup>

In New Jersey, transportation accounts for the largest single sector of our carbon footprint, representing 35% of emissions.<sup>164</sup> 78% of emissions from the transportation sector are attributable to gasoline burned in private automobiles.<sup>165</sup> Land use plays an important role, as the vehicle miles traveled (VMT) is a major factor in the source of carbon emissions. Sprawl type of development with segregated uses results in increased driving as walking is impractical. Higher density areas with goods and services available in close proximity can reduce the number of miles traveled for trips that are taken by car.

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<sup>163</sup> <http://www.state.nj.us/dep/baqp/>

<sup>164</sup> Climate Change and Land Use, Smart Growth Recommendations from New Jersey Future (October 2008), p.1.

<sup>165</sup> Id.



Under the federal Clean Air Act Amendments of 1990, USEPA has set National Ambient Air Quality Standards for six principal pollutants (known as criteria pollutants): carbon monoxide, lead, nitrogen dioxide, ozone, particulates, and sulfur dioxide. A relatively small amount of a pollutant such as ozone can be unhealthy, while other pollutants such as carbon monoxide need to reach much higher concentrations to become unhealthy. The health standard for ozone is 0.08 parts per million, while the carbon monoxide health standard is 9 parts per million -- more than 100 times higher than for ozone.

Other air pollutants that are not 'criteria pollutants' that are emitted into the air in quantities that can cause adverse health effects can be classified as air toxics. These health effects cover a wide range of conditions from lung irritation to birth defects to cancer. There are no national air quality standards for these pollutants, but in 1990 the U.S. Congress directed the USEPA to begin to address a list of almost 200 of these air toxics by developing control technology standards. This particular list of air toxics is known as Hazardous Air Pollutants. NJDEP has adopted regulations to specifically address air toxic emissions. (N.J.A.C. 7:27-17, Control and Prohibition of Air Pollution by Toxic Substances). It lists 11 Toxic Volatile Organic Substances (TVOS) and requires that sources emitting those TVOS to the air register with the Department and demonstrate that they are using state-of-the-art controls to limit their emissions.

USEPA has adopted a number of national air toxic reduction programs to address these hazardous air pollutants. NJDEP works with the USEPA to implement these programs in our State. The NJDEP Bureau of Air Quality Monitoring (BAQM) has divided New Jersey into 9 pollutant standards index (PSI) regions. Wrightstown is located in the Central Delaware Valley Region, which covers Burlington and Mercer Counties. BAQM maintains Ambient Air Monitoring Sites in these regions. These monitoring sites are designed to measure maximum pollutant concentrations, to assess population exposure, to determine the impact of major pollution sources, to measure background levels, to determine the extent of regional pollutant transport, and to measure secondary impacts in rural areas.

The Bureau of Air Quality Planning (BAQP) then compiles the state's emissions inventory. BAQP uses the Emissions Inventory with BAQM's data to evaluate air quality and reduce emissions throughout the State. BAQP also develops State Implementation Plans, which contain specific components including, but not limited to emissions inventories; control strategies; coordination with other states, state agencies, and regional organizations; and public participation in the planning process.

The proximity to McGuire Air Force Base plays a significant role in the health of Borough residents. Firstly, aircraft, ground access vehicles and ground support equipment that run on fossil fuels are the major sources of pollution generated by airports. Emissions from aircraft engines include carbon dioxide (CO<sub>2</sub>), nitrogen oxide (NO<sub>x</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O) and other by-product gases. These air pollutants can cause adverse health effects, as described above. The only way that aircraft emissions will be reduced will be if the Military upgrades its aircraft emission standards. Even for standard airports, Title II of the Clean Air Act (CAA) preempts

States from regulating aircraft engine emissions. Therefore, the Borough has limited ability to mitigate the pollution and hazardous substances being generated from aircraft engines on the base.

### 4.3 Contaminated Sites



The EPA added McGuire Air Force Base to the federal Superfund list, which is the EPA's list of most hazardous sites, on October 22, 1999.<sup>166</sup> Contamination at the 3,500 acre site has resulted from various former operations, including landfills, sludge disposal areas, storage tanks, test areas, and spills where hazard materials or fuel were released.<sup>167</sup> Numerous contaminants have been found in the soils,

surface water and ground water, including PCBs, pesticides, volatile organic compounds (VOCs), metals, petroleum, and jet fuel products.<sup>168</sup> Areas that need cleanup include landfills, fire training areas, pesticide mixing shops, fuel storage and leak areas, underground tanks and fuel lines, a PCB spill site, and a wastewater treatment plant sludge disposal area.<sup>169</sup>

The northern section of McGuire Air Force Base drains to the North Run, which eventually drains into Crosswicks Creek, which eventually flows to the Delaware River. According to a Department of Health and Human Services, Agency for Toxic Substances and Disease Registry Health Consultation Site Summary for McGuire Air Force Base, VOCs and metals from landfills and contaminants associated with the storage of oil and fuel components are believed to be entering the North Run.<sup>170</sup> Because these streams eventually flow to off-base surface-water bodies, contaminants entering the streams may be carried to areas where people could come in contact with them.<sup>171</sup>

While McGuire Air Force Base is participating in the Installation Restoration Program, a specially funded program established by the Department of Defense to identify, investigate and control the flow of hazardous contaminants at military and other Department of Defense facilities, it appears that there has been resistance from the Department of Defense in cooperation with the EPA in this regard.<sup>172</sup> Recently, Senators Mendendez and Lautenberg have requested the Government Accountability Office to investigate the Pentagon's lack of compliance with the EPA.<sup>173</sup> It is recommended that

<sup>166</sup> <http://www.epa.gov/region2/superfund/npl/mcguire/index.html>

<sup>167</sup> <http://www.epa.gov/region02/waste/fsftdix.htm>

<sup>168</sup> <http://www.epa.gov/region2/superfund/npl/mcguire/index.html>

<sup>169</sup> *McGuire Air Force Base Environmental Restoration Program (ERP) Sites Performance Based Plan, Figure I-1, Final (August 2007).*

<sup>170</sup> p.4.

<sup>171</sup> Id.

<sup>172</sup> <http://menendez.senate.gov/newsroom/record.cfm?id=278992>

<sup>173</sup> Id.

the Borough continue to apply political pressure on the military to participate in clean-up activities.

Additionally, within the civilian borders of the Borough, there are four active sites with confirmed contamination listed on the NJDEP Known Contaminated Sites in New Jersey, as of January 7, 2010:<sup>174</sup>

<b><u>Site Id #</u></b>	<b><u>PI #</u></b>	<b><u>PI Name</u></b>	<b><u>Address</u></b>
54333	023452	BPG Car Co Inc	Rt. 545 & Byron Dr.
56956	032108	Dynair Services, Inc.	44 Fort Dix St.
15492	007973	Exxon	67 Fort Dix St.
15496	001902	Tom's Service Center	1 Railroad Ave. No

There are no pending sites with confirmed contamination. There are four closed sites with remediated contamination. The four closed sites are:

<b><u>Site Id #</u></b>	<b><u>PI #</u></b>	<b><u>PI Name</u></b>	<b><u>Address</u></b>
368391	455695	14 Francis Street	14 Francis Street
141245	187782	15 Francis Street	15 Francis Street
50488	013139	New Hanover Twp. Bd. of Ed.	122 Fort Dix Street
51159	015913	Puritan Oil Co.	Rt. 545 & Augusta St.

With respect to the BPG site, now occupied by Burlington Car Company, Inc., the site formerly contained five gas tanks and one waste oil. There are no concerns at this time. With respect to the former Dynair site, now occupied by Volmar Construction, a “No Further Action Determination and Covenant Not to Sue” by NJDEP has been issued. The Deed notice identifies levels of Total Petroleum Hydrocarbons (TPH) and Polychlorinated Biphenyls (PCB) above NJDEP Residential Direct Contact Soil Cleanup Criteria under the existing center portion of the building and along the west side of the building. Approximately one-half of the affected area is capped by the existing building and ½ is capped by fill cover.

The Deed Notice contains the following restrictions: the site cannot be used for residential purposes, removal or excavation of the floor slab and foundation in the affected area is prohibited, excavation is not permitted beyond two feet below grade along the building foundation, and only low water use landscaping is permitted within 10 feet of the building perimeter. However, according to Rob Hoch, NJDEP, Division of Remediation Management and Response, Bureau of Operations Maintenance and Monitoring, despite the use restrictions on the property, the site can be redeveloped in the future, including removal of the building, provided that proper engineering controls on the contaminated soils is put in place or the contaminated soils are removed.

With respect to the former Exxon station site on Fort Dix Street, now occupied by Bird’s Towing and Automotive, the site is now considered a ‘clean site.’ The underground

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<sup>174</sup> <http://www.state.nj.us/dep//srp/kcsnj/>

gasoline tanks have been removed. While the groundwater at one time was contaminated with Methyl Tert-Butyl Ether (MTBE), a chemical compound is used as a fuel additive in gasoline, as of July 6, 2009, the CEA (Classification Exception Area) was lifted.<sup>175</sup> CEA is a designation established whenever groundwater standards in a particular area are not met. It ensures the use of the aquifer in that area is restricted until standards are achieved. There are no environmental restrictions at this time.

It is recommended that the Borough continue to monitor NJDEP regulatory enforcement at these sites and to report any known violations.

## **5.0 SUMMARY OF RECOMMENDATIONS**

- 5.1 Participate in an informational meeting with the Burlington County Resource Conservation Office and the NJDEP Bureau of Water Allocation to discuss the potential increase in the amount of water the Wrightstown MUA can remove from the Potomac-Raritan-Magothy (PRM) aquifer system in the future.
- 5.2 Explore finance options for the installation of a sand filtration system for the Wrightstown MUA, in the event one is needed, in order to meet the new water quality based effluent limits imposed on sewerage authorities that limit the amount of phosphorus being discharged into freshwater streams and lakes.
- 5.3 Adopt ordinance regarding long-term TMDL management strategies, as identified in NJDEP's Implementation Plan of the TMDL Report.
- 5.4 Participate in educational, clean-up, and enforcement activities, as outlined herein, that will improve storm water quality, as well as earn points towards meeting the Borough's Tier B, Municipal Stormwater General Permit requirements.
- 5.5 Educate property owners and tenants, particularly those adjacent to the North Run, about the importance of minimizing storm water pollution.
- 5.6 Install municipal trashcans along frequently used pedestrian corridors.
- 5.7 Host storm water training for elected municipal officials and Borough employees to educate them on the Storm water Management Rules, Tier B Permit requirements, and steps the municipality can take to minimize storm water pollution.
- 5.8 Partner with a local environmental group to conduct periodic clean-ups of the North Run.
- 5.9 Conduct stricter enforcement of the Borough's litter control ordinance.

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<sup>175</sup> Conversation with Dave Nickerson at NJDEP on February 24, 2010.

- 5.10 Maintain storm water related page on the municipal website and include a link to [www.cleanwater.nj.org](http://www.cleanwater.nj.org).
- 5.11 Consider decreasing the maximum impervious coverage requirements in the General Commercial zoning district.
- 5.12 Develop a program to monitor the location, ownership, age, condition, and capacity of the storm water infrastructure and plan for periodic improvements by allocating funding to ensure the structural integrity of the storm water network.
- 5.13 Contact FEMA for a digitized FIRM map, when one becomes available.
- 5.14 Purchase land and/or conservation easements along the North Run in order to protect species habitat and to minimize conflicts and encroachments to the surface water and associated ecological community.
- 5.15 Develop nature trails along the North Run using appropriate and environmentally sensitive materials to promote sustainable interaction and appreciation of the Boroughs natural resources for recreational and educational purposes.
- 5.16 Continue to apply political pressure to the military to participate in clean-up activities of pollution and hazardous substances being generated on the Military base.
- 5.17 For known contaminated sites, continue to monitor NJDEP regulatory enforcement at these sites and to report any known violations.

## **6.0 APPENDIX TO THE CONSERVATION PLAN ELEMENT**

The following documents can be found in the Appendix.

Natural Resources Map.....CON-1

## IX. ECONOMIC PLAN ELEMENT

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### 1.0 INTRODUCTION

This Economic Plan Element is prepared pursuant to N.J.S.A. 40:55D-28(b)(9), which states that an Economic Plan Element is intended to consider 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 labor pool resident in the municipality and nearby areas and b) an analysis of the stability and diversity of the economic development to be promoted.

### 2.0 GOALS

- 2.1 To develop and sustain a strong and diverse economic base that will make the Borough less reliant on the viability of the Joint Base.
- 2.2 To create jobs for local and regional residents, thereby enabling residents to support themselves and their families and to improve their quality of life.
- 2.3 To create opportunities for local and regional residents to shop for goods and to obtain services locally.
- 2.4 To expand the Borough's economic base to improve municipal services and capital improvements.
- 2.5 To create a destination that attracts people and businesses to the community, giving people a reason to visit, to live here, and to stay.
- 2.6 To provide a business- friendly environment for existing businesses, which have invested in the Borough and to provide a supportive environment for those wishing to improve or renovate their sites.

### 3.0 ECONOMIC HISTORY



Wrightstown began as a farming community, known for its produce and dairy. The construction of the Pemberton-Hightstown Railroad in the 1860s contributed to the Borough's economic development, as farmers from surrounding communities brought their produce and dairy to the Wrightstown station for transportation along the railroad. However, it was the creation of Camp Dix in 1917 that forever



changed Wrightstown. Since then, the Borough's economic development has been intrinsically intertwined with the Military. The small farming community quickly transformed from a rural community into a commercial center and gathering place for Fort Dix and McGuire Air Force Base, as well as the surrounding agricultural communities. *Photo: Farmers lining up to transport produce in Wrightstown. Source: Brian Sperling.*

Over the years, the Borough has become dependent on the Base, making the Borough particularly susceptible to changing military policies. For instance, when military missions and on-base population diminish, many Wrightstown businesses struggle. In the 1990s when Fort Dix lost its basic training role through the Department of Defense's Base Realignment and Closure (BRAC) process, the diminished role of Fort Dix had a significant negative impact on the local economy, as many Wrightstown businesses provide services to military personnel. Heightened security measures at the Base also have negatively affected Borough businesses. The 2001 closing of Texas Avenue through the military complex eliminated direct access for civilians traveling to and from Browns Mills, a significant client base for Wrightstown businesses. It also affected persons who have historically traveled through the Base (and through Wrightstown) to get to the NJ Turnpike, Route 295, or to the shore. Additionally, AAFES' (Army and Air Force Exchange Service) continued development of retail stores and consumer services at the Base competes with off-base retail businesses. All of these factors dramatically affect the business climate and social vibrancy in the Borough. *Photo: Former Davis Grocery Store on corner of Fort Dix Street and Main Street in the 1940s. Source: Brian Sperling*



## 4.0 LOCAL ECONOMIC ATTRIBUTES

### 4.1 Tax Base

Ratables are important to the Borough's ability to provide public services, maintain public infrastructure, and make public capital improvements, all of which impact the quality of life in the Borough. Properties, especially those used for commercial purposes, that provide tax revenues for local government are relevant to the economic health of the Borough as local government revenues primarily derive from local property taxes. The assessed valuation of taxable properties in the Borough is \$27,184,550,<sup>176</sup> while the assessed valuation of non-taxable properties totals \$16,658,200, totaling \$43,842,750.

<sup>176</sup> The 2010 equalized real property value for the taxable properties in the Borough is \$43,280,608, based on an average ratio of assessed to true value of 62.81. However, property taxes are based on the assessed valuation. Therefore, the equalized assessed value does not represent the current tax base. E-mail correspondence with Doug Kolton on August 25, 2010.

### Wrightstown Borough Class Summary, Tax Year 2010

Classification	Number of Parcels	Land	Improvements	Total Assessed Value
<b>Class 1-</b> Vacant	32	\$917,300	\$0	\$917,300
<b>Class 2-</b> Residential (4 units or less)	128	\$2,627,250	\$10,754,400	\$13,381,650
<b>Class 3A-</b> Farm (Regular)	0	\$0	\$0	\$0
<b>Class 3B-</b> Farm (Qualified)	2	\$12,450	\$0	\$12,450
<b>Class 4A-</b> Commercial	37	\$2,528,150	\$6,862,550	\$9,390,700
<b>Class 4B-</b> Industrial	2	\$68,250	\$184,250	\$252,500
<b>Class 4C-</b> Apartments (4 or more units)	6	\$403,800	\$2,826,150	\$3,229,950
<b>Class 15A-</b> Public School Property	3	\$219,000	\$2,834,200	\$3,053,200
<b>Class 15B-</b> Other School Property	0	\$0	\$0	\$0
<b>Class 15C-</b> Public Property	31	\$9,028,150	\$3,839,000	\$12,867,150
<b>Class 15D-</b> Church & Charitable Property	4	\$159,250	\$437,250	\$596,500
<b>Class 15E-</b> Cemeteries and Graveyards	1	\$21,200	\$0	\$21,200
<b>Class 15F-</b> Other Exempt	2	\$41,700	\$78,450	\$120,150
<b>TAXABLE PROPERTIES</b>	207 parcels	\$6,557,200	\$20,627,350	\$27,184,550
<b>TOTAL</b>	248 parcels	\$16,026,500	\$27,816,250	\$43,842,750

It is anticipated that the Borough will be expanding its property tax base when Phase One- Patriots Walk, and Phase II- Patriots Way, are complete, as property that is currently considered public property will go on to the tax rolls. Also, it is anticipated that private, vacant and underutilized parcels will be developed though infill in the downtown triangle, along North Fort Dix Street, as well as in the Business Park. Therefore, the Borough could more than double its tax base in coming years.

#### 4.2 Local Business Mix

The various types of businesses in the Borough provide an overview of the local industry mix. There are approximately 68 businesses in the civilian portion of the Borough.<sup>177</sup> The largest numbers of businesses in the Borough are located within the retail trade, accommodation/food service industries, real estate rental, and other service industries. This is expected, as these are sectors that service the population at the nearby Military base and due to the relatively high transient population in the Borough. There is also a significant construction industry presence, as Wrightstown is located in a HUBzone. *See description below.* Looking at Wrightstown's primary commercial industries, there is limited diversity in Wrightstown's commercial/retail base and the Borough lacks many of the services and retail establishments that are characteristic of most downtowns. There is

<sup>177</sup> Census sources have been historically erroneous with respect to business statistics for the Borough. For example, Selected Statistics from the 2007 Economic Census for Wrightstown Borough indicates 28 businesses in the Borough, while the 2006 Industry Code Survey for zip code 08562 indicated 146 businesses. Therefore, a windshield survey was conducted to determine 68 businesses.

a notable lack of professional services in the Borough (i.e. lawyer, insurance, or engineering office). The largest civilian employer is E.P. Henry, a manufacturer of unit concrete products, which was attracted to the area in 2004 as a result of various marketing outreach efforts. EP Henry is located in the Wrightstown Industrial Park and has approximately 120 employees. However, many of the employees are temporary employees.

### WRIGHTSTOWN BUSINESSES MIX

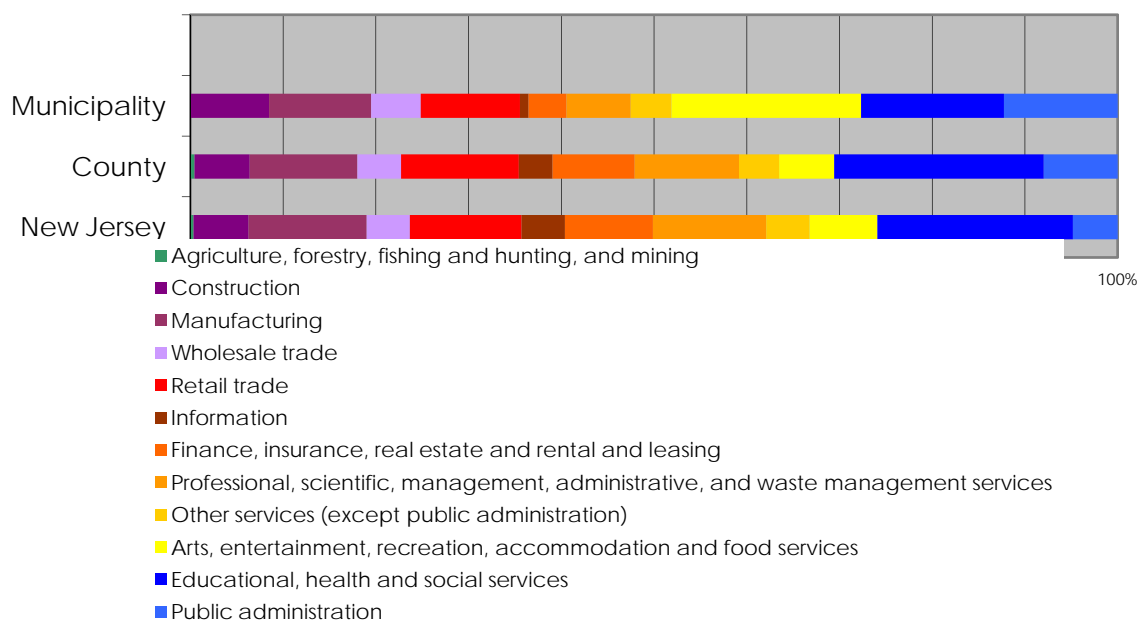
INDUSTRY TYPE	NUMBER	DESCRIPTION
<b>RETAIL:</b>		
Motor vehicle	1	S&H auto sales
Motor vehicle parts	1	Napa
Furniture and home furnishings	1	House of Furniture
Food & beverage stores	1	7-11
Gasoline stations	1	Tom's Service Center
General merchandise stores	1	Dollar General
Miscellaneous store retailers	2	Asian market, Amy's Specialty Shop
Beer, wine, liquor store	2	Wrightstown Liquors, N. Fort Dix St Liquors
<b>ACCOMMODATION &amp; FOOD SERVICES:</b>		
Restaurants	16	Schnitzel, Taco Bell , KFC, Sugar Cane, Wendys, DD, Tokyo, Subway, McDonalds, Golden BoBo, R&D Deli Mexican, Espositos, Richmans, Korean bbq, Stone House
Drinking places	2	Nite Dippers, Kellys
Hotel	2	days inn, passport inn
<b>ARTS &amp; ENTERTAINMENT AND REC:</b>		
Bowling center	1	Thunderbird Lanes
Karate	1	Star Karate
<b>REAL ESTATE AND RENTAL AND LEASING:</b>		
Lessors of residential buildings and dwellings	15	Maple Court, Wrightstown Arms, Mulberry Ct, 9 Francis Tronco, Rooming, Tom Harper, YiChen, Fernandez Ayers, Lennon, Frank, Byron, Watsula, Puglia,
General rental centers	1	B&J Rentals
<b>HEALTHCARE AND SOCIAL ASSISTANCE:</b>		
Child day care services	1	King's Academy
<b>PROFESSIONAL, SCIENTIFIC, TECH SERVS:</b>		
Tax preparation services	1	Tax service on N. Fort Dix St.
<b>INFORMATION:</b>		
Wired telecommunications carriers	1	Verizon
<b>OTHER SERVICES:</b>		
Car wash	1	TPs carwash
Auto body, paint, interior repair, towing	2	BPG, Bird's
Beauty salon (hair, nails)	2	Linda's salon, Spectacular Salon
Laundry and drycleaning services	2	Good Cleaners and Wrightstown Laundromat
Religious organizations	4	Methodist, Cornerstone, New Life, Christian Center
Misc.	1	Post Office
<b>TRANSPORTATION AND WAREHOUSING:</b>		
Agricultural transportation	1	HAC Farmlines
<b>CONSTRUCTION:</b>		
Contractor	3	Volmar, Tito, Puente
<b>MANUFACTURING:</b>	1	EP Henry (located partially in Springfield)
<b>TOTAL</b>	<b>68</b>	

### 4.3 Labor Force

The labor force qualifications of individuals represent the “human capital” that is offered to the labor market. In 2009, Wrightstown Borough is estimated to have a labor force of 423 persons.<sup>178</sup> The most recent unemployment figures from the Department of Labor suggest a 12.6% unemployment rate for Wrightstown Borough in 2009.<sup>179</sup> This is higher than the County average of 8.5% and higher than the State average of 9.2% in 2009.<sup>180</sup>

Typically, higher levels of education are associated with higher average earnings for workers, as well as a decrease in unemployment. 80% of Wrightstown residents are high school graduates or higher, compared to 87% in the County, and 82% in New Jersey. 8% of residents have a bachelor’s degree or higher, compared to 29% in the County and 30% in New Jersey. While the data above indicates that Wrightstown residents are behind the County and the State in educational attainment in attaining high school diplomas and post-secondary educations, workers also acquire skills and competences in the course of employment through informal education and training.

Workers by Industry



The workers in various sectors provide a snapshot of the resident labor force. Wrightstown has a large amount of workers in the accommodation and food services industry and the construction industry, compared to the County and New Jersey. Comparing the numbers for a local area to those of a larger area, such as the State and County, point to differences in the local economy.

<sup>178</sup> The labor force is defined by population of workers 16 years and over.

<sup>179</sup> 2009 NJ Annual Average Labor Force Estimates by Municipality, NJ Department of Labor and Workforce Development. <http://lwd.dol.state.nj.us/labor/lpa/employ/uirate/mun09.xls>

<sup>180</sup> *Id.* NJ Annual Averages. Local Area Unemployment Statistics Model Estimates, NJ Department of Labor and Workforce Development. <http://lwd.dol.state.nj.us/labor/lpa/employ/uirate/anavg.xls>

There are common characteristics between the resident labor force and the local industry mix. As noted above, the largest numbers of businesses in the Borough are located within the retail trade, accommodation/food service industries, real estate rental, and other service industries. Approximately 19.2% of residents are in the arts, entertainment, recreation, accommodation, and food services industry. The second largest industry for Wrightstown residents is the educational, health and social services industry, presumably due to the proximity of Deborah Heart and Lung Center in nearby Browns Mills. Retail trade and manufacturing also have strong representation in the work force.

#### **Employed Civilian Population Industry, Wrightstown Borough (2000)**

<b>Industry</b>	<b>Number</b>	<b>Percent</b>
Agriculture, forestry, fishing	0	0.0%
Construction	27	8.0%
Manufacturing	35	10.3%
Wholesale trade	17	5.0%
Retail trade	34	10.0%
Transportation and warehousing, utilities	21	6.2%
Information	3	0.9%
Finance, insurance, real estate, rental and leasing	13	3.8%
Professional, scientific, management, administrative, and waste management services	22	6.5%
Educational, health and social services	49	14.5%
Arts, entertainment, recreation, accommodation and food services	65	19.2%
Other services (except public administration)	14	4.1%
Public administration	39	11.5%
<b>Total</b>	<b>339</b>	<b>100%</b>

Source: 2000 U.S. Census, SF-3 DP-3 for Wrightstown. **2000 census figures are often utilized in this Element, as 2000 data provide the most accurate level of detail for the trend analysis. The 2005-2009 American Community Survey does not accurately reflect the statistics for this small community, given the small sample size, and this level of statistical detail is not available in the 2010 census.**

Jobs that match Wrightstown's labor force are desirable because they provide job opportunities to local residents. Wage levels that permit workers to live in Wrightstown are also desirable. Jobs for entry level and part-time job seekers are desirable for Wrightstown residents who are seeking second or supplementary jobs to increase household income.

## 5.0 EMPLOYMENT PROJECTIONS

There are several different sets of employment projections that have been compiled by various levels of government for the Borough of Wrightstown, including the DVRPC, the Burlington County Department of Economic Development and Regional Planning, and the Council on Affordable Housing (COAH). They utilize differing methodologies for preparation, project to different time horizons and provide different breakdowns of statistical information. The DVRPC Employment projections are not included here as it appears they have utilized census blocks outside of the civilian boundaries in the Borough to arrive at employment numbers.

### 5.1 County Employment Projections

2005 Estimate	2035 Forecast	2000-2035 Forecast Job Growth	Percent Change	2035 Forecast Jobs to Houses
700	1050	350	50%	2.87

*Source: Census 2000, Northern Burlington County Growth and Preservation Plan, p.36 (October 2008)*

The Burlington County Department of Economic Development and Regional Planning estimates an increase of 350 jobs, resulting in 1050 jobs by 2035 and a ‘Jobs to Houses’ ratio forecast of 2.87.

### 5.2 COAH Employment Projections

COAH’s consultants formulated municipal employment projections based on employment statistics, including 1993 and 2003 municipal employment levels and the New Jersey Department of Labor and Workforce Development projected county employment levels, as well as nonresidential build-out constraints. COAH’s consultants projected Wrightstown’s employment base to increase by 188 jobs between 2004-2018, with a resulting 900 jobs total by 2018. The following Table is an excerpt from Appendix F, Consultants Reports, to N.J.A.C. 5:97. A baseline employment figure of 570 jobs in 2002 is used.

**COAH’s Employment Projections for Wrightstown**

EMPLOYMENT IN 2002	EMPLOYMENT IN 2004	2018 EMPLOYMENT BASED ON HISTORIC GROWTH	2018 EMPLOYMENT BASED ON “S” CURVE	EMPLOYMENT ALLOCATED 2018	NET CHANGES 2004-2018	ANNUAL RATE OF CHANGE 2004 TO 2018
570	712	986	824	900	188	+1.69%

### 5.3 Borough Employment Projections

It is expected that the Borough’s redevelopment efforts will bring significantly more employment opportunities to Wrightstown, mostly in retail, hotel and personal services industries. It is expected that there will be two phases of development in the Borough in the near future.



**Projected Jobs for Wrightstown based on its Redevelopment Program:  
Phase I – Projected from 2009 to 2014, Phase II – Projected from 2013 to 2018**

USE	SQUARE FOOTAGE	UCC GROUP	JOBS PER 1,000 S.F	TOTAL JOBS
<b>Phase I</b>				
Hotel	100,000	R1	1.7	170
Retail	45,000	M	1.7	76.5
Bank	3,000	B	2.8	8.4
Restaurant	4,000	A2	3.2	+12.8
			Phase I Total	267.7
<b>Phase II</b>				
Retail	160,000	M	1.7	+272
			Phases I&II Total	539.7
			Job loss (demolitions)	-43.7
			<b>Total</b>	<b>496</b>

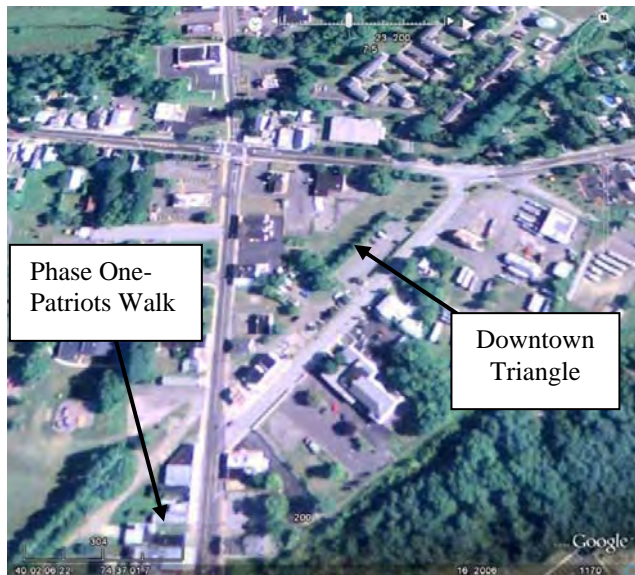
In conclusion, Wrightstown expects a total employment net increase of 496 jobs for the period January 1, 2004 through December 31, 2018. This is greater than the net increase of 188 jobs that COAH's consultants have projected.

## **6.0 TARGET AREAS FOR ECONOMIC DEVELOPMENT**

All of Wrightstown is located in a U.S. Small Business Administration HUBZone (Historically Underutilized Business Zone). The purpose of a HUB Zone is to promote job growth, capital investment, and economic development to historically underutilized business zones, by providing contracting assistance to small businesses located in these economically distressed communities. The HUBZone Program provides federal contracting preferences to small businesses. It also allows HUBZone firms to qualify for higher SBA-guaranteed surety bonds on construction and service contract bids. These preferences go to small businesses that obtain HUBZone certification by employing staff who live in a HUBZone. The company must also maintain a "principal office" in one of these specially designated areas.

Wrightstown has also declared six Areas in Need of Redevelopment, which are documented in the Borough of Wrightstown Redevelopment Plan, prepared by the Ragan Design Group, adopted on June 1, 1999. The following summarizes the various areas targeted for economic development. *See Land Use Plan Element for details.*

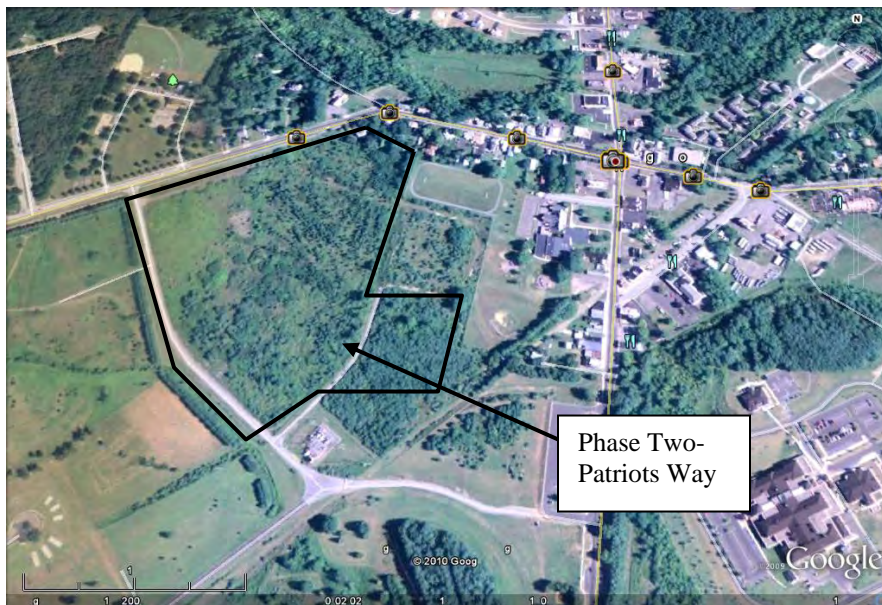
## 6.1 Downtown Area (Triangle and Phase One, Patriots Walk)



Currently, the Downtown Triangle, formed by South Fort Dix Street, East Main Street, and Railroad Avenue, is underutilized. There are a number of vacant parcels and buildings. Most of the occupied sites are retail uses, however, there are several light industrial uses, including auto repair and transportation that discourage pedestrian activity, as well as a few residential uses. There is a noticeable lack of professional offices in the downtown area. A number of buildings were recently demolished on Fort Dix Street. This

is in an area slated for Phase One, Patriots Walk. The intent is for the Downtown Area to be a denser, more dynamic, mixed-use center that promotes personal interaction, walking and civic life.

## 6.2 Phase Two (Patriots Way)

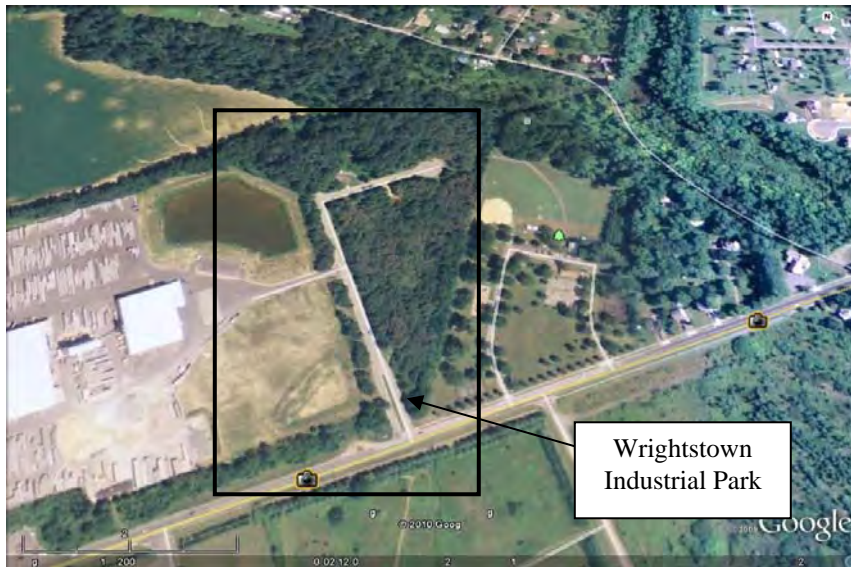


An Area known as Phase Two, slated for Patriots Way, consists of approximately 27 acres of vacant land that is owned by the Borough. It was acquired from the Military for economic development (along with approximately 16 acres of land, designated for Phase One). The

intent is for it to be a continuation of the Downtown experience, while also allowing for larger users.



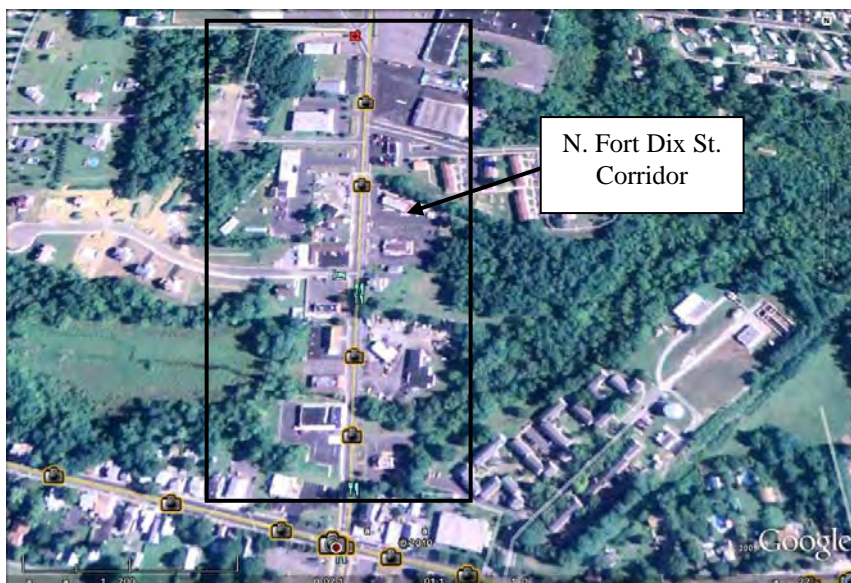
### 6.3 Wrightstown Industrial Park



Wrightstown and Springfield recently celebrated the opening of a new \$90 million EP Henry plant in the Wrightstown Industrial Park. The Industrial Park is located off Saylor's Pond Road at 1, 5, 9 and 13 Singer Street and 5 and 9 Farago Boulevard. While EP Henry occupies a portion of the park,

the balance of the park remains vacant, except for a cell tower. There are approximately 11.6 acres of vacant land for sale. One of the objectives of this Economic Plan Element is for the Industrial Park to realize its full potential, by attracting new commercial and light industrial uses to the Wrightstown Industrial Park.

### 6.4 North Fort Dix Street Corridor



The North Fort Dix Corridor encompasses approximately 25 acres along Fort Dix Street (CR 545). It is bound to the north by the North Hanover Township municipal boundary and to the south by the intersection of Fort Dix Street and Main Street. Fort Dix Street is a two-lane County road. It consists primarily of

commercial and light industrial uses, with a high proportion of quick-service restaurants and auto-related businesses. There are several vacant buildings and parcels.

The long term vision for the North Fort Dix Street Corridor is for it to serve as an extension of the Downtown, while also allowing for some larger users. New two-story mixed use buildings would be set closer to the street, with on-street parking north of the creek to allow for a more pedestrian-centric experience. The Corridor would ultimately serve as a bridge between North Hanover's potential plans for a receiving area under a transfer of development rights program and Wrightstown's Downtown.

## 7.0 MARKET FACTORS

Attracting businesses is important to help the Borough grow economically. Businesses determine where to locate based on factors such as the intended market's demographics, market conditions, costs of development, access to roads and transportation and, to some extent, the incentives offered by municipalities.

### 7.1 Demographics

Population and socio-economic status are two important demographic factors in the local economy used to measure consumer demand. Resident earnings help to anchor the local economy by making money available to purchase goods and services in the community. Consequently, household income is typically an important factor in the local economy.

#### Summary of Municipal, County, and State Demographics (2000)

	Municipal	County	New Jersey
Population	748	423,394	8,414,350
Households	312	154,371	3,064,645
Average Household Size	2.37	2.65	2.68
Housing Units	339	161,311	3,310,275
Home Ownership Rate	25%	77%	66%
Vacancy Rate	7.9%	4.3%	7.4%
Median Household Income	\$27,500	\$58,608	\$55,146
Per Capita Income	\$14,489	\$26,339	\$27,006
Poverty Rate	24%	4.7%	8.5%
Unemployment Rate (NJDOL 2007)	5.7%	3.8%	4.2%
High School Graduates	80.4%	87.2%	82.1%

Wrightstown has a small civilian population with relatively low social-economic status. As of the 2010 census, there were 802 persons living in 348 housing units in the civilian portion of the Borough. The median household income in Wrightstown in 1999 was \$27,500 and the per capita income was \$14,489, roughly half what they are for residents living in the County and the State. The poverty rate in Wrightstown was 24%, compared to 4.7% in the County, and 8.5% in the State. Nevertheless, Wrightstown's relatively low population and resident earnings are offset by the purchasing power of the residents, contractors, and personnel living and working at the Joint Base. This allows Wrightstown to serve a much larger market than other towns of its size and demographic composition.

### Joint Base Baseline Demographics<sup>181</sup>

	McGuire AFB	Fort Dix
Military	4,347	17
Civilian	779	1,431
NAF	287	334
Contractor	652	1,046
Guard/Reservists	3,919	1,128
Students/Mobilization	8	2,843
Other Supported Groups*	7,000	14,476
Subtotal	17,000	21,275
Total	38,275	

\*Includes dependents, retirees, tenants, non-DoD training.

Taking into consideration the persons who are employed at the Base and who travel to the base on a regular basis (retirees, contractors, reservists), the population at the Base is 38,275 persons (McGuire AFB is approximately 17,000 and the population at Fort Dix is 21,275). *See Table above.* Of the 38,275 persons at the Base at any given time, there are approximately 8,944 persons residing on the base. Specifically, there are 5,477 persons living in 1,730 occupied family housing units.<sup>182</sup> Additionally, 3,467 unaccompanied personnel live in dormitories, including visitor quarters.<sup>183</sup>

The Base resident population is expected to grow. According to United Communities, the private housing developer and property manager at the Base, it is anticipated that there will be an additional 354 family housing units constructed and/or occupied on the Base by 2012, which correlates to an additional 1,121 persons projected to live in family-style housing on the Base.<sup>184</sup> Therefore, it is expected that there will be approximately 6,600 persons living in family-style housing and 3,467 unaccompanied military personnel living in dormitories, resulting in a total resident population of 10,065 on the Base by 2012.

As a result of the BRAC process, the Base is expected to have an increase in activity and mission. It is expected that Fort Dix and McGuire Air Force Base will increase by 682 full time personnel and 1,522 reservists, who will be there on weekends and on reserve deployments, bringing the future Base population (residents, employees, retirees, contractors) to 41,600.<sup>185</sup>

<sup>181</sup> Joint Base Demographics, Baseline population from Rick Dean, Community Planner at the Joint Base. These figures include residential population. E-mail correspondence, dated November 9, 2009.

<sup>182</sup> E-mail correspondence from Harry Bagot, a representative from United Communities, the private housing developer and property manager at the Base, dated June 3, 2010.

<sup>183</sup> <http://www.globalsecurity.org/military/facility/mcguire.htm>.

<sup>184</sup> Correspondence with Harry Bagot, United Communities, November 5, 2009, June 3, 2010.

<sup>185</sup> 38,275 persons + 1,121 family-style residents + 682 full time personnel + 1,522 reservists = 40,479 persons. Correspondence from Rick Dean, dated November 10, 2009, stating that Base is anticipated to see increase of 682 full time and 1,522 reservists in next two years.

### FY 2003 Earnings at Military Base<sup>186</sup>

Military Base	Military	Civilian	Total
Fort Dix	\$83,951,000	\$51,599,000	\$135,550,000
McGuire Air Force Base	\$284,339,000	\$54,074,000	\$338,413,000
	<b>\$368,290,000</b>	<b>\$105,673,000</b>	<b>\$473,963,000</b>

The Base employees, contractors, retirees, residents are potential consumers in the trade area. According to a report from the Center for Urban Policy Research at the Edward J. Bloustein School of Public Planning and Policy, the total earnings for FY2003 at Fort Dix and McGuire Air Force Base were \$473,963,000.<sup>187</sup> Based on the number of military base personnel identified in that study at Fort Dix and McGuire in 2003, this equates to an average per capita income of \$31,570 for military personnel and \$42,286 for civilian personnel.<sup>188</sup> Almost half the number of jobs includes reservists or members of the National Guard. These are jobs that are generally used to supplement incomes of area households. Thus, the relatively low resident earnings of civilian residents are offset by the purchasing power of the military and civilian personnel, spouses, and retirees at the nearby Joint Base. Therefore, there is a well-developed daytime workforce and residents with enough disposable income to support commercial operations in the Borough.

Wrightstown also draws upon the residential population of bordering agricultural communities. Based on ESRI forecasts from the 2000 Census there were 34,074 people residing within five miles of Wrightstown in 2007.<sup>189</sup> This figure is also expected to grow, as a bordering area in North Hanover has been identified as a potential receiving area for a TDR program that will seamlessly integrate into Wrightstown Center. The Burlington County Department of Economic Development and Regional Planning forecasts the construction of 400 housing units in North Hanover's potential receiving area by the year 2035 that will add to the existing 260 housing units in the receiving area.<sup>190</sup> Applying an average household size of 2.6 persons, this will bring an additional 1,040 persons to Wrightstown's trade area.

## 7.2 Traffic Patterns and Transportation Access

Traffic patterns are important factors in the local economy, as they provide a good indicator of the movement of people to and through the community. Data on traffic

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<sup>186</sup> Id. at p. 14.

<sup>187</sup> Report of Research submitted to Governor James E. McGreevey on the Economic Contribution of Military and Coast Guard Installations to the State of New Jersey, submitted by Michael L. Lahr, Associate Professor at the Center for Urban Policy Research at the Edward J. Bloustein School of Planning and Public Policy, p.1 (April 29, 2004).

<sup>188</sup> Id. at pp. 12, 14.

<sup>189</sup> Saylor/Pond Fort Dix Mixed Use Redevelopment Project Economic Development Strategy: Market Study prepared by TRIAD Associates, p. 4 (October 2007).

<sup>190</sup> Northern Burlington County GAPP, pp.34-36 (citing DVRPC Analytical Data Report, No. 14, released August 2007).



volume provides information on the amount, time of and location of travel. Traffic is one of the major assets for retailers as it creates an opportunity for transactions. Retailers typically seek locations on major arteries and often require minimum average daily traffic counts to survive. Businesses such as gasoline stations, convenience stores and fast food restaurants are typically located based on traffic volume and access to and visibility from high traffic streets. Conversely, while high traffic counts are desirable, extreme traffic congestion can be a deterrent to consumers. High traffic may hinder visibility, parking and pedestrian friendliness. Thus, examining counts assists in determining the feasibility of various types of businesses.

Wrightstown experiences traffic volumes between 7,400-10,000 vehicles per day, which is expected to increase as the redevelopment occurs in the Downtown area. In August 2009, the average daily 2-way traffic volume on Fort Dix Street, south of Railroad Avenue, was 9,000 vehicles and the average daily 2-way traffic volume for Saylor's Pond Road, west of the intersection with Meeting House Road, was 7,500 vehicles.<sup>191</sup> In 2004, there was an average daily 2-way traffic volume of 9,808 on East Main Street at Kings Academy Church.<sup>192</sup> In 2003, there was an average daily 2-way traffic volume of 9,773 vehicles on East Main Street at Martha Avenue.<sup>193</sup> In 1997, Wrightstown Sykesville Road is reported to have had a daily volume of 10,000 vehicles.<sup>194</sup>

Activity generators, such as the Joint Base, are major determinants in local travel. For instance, the Burlington County Engineer's Office conducted a seven-day continuous traffic volume count on North Fort Dix Street in April 2004, which indicated an AADT of 7,393 vehicles on that street segment.<sup>195</sup> The count indicated that the peak southbound volumes were for the hour beginning at 7 am, which coincides with when people are beginning the workday at the Base, and the hour beginning at 12pm when people are returning to the Base from lunch. The peak northbound volumes were for the hour beginning at 11am when people are leaving the Base for lunch and for the hour beginning at 4pm when the workday is ending. Thus, peak volume in the Borough is primarily due to vehicular movement generated by Base activities. Capturing visits from vehicular traffic will be important to the success of many Wrightstown businesses. Quick and easy access to major arteries for transporting goods and persons is beneficial. Route 68, Route 295, Route 206, and the NJ Turnpike are all close by.

### **7.3 Supply of Land**

As noted above, the Borough owns 42± acres of land that is available for Mixed Use Development. The Downtown Area also has a number of vacant and underutilized parcels that are zoned for commercial purposes. The Business Park, which permits

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<sup>191</sup> E-mail correspondence from Frank Miskovich of Birdsall Engineering, dated June 29, 2010.

<sup>192</sup> Traffic counts conducted by Burlington County Engineer's office in April 2004 on East Main Street, 230 feet west of Francis Street at Kings Academy Church.

<sup>193</sup> Saylor's Pond/Fort Dix Mixed Use Redevelopment Project Economic Development strategy: Market Study conducted by TRIAD Associates, p.7 and Traffic Profile Report (October 2007), citing 2007 MPSI Systems Inc data generated in an ESRI report.

<sup>194</sup> *Id.*

<sup>195</sup> DVRPC Travel Monitoring Report from Charles F. Henry, Traffic Counting Supervisor at DVRPC.

office, research, manufacturing, and retail uses, also has vacancies. North Fort Dix Street, which is zoned General Commercial, also has vacant parcels that are available for development. Therefore, there is land available in a variety of zoning categories.

#### **7.4 Availability of Water and Sewer Utilities**

There is available public water and sewer. The Wrightstown MUA sewer plant is roughly using 56% of its permitted flow, leaving an excess capacity of 44%. The Wrightstown MUA is using roughly half of its water source allocation, leaving an excess capacity of approximately 29 million gallons per year. *See Utilities Plan Element.*

#### **7.5 Tax Structure**

The Borough's tax structure is favorable to businesses. The Borough Council recently created its first local purpose tax in 18 years, which was minimal. It is anticipated that the Borough will be able to operate without a local purpose tax in the future, after the Borough's redevelopment plans come to fruition. The Borough's 2009 tax rate is 3.192 per \$100 of valuation. The tax rate is broken down as follows: County Tax .564, County Library Tax .054, County Open Space Tax .073, Regional School Tax 1.762, Local Municipal Tax .829, REAP Credit<sup>196</sup> -.090, totaling 3.192.

For the six redevelopment areas, there is also an opportunity for a PILOT program (payments in lieu of taxes). A PILOT, in this sense, is an economic development tax incentive that provides for a negotiated reduction in property taxes for a for-profit business. Of the negotiated PILOT, the municipality keeps 95 percent and 5 percent goes to the county government. PILOTs can also be voluntary or negotiated payments made by tax-exempt organizations (such as a nonprofit organization or sometimes another governmental entity) to local governments. These payments can be symbolic donations by a nonprofit organization to a jurisdiction from which the nonprofit is exempt from taxes, or payments to cover the cost of police, fire, snow removal or other local services the nonprofit receives, or even major contributions that approximate or exceed what the jurisdiction would collect from taxing the property to promote the fiscal security of the jurisdiction or to fund a specific public initiative.

#### **7.6 Market Potential**

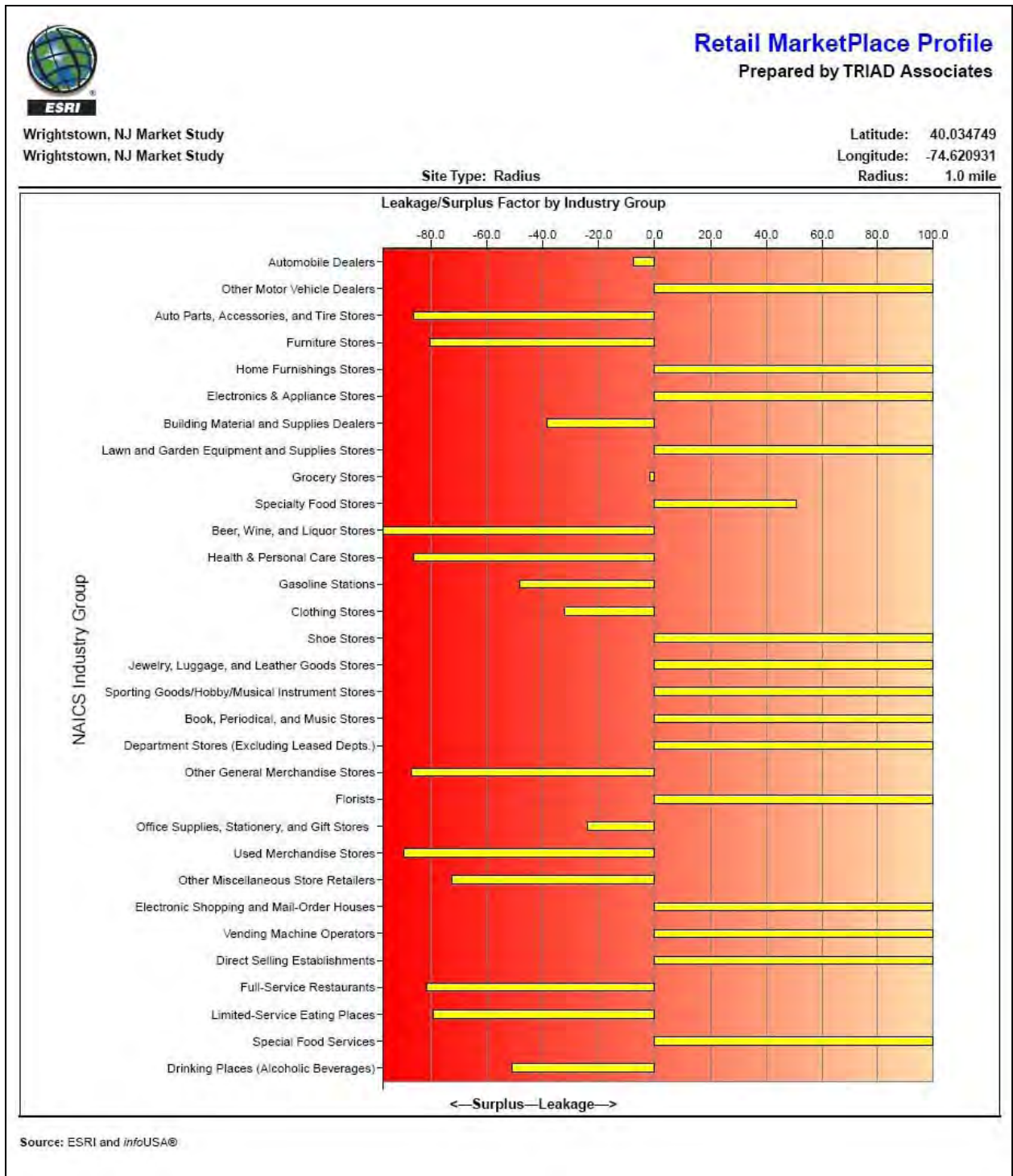
The most important component of market conditions is the estimation of a retail market's potential. In 2007, TRIAD Associates conducted a Market Study for Wrightstown that contained a retail spending analysis using a 1-mile radius and a 5-mile radius.<sup>197</sup> The results are incorporated herein. The Retail Marketplace Profile shown below identifies spending patterns in market segments as either a "surplus" or a "leakage." A surplus indicates that the defined area sells a greater percentage of a particular good/service than would be expected (the actual sales are greater than the potential sales). A leakage

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<sup>196</sup> The REAP credit is a credit for shared services through the Regional Efficiency Aid Program. The Borough shares services with other municipalities, such as animal control, court, trash collection, etc.

<sup>197</sup> Saylor's Pond/ Fort Dix Mixed Use Redevelopment Project Economic Development Strategy: Market Study prepared by TRIAD Associates, pp. 6-7 (October 2007).

identifies a retail trade gap for a particular good/service (the actual sales are less than the potential sales) so customers must go outside of the defined area to obtain those goods/services.



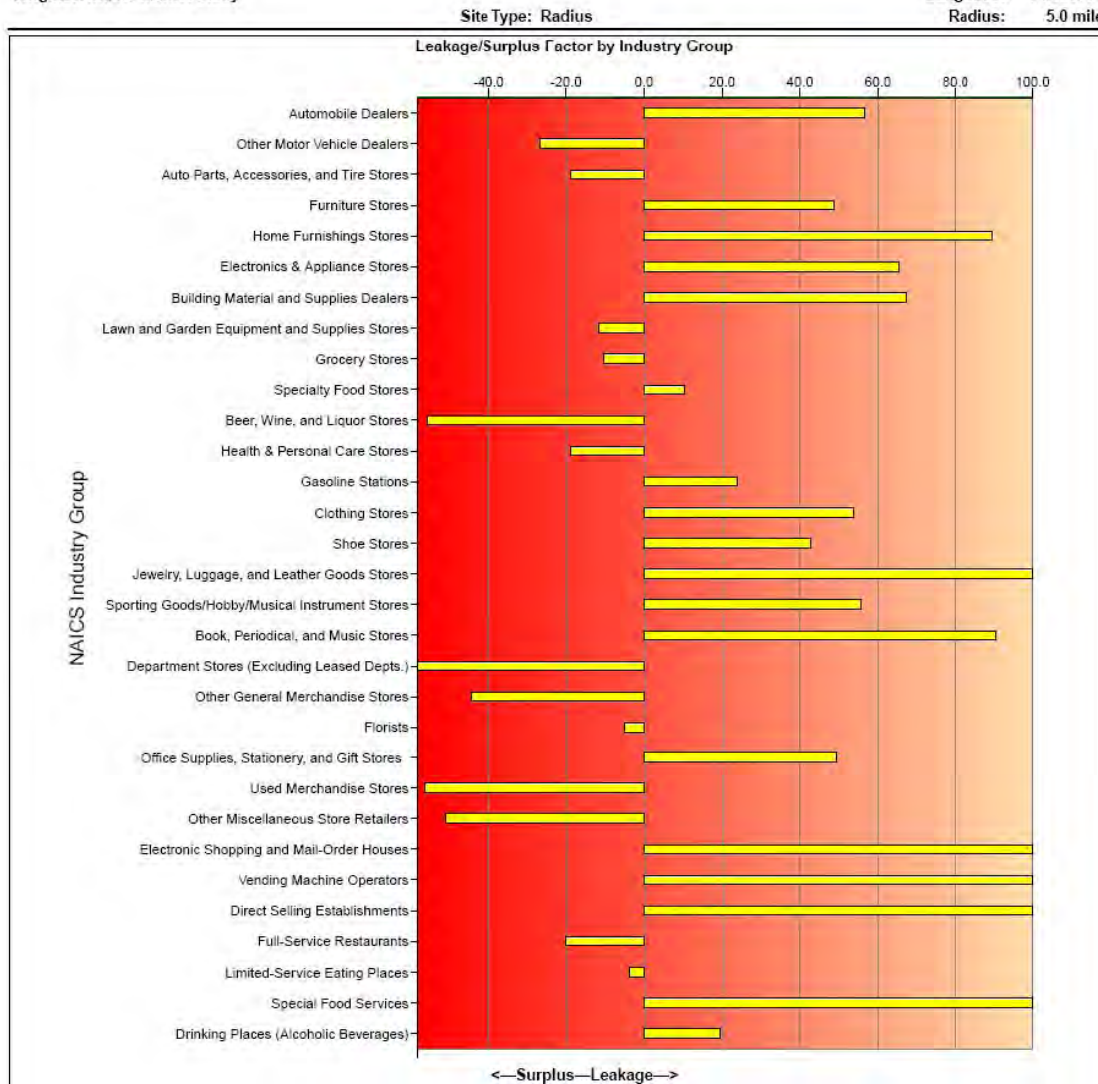


Wrightstown, NJ Market Study  
Wrightstown, NJ Market Study

## Retail MarketPlace Profile

Prepared by TRIAD Associates

Latitude: 40.034749  
Longitude: -74.620931  
Radius: 5.0 mile



Source: ESRI and InfoUSA®

The Retail MarketPlace Profile indicates a need for the following types of retail businesses in Wrightstown, as there is a leakage in the following categories:

home furnishings stores  
specialty food stores  
shoe stores  
luggage and leather goods stores  
hobby  
book, periodical and music stores  
florists

electronics and appliance stores  
lawn and garden equipment and supplies stores  
jewelry  
sporting goods  
musical instrument stores  
department stores  
special food services

Not surprisingly, the Borough is doing much better than expected in some categories, including beer, wine, liquor stores and auto parts and accessories stores. This is because the Borough generates retail sales far in excess of what its market potential would otherwise indicate due to the proximity of the Joint Base. As noted above, the symbiotic relationship between Wrightstown and the Joint Base allows for a market potential far beyond that of Wrightstown alone.<sup>198</sup>

## **7.7 Locally-Identified Market Needs**

TRIAD Associate's Spending Analysis above, which identifies opportunities in the market based on an analysis of spending patterns, is based on census data. Local market needs have also been analyzed at monthly Borough strategy meetings. The following summarizes specific recommendations obtained from civic leaders, Joint Base representatives, residents, strategy committee members and Borough planners with respect to needs in the local market. The goal is to provide all the goods and services that the community needs, increase the number of choices encountered, and maximize the range of products sold. Many of these recommendations were incorporated in TRIAD's Associate's 2007 Market Study.

- **Full Service Hotel (small)**

While there are few motels in the area (such as the Passport Inn and the Days Inn in Wrightstown and the Quality Inn in Cookstown), members of the military have expressed difficulty finding suitable accommodations nearby during reserve training weekends and for visiting families and friends. During Reserve training weekends or other temporary assignments, military personnel often seek lodging up to 30 minutes away. Military personnel specifically identified the need for additional full-service accommodations within Wrightstown. With such a large contingent of transient troops, consistent utilization of a hotel facility is assured. Therefore, lodging is recommended.

- **Family and Specialty Restaurants (Applebee's, vegetarian, WWII Theme)**

Restaurants are one of the most successful commercial businesses in Wrightstown. Even though on-base food opportunities exist, many personnel choose to leave the Base at lunchtime. Rick Dean, one of the Community Planners at the Joint Base, has suggested family dining choices for the families living at the base, as dining on the base is limited and at peak times can be crowded. Although the market analysis indicates a surplus of retail sales in full-service dining, as noted above, the symbiotic relationship between Wrightstown and the Joint Base allows for a market potential far beyond that of Wrightstown alone. The need for more dining choices would also be paramount with the addition of a proposed hotel. Hotel guests will be attracted by the convenient location of dining, retail and entertainment venues near the site.

Additionally, theme restaurants could act as a destination for many diners, including residents from the surrounding communities. Military personnel have indicated that theme restaurants would provide an inviting alternative to dining options on the base.

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<sup>198</sup> Id. at p. 3.



Strategy Committee members have discussed restaurants such as: Applebee's, vegetarian, and a WWII Theme restaurant. Also, the Borough has a fair number of multi-cultural restaurants already, including Sugar Cane Grill, Sebastian's Shnitzelhaus, Korean BBQ, and Japanese. As military personnel embark from Wrightstown to travel the globe, an opportunity exists to bring those worldly experiences back to Wrightstown. An international restaurant row would be an authentic marketing niche for Wrightstown. According to TRIADs report, the average household in Wrightstown spends \$2,732 annually on dining outside of the home.<sup>199</sup> Military households spend a large amount of money on dining, as well.

#### • Medical Offices

The personnel at the Base have indicated a desire for medical professionals outside of those provided by the military, particularly for female officers. In 2007, households falling within five miles of the target area spent on average \$3,500 for health care and \$1,757 for health insurance.<sup>200</sup> These numbers are slightly less than the national average but they clearly indicate a market for medical services. By positioning medical offices in close proximity to the Base Wrightstown could capture this potential revenue. It is expected that this will create more synergy in the Borough as employees of the office space will generate additional sales for the retail facilities and restaurants beyond what would be expected from area residents.

#### • Childcare

There is one childcare facility in Wrightstown, Kings Academy, which is affiliated with the adjacent church. While the Pemberton School District offers free preschool programs for military children three to five years old, there is often a long waiting list for daycare services for the youngest children at the Base's infant toddler child development center.<sup>201</sup> As such, military and civilian personnel have suggested a day care facility in Wrightstown.

#### • Grocery Store

Wrightstown residents strongly desire a supermarket. The nearest grocery stores are ACME in Browns Mills (8.9 miles) and a Home Town in Cream Ridge (8.5 miles). A fair number of Borough residents do not possess automobiles, which limits their access to food choices. The only local shopping options are the 7-11 convenience store, which offers few food choices at higher prices than supermarkets, and the Dollar General discount store in the east end of town, which does not have the same variety of fresh, high quality foods as a traditional supermarket. The reality is that many poor and/or rural communities like Wrightstown lack a market or income base to sustain a supermarket-sized grocer. Grocery retailers, such as Aldi or Save-A-Lot, which typically cater to lower-income consumers with a small range of products would be most successful in Wrightstown.

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<sup>199</sup> *Id.* at p. 8.

<sup>200</sup> *Id.* at p. 11.

<sup>201</sup> Military Homefront, Supporting our Troops & their Families, Plan My Move- Installation Information (4/15/2010).



- **Specialty Grocery Store**

Members of the military have expressed an interest in a specialty food store. Specifically noted are stores that sell produce, as fresh produce is not always available at the Base, as well as stores that sell organic or other health foods. According to TRIAD's study, the average household in Wrightstown spends \$4,032 annually on food at home.<sup>202</sup> Currently, there are no retailers meeting the specialty grocery store need in Wrightstown. As Wrightstown is located in the Burlington County Farm Belt, opportunities, even in the form of an open-air farmer's market, exist.

- **Convenience Banking/ATM**

Wrightstown has very few banking options, with no bank branches and only a few ATMs. A smaller bank branch would provide much needed services to the residents of Wrightstown, while ATMs could provide fast and convenient access to commuters and visitors. An opportunity exists to combine convenience banking with a grocery store, like Aldi. A grocery store location is attractive to banks because it provides a lower cost opportunity to offer services to customers than in a traditional bank office and it would also allow the bank to tap new customers through the grocery store, who typically shop 1 to 2 times per week.

- **Electronics Store (small scale)/ Communications Store**

Military personnel identified a retailer selling electronics, accessories, and cellular services as a desired establishment. As the target demographic for video games is adult males aged 18-35, a video gaming store, like Gamestop, would fill a market need, given the number of young men stationed at the base. Additionally, TRIAD's report shows a complete leakage in electronics sales. All electronics purchases are conducted outside of the one- mile radius surrounding the project area and at five miles the leakage is still at 65.3 points; this represents \$6,341,343 in lost revenues.<sup>203</sup>

In addition to the market needs identified during strategy meetings, TRIAD Associates has recommended the following additional types of uses in their report, as well.<sup>204</sup>

- **Upscale Pub/Tavern**

According to the TRIAD Study, Wrightstown enjoys a large market draw for alcohol sales posting a market surplus of 97.2 points, which means Wrightstown is a drawing in \$12,654,915 more dollars in alcohol sales than would be expected based on Wrightstown's population alone.<sup>205</sup> Furthermore, an upscale drinking establishment would be complementary to the proposed hotel in Patriots Walk, giving hotel guests access to evening entertainment and socializing.

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<sup>202</sup> Id. at p.10.

<sup>203</sup> Id. at p.11.

<sup>204</sup> Id. at pp. 8-12 (Some uses identified during strategy meetings are not listed here as they've already been identified above. RDG has modified some of the recommendations).

<sup>205</sup> Id. at p.12.

- **Dry Cleaning**

Dry cleaning facilities right outside of a military base generally enjoy consistent business. Members of the military often have uniforms cleaned and pressed as to maintain a neat appearance. A dry cleaning establishment located on the west side of Fort Dix Street would be a convenient stop for military personnel entering the Base in the morning.

- **Convenience Store**

Convenience shopping would benefit the large transient population of Wrightstown. TRIAD's study likens the Borough to a transit village, which is typically found on passenger rail lines, given the high level of transient activity in the Borough due to the number of employees, retirees, and reservists traveling to the Joint Base on a daily basis and therefore recommends that the Borough focus on retail convenience stores that a transient population might purchase on their way to and from work.<sup>206</sup> Additionally, convenience stores can provide daily essentials to residents of Wrightstown.

- **Military Gear Retailer (Army/Navy Store)**

As suggested in TRIAD's report, military gear retailers provide a venue to pick up non-issue or upgraded items designed to make life easier or uniforms sharper for the military personnel. They also attract military retirees who are looking to stock up on military gear and supplies. Many military bases have these types of retailers just outside the gates and they create a large retail draw.

- **Coffee Shop**

There is currently only one morning meeting place in the Borough, Dunkin Donuts, in the east end of the municipality (near New Hanover). There is no morning breakfast/coffee spot for commuters traveling along Fort Dix Street, nor along West Main Street from Route 68, the Turnpike, or Route 295. Coffee shops provide another aspect of convenience shopping. It would be perfect for capturing revenues from commuters with a quick and easy stop for morning coffee. A nice coffee shop could also provide a gathering spot for residents of Wrightstown.

- **Book, Periodical and Music Store**

A small-scale bookstore or even a periodicals retailer would provide a product, which is glaringly absent from Wrightstown. Market data in TRIAD's study shows a 100- point leakage from Wrightstown, meaning that there is a high probability that all book and periodical retailers are outside of a one- mile radius. Book, periodical, and music stores have a market potential of \$71,009 within the one-mile radius and \$1,823,956 within the five- mile radius. Even at the five- mile radius, the leakage is still at 90.4 points.<sup>207</sup> Additionally, retailers of this type would fit within the expected retailers next to a Military Base, given the need for books, periodicals, and music cds to entertain soldiers on deployment.

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<sup>206</sup> Id. at p.7.

<sup>207</sup> Id. at p.9.

- **Gift Store, Office Supply, Stationary Store**

TRIAD's Market Study states that while the market data shows a small surplus of gift stores for the one- mile radius, at the five-mile radius, there is a retail gap of \$1,340,812.<sup>208</sup> The category that covers gift stores also accounts for office supplies and stationary stores. A gift store would be a complementary use for the proposed hotel, as hotel guests will be attracted by a convenient location of retail near the site.

- **Florist**

The market data shows a complete leakage from the one- mile radius, representing a loss of \$18,138 in potential revenue for Wrightstown, while the five- mile radius shows a surplus in retail sales.<sup>209</sup> The best way to reclaim some of this potential revenue is by combining a florist with some other type of retail establishment, such as a gift store or periodical store, particularly since the Base already has a florist on-site. It is noteworthy that there is also market potential for persons who are traveling through Wrightstown (specifically along Main Street) to go to Deborah Heart and Lung Center. The local florist need could also be met through a farmers market in Wrightstown that would allow local farmers to access the market with little overhead.

- **Bakery**

Aside from Dunkin Donuts, there is only one bakery in the Borough, known as County Deli and Donuts, which is located in the shopping center at the east end of the Borough near the North Hanover border. There is an opportunity to draw transient customers, by combining a bakery and coffee shop in the Borough, particularly along Fort Dix Street and/or Main Street, the highest traveled segments of the Borough.

- **Barbershop**

Barbershops present another opportunity to draw military personnel, by meeting another of their needs. Additionally, a barbershop would provide a necessary service for residents of Wrightstown and surrounding areas.

- **Home Décor**

The market analysis shows a complete loss of Home Furnishings market potential at the one mile radius and an 89.7 point loss at the five mile radius, this number represents \$3,239,838 going to retailers outside of the five mile radius.<sup>210</sup> Despite the leakage identified in the market analysis, there is one small home furnishings store in the shopping center at the east end of the Borough. However, home furnishings are the type of goods that people are willing to travel a further distance to find the right item or the right price. A small home décor retail establishment can capture a portion of this otherwise lost revenue. Also, a home furnishings rental center may be most appropriate in this military town, given the temporary nature of military residencies.

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<sup>208</sup> Id.

<sup>209</sup> Id.

<sup>210</sup> Id. at p.11.

- **Shoeshine**

TRIAD recommends a shoeshine establishment, as shoeshine businesses are often found outside of military bases given the draw from military personnel. However, these types of business rely heavily on foot traffic. This may be most appropriate for a use in the Downtown, perhaps adjacent to the hotel.

- **Small Vendor Kiosks**

Kiosks represent an opportunity for unique items to become part of the economic engine driving Wrightstown. These venues are generally small with a very particular group of products. Because of the small outlay of capital for kiosks they allow retailers an opportunity to turn a profit on smaller or less demanded items. Kiosks could also be used a venues for some of the smaller retail options recommended in TRIAD's report.

One goal is to encourage retail use that can help existing businesses prosper. TRIAD recommends that Wrightstown focus on attracting small to medium sized chain and non-chain stores. These types of businesses have reduced overhead, which would allow them to profit from a smaller base of customers and would fit nicely into the rather small town feel of Wrightstown.<sup>211</sup> A mega "Big Box" retailer such as Wal-Mart or Best Buy would potentially compete with the small town merchants and ultimately hinder their ability to survive. However, a few "Big Box" retailers such as a Barnes and Noble book store, a furniture store, or Pier One Imports could compliment the smaller businesses.

The following are additional market needs that were not identified in TRIAD's report, but are important to a healthy and vibrant community.

- **Office**

The Borough should market itself to office uses. The Borough lacks many of the services establishments that are characteristic of most downtowns. There is a notable lack of professional services in the Borough (i.e. lawyer, insurance, or engineering office, etc.). Very little office space exists within the Borough. With the probable development of Patriots' Walk professional medical offices, the need for office space within the Study Area should intensify. Ideally, office space should be between 3,000 – 15,000 square feet. A flexible mix of office/retail is suggested for small, locally owned service businesses. This would include professional office space on second floors with retail on first floors for a more cohesive mixture.

- **Residential**

There is a direct relationship between the number of households in a region and the number of jobs, as households require goods and services that create jobs. All vibrant commercial center locations include a resident population to patronize local shopping and events. Therefore, a slight increase in residential population is recommended in the Borough to bring additional people and diversity of populace to the Borough. While there are a considerable number of apartment units in the Borough, these units are affordable housing units rented to families on fixed incomes. A mix of residential, in all market segments (affordable to luxury, in both rental and for-sale housing) should be considered.

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<sup>211</sup> Id. p. 7.

Residential condominiums above storefronts would be ideal in the downtown area to add more economically diverse density to the downtown, while at the same time maintaining a pedestrian-friendly atmosphere.

- **Civic/Public**

Also important to the heart of the community are civic/public venues for events/cultural activities. Consideration should be given to uses such as fairs, seasonal concerts, farmers' market, or other events to bring people into the community.

## **7.8 Market Competition**

The surrounding municipalities are primarily agricultural communities, lacking a strong commercial base that would pose direct competition with businesses in Wrightstown. The nearest major retail center is outside of a ten mile radius.<sup>212</sup> It is expected that residents of surrounding municipalities within a five mile radius would choose to shop in Wrightstown, as opposed to a further shopping designation, particularly for convenient commodity groups. Therefore, Wrightstown has the potential to have a fair amount of drawing power of customers from surrounding communities.

Market competition in the trade area is dependent on the type of goods or services being offered. There are particular goods that are considered convenient goods. Staple goods like food, gasoline, drug items, hardware items are purchased on such a regular basis that people will tend to make their purchases as close to their residence as possible. People are usually unwilling to travel great distances to purchase convenient goods. Conversely, for larger ticket items that are purchased on a much less frequent basis, such as furniture and automobiles, people are often willing to travel great distances for the right item or for a good deal. Therefore, a retailer dealing in these types of goods can have a much wider trading area without a heavily trafficked location with the help of adequate promotion.

While there is limited market competition from businesses in surrounding communities, on-base commerce has a significant impact on the local market. The Department of Defense provides a wide array of retail stores and consumer services at the Joint Base for the benefit of current and retired military personnel and their dependents. The use of below-market prices to attract active-duty personnel, retirees, and reservists who live off-base, as well as the proliferation of on-site amenities, makes it difficult for local businesses to compete. The Defense Commissary Agency (DeCA), which runs the commissary (akin to civilian supermarket), sells goods at a uniform 5 percent above the wholesale cost.<sup>213</sup> Similarly, the Army and Air Force Exchange Service (AAFES), which runs the military exchanges on the base as a non appropriated-fund (NAF) activity, provides goods and services at a significant discount (typically 20% less than civilian competitors) and consumers do not pay state sales tax.<sup>214</sup> Roughly two-thirds of NAF

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<sup>212</sup> *Id.* at p.4.

<sup>213</sup> The Costs and Benefits of Retail Activities At Military Bases, prepared by Congressional Budget Office, Summary, p. xii (October 1997).

<sup>214</sup> Shopping Centers Today: How the U.S. military develops shopping centers, [www.facebook.com](http://www.facebook.com) notes, (March 18, 2010).

earnings go to supporting morale, welfare and recreation programs, including libraries, fitness centers, golf courses, and clubs. Therefore, there is a secondary impact on the local economy as military personnel do not need to leave the base for recreation and quality of life activities.

Currently, the Base has the following retail and service opportunities:

BX/PX Food court	a commissary (supermarket)
liquor stores	fast food restaurants
coffee spots	a movie theater
barber shop	beauty shop
car wash	car rental
bank	dry cleaner
flower shop	UPS Store
shoe repair	optical shop
gas station	auto repair
hardware store	home and garden supply

The civilian personnel at the base are not permitted to use the Commissary or BX. However, they are allowed to use some of the peripheral retail stores.<sup>215</sup>

Historically, sectors that service the population at the nearby Military base have succeeded in Wrightstown. However, retail, service, and food industry will likely capture less and less of the market generated by the Base, given the proliferation of on-base retail and services market competition as described above. Local businesses cannot easily overcome the hurdles associated with the convenience of obtaining goods on the Base, coupled with the below-market costs of products and services. The Borough, then, needs to adjust its market stance in response to these changed conditions.

## **8.0 MARKETING STRATEGIES**

### **8.1 General Recommendations**

Marketing is recognized as one of the most important elements in business management. In the economically challenging twenty-first century, it may also be one of the most important functions of municipal government. The object of marketing is to make, hold, and fully develop customers in the face of competition for those customers. Governments have customers: i.e., the residents, taxpayers, investors, property owners, visitors, small business owners, and other funders and recipients of public services. Wrightstown delivers programs and services to its residents, businesses, and visitors, cares for their public health and safety, has concerns about customer satisfaction, wants to decrease service delivery costs, increase revenues, and engage citizens and stakeholders. All of this involves marketing.

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<sup>215</sup> E-mail correspondence with Rick Dean, Community Planner at the Joint Base, May 20, 2010.



There are many purposes for marketing, as communities want to recruit industry and office facilities, attract retail development, draw tourists, draw shoppers downtown, draw home buyers, attract real estate investment and development to depressed or designated redevelopment areas, attract new residents and keep them, attract retirees as residents, attract young people with families as residents, attract college graduates as residents and workers, bring back former residents. Therefore, marketing is critical to the Borough's future success.

#### **8.1.1. Create a Sense of Place by Capitalizing on Military Heritage.**

It is essential that the Borough create a "sense of place." A sense of place is what draws people to an area. It is a perception that a particular environment is unique and special. In order to successfully compete with on-Base retail and services, the Borough must draw residents, personnel, and retirees off the base who could otherwise shop or eat less expensively on-base. The Borough must also draw residents from surrounding areas and capture the number of transients who pass through the Borough to shop or work on the Base. In essence, the Borough must become a destination.

As the Borough has a strong military heritage dating back to World War I and Wrightstown is intrinsically linked to Fort Dix and McGuire Air Force Base, the Borough should create a signature space that provides a welcoming, interesting experience for people living, working, and visiting the Base, by making the most out of the Borough's strong military roots. The Borough's association with the military should be used as a marketing tool, as well as a means of creating a sense of place.

Structural features, such as building placement, architectural style, pedestrian-orientation of buildings, pedestrian amenities, parking layouts, signage, lighting, and public art help define a sense of place while it is the people who frequent the businesses and spent time in the town who create the vitality. Building aspects that isolate people and discourage pedestrian activity should be prohibited as they contribute to placeless landscapes that have no special relationship to the places in which they are located. *See Land Use Element for design guidelines.* Wrightstown is a special place that welcomes people from all over the country, serving as their home away from home until they embark on travels and missions all over the world.

#### **8.1.2 Enhance Market Niche**

It is recommended that Wrightstown enhance its market niche. A market niche is a specialized concentration of goods or services. One suggestion is to create an International Restaurant Row, building on the restaurant base that has historically done well in Wrightstown. For decades, people have passed through Fort Dix to travel to military destinations around the world, experiencing many different cultures. This would be an opportunity to bring some of the international cuisines experienced all over the globe back to Wrightstown. Currently, there is German, Korean, Caribbean, Japanese, and Italian fare in the Borough, as well as several fast food restaurants. In this way, the

businesses could concentrate on a specialized market that has historically fared well in Wrightstown.

## **8.2 Specific Recommendations for Marketing: Year 1**

### **8.2.1 Convert Strategy Committee into Business and Intergovernmental Assoc.**

The Wrightstown Strategy Committee has been meeting on a monthly basis to ensure that the Borough's vision for redevelopment remains on track. Stakeholders who attend the committee meetings on a regular basis include: the Mayor, members of Borough Council and the Burlington County Economic Development and Regional Planning office, Ragan Design Group, Triad Associates, a member of the School Board, the Borough and Joint Land Use Board solicitors, Borough Engineer, Borough Clerk, Jersey Central Power and Light representatives, and recently several residents who serve on the Plan Endorsement Advisory Committee. From time to time, former Congressman James Saxton, Richard Dean, Community Planner at the Joint Base, Colonel Ronald Thaxton, former Commander of Fort Dix, Susan Grogan from the Pinelands Commission, the realtor for the Wrightstown Industrial Park, the designated Redeveloper of Phase One, and others participate in the Strategy Committee meetings. We recommend that members of the current business community also participate in the Borough's monthly Strategy Committee meetings.

As the Borough moves into the next phase of redevelopment, it will be particularly important for existing and new businesses to participate in discussions related to business retention, new business attraction, and Borough marketing efforts. By maintaining an open line of communication between local businesses, Borough leaders, and residents, all stakeholders will be involved in molding the Borough's future. Therefore, it is recommended that the strategy committee be converted into a Wrightstown Business and Intergovernmental Association. Ragan Design Group will continue to be the moderator and provide staff support. The group should consider activities such as co-op marketing, launching the branding, creating a visitor's brochure, and event series coordination, as well as hosting periodic business roundtables or breakfasts, as local business associations typically do as described below.

### **8.2.2 Membership in the Burlington County Chamber of Commerce**

Wrightstown's low population density, combined with stricter access to the Base presents a marketing challenge to businesses in Wrightstown. Building a successful business environment requires a multitude of strategies. As Wrightstown businesses, government, and residents are limited in their ability to commit time, money, and know-how to improve economic conditions in the Borough, it is recommended that representatives from the Wrightstown Business and Intergovernmental Association participate as members in the Burlington County Chamber of Commerce.

<http://www.bccoc.com/default.asp>

The Chamber of Commerce is comprised of businesses, non-profit organizations and government entities that work together to improve the economic viability of Burlington County and the business potential of its members. It hosts monthly luncheon programs, education seminars such as Internet marketing, general membership meetings and legislative programs. The Chamber makes available the combined business experiences of hundreds of businesses. Tapping into this network offers solutions, sometimes mundane, sometimes creative, to common marketing problems. Its membership also has political clout that may assist with regional concerns.

Members of the proposed Wrightstown Business and Intergovernmental Association should participate in the Burlington County Chamber of Commerce events, such as the Local Business Association Quarterly Meetings, where joint representatives from local business associations come together to collaborate on events, share ideas, and learn how to improve their associations. Membership will also provide another venue for publicizing the Borough's successes and changing perceptions of Wrightstown in the region.

### **8.2.3 Adopt a Uniform Logo for Marketing and Branding**

Residents and visitors form ideas about a municipality based on appearance, experiences, information in media outlets such as newspapers, magazines, websites, as well as word-of-mouth. During our Community Visioning Worksession for this Master Plan, the Borough's reputation in the Region was identified as one of the Borough's most significant obstacles. Therefore, brand identity is one important aspect of marketing the Borough. Branding is the message, i.e., how the Borough is being pitched to others. The logo is a component of branding. It is an image that is used on signage, marketing materials, and the Borough's website. In order to establish brand identity, the logo should be instantly recognizable, reflect confidence and credibility, while communicating what the Borough offers. The logo is much more than a symbol or image, it essentially becomes the face of the Borough.



As a component of the Downtown Marketing and Façade Improvement Plan completed in 2008 a new logo was created and proposed for the Borough. At the time, the strategy committee wanted to create a new logo and theme that captures the historical essence of Wrightstown and its strong ties to the military. During a recent Study of North Fort Dix Street, the logo evolved into the adjacent symbol, which reflects the logo: ***“Wrightstown: Gateway to Freedom.”***

It is recommended that the Wrightstown Business and Intergovernmental Committee and governing body review final designs for the Borough logo and select a final logo to be implemented. Once the final design is

selected, it is recommended that the logo be placed on municipal letterhead, on gateway signs, on the Borough's proposed web page, on banners in the Downtown area, in visitors' brochures, etc.

#### **8.2.4 Develop Professionally Designed Borough Website**

Wrightstown is one of only six municipalities in the County that do not have a website (out of 40 communities). A user-friendly website would not only improve customer service to local residents and businesses by providing answers to common municipal information requests, but it would also be a great marketing tool to advertise existing businesses to visitors, to recruit new businesses to the Borough, and to publicize Borough events that would draw people to the community. The Borough's website should be professionally designed and the branding message and logo should appear on the homepage of the website. Local businesses should be given the opportunity to advertise on the Borough website and links should be provided to local businesses websites. When it comes to a municipality website, the usability of the site by its citizens and visitors is essential. It should reflect the image that the Borough is trying to achieve.

Business owners and investors conduct much of their market research analysis on the Internet. It is recommended that the Borough work with local real estate brokers, investors, and developers to create a website link that provides an inventory of vacant commercial and industrial properties, lease rates, building square footages and areas for infill development. Availability of utilities, recent traffic counts, tax rate, local and Joint Base demographic information and Borough contact information should be available on the site. The Bureau of Municipal Information Services at the New Jersey League of Municipalities office should be a good resource.

#### **8.2.5 Secure Grants and/or Technical Assistance for the Development of Web Design, Site Management, and Internet Marketing for Local Businesses**

Visitors and newcomers to the area commonly research activities to do, places to eat, and available services in the area via the Internet. The Internet provides an inexpensive medium for business owners and retailers to market their products and services. Only a handful of businesses in the Borough have websites. It is essential in this technology-driven economy, that local business establishments develop websites as a component of their marketing campaigns. Local businesses, perhaps through the Business and Intergovernmental Association, may want to pool their resources to hire a web designer who will perform web design and conduct site management and internet marketing for various local businesses at a reduced cost than it would otherwise cost if they were seeking such services individually. Additionally, it is recommended that the Borough pursue technical assistance and/or grant opportunities that will assist local businesses in this endeavor.

Many Borough businesses would benefit from using e-mail marketing to draw in customers via e-mailings (i.e., sending birthday e-mail discount coupons, oil change reminders, etc.). Opportunities for getting subscribers for an e-mail marketing campaign

include having a signup form on the business' website, e-mail sign up on comment cards in person at the business, and e-mail sign up during client intake. This is a cost effective marketing tool.

#### **8.2.6 Prepare Press Releases on Borough Progress and Community Events**

The Borough should continue to solicit the news coverage that it has received describing the redevelopment activities in the Borough and community events by submitting press releases to the various media outlets. This has advised the public, businesses, realtors, and investors of the opportunities in Wrightstown and will begin to change people's perception of Wrightstown over time. Several news mediums, such as the *Burlington County Times*, *Courier Post*, and *Philadelphia Inquirer* have covered the redevelopment activities in Wrightstown. In Spring 2008, *Philadelphia CBS3* did a story describing Wrightstown and its redevelopment efforts and redevelopment plans. These stories have been instrumental in getting the word out to investors and business owners that Wrightstown is a promising place to conduct business. Therefore, it is recommended that the Borough and Wrightstown Business and Intergovernmental Association continue to submit press releases to media outlets. Any news articles or features should be highlighted on the proposed Borough's website.

### **8.3 Specific Recommendations for Marketing: Year 2**

#### **8.3.1 Create Marketing Brochure and Video to Attract Regional Merchants and Businesses**

Attracting new businesses and investments is important in building and maintaining a successful economic base in the Borough. The Borough should develop and distribute a professionally designed marketing brochure and video designed to solicit businesses to Wrightstown. They should contain the most essential information to draw businesses to Wrightstown, including local and Joint Base demographics, tax rate, availability of utilities, traffic counts, and contact information for point person. The Borough should conduct a direct mail campaign to commercial realtors and targeted businesses and industries, utilizing the Retail Marketplace Profile prepared by Triad Associates and the list of locally identified needs outlined in this Master Plan Element. Saylor's Pond LLC, the Redeveloper of Patriots Walk, has expressed an interest in partnering in a marketing effort with the Borough. Phase One of the Borough's redevelopment activities demonstrates to business owners and investors that the Borough has made a commitment to reinvigorating the Borough, which will assist in attracting additional merchants and businesses as they will recognize the potential for synergy that will follow.

#### **8.3.2 Create Marketing Brochure and Video to Attract Visitors**

Similar to the Marketing brochure to attract regional merchants and businesses, the Wrightstown Business Intergovernmental Association should create and distribute a professionally designed marketing brochure and video illustrating the shopping, dining, and activities to bring people to the Borough. The brochure should include the historical

aspects of the community, important community contact information, and it should profile the shopping and dining opportunities in the Borough, as well as seasonal promotions and events. The brochure should contain high quality pictures, color maps with the location of businesses and have space for retailers to advertise. The brochures should be placed in high traffic areas and locations with a large volume of visitors, including at information kiosks located on the Joint Base (such as the Visitor's Center and proposed military museum), hotel lobbies, the municipal building and within regional retail and dining establishments. The video can play on local news channel, as well as on the Borough website.

### **8.3.3 Continue to Meet with Joint Base Representatives to Identify Marketing Opportunities on the Base**

It is recommended that the proposed Wrightstown Business and Intergovernmental Association meet with Base representatives to explore marketing opportunities on the Base. As the host community to the Base, the Borough should have better marketing access to Base residents, personnel, and retirees. There is a Visitor's Center on the Base and there is also a monthly activity calendar at [www.gomdl.com](http://www.gomdl.com). However, it is unclear whether local businesses avail themselves of these opportunities. While regional and local businesses currently advertise in the Military Buyer's Guide portion of the Newcomers Guide that is available online at [www.mybaseguide.com](http://www.mybaseguide.com), additional marketing opportunities on the Base need to be explored.

## **8.4 Specific Recommendations for Marketing: Year 3-5**

### **8.4.1 Implement an Event Series, such as a Farmers Market**

These should be SMALL, regularly scheduled events centered on music, art, food, and/or recreation. Wrightstown currently has a fall event, Wrightstown Community Day that takes place at Croshaw Park. Other events to consider include a Farmers Market, a Spring Festival, or car show, that will complement Wrightstown's fall event. A Farmers Market would be particularly beneficial, as it would provide a venue for farmers in the surrounding communities to sell their produce, it would meet the needs of residents at the Base who desire fresh produce, as well as draw people to the Downtown area. The Business and Intergovernmental Association should staff the events, with strong staffing support from Borough personnel and volunteers. The events should be marketed on the Borough's website, through press releases, and in marketing materials to the Joint Base, as discussed above.

### **8.4.2 Embark on Signage Campaign**

Gateway signs are an inexpensive tool used to attract motorists and visitors to the Borough. They are used to inform people how to get to the Borough and what amenities are located in the area such as shops, entertainment venues, and restaurants. We suggest signs that use the new logo and that are consistent in size, color and text. Banner signs



affixed to the street light fixtures would be appropriate along Fort Dix Street. The logo and branding can be carried out very effectively in a festive banner program.

### **8.4.3 Begin Selective Co-Op Ad Placement**

In year three the Wrightstown Business and Intergovernmental Association should begin working on co-op ads that are strategically placed in resident, visitor, and military-oriented publications. Co-op advertising will allow businesses to pool their financial resources for advertising, supported by the Borough. Local real estate publications are good ways to gain access to the population moving into the community, while local and Joint Base newspapers and newsletters are excellent options to reach existing Borough residents and residents on the Base. As stated above, the Base publishes a Newcomers Guide, which is available online at [www.mybaseguide.com](http://www.mybaseguide.com). Regional and local businesses advertise in the Military Buyer's Guide portion of the Newcomers Guide.

## **8.5 Specific Recommendations for Marketing: Year 5+**

### **8.5.1 Business Improvement District**

Upon further development in the Borough, it is recommended that the Wrightstown Business and Intergovernmental Association evaluate whether a Business Improvement District (BID) should be implemented for targeted areas. A BID utilizes a special tax assessment to fund a comprehensive program for scenic and capital improvements, as well as marketing.

## **9.0 SUMMARY OF RECOMENDATIONS**

- 9.1 It is recommended that the Borough embrace marketing as an important function of government.
- 9.2 It is recommended that the Borough create a sense of place by using structural features to help define a sense of place, as well as capitalize on Military heritage to become a destination.
- 9.3 It is recommended that the Borough enhance its market niche by building on businesses that have historically done well in Wrightstown, perhaps by creating an International Restaurant Row.
- 9.4 It is recommended that the existing Strategy Committee be converted to a Business and Intergovernmental Association, which would allow all stakeholders to participate in shaping the Borough's future.
- 9.5 It is recommended that the Borough maximize its marketing strategies by becoming a member in the Burlington County Chamber of Commerce, which will allow local business and government to tap into the combined business experience

of hundreds of businesses in the County. It would also allow the Borough and its businesses to collaborate on events, shared ideas, participate in educational workshops, and learn how to improve the Business and Intergovernmental Association.

- 9.6 It is recommended that the Borough work on improving its image in the region, including adopting a uniform logo for marketing and establishing a brand identity.
- 9.7 It is recommended that the Borough develop a professionally designed Borough Website that will improve customer service to local residents and businesses by providing answers to common municipal information requests and will serve as a marketing tool to advertise existing businesses to visitors, to recruit new businesses to the Borough, and to publicize Borough events that would draw people to the community.
- 9.8 It is recommended that the Borough pursue technical assistance and/or grant opportunities that will assist the Borough AND local businesses in web design, site management, and internet marketing at a reduced cost than it would otherwise cost if they were seeking such services individually.
- 9.9 It is recommended that the Borough continue to solicit media coverage describing redevelopment progress in the Borough and community events, by submitting press releases to various media outlets. New articles and features should also appear on the proposed website.
- 9.10 It is recommended that the Borough develop and distribute a professionally designed marketing brochure and video designed to solicit businesses to Wrightstown. The brochure should contain the most essential information to draw businesses to Wrightstown and should be sent to commercial realtors and targeted businesses and industries, utilizing the Retail Marketplace Profile prepared by Triad Associates and the list of locally identified needs outlined in this Master Plan Element.
- 9.11 It is recommended that the Borough partner with the appointed Redeveloper(s) in conducting a marketing campaign for the Borough.
- 9.12 It is recommended that the Borough develop and distribute a professionally designed marketing brochure and video designed to attract visitors to the Borough. It should profile the historical aspects of the community, shopping and dining opportunities, as well as seasonal promotions and events.
- 9.13 It is recommended that the Borough meet with Joint Base Representatives to identify missed marketing opportunities on the Base, such as appearing on the Base's monthly activity calendar and identifying locations and access to put visitors brochures at key locations on the Base.

- 9.14 It is recommended that the Borough implement a small event series that is centered on music, art, food, and/or recreation, such as a Farmers Market, a Spring Festival, or car show, that will complement Wrightstown's fall Community Day event. The event series should be marketed on the proposed Borough's website, through press releases, and in marketing materials to the Joint Base, as discussed above.
- 9.15 It is recommended that the Borough embark on a signage campaign, such as a festive banner program affixed to street light fixtures, to attract motorists and visitors to the Borough.
- 9.16 It is recommended that the Borough and proposed Wrightstown Business and Intergovernmental Association should begin participating in co-op advertising that are strategically placed in resident, visitor, and military-oriented publications. Co-op advertising would allow businesses to pool their financial resources for advertising, supported by the Borough.
- 9.17 Upon further redevelopment progress in the Borough, it is recommended that the Business and Intergovernmental Association evaluate whether a Business Improvement District (BID) should be implemented for targeted areas of the Borough.

## **X. HISTORIC PRESERVATION PLAN ELEMENT**

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### **1.0 INTRODUCTION**

#### **1.1 Statutory Framework**

This Historic Preservation Plan Element is prepared pursuant to N.J.S.A. 40:55D-28(b)(10) for the purposes of: “(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.” This Historic Preservation Plan explains why historic preservation is important, provides a history of Wrightstown, articulates goals for historic preservation, and provides recommendations for the Borough.

#### **1.2 Importance of Historic Preservation**

The following is an excerpt from an article that was prepared by Charles Scott of the State of New Jersey Historic Preservation Office (HPO). It is repeated here because it aptly explains the importance of historic preservation:

Historic preservation is the identification, evaluation, and protection of historic and archaeological resources so that they continue to play an integral, vibrant role in their communities. New Jersey’s historic properties and the environment in which they exist are irreplaceable assets that contribute to the quality of life that residents enjoy and expect.

Historic properties are the physical links to our past, providing meaning to the present and continuity with the future. They are the physical records of the events and people that shaped New Jersey’s history. Historic properties add visual and intellectual spirit to the physical environment that New Jersey residents experience daily.

Historic properties have both economic and cultural value. They provide a sense of continuity with the past, attract visitors, create a sense of civic pride, and provide opportunities to enrich the education of our children.

Historic preservation is more than saving old structures; it also includes conserving scenic views and natural landscapes that are a part of our daily lives. These are treasures we will surely miss if they are significantly altered or destroyed.<sup>216</sup>

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<sup>216</sup>The article originally appeared in the Office of State Planning (OSP) memo in April 1996. See *Historic Preservation*, Article Reprint, OSP Memo, April 1996. It can be found at [http://www.state.nj.us/dep/hpo/hpo\\_article.pdf](http://www.state.nj.us/dep/hpo/hpo_article.pdf).

### 1.3 History of Wrightstown<sup>217</sup>

Wrights Towne, as it was initially called, was founded around 1732 according to an undated pamphlet. It was at a site then known as Penny Hill, a distortion of an Indian word meaning “the mound,” referring to the slope of land rising from the North Run Stream to what is now Main Street.

The Borough was named after John Wright, a farmer who bought a large tract of land to farm and later donated most of the land on which the town stands. This land area was originally part of New Hanover Township, named for King George of Hanover in England. The first reference to the Town is in 1756 when the Methodist Episcopal Church was established.<sup>218</sup>

Wrightstown was a farming community known for produce and dairy. Early settlers assisted Wright in establishing the village. They were the Shreve family, prominent landholders in the region, and James Kirby, a sawmill operator from nearby Cookstown who provided lumber. Alexander Shreve opened the first general store in 1779. The Wrightstown Hotel was built by William Ware in 1779 during the Revolutionary War at the intersection of Main Street and Sykesville Road (Fort Dix Street). Later, it was called the Dix Hotel.

The first factory was a distillery built in 1820 by Joseph K. Hulme of Hulmerville, Bucks County. Hulme was the driving force behind the construction of the former Pemberton and Hightstown Railroad in the 1860s. By 1882, there was a hotel, post office, church, schoolhouse, two stores, an undertaker, two wheelwright shops, two blacksmith shops, a tobacco store and a barber shop.

It was not until March 4, 1918, a year after the Army military encampment opened that Wrightstown seceded from New Hanover Township and officially incorporated as its own municipality. The creation of Camp Dix, as it was known, forever changed the face of Wrightstown. The Borough’s history since the 20<sup>th</sup> century has been intertwined with the Military’s presence.

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<sup>217</sup> The history of Wrightstown is carried over from the Borough’s 1995 Master Plan, which identifies two sources of information: a 1988 Philadelphia Inquirer newspaper article by Charlie Frush entitled “Changing Landscapes: Wrightstown” and a synopsis prepared by the Borough entitled “Wrightstown Borough Historical Background.” Both documents are available at the Wrightstown Municipal Building. Interwoven into this historical account are history highlights from an October 19, 2006 Courier Post article, by Carol Comegno, entitled “Our Towns- A guide to the 101 communities we call home,” which references as sources: “History of Burlington County” by Maj. E. M. Woodward, 1883 and “Sign Posts” by Henry H. Bisbee. Also, school references are from A Story of the Public Schools of Burlington County, New Jersey, Press of the New Era, Riverton NJ 1943, p.122. Fort Dix history came from <http://www.dix.army.mil/history/history.htm>.

<sup>218</sup> While some historical accounts state that the first Methodist Episcopal Church was established in 1756 on the north side of Main Street and moved across the street in 1770, and rebuilt in 1830, the plaque on the building states that it was founded in 1795 and rebuilt in 1836.

A new school was built on Fort Dix Street, which replaced the schools of Pointville, Cookstown, Cranberry Hall and Wrightstown. J. Hillman Croshaw secured a Public Works grant for the construction of a new school that was used together with state aid to build the school in 1937-1938 on land donated by William G. Davis.

McGuire AFB was established in 1937 as part of Fort Dix (then known as Rudd Field). During the period between WWI and WWII, Camp Dix was a training facility for active Army, Army Reserve and National Guard units. In 1939, Camp Dix became Fort Dix.

After WWII, the base closed in 1946. For two years it remained an inactive installation. When the Air Force reopened the Fort Dix Airport as a Strategic Air Command in 1948, it was renamed McGuire Air Force Base after Major Thomas B. McGuire Jr., a World War II pilot. In 1951 and in 1957, more land was added to Wrightstown from New Hanover Township. The military base continued to play a vital role in the Vietnam War, Operation Desert Shield and Desert Storm, the liberation of Kuwait.

As a result of Base Realignment and Closure Commission recommendations of 1988, Fort Dix ended its active Army training mission. The economic climate in the Borough was significantly impacted by the reduction in military activity on the base, as many Wrightstown businesses provide services to military personnel. This was compounded by the 2001 closing of Texas Avenue through the base, which significantly curtailed civilians from passing through the Borough's downtown. Additionally, the development of on-base retail, recreation, and service type of businesses over the years has also affected the economic climate in the Borough. All of these factors dramatically cut the client base for Wrightstown businesses.

The Borough began initiating redevelopment efforts in the 1990s, by designating various areas in the Borough in need of redevelopment. After years of hard work, with the assistance of Congressman James Saxton, the Borough was successful in acquiring 42± acres adjacent to the downtown from the Military for local redevelopment in 2004. Around that time, the Borough sold land in the Wrightstown Industrial Park to a major manufacturing plant, E.P. Henry.

In 2005, the Department of Defense's Base Realignment and Closure (BRAC) process recommended that the three military bases in central New Jersey: Fort Dix, McGuire Air Force Base, and Lakehurst Naval Air Engineering Station (NAES) be formally joined as Joint Base McGuire Fort Dix Lakehurst. Each base is expected to have an increase in activity and mission.

In 2008, the Borough demolished dilapidated and obsolete buildings along Fort Dix Street with the assistance of grant funding. Today, the Borough is embarking on its redevelopment plans to use the land recently turned over by the Base to reinvent itself as the town center for the surrounding farming communities and the military base. Retaining some of the few remaining significant historic resources will provide the physical links to the Borough's past as it plans for its brighter future.



## **2.0 GOALS FOR HISTORIC PRESERVATION**

- 2.1 To make preservation of the Borough's remaining historic resources part of planning and decision-making processes at the local level;
- 2.2 To encourage private reinvestment and preservation of historic resources in order to safeguard the heritage of the Borough, to maintain and improve property values, and to strengthen the local economy.

## **3.0 OVERVIEW**

There are currently no Borough historic districts or sites listed on the National or State Registers of Historic Places, nor are there any recognized on the municipal level. The Zoning Ordinance does identify a "Historic Apartment –2 District." However, it is not a historic zoning overlay district.

Local governments in New Jersey derive their authority to identify, designate, and regulate historic resources from the State Municipal Land Use Law (MLUL), the enabling legislation for historic preservation zoning (N.J.S.A. 40:55D-1 through 136). Historic preservation designation is an "overlay" to zoning because, as Section 65.1 of the MLUL states, historic designation is "in addition to such designation and regulation as the zoning ordinance may otherwise require."<sup>219</sup> At this time, the district is not separate and distinct from the zoning district. There is no Historic Preservation Commission, nor a Historic Preservation Ordinance, which provides criteria and procedures for the designation of historic sites and districts, procedures for the review of alterations, new construction and demolition affecting designated properties, as well as design guidelines. There are currently minimal standards and design guidelines for historically appropriate alterations and new construction.

**Although the most effective protection of historic resources is designation and regulation at the municipal level,** it is recognized that the Borough is not in the position to formalize its historic district at this time. Given the Borough's small population, there is only a limited amount of human resources to serve on Boards in the Borough. The Borough also does not have the financial resources to staff an additional board, nor to provide an additional layer of oversight over exterior repairs or alterations to existing buildings or new construction. Therefore, no historic districts or sites are being recommended at this time.

As the Municipal Land Use Law requires that all historic sites and historic districts designated in local zoning ordinances to be based on identifications in the historic preservation plan element of the Master Plan (N.J.S.A. 40:55D-65.1), the balance of this Historic Preservation Plan Element lays the foundation for future designation of historic districts or sites in the event the Borough proceeds down this path in the future.

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<sup>219</sup> Id. at p. 6.

## **4.0 STANDARDS FOR HISTORIC IDENTIFICATION**

In the event the Borough decides to formalize its existing ‘historic’ district and/or decides to designate particular sites for protection in the future, it is recommended that the Borough consider using the following standards to assess worthiness for historic site or district identification in the future.

The Borough shall consider districts and sites for nomination that have:

- (1) integrity of location, design, setting, materials, workmanship **and at least one of the following:**
  - (a) character, interest, or value as part of the development, heritage, or cultural characteristics of the Borough, State, or nation; or
  - (b) identification with a person or persons who significantly enriched the Borough, State, or nation; or
  - (c) embodiment of distinguishing characteristics of a type, period, or method of construction, architecture, or engineering; or
  - (d) identification with the work of a builder, architect, landscape architect, designer, or artist whose work has influenced the development of the Borough, State or nation; or.
  - (e) embodiment of elements of design, detail, material or craftsmanship that render a site architecturally significant or structurally innovative; or
  - (f) unique location or singular physical characteristics that make a district or site an established or familiar visual feature; or
  - (g) the district or site is likely to yield important historic or prehistoric information.

## **5.0 IDENTIFICATION OF HISTORIC RESOURCES**

Identification of historic resources is a fundamental part of any program designed to protect historic resources. Field survey, research, and historic and archival analysis are all part of the process of identification. Thus, in the event the Borough decides to formally recognize historic districts and sites in the future, the following identifies potential districts and sites that should be considered for inclusion as historic resources in the future.

### **5.1 Historic Districts**

It is recommended that the Borough consider overlaying a historic district on West Main Street, between Saylor's Pond Road and Fort Dix Street. This street segment has unique physical characteristics that make it an established or familiar visual feature in the Borough. It has value as part of the development, heritage, or cultural characteristics of the Borough.



View of West Main Street looking east

The Borough originally adopted the “historic apartment –2” zoning district on the southern side of the street here because the character of this neighborhood was beginning to decline, as single-family dwellings were being converted into apartments and other uses, and residential outbuildings began to overload parcels. In some instances, front porches have been transformed into indoor living space, thereby altering the character of the streetscape. The charm and ambience of front porches and the connectivity they provide to the street was being lost.



Photo of front porch enclosure at 40 West Main Street. May 31, 1996. *Source:* Larry Lownds



Historic photo from WW I era of 40 West Main Street with front porch. *Source:* Larry Lownds

This is one of the oldest sections of the Borough that is still in tact. As the Borough desires to maintain and enhance the character and structural integrity of the buildings along this street segment, to inspire greater care of properties, and to ensure proper review of site expansion and change in uses in the future, it is recommended that the Borough consider both sides of West Main Street for a historic district in the future. Design guidelines should be implemented to ensure the appropriate treatment and sensitive alteration of properties, the maintenance and retention of historically and architecturally significant details, and the visual compatibility of new construction in this district. Design guidelines for this district are discussed in the Land Use Plan Element.

## 5.2 Historic Sites

In the future, the Borough may want to consider identifying specific sites for historic preservation. The properties described below reflect the elements of the Borough's cultural, social, economic, and architectural history. They are sources of identify for Wrightstown that should be identified as priority properties. Therefore, if the Borough decides to identify historic resources in the future, it is recommended that the following commercial and residential properties be considered for inclusion in the inventory of historic sites.

### 5.2.1 30 Railroad Avenue (Block 404, Lot 13)



Former Davis Family Feed Supply Store  
circa 1910. *Source: Brian Sperling*

The former Grainery on Railroad Avenue, built by the Davis family, is one of the few historic buildings still standing in the downtown. It has a gable roof and clapboard exterior walls. The site is currently owned by Hac Farmlines, which transports fructose syrup from train cars to facilities for use in food products.

As noted above, the Davis family is a well-known family in Wrightstown. They were dairy and stock farmers, the most notable farm being the Sterling Davis dairy. They later opened up several businesses in the downtown, including a grocery store that was located on the corner of Fort Dix Street and Main Street. Today, the Davis family owns the commercial center in the eastern part of the Borough, including Thunderbird Bowling Lanes. It is a significant historic resource as it has integrity of location, design, and materials and is identified with persons who significantly enriched the Borough. It also has value as playing a significant role of the Borough's agricultural heritage.

### 5.2.2 34 West Main Street (Block 401, 15)

The oldest building standing in the Borough is the former Methodist Episcopal Church built in 1836. It was the first church and cemetery in Wrightstown. Some historical accounts state that the first Methodist Episcopal Church was established in 1756 on the north side of Main Street, moved across the street in 1770, and rebuilt in 1830. However,



the plaque on the building states that it was founded in 1795 and rebuilt in 1836. According to the October 19, 2006 Courier Post article referenced above, there were 40 members of the church by 1882.



34 West Main Street in 2009



Plaque on front façade of building

A review of the Tax Assessor's field cards indicates that the Church conveyed the property to the Christian Servicemen's Center in 1966. 30 years later, the property was sold to a private individual who began rehabilitation of the structure, but encountered financial difficulty so improvements were not completed. The Borough recently acquired the building. The Church continues to own the adjacent cemetery. The Borough would like to acquire the cemetery to ensure that it is maintained and preserved. The cemetery contains the remains of many early pioneer settlers. Some graves are unmarked and stones on others have been worn by time and are illegible.



Historic photo of 34 West Main Street circa 1910. *Source: Brian Sperling*



Christian Servicemen's Center. Date of photo unknown. *Source: Tax Assessor's Field Card*

The current structure is believed to be in sound condition, with a new roof, windows, and doors. In the future, the Borough intends to pursue capital preservation grant funds in order to properly rehabilitate the property. The Borough is considering reusing the building as a historic or cultural center. It is recommended that the Borough consult with an architect who specializes in historic buildings for an assessment of the site, including a building assessment, structural analysis, analysis of building code, ADA requirements, as well as identification of work needed to maintain or restore the historic integrity of the

property. It is also recommended that the Borough and the consultant meet with representatives of the State Historic Preservation Office to determine whether the property would be suitable for listing on the New Jersey Register of Historic Places, which would make the property eligible for capital preservation funds from the New Jersey Historic Trust. It is uncertain whether the structure would meet the criteria, as the building has been altered over time, including the construction of a side addition, new siding, as well the addition of a porte-cochere to the front of the building.

Although the structure may or may not meet the State criteria for listing on the New Jersey Register of Historic Places, it nevertheless should meet the local criteria identified above as it does not appear to have undergone such significant alterations that may have damaged its physical connections with the past. However, this determination should be made after consultation with a historical architect. At a minimum, the site has integrity of location and has interest or value as part of the development, heritage, or cultural characteristics of the Borough, as it symbolizes the historic memory of the birth and development of the local community of faith and provides a visual testimony of the growth and development of the Borough in general.

### 5.2.3 105 East Main Street (Block 502, Lot 2)



*Photos above: Church in 2010.*



*Photo during WWII when it was used as a USO.  
Source: Larry Lownds*

Another noted historic resource is the former two-room schoolhouse located at 105 East Main Street. The building ceased to be used as a schoolhouse in 1938 when the four schools of Wrightstown, Cookstown, Cranberry Hall, and Pointville merged and students from the various communities began attending the new New Hanover Township School constructed on Fort Dix Street.<sup>220</sup> During WWII, the former schoolhouse served as the local USO for military serviceman. *See photo above.* In recent years, the building has been utilized by Mt. Carmel Holy Church of the Lord.

The structure's facade has been altered over the years. Like the former Methodist Episcopal Church above, an architectural evaluation is needed to determine whether the structure has maintained its architectural integrity, or whether it has undergone such

<sup>220</sup> A Story of the Public Schools of Burlington County, New Jersey, Press of the New Era, Riverton NJ (1943).



significant alterations that may have damaged its physical connections with the past. Further investigation will need to take place to determine if it should be identified as a significant historic resource that should be preserved for future generations.

#### 5.2.4 113 East Main Street (Block 502, Lot 4)



This four- bedroom Victorian-style single-family residence dates back to approximately 1906. It has a gable roof and a spacious front porch. This house, and the one next door at 111 East Main Street, was originally owned by two sisters. The two residences are replicas of each other. At one time, Judson R. Davis and Gertrude N. Davis, of the well-known Davis family, owned the house.

The Davis family was an integral part in the Borough's development. The Davis' were dairy and stock farmers, the most notable in recent history was the Sterling Davis dairy. The Davis family built the grainery on Railroad Avenue, which is one of the few historic buildings still standing, as discussed in more detail below. They later opened up several businesses in the downtown, including a grocery store on the corner of Fort Dix Street and Main Street. William G. Davis also donated land for the construction of the New Hanover Township School on Fort Dix Street in 1937. Today, the Davis family owns the commercial center in the eastern part of the Borough, including Thunderbird Bowling Lanes.



Photo of 113 East Main Street from Tax Assessor's Field Cards. Year is unknown



Photo depicts 111, 113, and 115 East Main Street circa 1910. 111 E. Main Street is in the foreground. *Source: Brian Sperling*

Currently, 113 East Main Street is located across from the McDonalds. At one time, the Pemberton-Hightstown railroad operated nearby and played an important role in the Borough's evolution as a center for the surrounding agricultural communities. The

Wrightstown station had two milk platforms, a coal trestle and a cattle pen, as well as a passenger platform. ([http://en.wikipedia.org/wiki/Pemberton\\_and\\_Hightstown\\_Railroad](http://en.wikipedia.org/wiki/Pemberton_and_Hightstown_Railroad)) The railroad was chartered in 1864 and completed in 1868. It linked the towns of Pemberton and Hightstown, a total of 24 miles. The railroad operated through the 1970s.

In addition to the residence's aesthetic qualities, it is a physical record of the events and people that shaped the Borough's history. It is tied to the Davis family, one of the families that significantly enriched and contributed to the development of the Borough. As such, the house and its adjacent neighboring structures are exemplary physical links to the Borough's past.

### 5.2.5 115 East Main Street (Block 503, Lot 1)



This four bedroom three-story Victorian-style house dates back to approximately 1908. It is located next to 113 East Main Street. It has a hip roof with dormer and a spacious front porch. At one time, it was owned by William and Mary Davis who had a farm in North Hanover Township.

Currently, a McDonalds is located across the street from the residence. As stated above, the house at one time was situated close to the

Pemberton-Hightstown railroad, which played an important role in the Borough's evolution as a center for the surrounding agricultural communities.

In addition to the structure's aesthetic qualities, it is a physical record of the events and people that shaped the Borough's history. The house is linked to the Davis family, one of the families that significantly enriched and contributed to the development of the Borough as noted above. The few houses on this section of East Main Street are an established and familiar visual feature for over a century in Wrightstown, providing a physical link to the Borough's past.



*Photo of 111, 113, 115 East Main Street, circa 1910. Source: Brian Sperling*



### 5.2.6 309 East Main Street (Block 601, Lots 43)



This three- bedroom colonial-style residence dates back to approximately 1902. It has a centered gable roof. It is one of the few structures in the Borough that is not connected to public sewer. At one time, it was owned by the Davis family, a well-known family in Wrightstown.

The Davis' were dairy and stock farmers, the most notable farm in recent history being the Sterling Davis dairy. As noted above,

their ancestors built the former grainery on Railroad Avenue, which is one of the few historic buildings still standing in the downtown, as discussed in more detail below. The Davis family went on to open up several businesses in the downtown, including a grocery store on the corner of Fort Dix Street and Main Street. Today, the Davis family owns the commercial center in the eastern part of the Borough, including Thunderbird Bowling Lanes.

Besides the structure's aesthetic qualities, the residence is a physical record of the events and people that shaped the Borough's history. It is an established and familiar visual feature for over a century in Wrightstown, providing a physical link to the Borough's past.

## 6.0 EVALUATION OF IMPACT OF OTHER ELEMENTS

The provisions of other Master Plan elements can have direct bearing on the preservation of historic sites and districts. Proposals for future land use, circulation or community facilities can directly affect these resources. As required by statute, the impact of other components and elements of the Master Plan on the preservation of historic sites and districts are addressed below.

### 6.1 Land Use Plan Element

The Land Use Plan Element is consistent with this Historic Preservation Element. The Land Use Plan Element does not alter the historic pattern of development in the Borough. The Land Use Plan Element contemplates new development on 42 acres of land that was acquired from Fort Dix, which was formerly vacant, and it also contemplates infill in the downtown triangle area and along North Fort Dix Street. While development in historic

areas or near historic sites does have the potential to detrimentally impact the historic character and integrity of the sites and districts, the Land Use Plan Element specifically seeks to harmonize new construction in the downtown with its existing small town character. In particular, the design guidelines for placement of buildings, architectural character, building form, proportion of building walls to openings, etc, for new construction in Phase One of the Redevelopment Area and for infill in the downtown are purposely intended to be harmonious with the existing downtown.

Additionally, the Land Use Plan Element suggests design guidelines for the Historic Apartment –2 District for the appropriate treatment and sensitive alteration of properties, the maintenance and retention of historically and architecturally significant details, and the visual compatibility of new construction in this district. A vegetative buffer is also recommended between the Historic Apartment-2 District and development in Phase II to protect the residential privacy of houses located therein. As such, the Land Use Plan Element is consistent with this Historic Preservation Plan Element.

## **6.2 Community Facilities Plan Element**

The Community Facilities Plan Element is consistent with this Historic Preservation Element. It contemplates a Municipal Complex on Saylor's Pond Road, which is not located within the potential historic district, nor near any potential historic sites. The Community Facilities Plan Element identifies the former Methodist church at 34 West Main Street as a potential community facility for a cultural or historical center, which is consistent with this Element.

## **6.3 Economic Development Plan Element**

The Economic Development Plan Element is consistent with this Historic Preservation Element. The Economic Development Plan Element recommends that the Borough capitalize on the historic military roots of the Borough, as it is the Borough's link to the military that makes it unique. No activities are recommended that would infringe upon the proposed historic districts or sites.

## **6.4 Recreation Plan Element**

The Recreation Plan Element is consistent with this Historic Preservation Element. There are no recommendations in the Recreation Plan Element that would impact the potential historic district or sites.

## **6.5 Circulation Plan Element**

The Circulation Element is consistent with this Historic Preservation Plan Element. The Circulation Element recommends slowing traffic in the downtown and making Fort Dix Street a more pedestrian-friendly environment. As such, the Circulation Element is consistent with the Historic Preservation Plan Element. While there are new roads proposed in the MUD Redevelopment Area, they will not negatively impact the view

shed on West Main Street or any of the sites identified herein, as it is anticipated that the roadway, known as Patriots Way, will intersect with Saylor's Pond Road.

## **6.6 Utilities Services Plan Element**

The Utilities Services Plan Element is consistent with this Historic Preservation Plan Element. The Utilities Services Plan Elements acknowledges the Borough's aging sewer infrastructure and recommends a program to monitor the age, condition, and capacity of the system and to plan for periodic improvements. Like historic buildings, this aging system needs maintenance. It is anticipated that when improvements or replacements are made, the Borough will be sensitive to any potential historic sites or districts and will make efforts to limit any negative impacts thereto such as rehabilitating sewer lines without excavation, if feasible and economically practical.

## **6.7 Housing Plan Element**

The Housing Plan Element is consistent with this Historic Preservation Plan Element. While the rehabilitation of deficient housing stock does have the potential to detrimentally impact the integrity of the potential historic district and sites, if any federal or state monies are used to subsidize the rehabilitation of housing stock, a Section 106 review will be required. As such, the integrity of any potential historic sites or districts will be safeguarded. The Housing Element is consistent with the Historic Preservation Plan Element.

## **6.8 Conservation Plan Element**

The Conservation Plan Element is consistent with this Historic Preservation Plan Element. There are no recommendations in the Conservation Plan Element that would impact the potential historic district or sites.

## **6.9 Recycling Plan Element**

The Recycling Plan Element is consistent with this Historic Preservation Plan Element. Recycling will not negatively impact historic preservation efforts.

# **7.0 SUMMARY OF RECOMMENDATIONS**

- 7.1 When the Borough's financial and human capital resources improve in the future, it is recommended that the Borough recognize significant historic resources and districts on the local level. This would entail adopting a Historic Preservation Ordinance that provides criteria and procedures for the designation of historic resources, the creation of a Historic Preservation Commission, the establishment of procedures for the review of alterations, new construction and demolition affecting designated properties, and the establishment of design criteria and

guidelines for ensuring the appropriate treatment or sensitive alteration of properties and the visual compatibility of new construction.

- 7.2 It is recommended that the Borough consult with an architect who specializes in historic buildings to conduct an assessment of the former Methodist Episcopal Church located at 34 West Main Street and the former school house, located at 105 East Main Street. There should be a building assessment, structural analysis, analysis of building code, ADA requirements, as well as identification of work needed to maintain or restore the historic integrity of the properties.
- 7.3 It is recommended that the Borough and historic architect consultant meet with representatives of the State Historic Preservation Office to determine whether the former Methodist Episcopal Church located at 34 West Main Street would be suitable for listing on the New Jersey Register of Historic Places, which would make the property eligible for capital preservation funds from the New Jersey Historic Trust.

## **8.0 APPENDIX TO HISTORIC PRESERVATION ELEMENT**

The following map can be found in the appendix.

Historic Resources Map.....HIST-1



## **XI. RECYCLING PLAN ELEMENT**

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### **1.0 INTRODUCTION**

As set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(12) a recycling plan 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.

### **2.0 GOALS FOR WASTE MANAGEMENT AND RECYCLING**

- 2.1** To reduce solid waste in the most efficient way and to reduce costs of collection and disposition.
- 2.2** To encourage the reuse of reusable items by residents, businesses, schools and government departments located in the Borough.
- 2.3** To recycle all possible materials entering into the Borough's solid waste stream.

### **3.0 STATE SOLID WASTE AND RECYCLING PLAN**

In April 1987, the New Jersey Legislature adopted the New Jersey Statewide Mandatory Source Separation and Recycling Act, N.J.S.A. 13:1E-1 et seq. (the "Act"). The Act established the framework for the collection, transportation and disposal of solid waste in New Jersey. Since 1987, the Act and subsequent amended waste management plans have guided the waste management process in New Jersey. However, the 1993 Waste Management Plan and many statewide waste flows have been invalidated by Federal court. In January 2006, the New Jersey Department of Environmental Protection (NJDEP) adopted a new Statewide Waste Management Plan titled, *Solid Waste Management & Sludge Management State Plan Update, January 2006* (the "State Plan"). The State Plan requires districts<sup>221</sup> to revise, update and readopt the Statewide Solid Waste Management Plan. The State Plan recommends that districts implement stronger recycling and waste disposal guidelines.

The 1987 Act also required a mandatory separation of solid and waste material and established a goal of recycling a minimum of 25% of the total municipal solid waste

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<sup>221</sup> In accordance with the requirements of the New Jersey Solid Waste Management Act (N.J.S.A. 13:E-1 et seq.), Burlington County has been designated as a solid waste management district. The County has been charged with the responsibility of developing a solid waste management plan consistent with the State's goals and objectives.

stream. Subsequently in 1992, the New Jersey State Legislature increased the State recycling goal to 50%. In 2000, NJDEP and the Bureau of Recycling and Planning (the “Bureau”) increased its statewide goal of recycling to 65% of New Jersey’s total solid waste stream, but specifically, to recycle 50% of NJ’s municipal solid waste (MSW) stream. NJDEP reports that the overall recycling rate for New Jersey was 52% in 2003 and the MSW was only 33%.<sup>222</sup> To increase recycling participation, the Bureau of Recycling and Planning have adopted the following goals to foster recycling in New Jersey:

1. Increase demand for recyclable materials and recycled products;
2. Increase the supply of high quality secondary materials;
3. Maximize the overall efficiency of the recycling infrastructure and;
4. Further recycling-related job development in the collection, processing and manufacturing sectors

These goals have enabled the Bureau to enact recycling policies that include standards on collecting and removing materials from the waste stream, expanding recycling centers and promoting the utilization of recyclable materials and reusable energy sources. Additionally, the Bureau works with districts and municipalities to meet the established goals through grants and business incentives, technical and regulatory assistance, and education and marketing techniques to recycling professionals throughout the state.

#### **4.0 BURLINGTON COUNTY SOLID WASTE/ RECYCLING PLAN**

In accordance with the New Jersey Statewide Mandatory Source Separation and Recycling Act, Burlington County has adopted a Waste Management Plan that establishes parameters for separating waste and recyclable materials. The Burlington County Waste Management Plan includes strategies to complete a nondiscriminatory procurement process for securing waste disposal services and to regulate the flow of waste. The County updated the District Solid Waste Management Plan in July of 2008 and revised the plan in June of 2009. The County has adopted the state recovery targets and commits to achieving these targets by 2012. Accordingly, the recovery targets for recyclable materials in the Burlington County District Solid Waste Management District shall be: a municipal recovery target of 50% of the total municipal solid waste; and a countywide recovery target of 60% of the total solid waste. In 2006, the County attained a municipal recycling rate of 40.4% and a total recycling rate of 55.5%.

The Burlington County Regional Recycling Program, sponsored by the Burlington County Board of Chosen Freeholders, provides recycling collection services to all 40 municipalities in the County including Wrightstown Borough. Since 1982 the program has been operated by the Occupational Training Center of Burlington County, Inc. (OTC). The OTC is a private, non-profit agency that trains and employs individuals with

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<sup>222</sup> State of New Jersey, Department of Environmental Protection, Solid and Hazardous Waste Management Program: *Solid Waste Management & Sludge Management State Plan Update, January 2006; Section A; Table A-1.*

disabilities. It is responsible for collection, processing and marketing the recyclable materials collected.

## **5.0 WRIGHTSTOWN SOLID WASTE AND RECYCLING PLAN**

The Borough of Wrightstown adopted its first Solid Waste Ordinance in 2005 and has amended its Solid Waste Ordinance in May of 2010 to further foster the State's goals of solid waste reduction and recycling. In addition in April of 2010 the Borough amended the general provisions and design standards ordinance to implement the requirements of Solid Waste Management Act and the County Plan.

Pursuant to the New Jersey Statewide Mandatory Source Separation and Recycling Act, Wrightstown coordinates its trash and recycling collection through the Borough's Maintenance Department. The department provides trash pick-up and disposal services to most of the Borough Residents. There is an inter-local agreement with Mount Laurel Township to pick up refuse at the two large apartment complexes in the Borough. Waste from Wrightstown is disposed of at the Burlington County Resource Recovery Complex. Commercial land uses are responsible for their own disposal services.

The Borough of Wrightstown strives to meet the statewide recycling goal of 65% or better. Working with the County's Recycling Coordinator, the Borough recycles various materials including corrugated cardboard, newspaper, glass containers, aluminum containers, plastics, leaves/brush, concrete/asphalt etc. The Borough participates in the New Jersey Department of Environmental Protection (NJDEP) municipal recycling tonnage grant program. In 2007, Wrightstown reported approximately 8,536.12 tons of recycled material, which resulted in a grant of \$165.00. Based on the amount of recycling and public participation, future grants can be expected.

As N.J.S.A. 40:55D-28(b)(12) requires the incorporation of provisions 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. Wrightstown Borough recently amended their land development ordinance establishing provisions for drop off and recycling of materials from multifamily complexes, condominium complexes and mobile home parks. The amended ordinance also establishes a source separation program requirement for commercial and institutional land uses.

## **6.0 RECOMMENDATIONS**

- 6.1** It is recommended that the Borough continue to monitor and update its recycling Ordinance to be consistent with the Statewide and County Solid Waste Management Plan as needed.
- 6.2** It is recommended that the Borough place additional recycling bins for paper, plastic bottles, glass and aluminum cans at the Borough's parks, community

centers, schools and government buildings. The Borough should use Clean Communities grants to satisfy this recommendation.

- 6.3** It is recommended that the Borough notify residents and business owners' annually regarding materials that can be recycled and the location of household chemical disposal facilities. Once the Borough website is established, this information should be posted there.

## **XII. POLICY STATEMENT OF PLAN RELATIONSHIPS**

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### **1.0 INTRODUCTION**

The Municipal Land Use Law, N.J.S.A. 40:55D-28d requires municipal Master Plans to include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the Master Plan to: the Master Plans of contiguous municipalities, the Master Plan of the county in which the municipality is located, the State Development and Redevelopment Plan, and the district solid waste management plan. The intent of this reflection is to require communities to look beyond their borders to consider the impacts of local decisions on adjacent municipalities and to acknowledge the importance of regional planning, which is essential to addressing region and State-wide environmental, social, and economic issues.

### **2.0 POLICY STATEMENTS**

#### **2.1 Relationship to Master Plans of Contiguous Municipalities**

Wrightstown's policies affect, and are in turn affected by, the plans and policies of adjacent municipalities. Wrightstown shares its northern border with North Hanover Township, its western border with Springfield Township, its eastern border with New Hanover Township, and its southern border with Pemberton Township.

##### **2.1.1 New Hanover Township, Burlington County, NJ**

New Hanover Township is an agricultural community with one developed village, Cookstown, located in the northeastern portion of the Township. Wrightstown Borough's policies of being a center for the region are consistent with New Hanover Township's land use policies. New Hanover Township has expressed a desire to channel growth into Wrightstown with New Hanover providing the open space greenbelt around Wrightstown. The following is an excerpt from the 2007 Township of New Hanover Master Plan Periodic Reexamination and Land Use Element Update, prepared by Maser Consulting, PA, that highlights the consistency of land use planning between the surrounding communities:

[New Hanover] Township has adopted a policy of pursuing cooperative land use planning efforts with neighboring municipalities and the County as well as the military bases. There are benefits to be derived from these cooperative efforts. As an example, Wrightstown Borough has a public sewer system with excess capacity and New Hanover has no sewers. Thus, growth can be channeled into Wrightstown with New Hanover providing the open space greenbelt around Wrightstown. Some of the sewer capacity could also be used by existing development in New

Hanover adjacent to Wrightstown. New Hanover officials have had several meetings with Wrightstown officials to discuss common issues. The two communities already share a school district.

Cooperative efforts with other communities are also possible such as a joint TDR (Transfer of Development Rights) program with North Hanover. Both municipalities have an interest in preserving farmland. New Hanover could also establish a TDR program with Wrightstown and transfer development to Wrightstown. Normally TDR transfers from one jurisdiction to another would present problems because the receiving municipality would experience an influx of school children. In this case, since New Hanover and Wrightstown share a school district, this should not be an issue.<sup>223</sup>

### **2.1.2 North Hanover Township, Burlington County, NJ**

North Hanover is a rural agricultural community facing development pressures that could permanently alter the character of the community, as well as the sustainability of the agricultural industry in the Township. Wrightstown's land use policies are consistent with North Hanover Township's policies.

North Hanover seeks to channel development to certain areas of the Township in order to preserve the most productive agricultural soils for farming in the community. Specifically, the Land Use Plan Element of the Master Plan, adopted March 26, 2008, states: "the primary purpose of North Hanover's Land Use Plan is to preserve agricultural land in the Township while also concentrating development in the appropriate areas with existing development such as the Sykesville Road corridor near Wrightstown and the Cookstown and Jacobstown villages."<sup>224</sup> The Land Use Plan seeks to revitalize the commercial area on Skykesville Road adjacent to Wrightstown as a village using a "town center" focal point.<sup>225</sup> It envisions that "the [Sykesville] area will likely be developed as a mixed-use village area with a variety of single family lot sizes, multi-family housing, commercial services, and public uses."<sup>226</sup> North Hanover contemplates three "special zones" for a TDR program, with growth and redevelopment encouraged first in the Sykesville Special Zone due to the substantial need for reinvestment and the availability of infrastructure, namely sewer.<sup>227</sup>

Wrightstown's efforts to be a center is consistent with North Hanover's plans for revitalizing the Sykesville Road corridor and transferring density to this part of the community. In the big picture, North Hanover's Sykesville Road TDR receiving area would seamlessly blend with Wrightstown's Town Center. Thus, the Borough's plans fit

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<sup>223</sup> Township of New Hanover, Master Plan Periodic Reexamination and Land Use Element Update, Draft June 2007. Re-exam adopted July 17, 2007. Master Plan adopted October 16, 2007.

<sup>224</sup> Land Use Plan Element of the Township of North Hanover Master Plant, p.3 (March 26, 2008).

<sup>225</sup> *Id.* at p. 5.

<sup>226</sup> *Id.* at p.5.

<sup>227</sup> *Id.* at p.17.



into the broader regional context and complements North Hanover's plans for preserving agricultural areas and steering development to appropriate areas with existing development in the community.

### **2.1.3 Springfield Township, Burlington County, NJ**

Springfield Township is also a rural community with similar goals of preserving and protecting its farmland and other natural resources. Wrightstown's plan for becoming a center for the region is consistent with Springfield Township's policies. Springfield increased its 3-acre zoning to 10-acre zoning (for most parts of the community), with the intent of coupling the downzoning with an overlay of a non-contiguous density transfer option. This was an effort to steer residential development away from the Township's farmlands and direct it to rural growth centers within five planned districts.

Tilghman's Corner District is the rural growth center closest to Wrightstown on the far easterly end of the Township. It is located along Wrightstown Georgetown Road, adjacent to North Hanover and Chesterfield Township. This growth center is confined from expanding into the rest of the planned district by a buffer of permanently protected farmland. Though the courts struck down Springfield's non-contiguous density transfer implementing ordinance, the community's land use plan remains in tact and Tilghman's Corner growth center continues to be zoned for commercial purposes.

Additionally, one of Springfield's zoning districts adjacent to Wrightstown Borough is light industrial, reflecting the E.P. Henry plant that straddles Springfield and Wrightstown. A significant and unprecedented amount of coordination between the two communities took place with respect to the development of the EP Henry plant at this site. An interlocal service agreement was put in place to share the real estate taxes and the service requirements between these two communities. Springfield treats this part of the community as an extension of Wrightstown Center. Thus, Wrightstown's land use policies are consistent with the land use planning of Springfield.

### **2.1.4 Pemberton Township, Burlington County, NJ**

Wrightstown shares a border with Pemberton Township to the south. On the Pemberton side of the border, the land use is vacant woodland and is zoned R-3 for Medium Density Single-Family Residential Uses (1 lot per 3.2 acres). There is also a portion of Pemberton Township that is zoned for Military Use. On the Wrightstown side of the border, it is predominantly wooded land that is owned by the military. There is a small civilian portion that abuts Pemberton Township's R-3 zone that is zoned R/O for Residential/Office use but is vacant. It was formerly a single family home and a farm. Pemberton adopted a new Master Plan on July 9, 2009. There are no zoning or land use regulations within this Master Plan that is inconsistent with Pemberton Townships Master Plan or zoning regulations.

## 2.2 Relationship to County Master Plan

The Burlington County Department of Economic Development and Regional Planning recently completed the Northern Burlington County Regional Strategic Plan (hereafter “Regional Strategic Plan”) and the Northern Burlington County Growth and Preservation Plan (hereafter “GAPP”). The policies in the Regional Strategic Plan support the strategies and recommendations in the GAPP.

The main underpinning of the Regional Strategic Plan is that existing planning and zoning practices in the Northern Burlington County planning region promote sprawl and loss of the County’s rural character, agricultural industry, and quality of life.<sup>228</sup> To change this outcome, the plan recommends a development strategy that utilizes a system of centers and corridors as the basis for future development, rather than sprawl type of development.<sup>229</sup> It suggests that planning move beyond strict town boundaries so that it can occur on a regional basis.

The Regional Strategic Plan recommends establishing higher development densities and wastewater management systems in centers and nodes in the region in order for centers to become a realistic growth organizing principle for the rural communities of Northern Burlington County.<sup>230</sup> It identifies Wrightstown, along with a portion of North Hanover and a small portion of Springfield, as one such ‘town center.’<sup>231</sup> *See graphic below of combined Wrightstown-North Hanover ‘Wrightstown Town center.’* Additionally, the plan advocates that communities that surround Fort Dix and McGuire Air Force Base, like Wrightstown, diversify their local economies in order to avoid depending on the military for their economic futures, despite the proposed ‘megabase’ investment.<sup>232</sup>

Amongst the various components of the GAPP, it recommends center-based future development and redevelopment planning in and around Wrightstown, which it calls a multi-municipal Town Center.<sup>233</sup> It also recommends that the State Planning Commission recognize additional State Plan-style “Town Centers,” including the Wrightstown Town Center.<sup>234</sup> Thus, Wrightstown’s plans for greater economic activity, redevelopment, and revitalization, as discussed in this Master Plan, are consistent with the County’s Regional Strategic Plan for Northern Burlington County and the Northern Burlington County Growth and Preservation Plan (GAPP).

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<sup>228</sup> Northern Burlington County Regional Strategic Plan, Technical Report: Regional Development Patterns, prepared by the Burlington County Department of Economic Development and Regional Planning, p.1 (January 2008).

<sup>229</sup> *Id.* at pp. 39-40.

<sup>230</sup> *Id.* at p.87.

<sup>231</sup> *Id.* at pp.39-40

<sup>232</sup> *Id.* at p.87

<sup>233</sup> Northern Burlington County Growth and Preservation Plan, prepared by the Burlington County Department of Economic Development and Regional Planning, p.37 (October 2008).

<sup>234</sup> *Id.* at p. 39.

## **2.3 Relationship to State Development and Redevelopment Plan**

The New Jersey State Development and Redevelopment Plan (SDRP) advocates Smart Growth planning, by targeting the State's resources and funding in ways that are consistent with well-planned, well-managed smart growth. It seeks to maintain and revitalize existing cities and towns, focus growth into compact mixed-use communities that offer array of choices and options, and protect the State's farmland and natural resources. The SDRP designates the civil portion of Wrightstown outside of the Pinelands as a Rural Planning Area (PA-4), which encompasses most of New Jersey's prime farmland, as well as expanses of woodlands, environmentally sensitive land, and rural towns and villages.<sup>235</sup> The intent of the Rural Planning Area (PA-4) is to "maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers."<sup>236</sup>

Wrightstown is an existing center that has historically provided opportunities for housing, shopping, entertainment, and personal services to military and civilian personnel at the base, as well as the surrounding communities. Wrightstown has both municipal water and sewer infrastructure with available excess capacity. There is physical capacity for future growth, as there is opportunity in the downtown for infill development and the Borough recently acquired 42 acres of land from Ft. Dix for economic development. Wrightstown is surrounded by the Joint Military Base and agricultural communities, who are actively trying to create a greenbelt around 'Wrightstown town center' through the preservation of farmland, acquisition of development rights in air hazard zones, and down zoning efforts. As future development in the PA-4 should be directed to existing Centers with infrastructure, Wrightstown represents an exemplary Smart Growth opportunity for accommodating growth and reinvestment in an existing center with infrastructure, which will in turn, help to protect the region's rural character, quality of life, and agricultural industry.<sup>237</sup> Thus, revitalizing the Borough and being a center for the region is consistent with the SDRP.

## **2.4 Relationship to the District Solid waste Management Plan**

As noted in the Recycling Plan Element, pursuant to the New Jersey Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq., Burlington County updated its Solid Waste Management Plan in 2008 and it was revised in 2009.<sup>238</sup> The Waste Management Plan establishes parameters for separating waste and recyclable materials. The County has adopted the state recovery targets and commits to achieving these targets by 2012. Accordingly, the recovery targets for recyclable materials in the Burlington County District Solid Waste Management District shall be: a municipal recovery target of 50% of

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<sup>235</sup> SDRP, pp. 205-206.

<sup>236</sup> *Id.* at p. 208.

<sup>237</sup> See SDRP, Statewide Goals, Strategies, and Policies, p.36.

<sup>238</sup> <http://co.burlington.nj.us/upload/Recycling/Images/DSWMP-JUNE-2009.pdf>

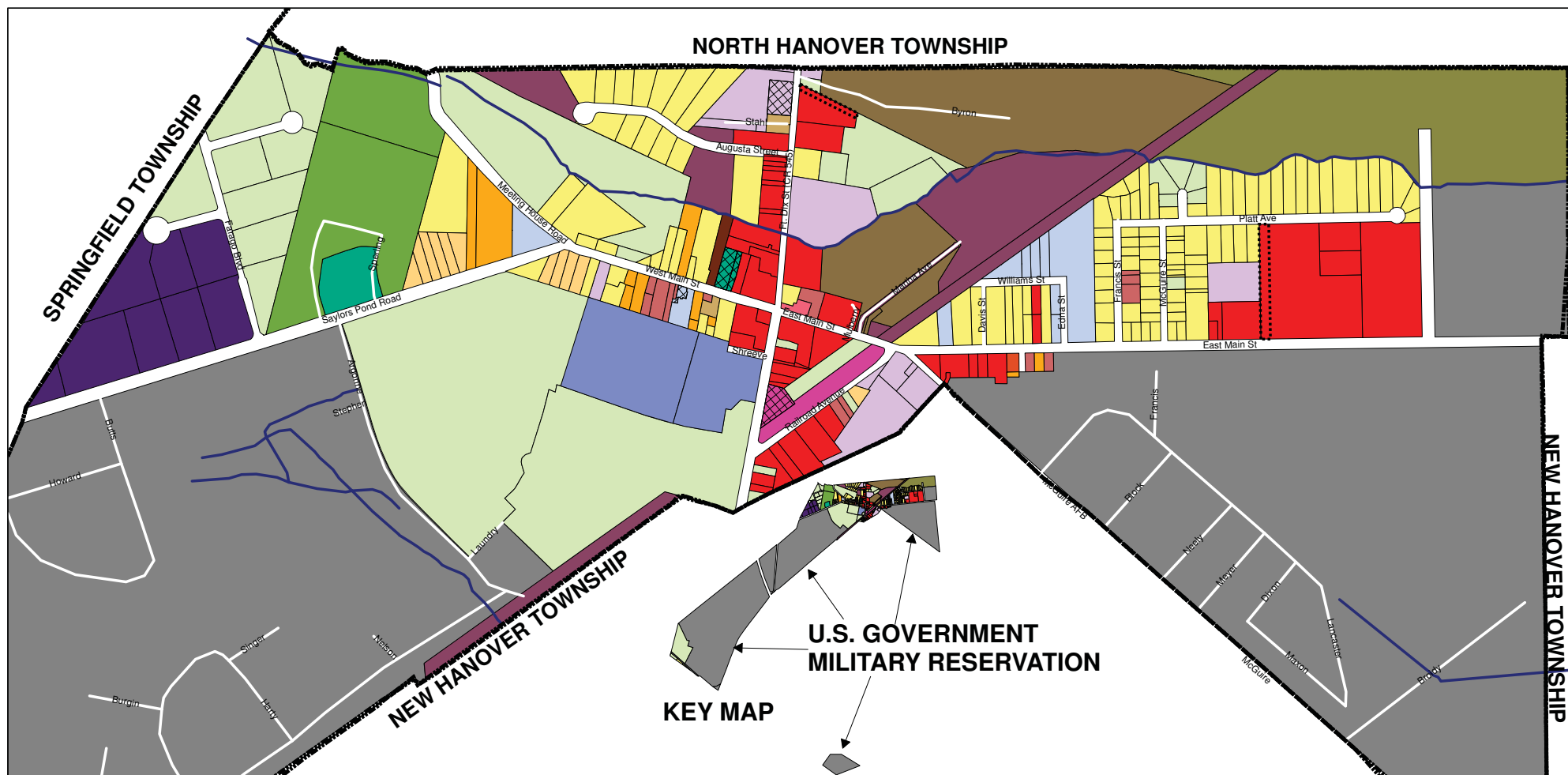
the total municipal solid waste; and a countywide recovery target of 60% of the total solid waste. In 2006, the County attained a municipal recycling rate of 40.4% and a total recycling rate of 55.5%.

The Borough is meeting the responsibilities set forth in the Plan. The Borough adopted its first Solid Waste Ordinance in 2005 and amended its Solid Waste Ordinance in May of 2010 to further foster the State's goals of solid waste reduction and recycling. In addition, in April of 2010 the Borough amended the general provisions and design standards ordinance to implement the requirements of Solid Waste Management Act and the County Plan. Wrightstown coordinates its trash and recycling collection through the Borough's Maintenance Department. The department provides trash pick-up and disposal services to most of the Borough residents. There is an inter-local agreement with Mount Laurel Township to pick up refuse at the two large apartment complexes in the Borough. Waste from Wrightstown is disposed of at the Burlington County Resource Recovery Complex. Commercial land uses are responsible for their own disposal services. The Borough participates in the New Jersey Department of Environmental Protection (NJDEP) municipal recycling tonnage grant program. In 2007, Wrightstown reported approximately 8,536.12 tons of recycled material.

### **XIII. APPENDICES**

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LU-1	Existing Land Use Map of Wrightstown
LU-2	Wrightstown Zoning Map
LU-3	Land Use Plan Map
LU-4	Proposed Wrightstown Zoning Map
H-1	Fair Share Plan Application
H-1.1	Project/Program Information Form for Wrightstown Arms Apts.
H-1.2	Unit Information- New Construction Form Wrightstown Arms Apts.
H-2	Regulatory Agreement for Insured Multi-Family Housing Projects for Wrightstown Arms Apts.
H-3	Mortgages for Wrightstown Arms Apts., dated August 13, 2002
H-4	Excerpt from Use Agreement for Multifamily Projects Participating in the Mark-to-Market Program for Wrightstown Arms Apts.
H-5	Market to Affordable Program Checklist
H-6	Project/Program Information Form for the Borough's Proposed Market to Affordable Program
H-7	Affordable Housing Trust Fund Spending Plan
C-1	Circulation Map
C-2	Fort Dix Street, Main Street Intersection Proposed Concept
C-3	Conceptual Sketch of Patriots Walk
U-1	Wrightstown Water Distribution System
U-2	Wrightstown Sewer Collection System
U-3	Utilities Map
CF-1	Existing and Proposed Community Facilities Map
REC-1	Park and Recreation Areas Map
CON-1	Natural Resources Map
HIST-1	Historic Resources Map



## LEGEND

### Land Use

Single Family	Boarding House	Religious Institution	Vacant Building
Twin	Commercial	Community Facility	Easment
Two Family	Commercial/Multifamily	School	Municipal Boundary
Triplex/3-Family	Heavy Industrial	Vacant Land	
Multifamily (4-6 Units)	Light Industrial	Military	
Multifamily (7-9 Units)	Light Industrial/Commercial	Farmland	
Multifamily (10+ Units)	Utility/Stormwater Management		
	Park and Recreation		

## BOROUGH OF WRIGHTSTOWN EXISTING LAND USE MAP LU-1

0 250 500 1,000 Feet



**RAGAN  
DESIGN  
GROUP**

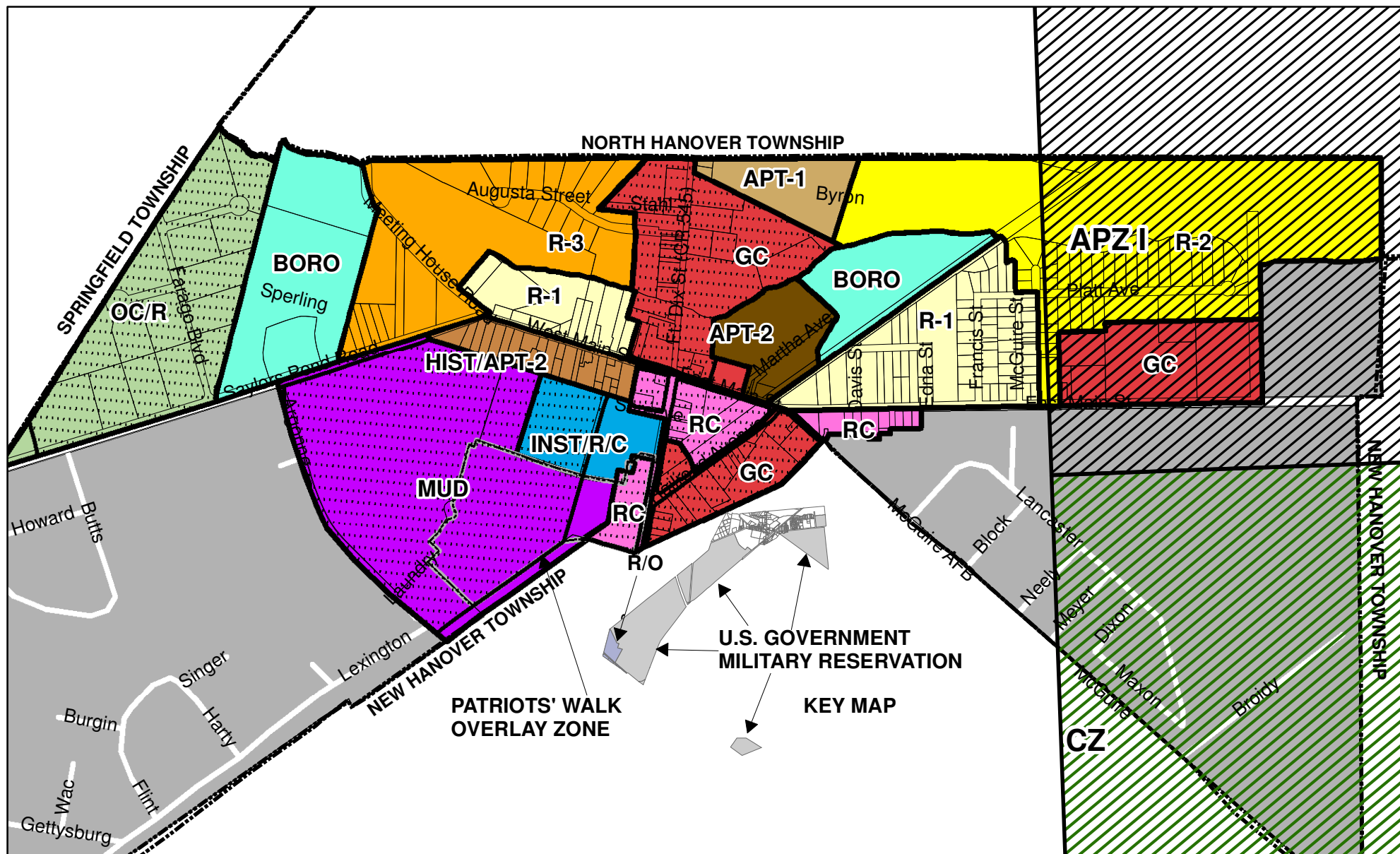
ARCHITECTS,  
COMMUNITY AND ENVIRONMENTAL PLANNERS  
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Richard R. Ragan, RA, PP  
rick@ragandesign.com

### Sources:

This map is for illustrative purposes only and has not been formally adopted by Borough Council. RDG does not warrant the accuracy of the information or geographic features identified. The map has been derived from NJDEP and Burlington County data sources, as well as independent research gathered by RDG.

Last Revision Date: August 15, 2011





# LEGEND

- |       |            |                      |
|-------|------------|----------------------|
| R-1   | BORO       | OC/R                 |
| R-2   | GC         | R/O                  |
| R-3   | HIST/APT-2 | RC                   |
| APT-1 | INST/R/C   | Military Reservation |
| APT-2 | MUD        |                      |

- |                             |
|-----------------------------|
| Redevelopment Area          |
| Patriots' Walk Overlay Zone |
| Municipal Boundary          |

## Air Hazard Overlay Zones

- |       |
|-------|
| APZ I |
| CZ    |

## BOROUGH OF WRIGHTSTOWN EXISTING ZONING MAP LU-2

0 400 800 1,200 1,600 Feet



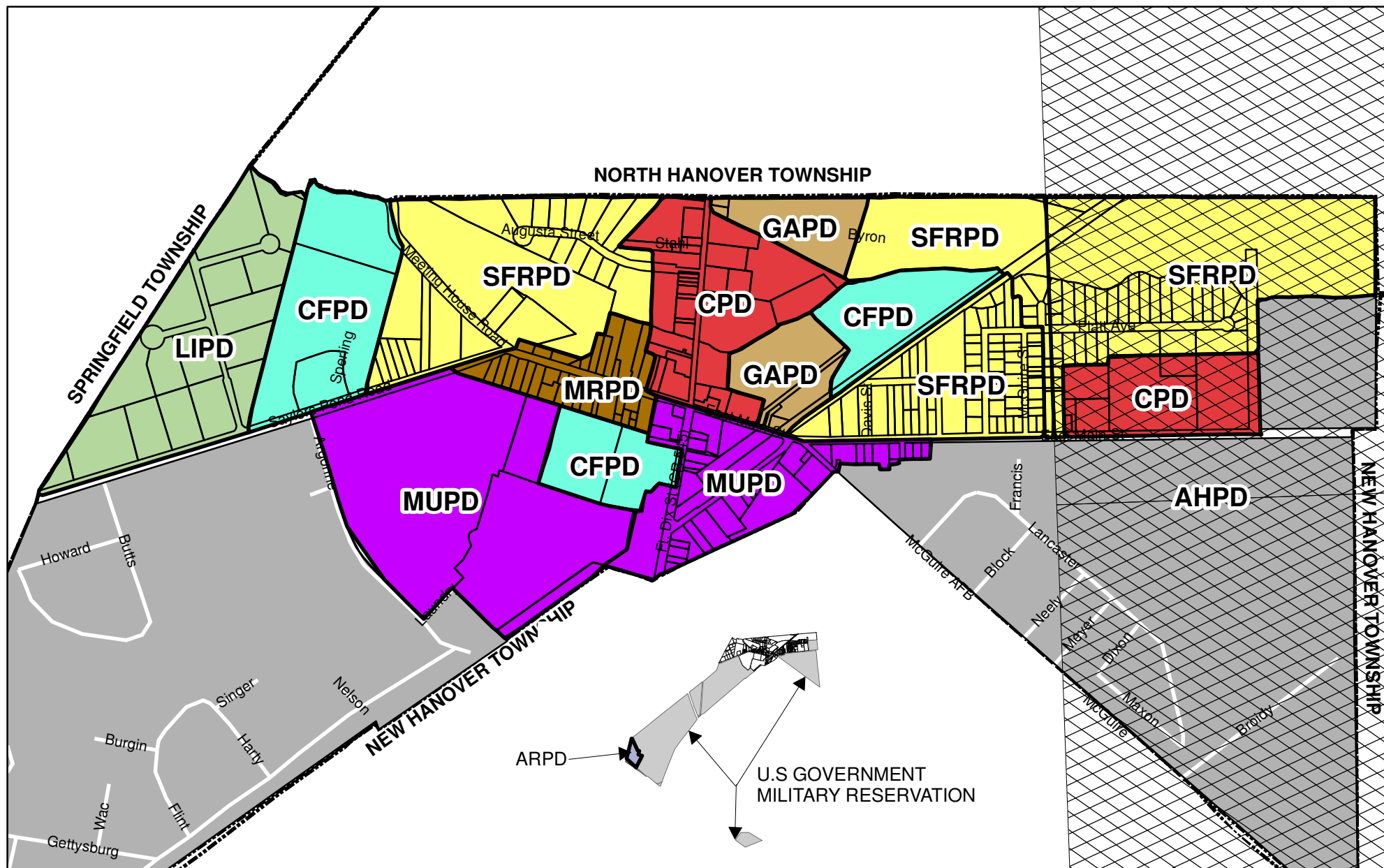
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

### Sources:

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Last Revision Date: October 18, 2011



## Legend

Land Use Planning Districts	
	SFRPD
	GAPD
	MRPD
	MUPD
	CFPD
	CPD
	LIPD
	ARPD
	AHPD
	Military Reservation
	Municipal Boundary

## BOROUGH OF WRIGHTSTOWN LAND USE PLAN MAP LU-3

0 200 400 800 1,200 1,600 Feet



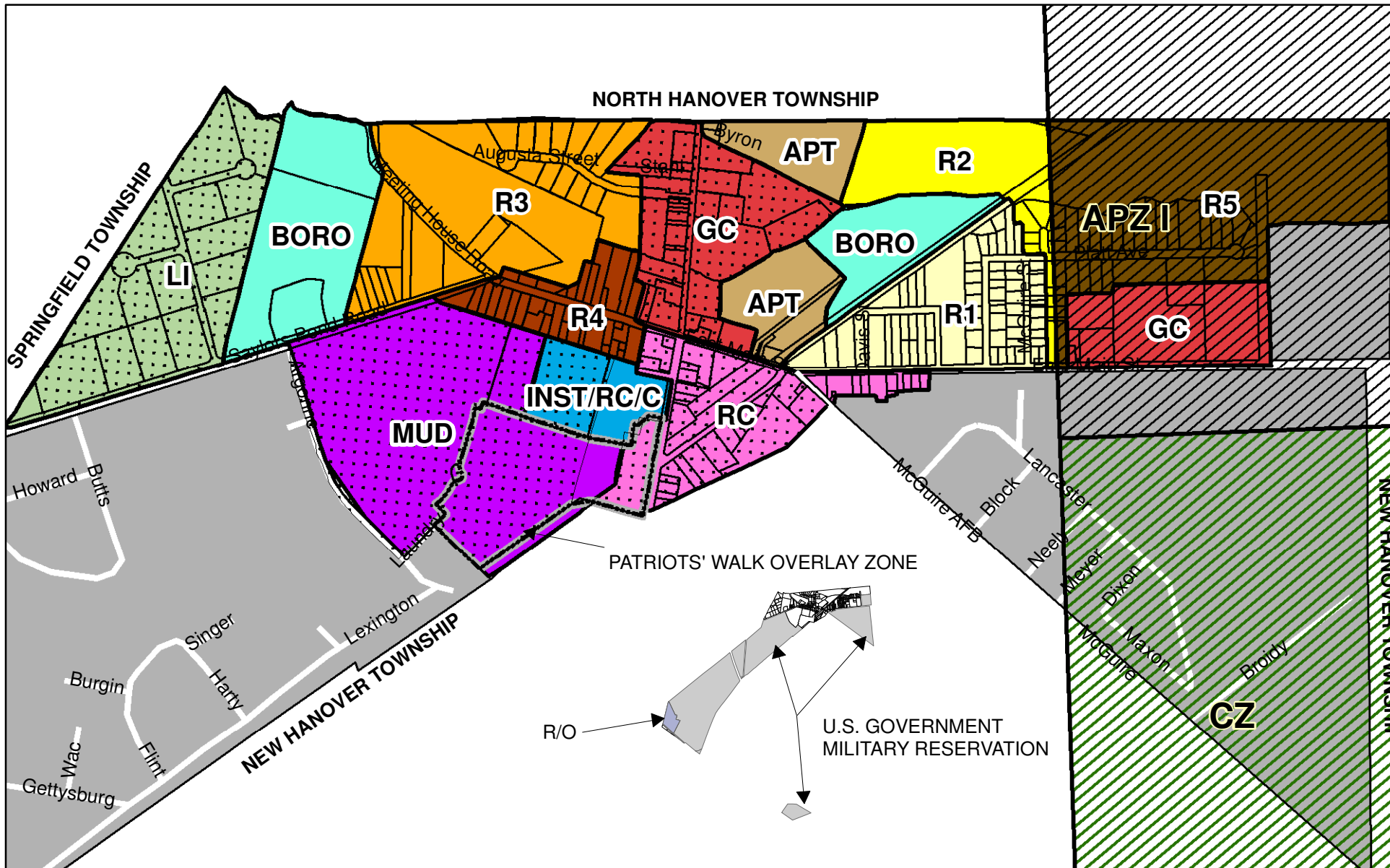
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Last Revision Date: October 18, 2011



# Legend

## Proposed Zoning Districts

- R1
- R2
- R3
- R4
- R5
- APT

- BORO
- GC
- RC
- INST/RC/C
- MUD
- LI
- R/O

- Patriots' Walk Overlay Zone
- Proposed Redevelopment Areas
- Military Reservation
- APZ I
- CZ

## BOROUGH OF WRIGHTSTOWN PROPOSED ZONING MAP LU-4

0 200 400 800 1,200 1,600 Feet



## RAGAN DESIGN GROUP

### Sources:

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## FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

### Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the "need" column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the "Need" column.

Line		<u>Need</u>
1	<input type="radio"/> Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) <b>OR</b>	<u>4</u>
2	<input type="radio"/> Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit _____.)	<u>          </u>
		<u>Need</u>
3	<input type="radio"/> Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C)	<u>10</u>
	<input type="radio"/> Prior Round Adjustments:	
	<input type="radio"/> 20% Cap Adjustment	<u>          </u>
	<input type="radio"/> 1000 Unit Cap Adjustment	<u>          </u>
4	Total Prior Round Adjustments	<u>0</u>
5	<b>Adjusted Prior Round Obligation:</b> (Number in Appendix C <b>minus</b> Total Prior Round Adjustment(s))	<u>10</u>
	<input type="radio"/> Prior Round Vacant Land Adjustment (Unmet Need)	
6	Realistic Development Potential(RDP) <sup>1</sup>	<u>10</u>

<sup>1</sup> RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

## Determining the Growth Share Obligation

All municipalities must complete the "COAH projections" table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

[www.nj.gov/dca/coah/planningtools/usecalculators.shtml](http://www.nj.gov/dca/coah/planningtools/usecalculators.shtml).

The applicable workbook has been completed and is attach to this application as Exhibit on file.

### Line      *○ Required 2004-2018 COAH Projections and Resulting Projected Growth Share*

Household Growth (From Appendix F)	<u>17</u>	Employment Growth (From Appendix F)	<u>1 8 8</u>
Household Growth After Exclusions (From Workbook A)	_____	Employment Growth After Exclusions (From Workbook A)	_____
Residential Obligation (From Workbook A)	<u>3 . 4 0</u>	Non-Residential Obligation (From Workbook A)	<u>11.75</u>
7    Total 2004-2018 Growth Share Obligation			<u>15.00</u>

### *○ Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share*

Household Growth After Exclusions (From Workbook B)	<u>17</u>	Employment Growth After Exclusions (From Workbook B)	<u>4 9 6</u>
Residential Obligation (From Workbook B)	<u>3 . 4 0</u>	Non-Residential Obligation (From Workbook B)	<u>31.00</u>
8    Total 2004-2018 Projected Growth Share Obligation			<u>34.00</u>

### *○ Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share*

Household Growth After Exclusions (From Workbook C)	_____	Employment Growth After Exclusions (From Workbook C)	_____
Residential Obligation (From Workbook C)	_____	Non-Residential Obligation (From Workbook C)	_____
9    Total 2004-2018 Growth Share Obligation			_____

10    **Total Fair Share Obligation** (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9)      48.00



## Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
<b>Rehabilitation Share</b>			<u>4</u>
<i>Less: Rehabilitation Credits</i>	<u>15</u>		<u>15</u>
Rehab Program(s)		<u>0</u>	<u>0</u>
<b>Remaining Rehabilitation Share</b>			<u>-11</u>
<b>Prior Round (1987-1999 New Construction) Obligation</b>			<u>10</u>
<i>Less: Vacant Land Adjustment (If Applicable)</i>			
<i>(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP);</i>			
Unmet Need			
RDP			
<b>Mechanisms addressing Prior Round</b>			
Prior Cycle Credits (1980 to 1986)			
Credits without Controls			
Inclusionary Development/Redevelopment			
100% Affordable Units	<u>10</u>		<u>10</u>
Accessory Apartments			
Market-to-Affordable			
Supportive & Special Needs			
Assisted Living			
RCA Units previously approved			
Other			
Prior Round Bonuses			
<b>Remaining Prior Round Obligation</b>			<u>0</u>
<b>Third Round Projected Growth Share Obligation</b>			<u>34</u>
<i>Less: Mechanisms addressing Growth Share</i>			
Inclusionary Zoning			
Redevelopment			
100% Affordable Development	<u>42</u>		<u>42</u>
Accessory Apartments			
Market-to-Affordable Units			
Supportive & Special Need Units			
Assisted Living: post-1986 Units			
Other Credits			
Compliance Bonuses			
Smart Growth Bonuses			
Redevelopment Bonuses			
Rental Bonuses			
<b>Growth Share Total</b>			<u>34</u>
<b>Remaining (Obligation) or Surplus</b>			<u>-8</u>



## PARAMETERS<sup>1</sup>

<u>Prior Round 1987-1999</u>			
RCA Maximum	N/A	RCAs Included	0
Age-Restricted Maximum	2.5	Age-Restricted Units Included	0
Rental Minimum	2.5	Rental Units Included	10

<u>Growth Share 1999-2018</u>			
Age-Restricted Maximum	8.5	Age-Restricted Units Included	0
Rental Minimum	8.5	Rental Units Included	42
Family Minimum	17	Family Units Included	42
Very Low-Income Minimum <sup>2</sup>	4.42	Very Low-Income Units Included	10

<sup>1</sup> Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

<sup>2</sup> Pursuant to N.J.S.A. 52:27D-329.I, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

## Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at [www.nj.gov/dca/coah/planningtools/checklists.shtml](http://www.nj.gov/dca/coah/planningtools/checklists.shtml).

Table 1. Projects and/or units addressing the Rehabilitation Share

Project/Program Name	Proposed (use Checklists) or Completed (use <u>Rehabilitation Unit Survey Form</u> )	Rental, Owner Occupied or Both	Checklist or Form Appendix Location <sup>1</sup>
1. <u>Municipal Progra</u>	<u>Completed</u>	<u>Both</u>	<u>on file</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CIM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)	Units		Number Addressing Rental Obligation)	Number Subject to Age- Restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
			Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	10			
1. Wrightstown Arms Apartments	<u>Control Extension</u>	<u>Completed</u>	10	10	0	1	
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
13.							
14.							
15.							
Subtotal from any additional pages used							
Total units (proposed and completed)				10			
Total rental				10			
Total age-restricted				0			
Total very-low							
Total bonuses							

Please add additional sheets as necessary.

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 3. Programs, Projects and/or Units Addressing the Third Round.

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)				Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age- restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
			4	2	4	2				
16. Wrightstown Arms Apartments	Control Extension	Completed	4	2	4	2	2	2	0	1
17.										
18.										
19.										
20.										
21.										
22.										
23.										
24.										
25.										
26.										
27.										
28.										
29.										
30.										

**Subtotal from any additional pages used**

Total family units	42	Total units (proposed and completed)	42
Total age-restricted units	0	Total rental units	42
Total Supportive/Special Needs units	0	Total family rental units	42
Total Special Needs bedrooms	0	Total very-low units	10
		Total bonuses	

**Please add additional sheets as necessary.**

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTRM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.

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**AFFORDABLE HOUSING TRUST FUND ACCOUNTS**

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1. Does the municipality have an affordable housing trust fund account? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.)

☒ Yes. Bank Name Beneficial Bank

(Choose account type) ☒ Separate interest-bearing account

☐ State of New Jersey cash management fund

☐ No (Skip to the Affordable Housing Ordinance section)

2. Has an escrow agreement been executed? ☒ Yes ☐ No  
(If no, petition is incomplete. Submit an executed escrow agreement.)

3. Is all trust fund monitoring up-to-date as of December 31, 2007? ☒ Yes ☐ No  
(If no, petition is incomplete. Submit an updated trust fund monitoring report.)

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**FAIR SHARE PLAN DEVELOPMENT FEES AND PAYMENTS-IN-LIEU**

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1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees)

☒ Yes.

☒ Adopted OR ☐ Proposed

☐ No Skip to the next category; Payments-in-Lieu

2. If adopted, specify date of COAH/Court approval here: \_\_\_\_\_

- ☒ Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?

☐ Yes. Ordinance Number, \_\_\_\_\_ Adopted on<sup>1</sup> \_\_\_\_\_

☒ No (Skip to the next category; Payments-in-Lieu)

- ☒ If yes, is the amended ordinance included with your petition?

☐ Yes

☐ No. (Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance)

3. Does the ordinance follow the ordinance model **updated September 2008** and available at [www.nj.gov/den/coah/round3/resources.shtml](http://www.nj.gov/den/coah/round3/resources.shtml)? If yes, skip to question 5.

☒ Yes ☐ No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

**Information and Documentation**

The ordinance imposes a residential development fee of 1.50% and a Non-residential fee of 2.5 %

- ☐ A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(e) and (d);
- ☐ A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)
- ☐ A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(e) and (d)
- ☐ A description of collection procedures per N.J.A.C. 5:97-8.3(f)
- ☐ A description of development fee appeals per N.J.A.C. 5:97-8.3(g)
- ☐ A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)
- ☐ If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (Note: **must be at least 30 percent of all development fees plus interest**)?

☒ Yes (Specify actual or anticipated amount) \$\_\_\_\_\_

☐ No Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)

■ If yes, what kind of assistance is offered?

Market to Affordable Program.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

■ Has an affordability assistance program manual been submitted? ☐ Yes ☒ No

<sup>1</sup> Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.



**QUESTIONS TO BE ASKED BY THE SUBCOMMITTEE TO DETERMINE IF THE FAIR SHARE PLAN  
INCLUDES PAYMENTS-IN-LIEU**

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?  
☐ Yes ☒ No (Skip to the next category; Barrier Free Escrow)
2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (Optional)  
☐ Yes (attach applicable checklist)  
☐ No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)
3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (Optional)  
☐ Yes (indicate ordinance section) \_\_\_\_\_  
☐ No

**QUESTIONS TO BE ASKED BY THE SUBCOMMITTEE TO DETERMINE IF THE FAIR SHARE PLAN  
INCLUDES BARRIER FREE ESCROW**

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?  
☐ Yes ☒ No
2. Does the municipality anticipate collecting any other funds for affordable housing activities?  
☒ Yes (specify funding source and amount) potential CDBG Housing Rehab  
☐ No

Section 1: Spending Plan and Affordable Housing Ordinance

1. Does the petition include a Spending Plan? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.)  
☒ Yes      ☐ No
  
2. Does the Spending Plan follow the Spending Plan model updated October 2008 and available at [www.nj.gov/dca/coah/round3resources.shtml](http://www.nj.gov/dca/coah/round3resources.shtml)? If yes, skip to next section - Affordable Housing Ordinance.  
☒ Yes      ☐ No
  
3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

**Information and Documentation**

- ☐ A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- ☐ A projection of revenues anticipated from other sources (specify source(s) and amount(s));
- ☐ A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- ☐ A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
- ☐ A schedule for the expenditure of all affordable housing trust funds;
- ☐ A schedule for the creation or rehabilitation of housing units;
- ☐ If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- ☐ If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- ☐ The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- ☐ A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
- ☐ If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

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AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.15-15)

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1. Does the Fair Share Plan include an Affordable Housing Ordinance?  
☒ Yes      ☐ No
2. Does the ordinance follow the ordinance model available at [www.nj.gov/dea/codh/found3/resources.shtml](http://www.nj.gov/dea/codh/found3/resources.shtml)?      ☒ Yes      ☐ No
3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

**Required Information and Documentation**

- ☐ Affordability controls
- ☐ Bedroom distribution
- ☐ Low/moderate-income split and bedroom distribution
- ☐ Accessible townhouse units
- ☐ Sale and rental pricing
- ☐ Municipal Housing Liaison
- ☐ Administrative Agent
- ☐ Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

AFFORDABLE HOUSING ADMINISTRATION

Items that must be submitted with the petition:

- ☒ Governing body resolution designating a municipal housing liaison (COAH must approve)

Items that must be submitted prior to COAH's grant of Substantive Certification:

- ☐ Operating manual for rehabilitation program
- ☐ Operating manual for affordability assistance
- ☐ Operating manual for an Accessory Apartment program
- ☐ Operating manual for a Market-to-Affordable program
- ☐ COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- ☐ COAH approved administrative agent(s) is project specific
- ☐ Operating manual for sale units
- ☐ Operating manual for rental units
- ☐ Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

## CERTIFICATION

I, Mara Winkler, have prepared this petition application for substantive certification on behalf of Board of Wightstown. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.

Mara Winkler 6/18/09  
Signature of Preparer (affix seal if applicable) Date

Municipal planner  
Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

## Narrative Section

This Fair Share Plan Application, in conjunction with the narrative in the Housing Element and Fair Share Plan, shall serve as the Borough's Fair Share Plan. The narrative provides an overview of the Plan, articulates the Borough's waiver request, and provides a spending plan overview.

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## PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

### PART A – PROJECT HEADER

Municipality: Wrightstown

County: Buckingham

Project or Program Name: Wrightstown Arms Apts - 100% Project Based Section 8

Project Status (circle current status and enter date of action for that status)

Status Date

Proposed/Zoned

\_\_\_\_\_

Preliminary Approval

\_\_\_\_\_

Final Approval

\_\_\_\_\_

Affordable Units under Construction

\_\_\_\_\_

☒ Completed (all affordable certificates of occupancy (C.O.) issued)

Complete (10/20/20)

Deleted from Plan

(date approved by COAH) \_\_\_\_\_)

Mechanisms - Project / Program Type (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Market to Affordable

Credits without Controls

ECHO

100 Percent Affordable

Inclusionary

Rehabilitation

Redevelopment

If an Inclusionary project, identify subtype (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify subtype (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through F) (only eligible for credit for 1987-99 plans)

Permanent Supportive Housing (unit credit)

Supportive Shared Living Housing (bedroom credit)



PART B - PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project:

Round 1

Round 2

Round 3

Project Address:

10 Byron Drive

Project Block/Lot/Qualifier (list all)

501/2

Project Acreage:

18

Density:

Set Aside:

Project Sponsor: (circle one)

Municipally Developed

Nonprofit Developed

Private Developer

Project Sponsor name:

Project Developer name:

Wrightstown Associates

Planning Area (circle all that apply)

1

2

3

4

4B

5

5B

Highland Preservation

Highlands Planning Area

Pinelands

Meadowlands

CAFRA

Category I Watershed

Credit Type

Prior-cycle (1980 - 1986)

Post-1986 completed

Proposed/Zoned

Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need

Extension of Controls

Construction Type (circle one)

New (includes reconstruction and conversions)

Rehabilitation

Flags (circle all that apply)

3.1 Phased

Durational Adjustment

Conversion

Court Project

Density Increase Granted

Mediated Project

Overlay Zone

Result of Growth Share Ordinance

High Poverty Census Tract

Off-Site

Partnership Project

RCA Receiving Project

Reconstruction

Part of Redevelopment Plan

Project Waiver granted

yes

no

Round waiver was granted

R1

R2

R3

Type of Waiver

Extension of Controls - 15 days of completion

Number of market units proposed

0

Number of market units completed

0

Number of market units with certificates of occupancy issued after 1/1/2004

0

Number of affordable units under construction

0

Condo Fee percentage (if applicable)

0

Affordability Average Percentage<sup>1</sup>

Indefinite low income 50% of median income  
not a market unit, so not included  
20% of median income

<sup>1</sup> "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

Municipal or RCA funds committed to project \_\_\_\_\_

Municipal or RCA funds expended \_\_\_\_\_

**Funding Sources (circle all that apply)**

County HOME   County Rehab Funds   CDBG   Federal Home Loan Bank   HODAG   HUD   HUD 202  
HUD 236   HUD 811   HUD HOPE VI   HUD HOME   McKinney Funds   Fannie Mae Multi-Family  
UDAG   UHGRP   USDA-FHA Rural Development   USDA-FHA - Section 515   Development Fees  
Municipal Bond   Municipal Funds   Payment in Lieu   Private Financing   RCA   Capital Funding  
Balanced Housing   Balanced Housing -- Home Express   DCA   Low Income House Tax Credit   NPP  
DCA Shelter Support Services   DDD   DHSS   DHHS   HMEFA Low Income House Tax Credit  
HMEFA   HMEFA HOME   MONI   Section 8   Small Cities   Other \_\_\_\_\_

Effective date of affordability controls 8/13/02

Length of Affordability Controls (in years) 30 or Perpetual

Administrative Agent NJHMEFA

**For Redevelopment Projects**

Does this project require deed restricted units to be removed?      Yes      No

If Yes

# of deed restricted units removed \_\_\_\_\_

# of moderate income units removed \_\_\_\_\_

# of low income units removed \_\_\_\_\_

# of very low income units removed \_\_\_\_\_

# of rental units removed \_\_\_\_\_

# of for-sale units removed \_\_\_\_\_

# of one-bedroom units removed \_\_\_\_\_

# of two-bedroom units removed \_\_\_\_\_

# of three-bedroom units removed \_\_\_\_\_

## PART C – COUNTS

### Affordable Unit Counts

Total non-age-restricted 52 Sales \_\_\_\_\_ Rentals 52 Total age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are restricted for the following income categories (do not report on the income levels of residents currently residing in the units)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>1</sup>		_____
35% of median income <sup>2</sup>		_____
50% of median income <sup>3</sup>	<u>11</u>	_____
<u>Moderate Income</u>		
80% of median income		_____
<u>80% of median income</u>	<u>31</u>	

Note: 30% = less than or equal to 30 percent of median income  
 35% = greater than 30 percent and less than or equal to 35 percent of median income  
 50% = greater than 35 percent and less than or equal to 50 percent of median income  
 80% = greater than 50 percent and less than 80 percent of median income

### Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	<u>26</u>	3 bedroom low	<u>26</u>
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

### Completed Units

Number of affordable units completed in this project 52

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls 0

<sup>1</sup> Pursuant to N.J.A.C. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>2</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**PART D - (completed by Sending Municipality)**

**For Approved Regional Contribution Agreements (RCA)**

Sending Municipality \_\_\_\_\_ County \_\_\_\_\_

RCA Receiving Municipality \_\_\_\_\_ County \_\_\_\_\_

COAH approval date \_\_\_\_\_

Number of units transferred \_\_\_\_\_ Cost per unit \_\_\_\_\_

Total transfer amount \_\_\_\_\_ Amount transferred to date \_\_\_\_\_

**For Partnership Program**

Sending Municipality \_\_\_\_\_ County \_\_\_\_\_

Partnership Receiving Municipality \_\_\_\_\_ County \_\_\_\_\_

Name of Project \_\_\_\_\_

Credits for Sending Municipality \_\_\_\_\_

Total transfer amount \_\_\_\_\_ Amount transferred to date \_\_\_\_\_

**Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



For Information - New Locations

Municipality Name \_\_\_\_\_  
 Map Code \_\_\_\_\_  
 Project Number \_\_\_\_\_  
 Project Name \_\_\_\_\_  
 Project Number to be assigned to CHMB \_\_\_\_\_  
 County \_\_\_\_\_  
 Worksheet \_\_\_\_\_  
 Date \_\_\_\_\_

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION

REGULATORY AGREEMENT FOR INSURED MULTI-FAMILY HOUSING PROJECTS  
(With Section 8 Housing Assistance Payments Contracts)

RECORD & RETURN TO:  
U. S. DEPT. of HOUSING & URBAN DEV.  
% AREA COUNSELOR'S OFFICE  
NEWARK, N.J. 07102

Project No.: 035-35061-PH-L8

HAP CONTRACT NO.: NY78-093

Mortgagee Collective Federal Savings and Loan Association

Amount of Mortgage Note \$1,506,900.00

Date December 19, 1979

Mortgage Recorded:

State New Jersey County Burlington

Date December 19, 1979

Book

Page

Originally endorsed for insurance under Section 221(d)(4) of the National Housing Act.

This Agreement entered into this 19th day of December, 1979, between Wrightstown Associates, a limited partnership organized and existing under the laws of the state of New Jersey whose address is 3430 Atlantic Avenue Atlantic City, New Jersey their successors, heirs, and assigns (jointly and severally, hereinafter referred to as Owners) and the undersigned Secretary of Housing and Urban Development and his/her successor (hereinafter referred to as Secretary).

Release  
Bk. No. 5987 Pg. 536  
Date Dec 19 1979  
Philip E. Hanes

In consideration of the endorsement for insurance by the Secretary of the above described note or in consideration of the consent of the Secretary to the transfer of the mortgaged property or the sale and conveyance of the mortgaged property by the Secretary, and in order to comply with the requirements of the National Housing Act, as amended and the Regulations adopted by the Secretary pursuant thereto, Owners agree for themselves, their successors, heirs and assigns, that in connection with the mortgaged property and the project operated thereon and so long as the contract of mortgage insurance continues in effect, and during such further period of time as the Secretary shall be the owner, holder or reinsurer of the mortgage, or during any time the Secretary is obligated to insure a mortgage on the mortgaged property:

1. Owners, except as limited by paragraph 20 hereof, assume and agree to make promptly all payments due under the note and mortgage.
2. (a) Owners shall establish or continue to maintain a reserve fund for replacements by the allocation to such reserve fund in a separate account with the mortgagee or in a safe and responsible depository designated by the mortgagee, concurrently with the beginning of payments towards amortization of the principal of the mortgage insured or held by the Secretary of an amount equal to \$527.50 per month unless a different date or amount is approved in writing by the Secretary. Such fund, whether in the form of a cash deposit or invested in obligations of, or fully guaranteed as to principal by, the United States of America shall at times be under the control of the mortgagee. Disbursements from such fund, whether for the purpose of effecting replacement of structural elements, and mechanical equipment of the project or for any other purpose, may be made only after receiving the consent in writing of the Secretary. In the event of a default in the terms of the mortgage, pursuant to which the loan has been accelerated, the Secretary may apply or authorized the application of the balance in such fund to the amount due on the mortgage debt as accelerated.
- (b) Where Owners are acquiring a project already subject to an insured mortgage, the reserve fund for replacements to be established will be equal to the amount due to be in such fund under existing agreements or charter provisions at the time Owners acquire such project, and payments hereunder shall begin with the first payment due on the mortgage after acquisition, unless some other method of establishing and maintaining the fund is approved in writing by the Secretary.
- (c) If Owners are a nonprofit entity or a limited distribution mortgagee, Owners shall establish and maintain, in addition to the reserve fund for replacements, a residual receipts fund by depositing thereto, with the mortgagee, the residual receipts, as defined herein, with 60 days after the end of the semiannual or annual fiscal period within which such receipts are realized. Residual receipts shall be under the control of the Secretary, and shall be disbursed only on the direction of the Secretary, who shall have the power and authority to direct that the residual receipts, or any part thereof, be used for such purpose as he may determine.
3. Real property covered by the mortgage and this Agreement is described in Schedule A attached hereto.
4. Except as provided in Paragraph 5 hereof:
  - (a) Owners shall make dwelling accommodations and services of the project available to occupants at charges not exceeding those established in accordance with a rental schedule approved in writing by the Secretary. Accommodations shall not be rented for a period of less than thirty (30) days, or, unless the mortgage is insured under Section 231, for more than three years. Commercial facilities shall be rented for such use and upon such terms as approved by the Secretary. Subleasing of dwelling accommodations, except for subleases of single dwelling accommodations by the tenant thereof, shall be prohibited without prior written approval of Owners and the Secretary and any lease shall so provide. Upon discovery of any unapproved sublease, Owners shall immediately demand cancellation and notify the Secretary thereof.
  - (b) Upon prior written approval by the Secretary, Owners may charge to and receive from any tenant such amounts as from time to time may be mutually agreed upon between the tenant and the Owners for any facilities and/or

services which may be furnished by the Owners or others to such tenant upon his/her request, in addition to the facilities and services included in the approved rental schedule.

- (c) The Secretary will at any time entertain a written request for a rent increase properly supported by substantiating evidence and within a reasonable time shall:
  - (i) Approve a rental schedule that is necessary to compensate for any net increase, occurring since the last approved rental schedule, in taxes (other than income taxes) and operating and maintenance cost over which Owners have no effective control; or
  - (ii) Deny the increase stating the reasons therefor.
- 5. (a) The criteria governing eligibility of tenants for admission to Section 8 units and the conditions of continued occupancy shall be in accordance with the Housing Assistance Payments Contract.
- (b) The maximum rent for each Section 8 unit is stated in the Housing Assistance Payments Contract and adjustments in such rents shall be made in accordance with the terms of the Housing Assistance Payments Contract.
- (c) Nothing contained herein shall be construed to relieve the Owners of any obligations under the Housing Assistance Payments Contract.
- 6. (a) If the mortgage is originally a Secretary-held purchase money mortgage, or is originally endorsed for insurance under any Section other than Section 231, Owners shall not in selecting tenants discriminate against any person or persons by reason of the fact that there are children in the family. In the event the mortgage is insured under Section 231, Owners will give preference or priority of opportunity to occupy its dwelling accommodations to elderly persons and handicapped persons as defined in the HUD Regulations.
- (b) If the mortgage is originally endorsed for insurance under Section 221, Owners shall in selecting tenants give to otherwise eligible displaced persons or families an absolute preference or priority of occupancy which shall be accomplished as follows:
  - (1) For a period of sixty (60) days from the date of original offering, unless a shorter period of time is approved in writing by the Secretary, all units shall be held for such preferred applicants, after which time any unrented units may be rented to non-preferred applicants; and
  - (2) Thereafter, and on a continuing basis, such preferred applicants shall be given preference over non-preferred applicants in their placement on a waiting list to be maintained by the Owners; and
  - (3) Notwithstanding the provisions of paragraphs (1) and (2), for 30% of the Section 8 units, the Section 221 or Section 231 occupancy preference shall be accorded only to those individuals qualifying as very low income as specified in the Housing Assistance Payments Contract.
- (c) Without the prior written approval of the Secretary not more than 25% of the number of units in a project insured under Section 231 shall be occupied by persons other than elderly persons.
- (d) All advertising or efforts to rent a project insured under Section 231 shall reflect a bona fide effort of the Owners to obtain occupancy by elderly persons.
- 7. Nonprofit Owners agree that no dividends of any nature whatsoever will be paid on the capital stock issued by the corporation.
- 8. Owners shall not without the prior written approval of the Secretary:
  - (a) Convey, transfer, or encumber any of the mortgaged property, or permit the conveyance, transfer, or encumbrance of such property.
  - (b) Assign, transfer, dispose of, or encumber any personal property of the project, including rents, or pay out any funds except from surplus cash, except for reasonable operating expenses and necessary repairs.
  - (c) Convey, assign, or transfer any beneficial interest in any trust holding title to the property, or any right to manage or receive the rents and profits from the mortgaged property.
  - (d) Remodel, add to, reconstruct, or demolish any part of the mortgaged property or subtract from any real or personal property of the project.
  - (e) Make, or receive and retain, any distribution of assets or any income of any kind of the project except surplus cash and except on the following conditions:
    - (1) All distributions shall be made only as of and after the end of a semiannual or annual fiscal period, and only as permitted by the law of the applicable jurisdiction; and, in the case of a limited distribution mortgage, all distributions in any one fiscal year shall be limited to six per centum on the initial equity investment, as determined by the Secretary which shall be cumulative;
    - (2) No distribution shall be made from borrowed funds, prior to the completion of the project or when there is any default under this Agreement or under the note or mortgage;

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- (3) Any distribution of any funds of the project, which the party receiving such funds is not entitled to retain hereunder, shall be held in trust separate and apart from any other funds; and
- (4) There shall have been compliance with all outstanding notices of requirements for proper maintenance of the project.
- (f) Engage, except for natural persons, in any other business or activity, including the operation of any other rental project, or incur any liability or obligation not in connection with the project.
- (g) Require, as a condition of the occupancy or leasing of any unit in the project any consideration or deposit other than the prepayment of the first month's rent, plus a security deposit in an amount not in excess of one month's rent (the gross family contribution in Section 8 units) to guarantee the performance of the covenants of the lease. Any funds collected as security deposits shall be kept separate and apart from all other funds of the project in a trust account the amount of which shall at all times equal or exceed the aggregate of all outstanding obligations under said account.
- (h) Permit the use of the dwelling accommodations of the project for any purpose except the use which was originally intended, or permit commercial use greater than that originally approved by the Secretary.
9. (a) Owners have executed an Agreement to enter into a Housing Assistance Payments Contract or have executed a Housing Assistance Payments Contract if an insurance upon completion case. The terms of said Contract are or shall be incorporated by reference into this Regulatory Agreement.
- (b) A violation of the terms of the Housing Assistance Payments Contract may be construed to constitute a default hereunder in the sole discretion of the Secretary.
- (c) In the event said Housing Assistance Payments Contract expires or terminates before the expiration or termination of this Agreement, the provisions of this paragraph 9 and any other reference to said contract, to Section 8 and to Section 8 units contained herein shall be self-cancelling and shall no longer be effective as of the date of the expiration or termination of the Housing Assistance Payments Contract.
10. Owners shall maintain the mortgaged premises, accommodations and the grounds and equipment appurtenant thereto, in good repair and condition. In the event all or any of the buildings covered by the mortgage shall be destroyed or damaged by fire or other casualty, the money derived from any insurance on the property shall be applied in accordance with the terms of the insured mortgage.
11. Owners shall not file any petition in bankruptcy or for a receiver or in insolvency or for reorganization or composition, or make any assignment for the benefit of creditors or to a trustee for creditors, or permit an adjudication in bankruptcy or the taking possession of the mortgaged property or any part thereof under judicial process or pursuant to any power of sale, and fail to have such adverse actions set aside within forty-five (45) days.
12. (a) Any management contract entered into by Owners or any of them involving the project shall contain a provision that, in the event of default hereunder, it shall be subject to termination without penalty upon written request by the Secretary. Upon such request, Owners shall immediately arrange to terminate the contract within a period of not more than thirty (30) days and shall make arrangements satisfactory to the Secretary for continuing proper management of the project.
- (b) Payment for services, supplies, or materials shall not exceed the amount ordinarily paid for such services, supplies or materials furnished.
- (c) The mortgaged property, equipment, buildings, plans, offices, apparatus, devices, books, contracts, records, documents, and other papers relating thereto shall at all times be maintained in reasonable condition for proper audit and subject to examination and inspection at any reasonable time by the Secretary or duly authorized agents of the Secretary. Owners shall keep copies of all written contracts or other instruments which affect the mortgaged property, all or any of which may be subject to inspection and examination by the Secretary or duly authorized agents of the Secretary.
- (d) The books and accounts of the operations of the mortgaged property and of the project shall be kept in accordance with the requirements of the Secretary.
- (e) Within sixty (60) days following the end of each fiscal year, the Secretary shall be furnished with a complete annual financial report based upon an examination of the books and records of mortgagor prepared in accordance with the requirements of the Secretary, certified to by an officer or responsible Owner and, when required by the Secretary, prepared and certified by a Certified Public Accountant, or other person acceptable to the Secretary.
- (f) At request of the Secretary, or duly authorized agents of the Secretary, the Owners shall furnish monthly occupancy reports and shall give specific answers to questions upon which information is desired from time to time relative to the income, assets, liabilities, contract, operation, and condition of the property and the status of the insured mortgage.
- (g) All rents and other receipts of the project shall be deposited in the name of the project in a bank, whose deposits are insured by the F.D.I.C. Such funds shall be withdrawn only in accordance with the provisions of this Agreement for expenses of the project or for distributions of surplus cash as permitted by Paragraph 6(c) above. Any Owner receiving funds of the project other than by such distribution of surplus cash shall immediately deposit such funds in the project bank account and failing so to do in violation of this Agreement shall hold such funds in trust. Any Owner receiving property of the project in violation of this Agreement shall immediately deliver such property to the project and failing so to do shall hold such property in trust. At such time as the Owners shall have lost control and/or possession of the project, all funds held in trust shall be delivered to the mortgagee to the extent that the mortgage indebtedness has not been satisfied.

- (h) If mortgage is insured under Section 231, Owners or Lessee shall at all times maintain in full force and effect from the State or other licensing authority such license as may be required to operate the project as housing for the elderly.
13. Owners will comply with the provisions of any Federal, State, or local law prohibiting discrimination in housing on the grounds of race, color, religion or creed, sex, or national origin, including Title VI of the Civil Rights Act of 1964 (*Public Law 88-352, 78 Stat. 241*), Title VIII of the Civil Rights Act of 1968 (*Public Law 90-284, 82 Stat. 73*) Executive Order 11063, and all requirements imposed by or pursuant to the regulations of the Department of Housing and Urban Development implementing these authorities (*including 24 CFR Parts 1, 100, and 110, and Subparts I and M of Part 200*);—
14. Upon a violation of any of the above provisions of this Agreement by Owners, the Secretary may give written notice, thereof, to Owners, by registered or certified mail, addressed to the addresses stated in this Agreement, or such other addresses as may subsequently, upon appropriate written notice thereof to the Secretary, be designated by the Owners as their legal business address. If such violation is not corrected to the satisfaction of the Secretary within thirty (30) days after the date such notice is mailed or within such further time as the Secretary determines is necessary to correct the violation, without further notice the Secretary may declare a default under this Agreement effective on the date of such declaration of default and upon such default the Secretary may:
- (a) (i) If the Secretary holds the note - declare the whole of said indebtedness immediately due and payable and then proceed with the foreclosure of the mortgage;
  - (ii) If said note is not held by the Secretary - notify the holder of the note of such default and request holder to declare a default under the note and mortgage, and holder after receiving such notice and request, but not otherwise, at its option, may declare the whole indebtedness due, and thereupon proceed with foreclosure of the mortgage, or assign the note and mortgage to the Secretary as provided in the Regulations;
  - (b) Collect all rents and charges in connection with the operation of the project and use such collections to pay the obligations under this Agreement and under the note and mortgage and the necessary expenses of preserving the property and operating the project;
  - (c) Take possession of the project, bring any action necessary to enforce any rights of the Owners growing out of the project operation, and operate the project in accordance with the terms of this Agreement until such time as the Secretary in his discretion determines that the Owners are again in a position to operate the project in accordance with terms of this Agreement and in compliance with the requirements of the note and mortgage;
  - (d) Apply to any court, State or Federal, for specific performance of this Agreement, for an injunction against any violation of this Agreement, for the appointment of a receiver to take over and operate the project in accordance with the terms of the Agreement, or for such other relief as may be appropriate, since the injury to the Secretary arising from a default under any of the terms of this Agreement would be irreparable and the amount of damage would be difficult to ascertain.
15. As security for the payment due under this Agreement to the reserve fund for replacement, and to secure the Secretary because of his liability under the endorsement of the note for insurance, and as security for the other obligations under this Agreement, the Owners respectively assign, pledge and mortgage to the Secretary their rights to the rents, profits, income and charges of whatsoever sort which they may receive or be entitled to receive from the operation of the mortgaged property, subject, however to any assignment of rents in the insured mortgage referred to herein. Until a default is declared under this Agreement, however, permission is granted to Owners to collect and retain under the provisions of this Agreement such rents, profit, income, and charges, but upon default this permission is terminated as to all rents due or collected thereafter.
16. As used in this Agreement the term:
- (a) "Mortgage" includes "Deed of Trust", "Chattel Mortgage," "Security Instrument," and any other security for the note identified herein and endorsed for insurance or held by the Secretary;
  - (b) "Mortgagee" refers to the holder of the mortgage identified herein, its successors and assigns;
  - (c) "Owners" refers to the persons named in the first paragraph hereof and designated as "Owners, their successors, heirs and assigns";
  - (d) "Mortgaged Property" includes all property, real, personal, or mixed, covered by the mortgage or mortgages securing the note endorsed for insurance or held by the Secretary;
  - (e) "Project" includes the mortgaged property and all its other assets of whatsoever nature or wheresoever situate, used in or owned by the business conducted on said mortgaged property, which business conducted on said mortgaged property, which business is providing housing and other activities as are incidental thereto;
  - (f) "Surplus Cash" (*profit-motivated Owner*) or "Residual Receipts" (*nonprofit Owner*) means any cash remaining at the end of a semiannual and annual fiscal period after:
    - (i) the payment of:
      - (i) All sums due or currently required to be paid under the terms of any mortgage or note insured or held by the Secretary;
      - (ii) All amounts required to be deposited in the reserve fund for replacements;
      - (iii) All obligations of the project other than the insured mortgage unless funds for payment are set aside or deferment of payment has been approved by the Secretary; and

"EXHIBIT A"

SITUATE partly in the Township of North Hanover and partly in the Borough of Wrightstown, County of Burlington and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the East line of the Wrightstown-Sykesville Road, (49.50 feet wide) said point being the Northwesterly corner of lands of the FMSM Corporation, said point being also located Northwardly 07 degrees 27 minutes 00 seconds West, a distance of 1349.46 feet from the Northerly line of Main Street; and extending thence

- (1) Northwardly 07 degrees 27 minutes 00 seconds West along the Easterly line of the Wrightstown-Sykesville Road, a distance of 62.60 feet to a Concrete Monument and corner to other lands of the America Stores Company; thence
- (2) Southwardly 80 degrees 52 minutes 00 seconds East in a line in part along the line of other lands of the American Stores Co., a distance of 115.83 feet to a point in the division line between the Township of North Hanover and the Borough of Wrightstown; thence
- (3) Northwardly 78 degrees 29 minutes 20 seconds East along the aforesaid division line, a distance of 636.64 feet to a point in the same; thence
- (4) Southwardly 15 degrees 54 minutes 20 seconds West in a line, a distance of 286.45 feet to a point; thence
- (5) Southwardly 26 degrees 54 minutes 00 seconds West in a line, a distance of 236.33 feet to a point in the line of lands now or formerly Solomon Davis; thence
- (6) Northwardly 73 degrees 35 minutes 00 seconds West along the lands of said Davis, a distance of 728.55 feet to a point; thence
- (7) North 07 degrees 27 minutes 00 seconds West parallel with the Wrightstown-Sykesville Road and in part along the line of lands of the FMSM Corporation, a distance of 184.71 feet to the third corner of said lands as described in a deed recorded in Deed Book 1305, page 16; thence
- (8) Northwardly 80 degrees 52 minutes 00 seconds West, along the line of the second course of said deed reversed, said line also being the Southerly line of a 60 feet wide right of way, a distance of 103.61 feet to the point and place of BEGINNING.

TOGETHER WITH a right of way and easement for sanitary sewer system as was granted in deed from Wrightstown Arms Associates dated December 19, 1979 and intended to be recorded in the Clerk's Office of Burlington County.

TOGETHER WITH an easement for storm drain outfall pipe and drainage as was granted in deed from Wrightstown Arms Associates dated December 19, 1979 and intended to be recorded in the Clerk's Office of Burlington County.

EXCEPTING THERESOUT AND THEREFROM that portion of the above premises as was conveyed to the Wrightstown Municipal Utilities Authority by a deed from Wrightstown Associates, dated December 19, 1979, and intended to be recorded in the Clerk's Office of Burlington County, described as follows:

BEGINNING a point 1 minute South of the Southerly curb line of Byron Drive said point being the following two courses and distances from the Southerly property line of Wrightstown Arms Apartments' point of intersection with North Run; and extending thence

- I - North 73 degrees 35 minutes West along said Southerly property line 195 feet more or less to a point; thence
- II - North 14 degrees 25 minutes East at right angles to said property line 30 feet more or less to the point and place of BEGINNING.
- (1) Northeastwardly parallel with and 1 minute South of the curb line of Byron Drive 50 feet to a point; thence
- (2) Southeastwardly at right angles to said Byron Drive, 50 feet to a point; thence
- (3) Southwestwardly parallel with Byron Drive 30 feet to a point; thence
- (4) Northwestwardly parallel with Second Course 30 feet to the point and place of BEGINNING.

(2) the segregation of:

- (i) An amount equal to the aggregate of all special funds required to be maintained by the project;
- (ii) All tenant security deposits held;

- (p) "Residual Receipts" (limited distribution mortgage) means any cash remaining at the end of a semiannual or annual fiscal period after deducting from surplus cash the amount of distributions as that term is defined below and as limited by Paragraph 8 (e) hereof;
- (h) "Distribution" means any withdrawal or taking of cash or any assets of the project, including the segregation of cash or assets for subsequent withdrawal within the limitations of Paragraph 8 (e) hereof, and excluding payment for reasonable expenses incident to the operation and maintenance of the project.
- (i) "Default" means a default declared by the Secretary when a violation of this Agreement is not corrected to the satisfaction of the Secretary within the time allowed by this Agreement or such further time as may be allowed by the Secretary after written notice;
- (j) "Section 8 units" refers to units assisted under Section 8 of the United States Housing Act of 1937 pursuant to a Housing Assistance Payments Contract.
- (k) "Housing Assistance Payments Contract" refers to a written contract between the Owner and HUD, or the Owner and a Public Housing Agency, or the Owner and a Housing Finance Agency for the purpose of providing housing assistance payments to the Owner on behalf of eligible families under Section 8 of the United States Housing Act of 1937.
- (l) "Displaced persons or families" shall mean a family or families, or a person, displaced from an urban renewal area, or as a result of government action, or as a result of a major disaster, as determined by the President pursuant to the Disaster Relief Act of 1970.
- (m) "Elderly persons" means any person, married or single, who is sixty-two years of age or over.

- 17. This instrument shall bind, and the benefits shall inure to, the respective Owners, their heirs, legal representatives, executors, administrators, successors in office or interest, and assigns, and to the Secretary and successors of the Secretary so long as the contract of mortgage insurance continues in effect, and during such further time as the Secretary shall be the owner, holder or reinsurer of the mortgage, or obligated to reinsure the mortgage.
- 18. Owners warrant that they have not, and will not, execute any other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and that, in any event, the requirements of this Agreement are paramount and controlling as to the rights and obligations set forth and supercede any other requirements in conflict therewith.
- 19. The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.
- 20. The following Owners: Wrightstown Associates, a New Jersey limited partnership, and the present and future general and limited partners thereof, do not assume personal liability for payments due under the note and mortgage, or for the payments to the reserve for replacements, or for matters not under their control, provided that said Owners shall remain liable under this Agreement only with respect to the matters hereinafter stated namely:
  - (a) for funds or property of the project coming into their hands which, by the provisions hereof, they are not entitled to retain; and
  - (b) for their own acts and deeds or acts and deeds of others which they have authorized in violation of the provisions hereof.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the date first hereinabove written.

Seal

WITNESS

Eleanor Bergman  
Eleanor Bergman  
Eleanor Burns  
Eleanor Burns

William Donzeker  
William Donzeker

(Add proper acknowledgements)

WRIGHTSTOWN ASSOCIATES, a New Jersey  
limited partnership

By Herbert Rotherberg  
Herbert Rotherberg, General Partner

By Herzel Gutwicz  
Herzel Gutwicz, General Partner

SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
acting by and through the FEDERAL HOUSING COMMISSIONER

By James C. Sweeney  
(Authorized Agent)  
James C. Sweeney

HUD-92465 (6-77)

MORTGAGE RESTRUCTURING

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MORTGAGE

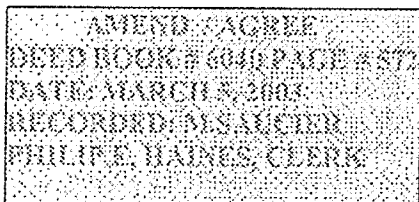
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THIS INDENTURE, made this 13th day of August, A.D. 2002, between  
WRIGHTSTOWN ASSOCIATES, a limited partnership

— corporation organized and existing under the laws of the State of New Jersey  
having its principal place of business at 36 South Main Street, in the City of  
Pleasantville, County of Atlantic, State of  
New Jersey 08232, party of the first part, hereinafter, with its successors and assigns, called the  
Mortgagor, and Secretary of Housing and Urban Development, Washington DC, his successors and  
— corporation organized and existing under the laws of —, having its principal place of business at  
451 Seventh Avenue, S.W., in the City of Washington, assigns  
County of —, State of District of Columbia, party of the second part,  
hereinafter, with its successors and assigns, called the Mortgagee,

WHEREAS, the said Mortgagor is justly indebted to the Mortgagee in the sum of Three Hundred Fifty Eight Thousand  
Four Hundred Eighty Eight and 00/100 Dollars (\$358,488.00) with interest thereon at the rate of  
Four per centum (4.00 %) per annum as evidenced by a certain Mortgage Note or obligation  
(herein called note) bearing even date with these presents, conditioned for the payment of the said sum to the Mortgagee,  
its certain attorney, successors, or assigns, at its principal office in  
the said principal and interest to be payable as follows:

Said principal and interest being paid in annual installments as set forth in the  
Mortgage Restructuring Mortgage Note having a maturity date of September 1, 2032.



Now THIS INDENTURE WITNESSETH, that the Mortgagor, for better securing the payment of the said sum of money  
mentioned in the note, with interest thereon according to the true intent and meaning thereof, and also for and in con-  
sideration of the sum of One Dollar (\$1) to it in hand paid by the Mortgagee, at or before the sealing and delivery of  
these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, conveyed and  
confirmed and by these presents does grant, bargain, sell, alien, release, convey and confirm unto the said Mortgagee, its  
successors or assigns, forever,

All the tract or parcel of land and premises situated, lying, and being in the Borough  
of Wrightstown in the County of Burlington in the State of New Jersey more particularly described  
as follows:

\*See Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all buildings and improvements thereon and all fixtures, and all and singular the tenements, heredita-  
ments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder and  
remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest, property, possession, claim  
and demand whatsoever, as well in law as in equity, of the Mortgagor, of, in and to the same, and every part and parcel  
thereof, with the appurtenances; and also all building materials, equipment, furniture, furnishings, or other property in-  
stalled or to be installed or used in and about the building or buildings now erected or hereafter to be erected upon the lands  
herein described which are necessary to the complete and comfortable use and occupancy of such building or buildings for

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ALL THAT CERTAIN tract of land lying along the easterly line of Wrightstown-Sykesville Road and lying partly in the Township of North Hanover and partly in the Borough of Wrightstown, in the County of Burlington, State of New Jersey and being more particularly described as follows:

BEGINNING at a point in the center line of the Wrightstown-Sykesville Road (49.5 feet wide), which point is located N 7°27'00" W a distance of 1,357 feet, more or less from the north line of Main Street; thence

1. N 7°27'00" W along the center line of Wrightstown-Sykesville Road 62.60 feet to a point; thence
2. Leaving the center line of Wrightstown-Sykesville Road, and along the division line between Lot 1 and Lot 2 in Block 602 as shown on the tax map of North Hanover Township, S 80°52'00" E a distance of 410.58 feet to a point; thence
3. Still along said division line, N 9°08'00" E a distance of 266.75, feet to a concrete monument; thence
4. Along the division line between Lot 1 and Lot 4, 5 & 6 Block 602 S 80°52'00" E a distance of 556.15 feet to a point; thence
5. Continuing along the division line between Lot 1 and Lot 4 N 7°27'00" W a distance of 119.01 feet to a point; thence
6. Continuing along said division line, crossing the dividing line between the Township of North Hanover and Borough of Wrightstown, N 89°55'00" E a distance of 1,350.43 feet to a point in the center line of a former railroad right-of-way (66 feet wide) being in the Borough of Wrightstown; thence
7. Along the center line of said railroad S 42°41'00" W a distance of 639.76 feet to a point in the middle of the bridge over Tomlinson's or North Run; thence
8. Up the middle of said run the following five courses; N 70°49'27" W a distance of 39.09 feet to a point; thence
9. S 70°00'00" W a distance of 150.00 feet to a point; thence
10. N 85°00'00" W a distance of 150.00 feet to a point; thence
11. S 75°30'00" W a distance of 300.00 feet to a point; thence
12. S 61°00'00" W a distance of 300.00 feet to a point in North Run; thence
13. Leaving North Run and along the division line between Lot 2 and Lot 4 Block 501 as shown on the tax map of the Borough of Wrightstown, N 75°35'00" W a distance of 886.00 feet to a point and the corner of Lot 3; thence
14. Along the division line between Lot 2 and Lots 3 & 2.01 and crossing the dividing line between the Township of North Hanover and Borough of Wrightstown, N 7°27'00" W a distance of 184.71 feet to a point in the Township of North Hanover; thence
15. Parallel with the second course of this description, N 80°52'00" W a distance of 129.43 feet to the center line of Wrightstown-Sykesville Road and the point and place of BEGINNING.

Containing 1,001,026 square feet or 22.9804 acres, more or less.

Excepting thereout and therefrom that portion of the above premises described in a deed from Wrightstown Arms Associates to Wrightstown Associates dated April 15, 2002 and recorded in Burlington County in Deed Book 5955 Page 724 being more particularly described as follows:

BEGINNING at a point 1 foot south of the southerly curb line of Byron Drive, said point being the following two courses from the intersection of the southerly property line of Lot 2 Block 501 as shown on the tax map of the Borough of Wrightstown with North Run; and extending thence

(a) N 75°35'00" W along said Southerly property line a distance of 199 feet more or less to a point; thence

(b) N 14°25'00" E, at right angles to said property line a distance of 90.00 feet to the point and place of BEGINNING; thence

(1) Parallel with and 1 foot south of the curb line of Byron Drive N 50°08'31" E a distance of 50.00 feet to a point; thence

(2) At right angles to said Byron Drive S 39°51'29" E a distance of 50.00 feet to a point; thence

(3) Parallel with Byron Drive S 50°08'31" W a distance of 50.00 feet to a point; thence

(4) Parallel with second course N 39°51'29" W a distance of 50.00 feet to the point and place of BEGINNING.

Containing 2,500 square feet, more or less.

After accounting for the exception, the property contains 998,526 square feet or 22.9230 acres, more or less.

Being Lot 2, in Block 501 on the official tax map of Wrightstown, New Jersey, and Lot 1 Block 601 on the official tax map of North Hanover Township, Burlington County, New Jersey.

Revised May 1961)

# MORTGAGE

STANDARD FORM NO. 1

25

THIS INDENTURE, made this 13th day of August, A.D. 2002, between  
WRIGHTSTOWN ASSOCIATES, a limited partnership

a corporation organized and existing under the laws of the State of New Jersey  
having its principal place of business at 36 South Main Street, in the City of  
Pleasantville, County of Atlantic, State of  
New Jersey 08232, party of the first part, hereinafter, with its successors and assigns, called the  
Mortgagor, and Secretary of Housing and Urban Development, Washington DC, his successors and  
assigns, a corporation organized and existing under the laws of the District of Columbia, having its principal place of business at  
451 Seventh Avenue, S.W., in the City of Washington,  
County of District of Columbia, party of the second part,  
hereinafter, with its successors and assigns, called the Mortgagee,

WHEREAS, the said Mortgagor is justly indebted to the Mortgagee in the sum of Four Hundred Thirty Five Thousand  
Four Hundred Sixty Six and 83/100 Dollars (\$ 435,466.83 ) with interest thereon at the rate of  
per centum ( %) per annum as evidenced by a certain Mortgage Note or obligation  
(herein called note) bearing even date with these presents, conditioned for the payment of the said sum to the Mortgagee,  
its certain attorney, successors, or assigns, at its principal office in  
the said principal and interest to be payable as follows:

Said principal and interest being paid in annual installments as set forth in the  
Contingent Repayment Mortgage Note having a maturity date of September 1, 2032.

AMEND/AGREE  
DEED BOOK # 6048 PAGE # 572  
DATE MARCH 5, 2003  
RECORDED BY SAUCIER  
PHILIP E. HAINES, CLERK

MOD/AGREE  
MTG/BOOK # 10845 PAGE # 531  
DATE MARCH 22, 2006  
RECORDED BY ALFERY  
PHILIP E. HAINES, CLERK

NOW THIS INDENTURE WITNESSETH, that the Mortgagor, for better securing the payment of the said sum of money  
mentioned in the note, with interest thereon according to the true intent and meaning thereof, and also for and in con-  
sideration of the sum of One Dollar (\$1) to it in hand paid by the Mortgagee, at or before the enrolling and delivery of  
these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, conveyed and  
confirmed and by these presents does grant, bargain, sell, alien, release, convey and confirm unto the said Mortgagee, its  
successors or assigns, forever,

All the tract or parcel of land and premises situated, lying, and being in the Borough  
of Wrightstown in the County of Burlington in the State of New Jersey more particularly described  
as follows:

\*See Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all buildings and improvements thereon and all fixtures, and all and singular the tenements, heredita-  
ments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder and  
remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest, property, possession, claim  
and demand whatsoever, as well in law as in equity, of the Mortgagor, of, in and to the same, and every part and parcel  
thereof, with the appurtenances; and also all building materials, equipment, furniture, furnishings, or other property in-  
stalled or to be installed or used in and about the building or buildings now erected or hereafter to be erected upon the lands  
herein described which are necessary to the complete and comfortable use and occupancy of such building or buildings for

Rec-8-22-02

HB8554 PG282

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USE AGREEMENT

USE AGREEMENT  
FOR MULTIFAMILY PROJECTS PARTICIPATING IN THE  
MARK-TO-MARKET PROGRAM UNDER THE MULTIFAMILY  
ASSISTED HOUSING REFORM AND AFFORDABILITY ACT OF 1997

THIS USE AGREEMENT (this "Agreement") is made, as of August 13, 2002, by and between WRIGHTSTOWN ASSOCIATES, a New Jersey limited partnership (the "Owner"), and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C. (the "Secretary" or "HUD").

RECITALS:

A. The Owner is the owner of all of that certain real property located in the Borough of Wrightstown, in the County of Burlington, in the State of New Jersey, as more particularly described in Exhibit A attached hereto and made a part hereof (the "Real Property"), on which is constructed that certain rental apartment project known as Wrightstown Arms Apartments (the "Project") and, together with the Real Property, the "Property").

B. The Property is encumbered by that certain first lien mortgage loan (the "Loan") made to the Owner, or a predecessor in interest, by Greystone Servicing Corporation, Inc., a Georgia corporation, or a predecessor in interest, which Loan is evidenced and/or secured by that certain Mortgage Note dated as of August 13, 2002 in the original principal amount of EIGHT HUNDRED FOUR THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$804,100.00), that certain Mortgage of even date therewith, that certain Security Agreement dated as of August 13, 2002 and certain other instruments executed in connection with the Loan.

C. In connection with, as a condition to and in consideration for the Owner's participation in the Mark-to-Market Program, as authorized by the "Multifamily Assisted Housing Reform and Affordability Act of 1997," Title V of the Departments of Veterans Affairs, Housing and Urban Development and Independent Agencies Appropriations Act, 1998 (Pub. L. No. 105-65, 111 STAT. 1384, approved 10/27/97), the Owner and the Secretary entered into that certain Restructuring Commitment dated October 31, 2001 as amended through the date hereof, pursuant to which the parties have agreed, among other things, that: (i) the Loan shall be fully prepaid; and (ii) the Project shall be subject to certain rental restrictions and other requirements, as set forth herein.

NOW, THEREFORE, in consideration of the foregoing premises, the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, for themselves and for their respective successors and assigns, hereby agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

PT. #116442 v2 (2/19/02) (DOC)  
MCMUseAgmt.Revised11/01/01

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Rec. 8-22-02

2. Definitions.

a. "Closing Date" shall mean the date upon which the Transaction is consummated through the execution and recordation of binding legal instruments (the "Closing").

b. "Code" shall mean Section 42 of the Internal Revenue Code of 1986, as amended, and any Treasury regulations promulgated thereunder, as in effect as of the date hereof.

c. "Expiration Date" shall mean the thirtieth (30th) anniversary of the Closing Date of this Agreement.

d. "Low Income Tenants" shall mean persons or families having an income that is greater than fifty percent (50%) but not more than sixty percent (60%) of Median Income (as hereinafter defined), with adjustments for smaller or larger families.

e. "Median Income" shall mean the median gross income for a person or a family, as applicable, in the area in which the Project is located, as established under Section 8 of the United States Housing Act of 1937, as amended ("Section 8").

f. "Rent-Restricted" shall mean a gross rent (as defined in the Code) that does not exceed thirty percent (30%) of the imputed income limitation (as defined in the Code) for the applicable Units (as hereinafter defined).

g. "Units" shall mean all of the dwelling units in the Project.

h. "Very Low Income Tenants" shall mean persons or families having an income that is fifty percent (50%) or less of Median Income, with adjustments for smaller and larger families.

3. Term. This Agreement shall be effective from the Closing Date through the Expiration Date (such period being hereinafter referred to as the "Term").

4. Use Requirement. Throughout the Term, the Project shall be used solely as rental housing with no reduction in the number of residential units unless approved in writing by HUD, except to the extent that another use may have been approved by the Secretary prior to the commencement of the Term, or to the extent that such other use is approved by the Secretary during the Term.

5. Affordability Requirement. The Owner hereby agrees that, at any time during the Term less than 20% of the Units in the Project, receive rental assistance under a Section 8 project-based Housing Assistance Payments contract, the Owner shall comply with the affordability requirement marked below, at the time of closing, with an "X" (the "Affordability Requirement"):

a. X at least 20% of the Project's units shall be occupied by Very Low Income tenants whose annual gross incomes are equal to or less than 50% of the area median gross income, and the rental rates for such units shall not exceed 30% of the "imputed income limitation" (as defined in Section 42 of the Internal Revenue Code) for such units; or

b. \_\_\_\_\_ at least 40% of the Project's units shall be occupied by Low Income tenants whose annual gross incomes are equal to or less than 60% of the area median gross income, and the rental rates for such units shall not exceed 30% of the "imputed income limitation" (as defined in Section 42 of the Internal Revenue Code) for such units.

Notwithstanding the foregoing, in the event the Owner is able to demonstrate to HUD's satisfaction that despite the Owner's good faith and diligent efforts to do so, the Owner is unable either (1) to rent a sufficient percentage of Units to Low Income Tenants or Very Low Income Tenants in order to satisfy the Affordability Requirement, or (2) to otherwise provide for the financial viability of the Project, HUD may, in its sole discretion, agree to reduce the percentage of Units subject to the Affordability Requirement or otherwise modify the Affordability Requirement in a manner acceptable to the Owner and HUD. Any such modification of the Affordability Requirement shall be evidenced by a written amendment to this Agreement executed by each of the parties hereto.

6. **Displacement Prohibition.** The Owner agrees not to refuse to lease a dwelling unit offered for rent, or otherwise discriminate in the terms of tenancy, solely because any tenant or prospective tenant is the holder of a Certificate or a Voucher under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f), or any successor legislation (hereinafter referred to as "Section 8").

7. **Determination of Tenant Income.** The initial determination of whether an individual or family qualifies as a Very Low Income Tenant or a Low Income Tenant shall be made no more than ninety (90) days prior to the date that the tenancy is commenced. Subsequent determinations shall be made once annually thereafter (hereafter "recertifications") as specified below, and on the basis of the then current income of the resident. For recertification purposes, each tenant's Income Certification shall be fully executed and dated no more than ninety (90) calendar days prior to the date of each anniversary of the date that the tenancy had commenced. The Owner shall obtain, and maintain on file for a period of not less than three (3) years following the Owner's receipt thereof, an executed original Tenant's Initial Income Certification and subsequent Income Recertifications, in the form attached hereto as Exhibit B, or such other form as may be prescribed or approved by the Secretary, for each Very Low Income Tenant and each Low Income Tenant.

8. **Character of Units.** Any Unit occupied by an individual or a family qualifying as a Very Low Income Tenant or a Low Income Tenant shall continue to be treated as if occupied by a Very Low Income Tenant or a Low Income Tenant, as applicable, even though such individual or family subsequently ceases to be of very low or low income so long as the income of such individual or family does not exceed 140% of the income limitation applicable

under the Affordability Requirement and such Unit remains Rent-Restricted. If a Unit is no longer occupied by an individual or family that qualifies as a Very Low Income Tenant or a Low Income Tenant, such Unit shall be treated as occupied by a Very Low Income Tenant or a Low Income Tenant, as applicable, until reoccupied, at which time the character of the Unit shall be redetermined; provided, however, that such Unit shall not be treated as reoccupied for such purpose if it is occupied for one (1) temporary period of not more than 31 days. All Units leased to Very Low Income Tenants or Low Income Tenants shall have substantially the same equipment, amenities and facilities and shall be of substantially the same quality and type of construction as the other Units.

9. **Civil Rights Requirements.** The Owner will comply with the provisions of any applicable federal, state or local law prohibiting discrimination in housing on the basis of race, color, religion, sex, national origin, handicap or familial status, including but not limited to: Title VI of the Civil Rights Act of 1964 (Public Law 90-284, 82 Stat. 73), the Fair Housing Act, Executive Order 11063, and all requirements imposed by or pursuant to the regulations of HUD implementing these authorities, including, but not limited to, 24 CFR Parts 1, 100, 107, and 110, and Subparts I and M of Part 200.

10. **Housing Standards.** The Owner agrees that, throughout the Term, it shall (a) maintain the Project in good repair and condition in accordance with applicable local codes and the Uniform Physical Condition Standards set forth in 24 CFR Part 5, Subpart G as amended; (b) maintain and operate the Units and related facilities to provide decent, safe and sanitary housing, including the provision of all services, maintenance and utilities; and (c) comply with the lead-based paint regulations set forth in 24 CFR Part 35, as amended. If the Secretary determines that the Owner is not fully satisfying one or more of the foregoing obligations, the Secretary shall have the right to impose any remedies, administrative actions and/or sanctions provided under or authorized by applicable law and regulations, including without limitation as provided under 24 CFR Part 24.

11. **Violations; Secretary's Remedies.** If the Secretary determines that the Owner has violated any of the terms of this Agreement, including, but not limited to, failure to comply with any of the requirements imposed under Section 10 above, the Secretary shall notify the Owner of its determination and the Owner shall have ninety (90) calendar days after receipt of such notification in which to cure the violation. Promptly following the expiration of the foregoing ninety (90) day period, the Secretary shall reinspect the Project and/or take other investigative steps as it deems necessary in order to ensure compliance. The failure to cure any violation to the Secretary's satisfaction within such ninety (90) day period shall constitute a covenant default under the Regulatory Agreement for Projects with Mortgage Restructuring Mortgages in the Mark-to-Market Program, which may result in the acceleration of the Mortgage Restructuring Note that is held by the Secretary and the Mortgage Restructuring Mortgage secured by the Project, payment of relocation expenses to tenants admitted to the Project in violation of the Affordability Requirement; and, the imposition of any other remedies, administrative actions and/or sanctions provided under or authorized by applicable law and regulations, including those provided under 24 CFR Part 24. The parties further agree that upon any default under this Agreement, the Secretary may apply to any court, state or federal, for specific performance of this Agreement, for an injunction against violation of this Agreement or for such other equitable relief as may be appropriate, since the injury to the Secretary arising



from a violation under any of the terms of this Agreement would be irreparable and the amount of damage would be difficult to ascertain.

12. **Submission of Certifications.** The Owner must submit to the Secretary or the Participating Administrative Entity ("PAE"), within thirty (30) calendar days following the Secretary's request therefor, any certifications, statements or other information as the Secretary may reasonably require relating to the monitoring of the Owner's compliance with this Agreement. During the term of this Agreement, the Owner shall submit to the Secretary (by delivery to the local HUD office), the PAE (if serving as the Use Agreement Monitor), and to the unit of local government responsible for providing affordable housing to the jurisdiction in which the Project is located (the "Affected Unit of Local Government"), within thirty (30) calendar days following each anniversary of the execution of this Agreement, an executed original of the Owner's Compliance Certification, in the form attached hereto as Exhibit C, certifying that the Owner is in compliance with the terms of this Agreement. The Owner shall maintain on file, for a period of not less than eight (8) years from the date thereof, a copy of each Owner's Compliance Certification submitted in accordance with this Section.

13. **Covenants to Run with Land.** The Owner hereby subjects the Property to the covenants, reservations and restrictions set forth in this Agreement. The Owner hereby declares its express intent that the covenants, reservations and restrictions set forth herein shall be deemed covenants running with the land to the extent permitted by law and shall pass to and be binding upon the successors in title to the Property throughout the Term. Each and every contract, deed, mortgage or other instrument hereafter executed covering or conveying the Property or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument. The Secretary hereby agrees that, upon the request of the Owner made on or after the Expiration Date, the Secretary shall execute a recordable instrument approved by the Secretary for purposes of releasing this Agreement of record. All costs and expenses relating to the preparation and recording of such release shall be paid by the Owner.

14. **Superiority.** The parties hereto understand and agree that, notwithstanding any provisions contained in this Agreement, or any other instrument or agreement affecting the Property, the restrictions and covenants hereunder are not intended by the parties hereto to either create a lien upon the Property, or grant any right of foreclosure, under the laws of the jurisdiction where the project is located, to any party hereto or third party beneficiary hereof upon a default of any provision herein, rather they are intended by the parties hereto to constitute a restrictive covenant that is filed of record prior in time to any instrument or agreement granting a security interest in the Project, and that, notwithstanding a foreclosure or transfer of title pursuant to any other instrument or agreement, the restrictive covenants and provisions hereunder shall remain in full force and effect.

15. **Third-Party Enforcement.** In the event of a breach or threatened breach of any of the provisions of this Agreement in any material respect, and after giving notice and a reasonable opportunity to cure, the following individuals and groups may institute proper legal action to enforce performance of this agreement, to enjoin any conduct in violation of this agreement, to recover damages (including refunds, with interest, on rent overcharges) and

reasonable attorneys' fees and/or to obtain whatever other relief may be appropriate: a tenant of the property that is the subject of this Agreement, and any organization representing these tenants, or an applicant for occupancy, class of such eligible tenants and/or applicants, organizations representing project tenants, the Affected Unit of Local Government, the Participating Administrative Entity that was responsible for restructuring the property pursuant to the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), and/or the Secretary, or his or her successors or assigns, may institute proper legal action to enforce performance of such provisions, to enjoin any conduct in violation of such provisions, to recover damages (including refunds, with interest, on rent overcharges) and reasonable attorneys' fees and/or to obtain whatever other relief may be appropriate.

**16. Subsequent Modifications and Statutory Amendments.** The Secretary may implement modifications necessitated by any subsequent statutory amendment without the consent of any other party, including those having the right of enforcement. The Secretary or his or her successors or assigns may also modify this Agreement, without consent of any other party, including those having the right of enforcement, to require that any third party obtain prior HUD approval for any enforcement action concerning preexisting or future violations of the Use Agreement.

**17. Other Agreements.** The Owner represents and warrants that it has not and will not execute any other agreements with provisions contradictory or in opposition to the provisions of this Agreement and that, in any event, the provisions of this Agreement are paramount and controlling as to the rights and obligations set forth herein and supersede any other conflicting requirements.

**18. Binding Effect.** Upon conveyance of the Property during the Term, the Owner shall require its successor or assignee to assume its obligations under this Agreement. In any event, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and/or assigns.

**19. Amendment.** Notwithstanding paragraph 16, this Agreement may not be modified except by an instrument in writing executed by each of the parties that are signatories hereto.

**20. Severability.** Notwithstanding anything herein contained, if any one or more of the provisions of this Agreement shall for any reason whatsoever be held to be illegal, invalid or unenforceable in any respect, such illegality, invalidity or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such illegal, invalid or unenforceable provision had never been contained herein.

**21. Headings.** The headings and titles to the sections of this Agreement are inserted for convenience only and shall not be deemed a part hereof nor affect the construction or interpretation of any provisions hereof.

**22. Governing Law.** This Agreement shall be governed by all applicable federal laws and the laws of the state in which the Project is located.

23. **Counterparts.** This Agreement may be executed in any number of counterparts, all of which counterparts shall be construed together and shall constitute but one agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have caused this Use Agreement to be executed and made effective this 14 day of August, 2002.

WITNESS:

OWNER:

WRIGHTSTOWN ASSOCIATES,  
a New Jersey limited partnership

By: Wrightstown L.L.C.  
a New Jersey limited liability company  
its general partner

By: Irwin Yeagle  
Name: Irwin Yeagle  
Title: sole member and manager  
Date: 8/14/02

STATE OF New Jersey  
COUNTY OF Atlantic

SS:

On this the 13 day of August, 2002, before me, the undersigned officer, personally appeared Irwin Yeagle who acknowledged himself to be the sole member and manager of Wrightstown L.L.C., the general partner of Wrightstown Associates, a New Jersey limited partnership, and that he as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

CHARLES A. BOGLE  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Feb. 22, 2003

WITNESS:

*[Signature]*

SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT, WASHINGTON, D.C.

By: *Barbara Listokin*

Authorized Agent

New York Office

*BARBARA LISTOKIN*

[SEAL]

WITNESS my hand and official seal.

My Commission expires:

Notary Public

STATE OF *New York*  
COUNTY OF *New York*

)  
)  
)

SS:

Before me Daniel E. Schachter, a Notary Public in and for this State, on this 12<sup>th</sup> day of August, 2002, personally appeared Barbara Listokin known to me to be an authorized agent of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument, he did acknowledge the signing thereof to be a free and voluntary act and done on behalf of the Secretary of Housing and Urban Development for the uses, purposes and considerations herein set forth.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Daniel E. Schachter*  
Notary Public

My Commission Expires:

DANIEL E. SCHACHTER  
Notary Public, State of New York  
No. 02SC6020067  
Qualified in Kings County  
Commission Expires Feb 22, 20 03



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## MARKET TO AFFORDABLE PROGRAM (N.J.A.C. 5:97-6.9)

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### General Description

Municipality/County: Wrightstown, Burlington County

Affordable Units Proposed: 29

Family Rentals: 29

Low-Income: 15

Moderate-Income: 14

Age-Restricted Rentals: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Family For-Sale: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Age-Restricted For-Sale: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Average expenditure:

For each low-income unit: \$ 20000/16500

For each moderate-income unit: \$ 10000

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 3

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 13

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: 0

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### Information and Documentation Required with Petition

☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

mrkt2afford

- ☐ Demonstration that there are sufficient market-rate units within the municipality on the multiple listing service for a viable program
- ☐ Estimate of the amount required to subsidize typical for-sale and/or rental units including any anticipated rehabilitation costs
- ☒ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☒ Spending plan including the details to implement this program

**Information and Documentation Required Prior to Substantive Certification**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ Affirmative Marketing Plan in accordance with UHAC

**Market to Affordable Narrative Section**

In the event that the Borough's waiver request for Wrightstown Arms Apartments is not granted, the Borough anticipates participating in a market to affordable program at Maple Court Apartments, or on scattered sites in the Borough with a focus on East and West Main Street. The low income family rental units itemized above include 3 very low income units and 12 low income units with an average expenditure of \$20,000 for very low income units and \$16,500 for low income units.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.



# **BOROUGH OF WRIGHTSTOWN**

## **DRAFT AFFORDABLE HOUSING TRUST FUND SPENDING PLAN**

### **INTRODUCTION**

The Borough of Wrightstown has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH on *[insert date of approval]* and adopted by the municipality on December 30, 2008 (Ordinance 2008-13). The ordinance establishes the Borough of Wrightstown's affordable housing trust fund for which this spending plan is prepared.

As of July 17, 2008, the Borough of Wrightstown has collected \$0. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in Beneficial Bank for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

### **1. REVENUES FOR CERTIFICATION PERIOD**

To calculate a projection of revenue anticipated during the period of third round substantive certification, the Borough of Wrightstown considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL), which are actual or committed payments in lieu (PIL) of construction from developers. There are no anticipated PIL within the 2018 timeframe.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, proceeds from the sale of affordable units. The Borough does not anticipate collecting other funding sources within the 2018 timeframe.

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate of 1.5%.

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2008 THROUGH 2018											
	7/18/08 Through 12/31/08	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
(a) Development fees:												
1. Approved Development												
2. Development Pending Approval			87859	87859	1898	112460	112460					400638
3. Projected Development			1898	1898	1898	1898	1898	5693	5693	5693	5693	32262
(b) Payments in Lieu of Construction												
(c) Other Funds (Borough)												
Subtotal			89757	89757	1898	114358	114358	5693	5693	5693	5693	432900
(d) Interest			0	1271	176	1051	2782	1249	1353	1459	1566	10,906
Total		0	89757	91028	2074	115409	117140	6942	7046	7152	7259	443806

The Borough of Wrightstown projects a total of \$ 500,292 in revenue to be collected between July 18, 2008 and December 31, 2018.  
All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

## 2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough of Wrightstown:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with the Borough of Wrightstown's development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

The Municipal Housing Liaison shall make recommendations to the governing body recommending the expenditure of development fee revenues consistent with the Fair Share Plan and this Spending Plan. The governing body reviews the request for consistency with the intent and purpose of the spending plan and adopts the recommendation by resolution. Once a request is approved by resolution, the Borough Clerk requests the release of revenue from the trust fund for the specific use approved in the governing body's resolution.

## 3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Rehabilitation and new construction programs and projects (N.J.A.C. 5:97-8.7)**

The Borough of Wrightstown will dedicate \$ 0 to rehabilitation or new construction programs as follows:

**Rehabilitation program:** \$ 0 While the Borough is strongly in favor of participating in an affordable housing rehabilitation program, the Borough has exceeded its housing rehabilitation requirements, as outlined in the Borough's Fair Share Plan. Therefore, it is anticipated that all of the monies collected during the 2004-2018 time period will be utilized towards meeting the Borough's growth share requirements.

**New construction project(s):** \$ 0 While the Borough is supportive of inclusionary development if it presented itself in the future, the Fair Share Plan and this Spending Plan does not anticipate this type of new construction within the 2018 timeframe. Rather, future expenditures will be in the form of providing affordability assistance to the existing housing stock via the extension of expiring controls on Wrightstown Arms Apartments, or by making existing market rate housing units affordable either at Maple Court Apartments or at scattered sites throughout the Borough.

**(b) Affordability Assistance (N.J.A.C. 5:97-8.8)**

The Borough of Wrightstown is required to spend a minimum of 30 percent of development fee revenue to render existing housing units affordable and one-third of that amount must be dedicated to very low- income households (i.e., households earning less than 30 percent of the regional median income). The actual affordability assistance minimums are calculated on an ongoing basis in the CTM system, based on actual revenues.

Projected minimum affordability assistance requirement:

Actual development fees through 7/17/2008		\$0
Actual interest earned through 7/17/2008	+	\$0
Development fees projected* 2008-2018	+	\$432,900
Interest projected* 2008-2018	+	\$10,906
Less housing activity expenditures through 6/2/2008	-	\$0
<b>Total</b>	=	\$443,806
30 percent requirement	x 0.30 =	\$133,142
Less Affordability assistance expenditures through 12/31/2004	-	\$0
<b>PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2005 through 12/31/2018</b>	=	<b>\$133,142</b>
<b>PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2005 through 12/31/2018</b>	÷ 3 =	<b>\$39,943</b>

\* Note: The 2008 portion of this projection reflects 2008 subsequent to July 17 as the remainder of 2008 is included in the actual figure reported above.

It is anticipated that the Borough of Wrightstown will dedicate \$133,142 from the affordable housing trust fund to render units more affordable, including \$ 39,943 to render units more affordable to households earning 30 percent or less of median income

by region, via the extension of expiring controls on Wrightstown Arms Apartments (in the event the units are not deemed by COAH to meet the Borough's Third Round obligations) or by making existing market rate housing units affordable either at Maple Court Apartments or at scattered sites throughout the Borough.

(c) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

The Borough of Wrightstown may use affordable housing trust fund revenue for related administrative costs up to a 20 percent limitation pending funding availability after programmatic and affordability assistance expenditures. The actual administrative expense maximum is calculated on an ongoing basis in the CTM system based on actual revenues.

Actual development fees through 7/17/2008		\$0
Actual interest earned through 7/17/2008	+	\$0
Housing Trust Fund Revenue projected* 2008-2018	+	\$432,900
Interest projected* 2008-2018	+	\$10,906
Less housing activity expenditures	-	\$0
<b>Total</b>	=	<b>\$443,806</b>
<b>20 PERCENT MAXIMUM FOR ADMINISTRATIVE EXPENSES</b>	x.20 =	<b>\$88,761</b>

\* Note: The 2008 portion of this projection reflects 2008 subsequent to July 17 as the remainder of 2008 is included in the actual figure reported above.

The Borough anticipates that \$88,761 may be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

- Borough Attorney and Planner fees related to obtaining substantive certification
- Administration fees related to the administration of the housing trust fund, the market to affordable program, or any other affordable housing programs in furtherance of the Borough's Fair Share Plan and Spending Plan

Nevertheless, this Spending Plan only anticipates spending roughly 10% towards administration expenditures.



## **5. BARRIER FREE ESCROW**

Collection and distribution of barrier free funds shall be consistent with the Borough of Wrightstown's Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

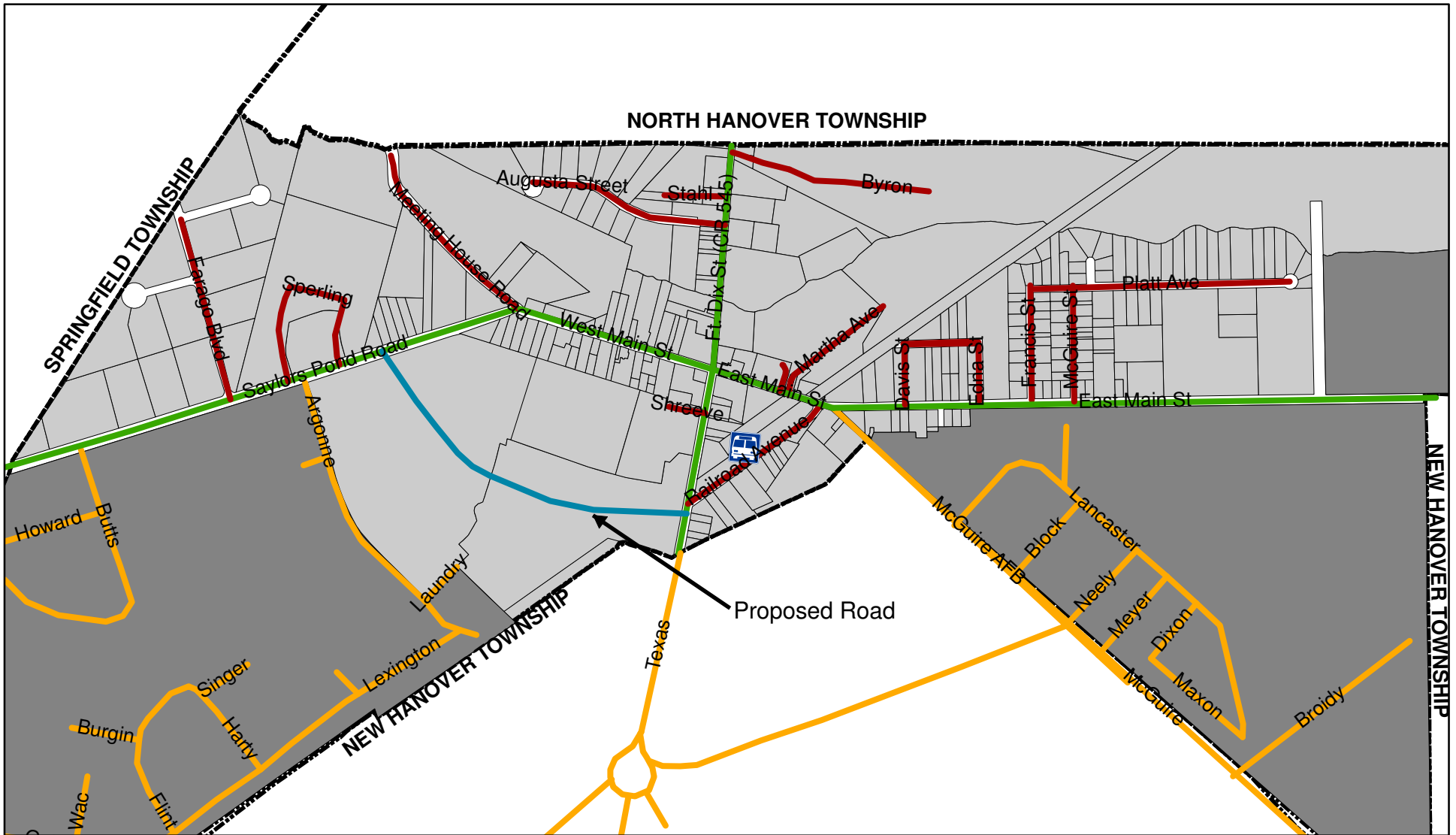
### **SUMMARY**

The Borough of Wrightstown intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the housing element and fair share plan dated *[insert new date]*.

The Borough of Wrightstown has a balance of \$0 as of July 17, 2008 and anticipates an additional \$443,806 in revenues before the expiration of substantive certification for a total of \$443,806. The municipality will dedicate approximately \$ 400,000 to render units more affordable, and \$43,806 to administrative costs.



<b>SPENDING PLAN SUMMARY</b>	
Balance as of July 17, 2008	\$0
<b>PROJECTED REVENUE July 18, 2008-2018</b>	
Development fees	+ \$432,900
Payments in lieu of construction	+ \$
Other funds	+ \$
Interest	+ \$10,906
<b>TOTAL REVENUE</b>	<b>= \$443,806</b>
<b>EXPENDITURES</b>	
Funds used for Rehabilitation	- \$
Funds used for New Construction	
1. <i>[list individual projects/programs]</i>	- \$
2.	- \$
3.	- \$
4.	- \$
5.	- \$
6.	- \$
7.	- \$
8.	- \$
9.	- \$
10.	- \$
Affordability Assistance	- \$400,000
Administration	- \$43,806
Excess Funds for Additional Housing Activity	= \$
1. <i>[list individual projects/programs]</i>	- \$
2.	- \$
3.	- \$
<b>TOTAL PROJECTED EXPENDITURES</b>	<b>= \$443,806</b>
<b>REMAINING BALANCE</b>	<b>= \$0.00</b>



## LEGEND

### Street Classifications

- Urban Minor Arterial
- Urban Local
- Military
- Proposed Road



Transit Stop



Civilian Land



Military Land



Municipal Boundary

## BOROUGH OF WRIGHTSTOWN CIRCULATION MAP

C-1

0 200 400 800 1,200 1,600  
Feet



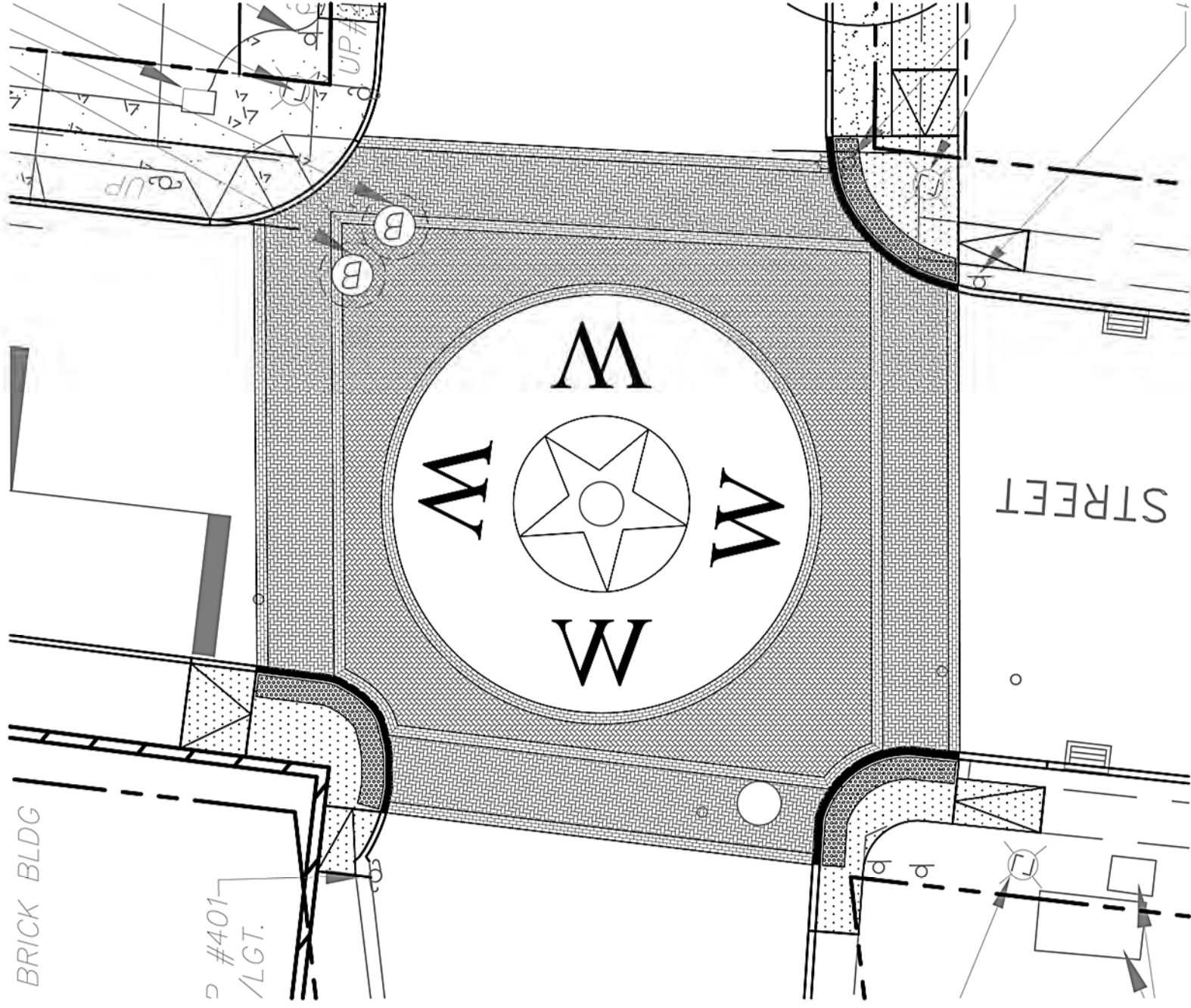
**RAGAN  
DESIGN  
GROUP**

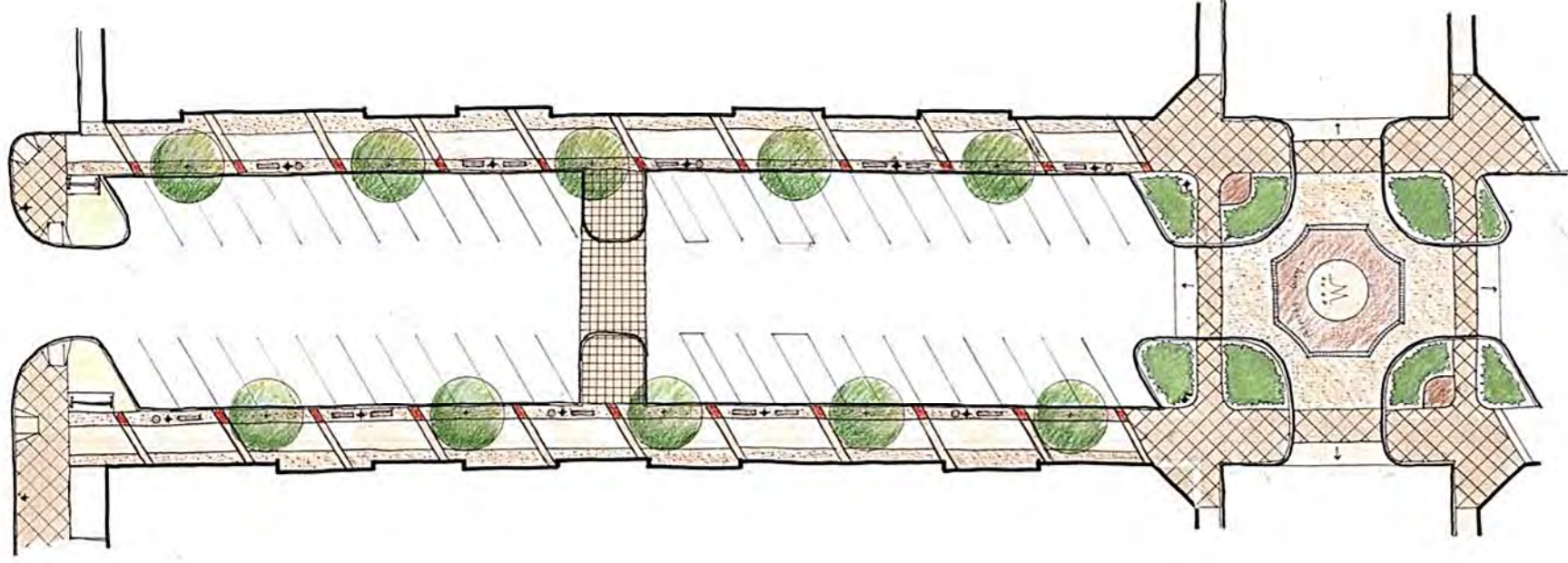
ARCHITECTS,  
COMMUNITY AND ENVIRONMENTAL PLANNERS  
SUITE C-3, 30 JACKSON ROAD, MEDFORD, NJ 08055  
PHONE (609) 654-8800 FAX (609) 654-4664  
Richard R. Ragan, RA, PP  
rick@ragandesign.com

### Sources:

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Last Revision Date: October 18, 2011

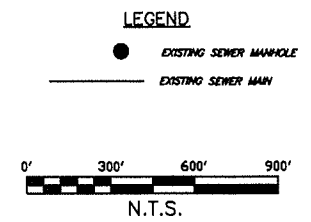
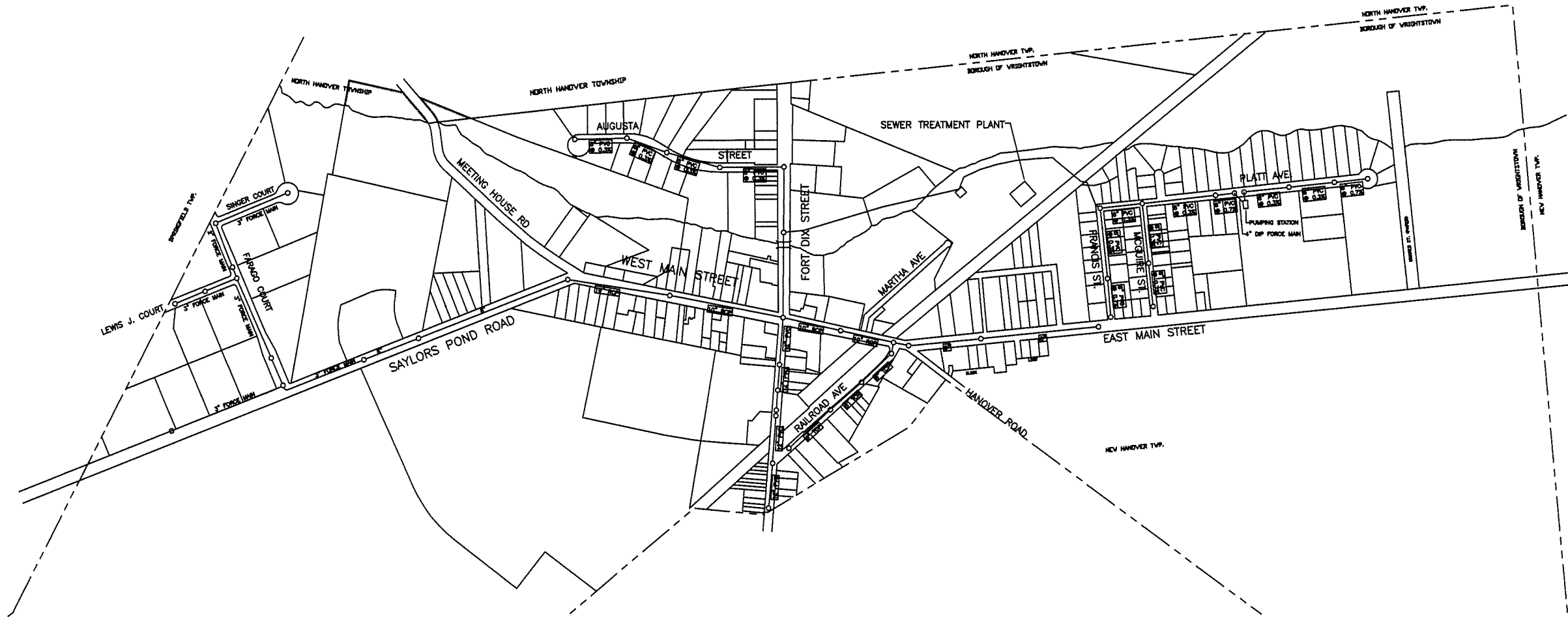




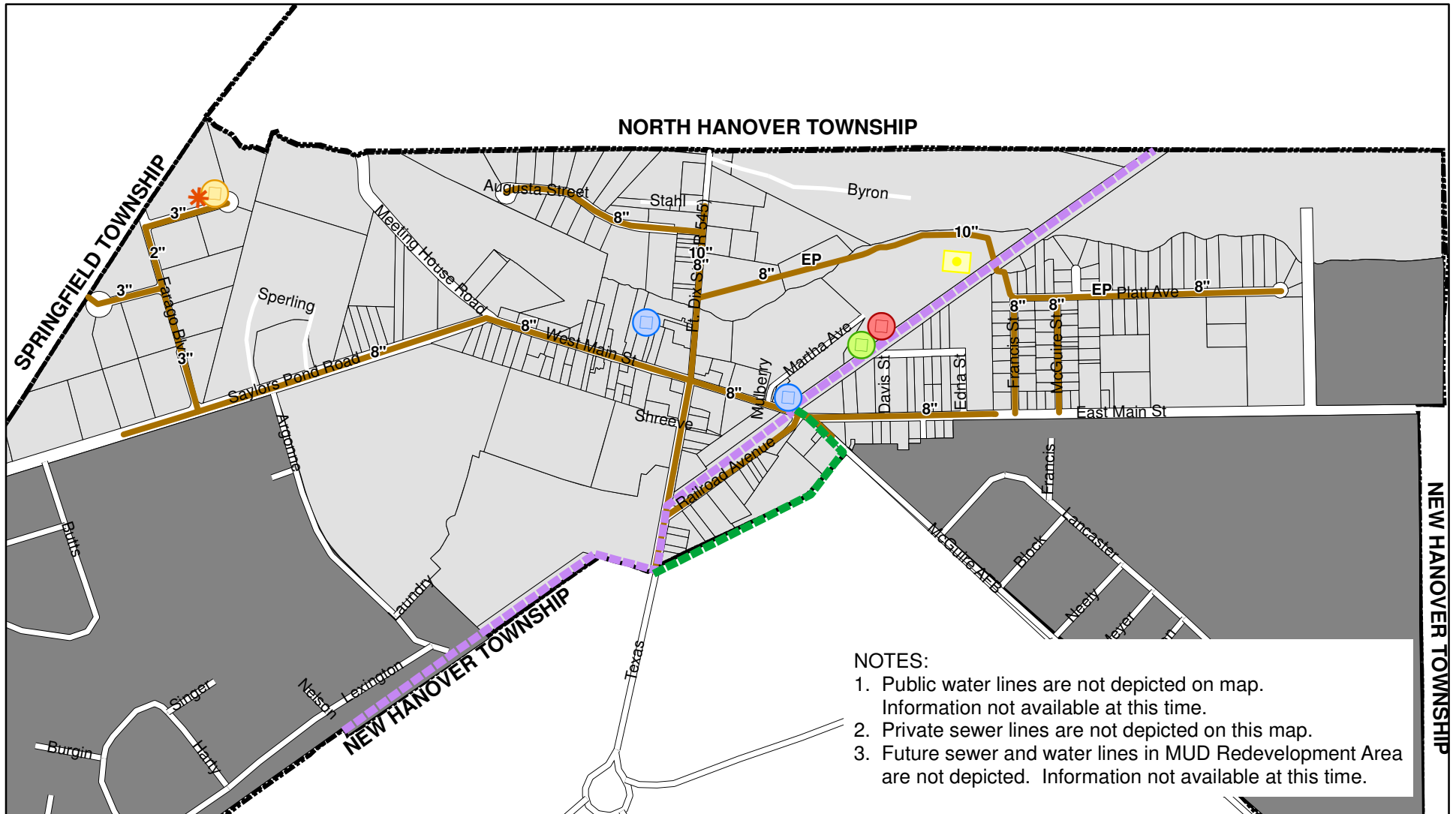
CONCEPTUAL SKETCH OF PATRIOT'S WALK OF FAME

NOT TO SCALE

















REV. NO.	DATE :	REVISION:	B/C	KLUK CONSULTANTS 2 EASTWICK DRIVE - SUITE 202 GIBBSBORO, NEW JERSEY 08026 TEL. (856) 566-0013, FAX (856) 346-1340
	DATE : 03/11/09	REVISION:		
SEWER COLLECTION SYSTEM WRIGHTSTOWN MUA WRIGHTSTOWN, BURLINGTON COUNTY, NEW JERSEY				
DRAWN BY : WTS				
SCALE : 1"=300'				
APPLICATION NO. :				
EXHIBIT U-2				



**NOTES:**

1. Public water lines are not depicted on map. Information not available at this time.
2. Private sewer lines are not depicted on this map.
3. Future sewer and water lines in MUD Redevelopment Area are not depicted. Information not available at this time.

**Legend**

- |                                                                                                                          |                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  Future Storage Tank                  |  Existing Electric Transmission Lines |
|  Existing Storage Tank                |  Future Electric Transmission Lines   |
|  Existing Well (6" and 10")           |  Sewer Lines                          |
|  Closed Well                          |  Military Land                        |
|  Cell Tower                           |  Civilian Land                        |
|  Waste Water Treatment Plant Facility |  Municipal Boundary                   |

**BOROUGH OF WRIGHTSTOWN  
UTILITIES MAP  
U-3**

0 200 400 800 1,200 1,600 Feet



**RAGAN  
DESIGN  
GROUP**

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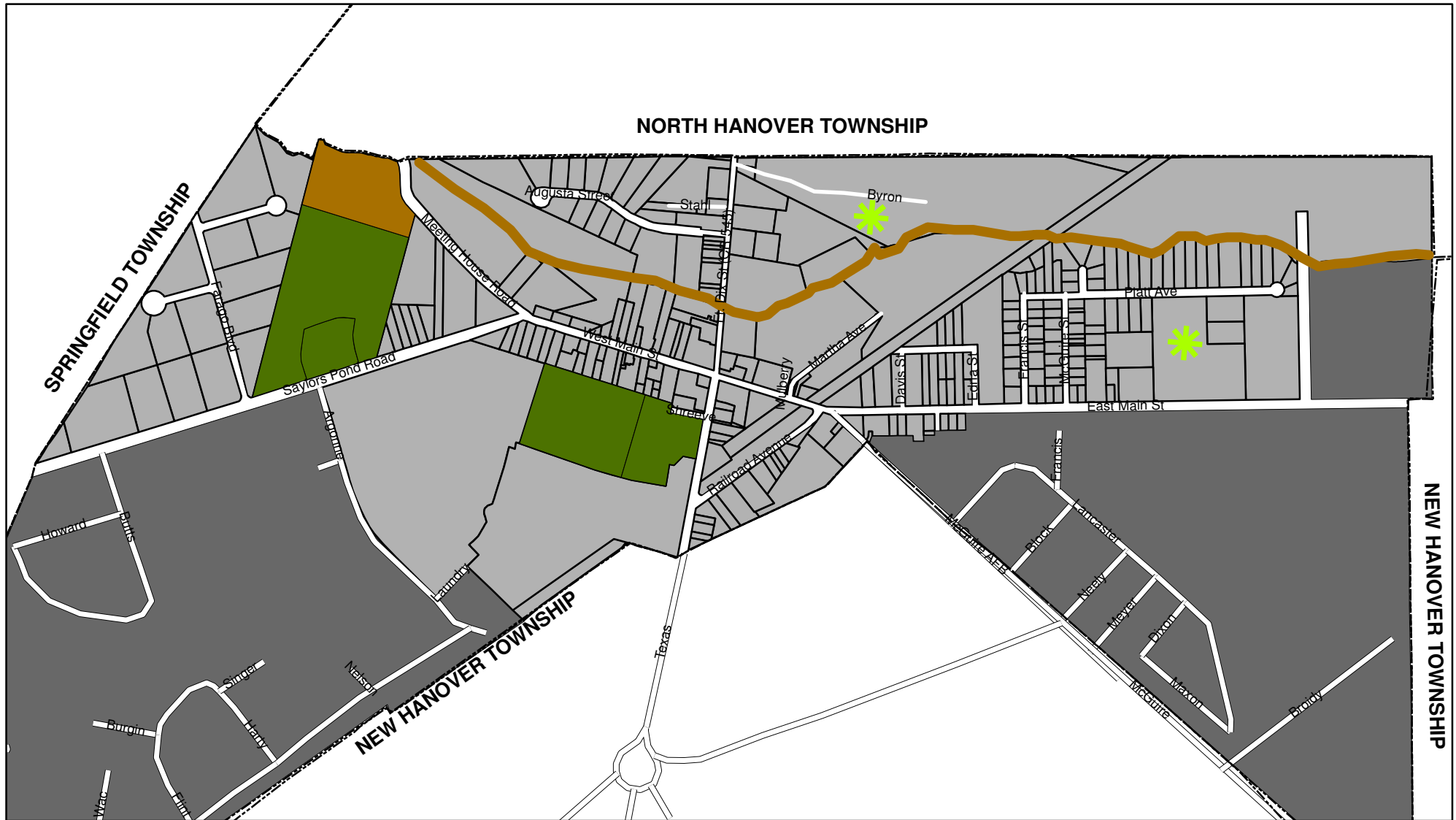
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Last Revision Date: October 18, 2011







## LEGEND

-  Private Recreation
-  Passive Recreation
-  Active Recreation
-  Proposed Trail
-  Civilian Land
-  Military Land

## BOROUGH OF WRIGHTSTOWN RECREATION MAP REC-1

0 200 400 800 1,200 1,600 Feet



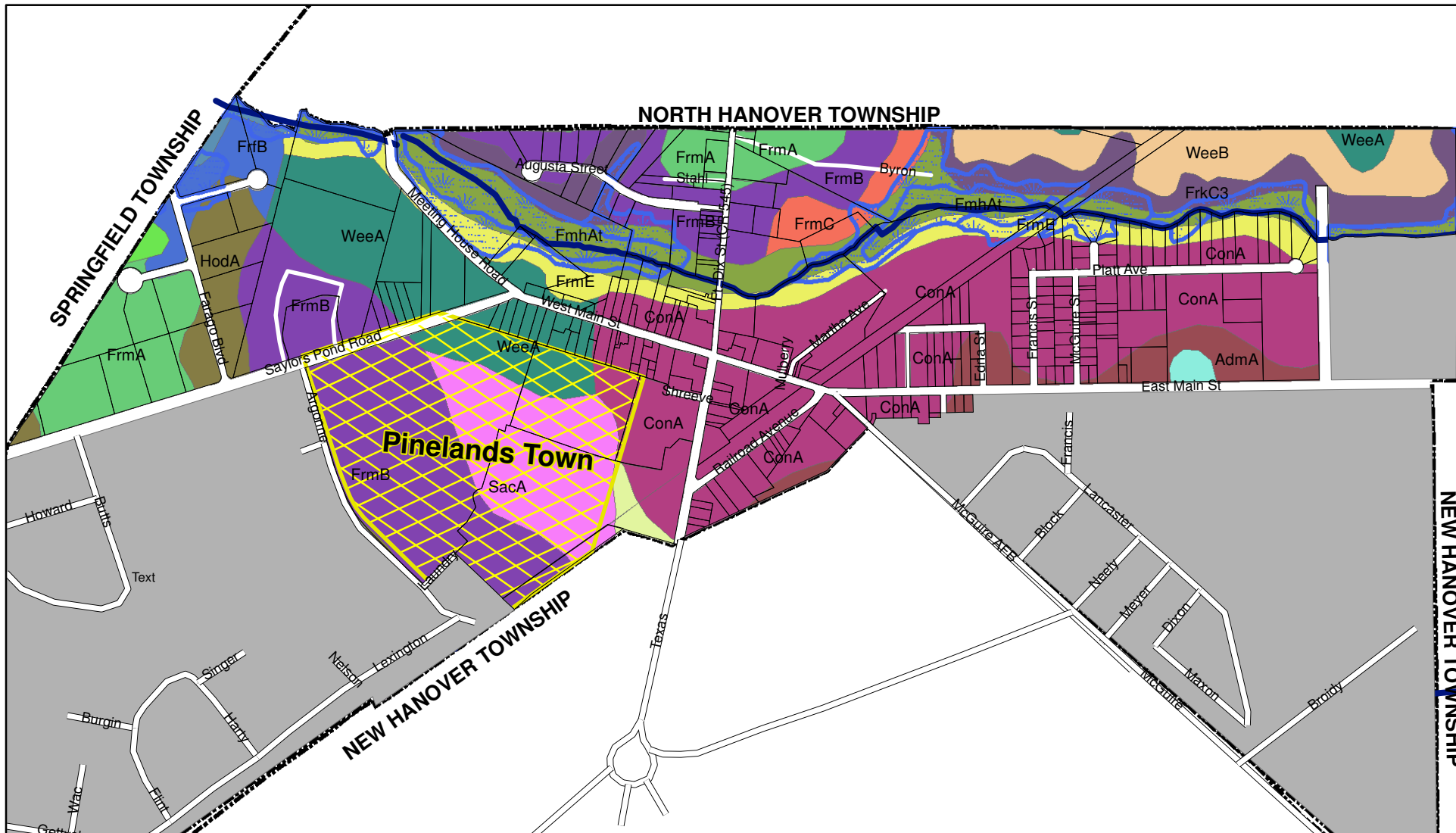
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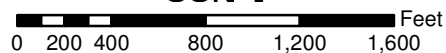
Last Revision Date: October 18, 2011



## LEGEND

Soil Classifications		FrkB	FrmD	SacB	Pinelands Town
AdmA	FrkC3	FrmE	ShsA	Streams	
CoeAs	FrmA	HodA	WeeA	Military Land	
ConA	FrmB	PHG	WeeB	Wetlands	
FmhAt	FrmC	SacA		Municipal Boundary	

## BOROUGH OF WRIGHTSTOWN NATURAL RESOURCES MAP CON-1



**RAGAN  
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