

**MASTER PLAN REEXAMINATION  
TABERNACLE TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY**



***Prepared By:***

**Environmental Resolutions, Inc.  
525 Fellowship Road, Suite 300  
Mount Laurel, New Jersey 08054**

*Date: Revised March 5, 2012  
Adopted: March 7, 2012  
Resolution Memorialized: April 4, 2012  
#83001 00*

---

Barbara J. Fegley, AICP, PP  
New Jersey Professional Planner #3259

## **TABERNACLE TOWNSHIP LAND DEVELOPMENT BOARD MEMBERS**

Members of the Tabernacle Township Land Development Board during the preparation of this document:

K. Baranowski  
V. Conigliaro  
D. Cramer \*  
S. Lee IV  
E. Kagan  
M. LeMire \*  
R. McCarty \*  
N. McNaughton \*  
D. Oiler  
E. Piner  
D. Stevens  
J. Yates IV

\* Denotes Master Plan Subcommittee members

## **TABERNACLE TOWNSHIP COMMITTEE MEMBERS**

Members of the Tabernacle Township Committee during the preparation of this document:

K. Baranowski  
J. Barton  
K. Brown  
R. Franzen  
S. Lee IV  
N. McNaughton  
J. Yates IV

## TABLE OF CONTENTS

	Page
<b>I. STATUTORY ELEMENTS FOR REEXAMINATION OF MASTER PLAN</b>	<b>1</b>
<b>A. REVIEW OF PAST PROBLEMS AND OBJECTIVES</b>	<b>3</b>
1. <b>General Goals, Problems, and Objectives Previously Identified</b>	<b>3</b>
2. <b>Land Use Recommendations Previously Identified</b>	<b>5</b>
<b>B. CHANGING CONDITIONS</b>	<b>9</b>
1. <b>Review and Status – Goals, Problems and Objectives Previously Identified</b>	<b>9</b>
2. <b>Land Use Recommendations Previously Identified</b>	<b>9</b>
<b>C. CHANGING ASSUMPTIONS AND OBJECTIVES</b>	<b>10</b>
1. <b>State Changes</b>	<b>10</b>
2. <b>County Changes</b>	<b>11</b>
3. <b>Municipal Changes</b>	<b>11</b>
<b>D. SPECIFIC RECOMMENDATIONS</b>	<b>13</b>
1. <b>Local Zoning Recommendations</b>	<b>13</b>
<b>E. REDEVELOPMENT PLANS</b>	<b>17</b>

## APPENDICES

<b>APPENDIX A</b>	<b>Master Plan Goals</b>
<b>APPENDIX B</b>	<b>Master Plan Constraints</b>
<b>APPENDIX C</b>	<b>Master Plan Assumptions</b>
<b>APPENDIX D</b>	<b>Township Demographics</b>
<b>APPENDIX E</b>	<b>Township Maps</b>
<b>APPENDIX F</b>	<b>Sample Pinelands Clustering Ordinance</b>

## **I. STATUTORY ELEMENTS FOR REEXAMINATION OF MASTER PLAN**

N.J.S.A. 40:55D-1 et seq. entitled Municipal Land Use Law (MLUL) requires all municipalities to reexamine their master plans at least every ten years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C.40:55D-89 of the MLUL, the following language is set forth:

*The governing body shall, at least every ten years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board. A notice that the report and resolution have been prepared shall be sent to the municipal clerk of each adjoining municipality...*

The MLUL requires that the Master Plan reexamination report shall state:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.**
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.**
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.**
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” into the land use plan element of the municipal master plan and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.**

The Township's most recent Master Plan Reexamination is dated 2000 so Tabernacle is due for a reexamination report in 2011. Prior Master Plans and Reexamination reports and Resolutions to Amend the Master Plan were prepared in:

1975	Master Plan
1983	Reexamination
1988	Reexamination
1994	Reexamination
1999-1	Resolution to Amend Master Plan
1999-2	Resolution to Amend Master Plan
1999-5	Resolution to Amend Master Plan
1995-5(1)	Resolution to Amend Master Plan
2000	Reexamination

This report provides a discussion of the various elements in a Master Plan Reexamination.

## **A. REVIEW OF PAST PROBLEMS AND OBJECTIVES**

C.40:55D-89a. of the MLUL provides that the reexamination report shall review:

*The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.*

For this section of the reexamination report, a review was conducted of the available 1975 through 2000 Master Plans, Amendments and Reexamination Reports.

### **1. General Goals, Problems and Objectives Previously Identified**

The 1975 Master Plan identifies Land Use Goals that related to problems and objectives that the Township is attempting to address. The goals were as follows:

- a. Maintain natural amenities.
- b. Assure sensible development despite contrary pressures.
- c. Provide planned and orderly growth with facilities and services it entails.

The 1983 Reexamination identifies Land Use Goals that related to problems and objectives that the Township is attempting to address. The goals were as follows:

- a. Comply with New Jersey Pinelands Commission Comprehensive Management Plan (CMP).
- b. Develop a Housing Plan Element.

The 1988 Reexamination identifies Land Use Goals that related to problems and objectives that the Township is attempting to address. The goals were as follows:

- a. This document was not available at this writing.
- b. References to this document imply it stated that goals were underway to be met.

The 1994 Reexamination identifies Land Use Goals that related to problems and objectives that the Township is attempting to address. The goals were as follows:

- a. Determine if previous goals were met.
- b. Provide suitably zoned land for supermarket construction.

Resolution 1999-1 Amending the Master Plan identifies Land Use Goals that related to problems and objectives that the Township is attempting to address. The goals were as follows:

- a. Provide suitably zoned land for the construction of a new regional high school.

Resolution 1999-2 Amending the Master Plan identifies Land Use Goals that related to problems and objectives that the Township is attempting to address. The goals were as follows:

- a. Provide suitably zoned land for the construction of a new regional high school, with modification to the CMP mandated zoning offsets.
- b. Rectify long-standing oversights by realigning certain zone boundaries to conform to the actual use of certain neighboring lands.

Resolution 1999-5 Amending the Master Plan identifies Land Use Goals that related to problems and objectives that the Township is attempting to address. The goals were as follows:

- a. Formally adopt recommendations of 1999-1 and 1999-2.
- b. Adopt a Community Facilities Plan Element indicating the new high school zone.

Resolution 1999-5(1) Amending the Master Plan identifies Land Use Goals that related to problems and objectives that the Township is attempting to address. The goals were as follows:

- a. Formally adopt 1999-1 and 1999-2 as parts of Master Plan.
- b. Adopt a Community Facilities Plan Element indicating the new high school zone.

The 2000 Reexamination identifies Land Use Goals that related to problems and objectives that the Township is attempting to address. The goals were as follows:

- a. Reconcile reversal of 1999-1, 1999-2, 1999-5 and 1999-5(1) by a court decision.
- b. Address a Housing Plan Element.

## **2. Land Use Plan Recommendations Previously Identified**

The Land Use Element of the 1975 Master Plan identified a number of Issues and Recommendations that are summarized below:

- a. Extensive development was anticipated.
- b. Environmental issues both aesthetic and practical were concerns.
- c. Original zone descriptions and extents were defined. This often allowed for most pre-existing uses to be permitted in a zone.
- d. Original lot sizes were defined.
- e. Commercial zoning was established to serve areas of anticipated growth.
- f. Provisions were made for concepts that were advanced for the time: minimizing landscape disturbances, soil erosion, and storm water runoff, and energy conservation and groundwater quality.

The Land Use Element of the 1983 Reexamination identified a number of Issues and Recommendations that are summarized below:

- a. The NJ Pinelands CMP required a massive overhaul of the 1975 Master Plan, despite the environmental foresight shown in the earlier plan.
- b. Lot sizes greatly increased everywhere except in Regional Growth areas, greatly impacting earlier growth estimates.
- c. New zone descriptions and extents were defined. Provisions for outlying neighborhood commercial centers were omitted. Because of wetlands, much Industrial and Commercial land along the southern part of Route 206 was rezoned to Agricultural Production.
- d. Innovative septic systems were required for lots smaller than 3.2 acres in the Regional Growth areas that have a 1 acre minimum size. Most other zones have a 3.2 acre minimum, which allows conventional septic systems to meet nitrate dilution standards.

The Land Use Element of the 1988 Reexamination identified a number of Issues and Recommendations that are summarized below:

- a. This document was not available at this writing.

- b. References to it imply that previous goals were satisfied and no new issues were noted.

The Land Use Element of the 1994 Reexamination identified a number of Issues and Recommendations that are summarized below:

- a. It determined that goals were met. Any issues that arose since the last reexamination were not at odds with the existing Master Plan and ordinances.
- b. It determined that changes to bulk ordinances need not be reflected in the Master Plan.
- c. One issue centered on the suitable placement of a supermarket. There were pros and cons about every site discussed. It was determined no rezoning was necessary at this time for this purpose: that sites within the Shopping Center Commercial, Commercial and Industrial zones could be satisfactory.

The Land Use Element of Resolution 1999-1 Amending the Master Plan identified a number of Issues and Recommendations that are summarized below:

- a. The goal was to provide suitably zoned land to allow construction of a new regional high school.
- b. Certain Agricultural Production lands along Carranza Road across from its intersection with Hawkin Road were rezoned Regional Growth / Residential / Regional High School.
- c. Lands defined as the “Girl Scout Camp” (or “Camp Inawendiwin”) and the “Delanco Meeting Camp” were rezoned from Rural Development to Forest to provide a lower density offset for the school zone, a Pinelands CMP requirement.

The Land Use Element of Resolution 1999-2 Amending the Master Plan identified a number of Issues and Recommendations that are summarized below:

- a. The goal was to provide suitably zoned land to allow construction of a new regional high school.
- b. Certain Agricultural Production lands along Carranza Road across from its intersection with Hawkin Road were rezoned Regional Growth / Residential / Regional High School.

- c. The owners of the “Girl Scout Camp” (or “Camp Inawendiwin”) and the “Delanco Meeting Camp” objected to the rezoning of their properties citing diminished property values they might use as loan collateral.
- d. Pemberton Township was able to provide the Pinelands offset by rezoning some land to Agricultural.
- e. Create a Community Facilities Plan Element to reserve the proposed school site for public use.
- f. Certain other lands were rezoned for various reasons:
  - 1) The preexisting chemical company on Carranza Road to be included in the Regional Growth / Commercial zone across the street to reflect its actual use.
  - 2) A portion of a farm north of the school site was rezoned from Rural Development to Agricultural Production to reflect its true use.
  - 3) Parts of the middle school and the sanitary sewage treatment plant for both the elementary and middle schools were rezoned from Agricultural Production to Pinelands Village to be consistent with actual use.
  - 4) Some triangular lots abutting the Pinelands Village on New Road to be included in the Pinelands Village.

The Land Use Element of the Resolutions 1999-5 and 1999-5(1) Amending the Master Plan identified a number of Issues and Recommendations that are summarized below:

- a. These formally approved 1999-1 and 1999-2.
- b. They provided a Community Facilities Plan Element to indicate the new school zone.

The Land Use Element of the 2000 Reexamination identified a number of Issues and Recommendations that are summarized below:

- a. Challenges to 1999-1 and 1999-2 lead to several lawsuits and legal decisions.

- b. A decision found that the township may adopt ordinances that conflict with the Master Plan but was appealed. This dealt with unspecified lands north of Chatsworth Road.
- c. A decision was pending regarding challenging the participation of certain board members on the vote.
- d. A great amount of time was spent discussing these issues.
- e. It was impossible to reach a consensus within the current board membership.
- f. Until these issues are resolved by court decisions and a change in the board's composition, the board found the Master Plan in place at the end of 1998 to be in effect, negating 1999-1 and 1999-2.
- g. The LDB engineer was designated to meet with affordable housing officials with the aim to reduce Tabernacle's housing quota citing the lack of a public sewer system.

## **B. CHANGING CONDITIONS**

C.40:55D-89b. provides that the following shall be stated in the reexamination report:

*The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*

This section, Changing Conditions, reviews the problems or concerns, planning goals, and recommendations identified in the prior section - Review of Past Problems and Objectives, and provides a statement concerning the status of the concern or recommendation.

### **1. Review and Status - Goals, Problems and Objectives Previously Identified**

- a. In general, previous goals have been met. Growth has been controlled because of Tabernacle's location, economic factors, Pinelands CMP regulations that reduced the buildable land and increased the difficulty and expense of development. Accordingly Tabernacle has a low population density, low intensity of land use, and light traffic on most roads, major reasons people like it here.
- b. The goal of providing suitably zoned land was never realized under the Master Plan, although the school was built.
- c. The goal of realigning boundaries of the Regional High School and Pinelands Village Zones based on actual uses of various properties was never formalized in the Master Plan.
- d. The township engineer did meet with state officials regarding Tabernacle's affordable housing quota, but the meeting was inconclusive.

### **2. Review and Status-Land Use Plan Recommendations Previously Identified**

- a. It was recommended that a future board revisit the regional high school issue.
- b. It was recommended that the zoning realignments mentioned above be taken up in the future.
- c. Recommendations regarding affordable housing were not pursued.

## C. CHANGING ASSUMPTIONS AND OBJECTIVES

C.40:55D-89c. provides that the reexamination report shall state:

*The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.*

### 1. State Changes

Burlington County conducted a review of the State Plan in its 2004/2005 Cross-Acceptance Report for Tabernacle. The Township was identified as a Hamlet in Pinelands / CAFRA Planning Area.

The County identified the following *Vision for the Municipality*:

“Tabernacle Township supports the rural development patterns established as part of the Pinelands Comprehensive Management Plan. About three quarters of the Township is located within the Pinelands Preservation Area including the Wharton Tract lands and areas of special agriculture and agriculture production. The Township strongly supports preservation of additional farmland and open space. Tabernacle also desires to accommodate additional commercial development along the Route 206 Corridor, including the east and west sides of the highway from Route 532 to Southampton and along the west side of the highway from Route 532 to Shamong, in the Pinelands Regional Growth Area; however, this future development will require greater flexibility in septic regulations. As zoned, there will be additional residential development in the northeast section of the Township, which can accommodate about 200 new residential units, or up to 400 units with Pineland Development Credits. Additionally, the Township wishes to develop the Tabernacle Village with a mix of commercial and professional uses.”

U.S. 2010 Census lists Tabernacle’s total population at 6949.

The County identified the following *Opportunities and Impediments to Achieving the Municipality's Vision, including needs to change Municipal, County or State plans*:

“The Township feels that alternative septic systems should be considered to permit the development of commercial lands along the Route 206 corridor in the Regional Growth Area. The current septic system design requirements for commercial uses have the effect of discouraging development that the Township believes would be desirable. The septic system regulations require large lots that significantly reduce the economic feasibility for

commercial uses. Also contributing to this problem are the small lots located along Route 206 that have increased in value, therefore making it more difficult and expensive to assemble land to meet the lot area requirements for commercial development. The result is that commercial uses are unable to develop, leading commercially zoned land to be developed residentially, as the septic system requirements are less stringent. The Township recommends that a Pilot Program for alternative commercial septic systems similar to the 5-year residential septic pilot program be instituted by the Pinelands Commission. The Township also recommends that nonresidential uses be grouped into categories based on their water use that the New Jersey Department of Environmental Protection can use to help speed approval of low water use nonresidential development.

Redevelopment opportunities exist along Route 206; however, such efforts will require funding and alternative septic system solutions.

Farmland and open space preservation is given a high priority by the Township. To achieve this end, a local open space tax of \$0.02 is proposed. This effort needs to be coordinated with the State Agriculture Development Committee (SADC) and Burlington County funding to support this program.

To support farming activities, farm equipment travel routes, road improvements and regulations should be implemented both in the Township and countywide.

Stormwater Management regulations will be an added cost to the Township and will also reduce the level of services (leaf pickup) currently provided.

Traffic and excessive curb cuts on Route 206 are creating safety concerns. The New Jersey Department of Transportation should undertake a Route 206 Transportation Corridor study to address safety, congestion and access management concerns.”

Finally, the County identified a *Summary of Long-range Infrastructure Needs and Capital Projects Needed to Achieve the Vision:*

**2. County Changes**

None.

**3. Municipal Changes**

- a. Changing technology offers an opportunity to keep the Master Plan in electronic format, consolidating many earlier paper documents, making it easier to maintain, and offering improved public access to it via the township website.
- b. Increasing public awareness and sophistication of changing growth and environmental issues indicate that our goals, assumptions and

constraints need to be enhanced and formally restated.

- c. New and ever changing regulations at the state and federal levels only reinforce the need for more detailed statements of goals, assumptions and constraints.
- d. Certain allowable land uses in certain zones have had unintended consequences. An example is residential development limiting future commercial opportunities in commercial zones. Another is the formation of large, intense agricultural operations in basically residential areas of Rural Development Zones, a potential source of public health issues.

## D. SPECIFIC RECOMMENDATIONS

C.40:55D-89d. provides that the reexamination report shall state:

*The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*

### 1. Local Zoning Recommendations

The Planning Board recommends the following zoning changes:

- a. Resolve previous unfulfilled recommendations.
  - 1) Note the existence of the Residential / Regional High School zone in the Land Use Element.
  - 2) Accept the current Zoning and Land Use Maps as representing the present zone boundaries.
- b. Compose a new Master Plan in an electronic format, incorporating the most recent sections of earlier documents whenever possible, and modifying them as needed to suit previous and current updates.
  - 1) Maintain original documents in an electronic as well as original formats.
  - 2) Incorporate the refinements listed in Appendix A to the goals of the Master Plan.
  - 3) Include the constraints to development, Appendix B, in the Master Plan.
  - 4) Include the assumptions, listed in Appendix C, to be used in making decisions and projections in the Master Plan.
  - 5) Include the latest maps and demographic data available in the Master Plan. Maps should bear a date representing the last update of data, if available, or the current date to assume the most current data.
- c. Maintain the Master Plan and Zoning Regulations much as they are now to keep Tabernacle rural, much as it is now.

- d. Improve appearances along Route 206:
  - 1) Enforce existing zoning and property maintenance codes throughout the township.
  - 2) Create enhanced architectural and landscaping standards.
  - 3) Promote the retention of natural trees and vegetation or their inclusion as part of landscaped scenic buffers along roadways and neighboring residential properties with the goal of maximum privacy and visual appeal with reasonable commercial exposure.
  
- e. Enhance Route 206 commercial use:
  - 1) Limit new residential development in commercial districts, taking into account lot size and local density and uses.
  - 2) Develop an inventory of properties that appear to have significant commercial value because of size, location or other factors.
  
- f. Enhance the cultural, commercial and residential opportunities in the Pinelands Village Zone.
  - 1) Develop an inventory of properties that appear to have value to this end.
  - 2) Examine lands bordering the Pinelands Village Zone and determine if the Zone could and should be expanded to enhance opportunities for growth of the town center.
  - 3) Create architectural and landscaping standards to maintain the rural and historical flavor of a Pinelands Village.
  
- g. Regulate the use of residences for non-residential purposes:
  - 1) Enforce existing codes.
  - 2) Make zoning codes understandable, consistent and enforceable.
  - 3) Define activities and other signs of commercial use.
  - 4) Recognize that some activities, while not formally

commercial, can have the same impacts on a neighborhood as a commercial operation, and thus may require regulation. For instance, it is difficult to determine if constant automotive work at a residence is merely an intense hobby use or a sign of actual commercial activity.

- 5) Revisit Tabernacle Code 17-17 regulating the keeping of large vehicles to include such factors as vehicle type, number, use, weight, size, lot size, zone, local density and uses.
- h. Develop a tree removal ordinance to govern tree removal and land clearing to be applied after certain thresholds are met and taking into account lot size, local density and uses, reason for clearing, zone, and extent of clearing already in the surrounding area.
- i. Adopt by reference NJ Department of Agriculture Regulations regarding animal waste management.
- j. Develop bulk standards for agricultural buildings in the Agricultural Production and Special Agriculture zones.
- k. Review and adopt an ordinance consistent with recent changes to the CMP that encompass cluster development, wetlands management and forestry within Rural Development 1 and 2 and Forest Zones. See Appendix F for a sample ordinance.
- l. Develop an ordinance to govern permanent structures other than buildings both as primary and accessory uses. These include and are not limited to storage tanks, cell phone towers and other large antennas, solar panels, solar panel farms, windmills, wind turbines, charging stations for electric vehicles, equipment lockers, electrical panels, transformers, generators and related equipment, as well as artifacts of technologies yet to be developed. Set backs, buffers, “fall zones”, size, height and number of structures, zone, local density and uses, minimum lot size and actual visual impact of structure need consideration. Establish a hierarchy of preferred locations for placing such structures, giving preference, when possible and applicable, to municipal lands to generate tax-saving revenues. Regulate the deconstruction of obsolete or unused structures.
- m. Position for meeting affordable housing requirements by developing an inventory of vacant lands and lands likely to be redeveloped and analyzing changing regulations.

- n. Review ordinances regarding subdivisions and performance bonds to provide for remediation and/or stabilization of subdivisions that are stalled because of economic, market or other reasons until such time as the project is resumed.
- o. Establish a township environmental commission.
- p. Determine which roads within the Township are private, either in part or in whole. Indicate such roads as private on the township road map. See if the state GIS database upon which these maps are based can be updated to show this private status.
- q. On the Vacant Land Map some lots are shown as “No Data”. Identify these lots and clarify their status. Correct GIS data and / or tax records as required.
- r. The “Murphy’s Market / Michaelson Woods” subdivision while shown in the tax data as individual lots as well as on the large tax maps, is not shown as subdivided in the newer maps generated from GIS data. Correct GIS data so its maps will be current.
- s. A four lot subdivision based on Block 1101 Lot 8.01 on Tuckerton Road is not listed in the tax data or any township maps, new or old. A 57 lot subdivision based mostly on Block 202.02 Lot 11 on Medford Lakes Road is not listed in the tax data or shown on township maps, new or old. Investigate and take appropriate action.
- t. In the preparation of this document it was noted that a number of lots are shown as having zero acres in the tax data. Investigate and take appropriate action.
- u. Encourage the availability of adequate, state of the art communications infrastructure within the entire township.

## **E. REDEVELOPMENT PLANS**

C.40:55D-89e. provides that the following shall be stated in the reexamination report with regard to redevelopment plans:

*The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992,c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

At this time, no recommendations are proposed for additional redevelopment areas.

**APPENDIX A**  
**MASTER PLAN GOALS**

## **Tabernacle Township Master Plan Goals**

1. Maintain Tabernacle's rural lifestyle.
2. Improve appearance of Route 206 corridor.
3. Encourage and regulate commercial development along Route 206 to be suitably scaled and otherwise consistent with Tabernacle's rural character.
4. Encourage and regulate development of the Pinelands Village Zone to be consistent with the style and scale of an historic town.
5. Continue to encourage and protect agriculture in Agricultural Production and Special Agricultural Zones.
6. Protect residential areas within a zone from intense non-residential uses in that zone.
7. Promote renewable energy production as appropriate for each zone.
8. Protect water resources, including streams, groundwater and wetlands.
9. Preserve open space.
10. Protect existing wildlife habitats.
11. Improve traffic safety and flow on all roads within the Township.
12. Comply with fair share obligations for affordable housing.
13. Provide this Master Plan in a format that is flexible and easy to keep up to date.
14. Make more efficient use of municipal properties.
15. Continue compliance with NJ Pinelands Commission Comprehensive Management Plan.

**APPENDIX B**  
**MASTER PLAN CONSTRAINTS**

## **Tabernacle Township Master Plan Constraints**

1. Public and other protected lands take up much of our area.
2. Pinelands regulations guide development in order to protect sensitive resources.
3. Pinelands procedures may add to the cost of development while serving to protect those same resources.
4. Pinelands regulations limit lot sizes and may require the use of special septic systems. This may limit the practicality of certain commercial projects. It adds cost to residential construction on lots less than 3.2 acres, but allows development of certain undersized lots that could not be developed otherwise.
5. Pinelands clustering regulations will add complexity in developing Rural Development and Forest Zones. They add uncertainties regarding deed-restricted lands associated with cluster housing, but will lead to greater amounts of protected open space while promoting more orderly development.
6. Limited population restricts commercial opportunity.
7. We are not a destination town.
8. The lack of a town center limits social and commercial opportunities.
9. Our various zones have broad allowable uses that can limit the main intended use. Residences in Commercial Zones fragment and consume land that could otherwise be used commercially. Rural Development Zones allow overly intense agriculture in otherwise residential neighborhoods.
10. Wetlands affect development in many areas of Tabernacle. This is most apparent along Route 206 where they impact commercial areas by limiting access to usable land, fragmenting usable land and being in itself unusable.
11. Affordable housing regulations may have serious impacts, the depth of which must be determined.
12. Some apparently vacant lots in fact are fragments of lands extending into Tabernacle from neighboring towns, usually already developed there.

**APPENDIX C**  
**MASTER PLAN ASSUMPTIONS**

## **Tabernacle Township Master Plan Assumptions**

1. Pinelands regulations will continue to impact us. Clustering does not seem to pose serious issues, other than deed restricted septic and open space ownership and use.
2. Our minimum lot sizes will remain stable upon adoption of the clustering ordinance.
3. Vacant land will be developed as the primary use for the zone.
4. Lots less than minimum size for zone will not be developed.
5. Except for possible obvious cases, we cannot estimate how existing properties could be combined and re-divided.
6. Current land uses will continue as is, despite actual zone.
7. Commercial and industrial lots will be considered as “vacant” if there are no improvements in use or of significant value.
8. Pending further study, residential development of farmlands will not be considered at this time. This is a complex issue that is difficult to generalize.
9. Lot sizes of new residences will probably be consistent with existing neighboring residences, even if large enough for possible minor subdivision.
10. The subdivision of larger lots in the Regional Growth areas will be tempered by the cost of special septic systems. Subdivisions might be more viable if a package plant could serve several houses, but the maintenance responsibility is problematic. This cost will make the development of existing 1-acre lots more expensive, but will allow for residential development that might not otherwise be allowed.
11. Fragments of lots extending into Tabernacle from neighboring towns will not be developed.

**APPENDIX D**  
**DEMOGRAPHICS**

## Tabernacle Township Demographics

	Page
Census Population and Residences Over the Years	D-2
1990 Census Data (3 pages)	D-3 to D-5
2000 Census Data (1 page)	D-6
2010 Census Data (1 page)	D-7
Table of Lots, Acreage and Assessments by Property Class	D-8
Chart of Lots by Property Class	D-9
Chart of Acreage by Property Class	D-10
Chart of Assessments by Property Class	D-11
Table of Lots, Acreage and Assessments by Taxable/Not Taxable	D-12
Chart of Lots by Taxable/Not Taxable	D-13
Chart of Acreage by Taxable/Not Taxable	D-14
Chart of Assessments by Taxable/Not Taxable	D-15
Chart of Residential Count by Assessment (\$50k increments)	D-16

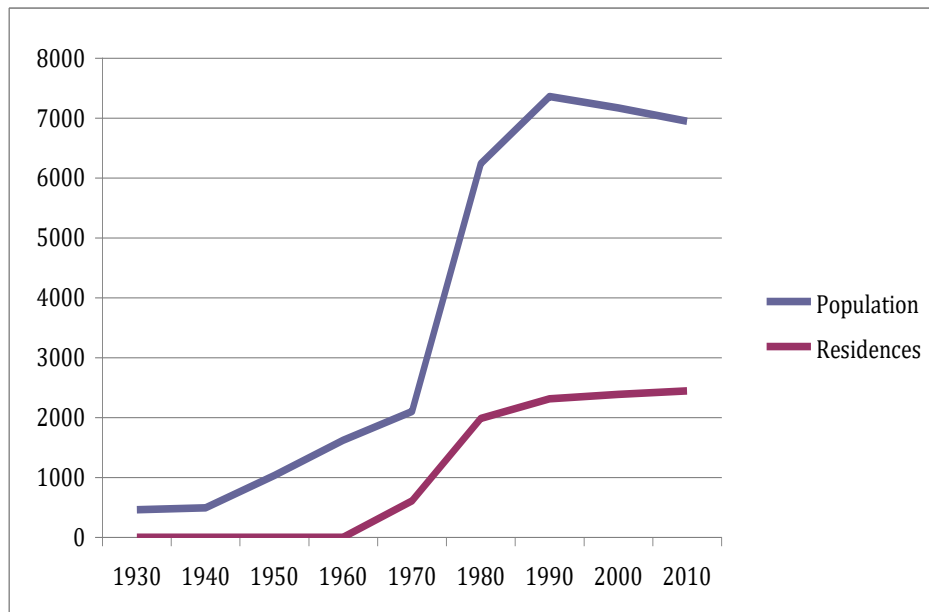
### *Sources:*

Census data source: [www.census.gov](http://www.census.gov)

Tax data source: [www.njactb.org](http://www.njactb.org)

## Census Population and Residences Over the Years

Year	Population	Residences
1930	460	
1940	490	
1950	1034	
1960	1621	
1970	2103	609
1980	6236	1982
1990	7360	2311
2000	7170	2385
2010	6949	2445





**DP-1. General Population and Housing Characteristics: 1990**

Data Set: 1990 Summary Tape File 1 (STF 1) - 100-Percent data

Geographic Area: **Tabernacle township, Burlington County, New Jersey**

NOTE: For information on confidentiality, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expstf190.htm>.

Subject	Number
<b>Total population</b>	<b>7,360</b>
<b>SEX</b>	
Male	3,706
Female	3,654
<b>AGE</b>	
Under 5 years	508
5 to 17 years	1,755
18 to 20 years	383
21 to 24 years	329
25 to 44 years	2,521
45 to 54 years	1,008
55 to 59 years	217
60 to 64 years	183
65 to 74 years	271
75 to 84 years	163
85 years and over	22
Under 18 years	2,263
65 years and over	456
<b>HOUSEHOLDS BY TYPE</b>	
<b>Total households</b>	<b>2,246</b>
Family households (families)	1,945
Married-couple families	1,762
Other family, male householder	46
Other family, female householder	137
Nonfamily households	301
Householder living alone	246
Householder 65 years and over	100
Persons living in households	7,360
Persons per household	3.28
<b>GROUP QUARTERS</b>	
Persons living in group quarters	0
Institutionalized persons	0
Other persons in group quarters	0
<b>RACE AND HISPANIC ORIGIN</b>	
White	7,172
Black	107
American Indian, Eskimo, or Aleut	4
Asian or Pacific Islander	65
Other race	12
Hispanic origin (of any race)	49
<b>Total housing units</b>	<b>2,311</b>

<b>OCCUPANCY AND TENURE</b>	
Occupied housing units	2,246
Owner occupied	2,098
Renter occupied	148
Vacant housing units	65
For seasonal, recreational, or occasional use	2
Homeowner vacancy rate	0.9
Rental vacancy rate	3.3
Persons per owner-occupied unit	3.31
Persons per renter-occupied unit	2.86
Units with over 1 person per room	22
<b>UNITS IN STRUCTURE</b>	
1-unit detached	2,155
1-unit attached	12
2 to 4 units	28
5 to 9 units	0
10 or more units	2
Mobile home, trailer, or other	114
<b>VALUE</b>	
<b>Specified owner-occupied housing units</b>	<b>1,806</b>
Less than \$50,000	24
\$50,000 to \$99,999	162
\$100,000 to \$149,999	540
\$150,000 to \$199,999	591
\$200,000 to \$299,999	388
\$300,000 or more	101
Median (dollars)	164,100
<b>CONTRACT RENT</b>	
<b>Specified renter-occupied housing units paying cash rent</b>	<b>111</b>
Less than \$250	19
\$250 to \$499	41
\$500 to \$749	32
\$750 to \$999	17
\$1,000 or more	2
Median (dollars)	477
<b>RACE AND HISPANIC ORIGIN OF HOUSEHOLDER</b>	
<b>Occupied housing units</b>	<b>2,246</b>
White	2,196
Black	35
American Indian, Eskimo, or Aleut	1
Asian or Pacific Islander	12
Other race	2
Hispanic origin (of any race)	12

(X) Not applicable

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data)

Matrices P1, P3, P5, P6, P8, P11, P15, P16, P23, H1, H2, H3, H5, H8, H10, H18A, H21, H23, H23B, H32, H32B, H41.

**QT-H1. Occupancy, Tenure, and Age of Householder: 1990**

Data Set: 1990 Summary Tape File 1 (STF 1) - 100-Percent data

Geographic Area: **Tabernacle township, Burlington County, New Jersey**NOTE: For information on confidentiality, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expstf190.htm>.

Housing Characteristics	Number	Percent
<b>OCCUPANCY</b>		
<b>All housing units</b>	<b>2,311</b>	<b>100.0</b>
Occupied housing units	2,246	97.2
Vacant housing units	65	2.8
<b>TENURE</b>		
<b>Occupied housing units</b>	<b>2,246</b>	<b>100.0</b>
Owner-occupied housing units	2,098	93.4
Renter-occupied housing units	148	6.6
<b>POPULATION</b>		
<b>Persons in occupied units</b>	<b>7,360</b>	<b>100.0</b>
In owner-occupied housing units	6,936	94.2
In renter-occupied housing units	424	5.8
<b>Persons per occupied housing unit</b>	3.28	(X)
Per owner-occupied housing unit	3.31	(X)
Per renter-occupied housing unit	2.86	(X)
<b>VACANCY STATUS</b>		
<b>Vacant housing units</b>	<b>65</b>	<b>100.0</b>
For sale only	20	30.8
For rent	5	7.7
Rented or sold, not occupied	25	38.5
For seasonal, recreational, or occasional use	2	3.1
For migratory workers	0	0.0
Other vacant	13	20.0
<b>AGE OF HOUSEHOLDER</b>		
<b>Occupied housing units</b>	<b>2,246</b>	<b>100.0</b>
Under 25 years	31	1.4
25 to 34 years	333	14.8
35 to 44 years	822	36.6
45 to 54 years	561	25.0
55 to 64 years	239	10.6
65 to 74 years	148	6.6
75 years and over	112	5.0
<b>Owner-occupied housing units</b>	<b>2,098</b>	<b>100.0</b>
Under 25 years	13	0.6
25 to 34 years	289	13.8
35 to 44 years	787	37.5
45 to 54 years	547	26.1
55 to 64 years	224	10.7
65 to 74 years	139	6.6
75 years and over	99	4.7
<b>Renter-occupied housing units</b>	<b>148</b>	<b>100.0</b>
Under 25 years	18	12.2
25 to 34 years	44	29.7
35 to 44 years	35	23.6
45 to 54 years	14	9.5
55 to 64 years	15	10.1
65 to 74 years	9	6.1
75 years and over	13	8.8

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data) Matrices H2, H3, H5, H12, H17A, H18A, H20.



FACT SHEET

Tabernacle township, Burlington County, New Jersey

View a Fact Sheet for a race, ethnic, or ancestry group

Census 2000 Demographic Profile Highlights:

General Characteristics - show more >>

	Number	Percent	U.S.		
Total population	7,170			map	brief
Male	3,632	50.7	49.1%	map	brief
Female	3,538	49.3	50.9%	map	brief
Median age (years)	38.1	(X)	35.3	map	brief
Under 5 years	384	5.4	6.8%	map	
18 years and over	5,166	72.1	74.3%		
65 years and over	502	7.0	12.4%	map	brief
One race	7,135	99.5	97.6%		
White	6,904	96.3	75.1%	map	brief
Black or African American	150	2.1	12.3%	map	brief
American Indian and Alaska Native	7	0.1	0.9%	map	brief
Asian	52	0.7	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	0	0.0	0.1%	map	brief
Some other race	22	0.3	5.5%	map	
Two or more races	35	0.5	2.4%	map	brief
Hispanic or Latino (of any race)	106	1.5	12.5%	map	brief
Household population	7,098	99.0	97.2%	map	brief
Group quarters population	72	1.0	2.8%	map	
Average household size	3.03	(X)	2.59	map	brief
Average family size	3.28	(X)	3.14	map	
Total housing units	2,385			map	
Occupied housing units	2,346	98.4	91.0%		brief
Owner-occupied housing units	2,233	95.2	66.2%	map	
Renter-occupied housing units	113	4.8	33.8%	map	brief
Vacant housing units	39	1.6	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	4,651				
High school graduate or higher	4,310	92.7	80.4%	map	brief
Bachelor's degree or higher	1,421	30.6	24.4%	map	
Civilian veterans (civilian population 18 years and over)	655	12.7	12.7%	map	brief
Disability status (population 5 years and over)	855	12.7	19.3%	map	brief
Foreign born	158	2.2	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	2,001	70.0	56.7%		brief
Female, Now married, except separated (population 15 years and over)	1,923	70.0	52.1%		brief
Speak a language other than English at home (population 5 years and over)	243	3.6	17.9%	map	brief

Economic Characteristics - show more >>


	Number	Percent	U.S.		
In labor force (population 16 years and over)	4,006	73.8	63.9%		brief
Mean travel time to work in minutes (workers 16 years and over)	34.4	(X)	25.5	map	brief
Median household income in 1999 (dollars)	76,432	(X)	41,994	map	
Median family income in 1999 (dollars)	86,729	(X)	50,046	map	
Per capita income in 1999 (dollars)	27,874	(X)	21,587	map	
Families below poverty level	22	1.1	9.2%	map	brief
Individuals below poverty level	144	2.0	12.4%	map	

Housing Characteristics - show more >>

	Number	Percent	U.S.		
Single-family owner-occupied homes	1,967				brief
Median value (dollars)	171,700	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	1,568	(X)	1,088	map	
Not mortgaged (dollars)	537	(X)	295		

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

The letters PDF or symbol  indicate a document is in the Portable Document Format (PDF). To view the file you will need the Adobe® Acrobat® Reader, which is available for free from the Adobe web site.

Map View: [2010 Census Interactive Population Map](#)

## 2010 Census Interactive Population Search

### NJ - Tabernacle township

Population	
Total Population	6,949
Housing Status ( in housing units unless noted )	
Total	2,445
Occupied	2,375
Owner-occupied	2,220
Population in owner-occupied ( number of individuals )	6,544
Renter-occupied	155
Population in renter-occupied ( number of individuals )	399
Vacant	70
Vacant: for rent	9
Vacant: for sale	23
Vacant: for seasonal/recreational/occasional use	9

Population by Sex/Age	
Male	3,496
Female	3,453
Under 18	1,675
18 & over	5,274
20 - 24	353
25 - 34	552
35 - 49	1,625
50 - 64	1,759
65 & over	777

Population by Ethnicity	
Hispanic or Latino	192
Non Hispanic or Latino	6,757

Population by Race	
White	6,657
African American	96
Asian	48
American Indian and Alaska Native	5
Native Hawaiian and Pacific Islander	4
Other	65
Identified by two or more	74

### NJ - New Jersey

Population	
Total Population	8,791,894
Housing Status ( in housing units unless noted )	
Total	3,553,562
Occupied	3,214,360
Owner-occupied	2,102,465
Population in owner-occupied ( number of individuals )	5,859,337
Renter-occupied	1,111,895
Population in renter-occupied ( number of individuals )	2,745,681
Vacant	339,202
Vacant: for rent	92,118
Vacant: for sale	39,260
Vacant: for seasonal/recreational/occasional use	134,903

Population by Sex/Age	
Male	4,279,600
Female	4,512,294
Under 18	2,065,214
18 & over	6,726,680
20 - 24	541,238
25 - 34	1,109,801
35 - 49	1,942,813
50 - 64	1,720,845
65 & over	1,185,993

Population by Ethnicity	
Hispanic or Latino	1,555,144
Non Hispanic or Latino	7,236,750

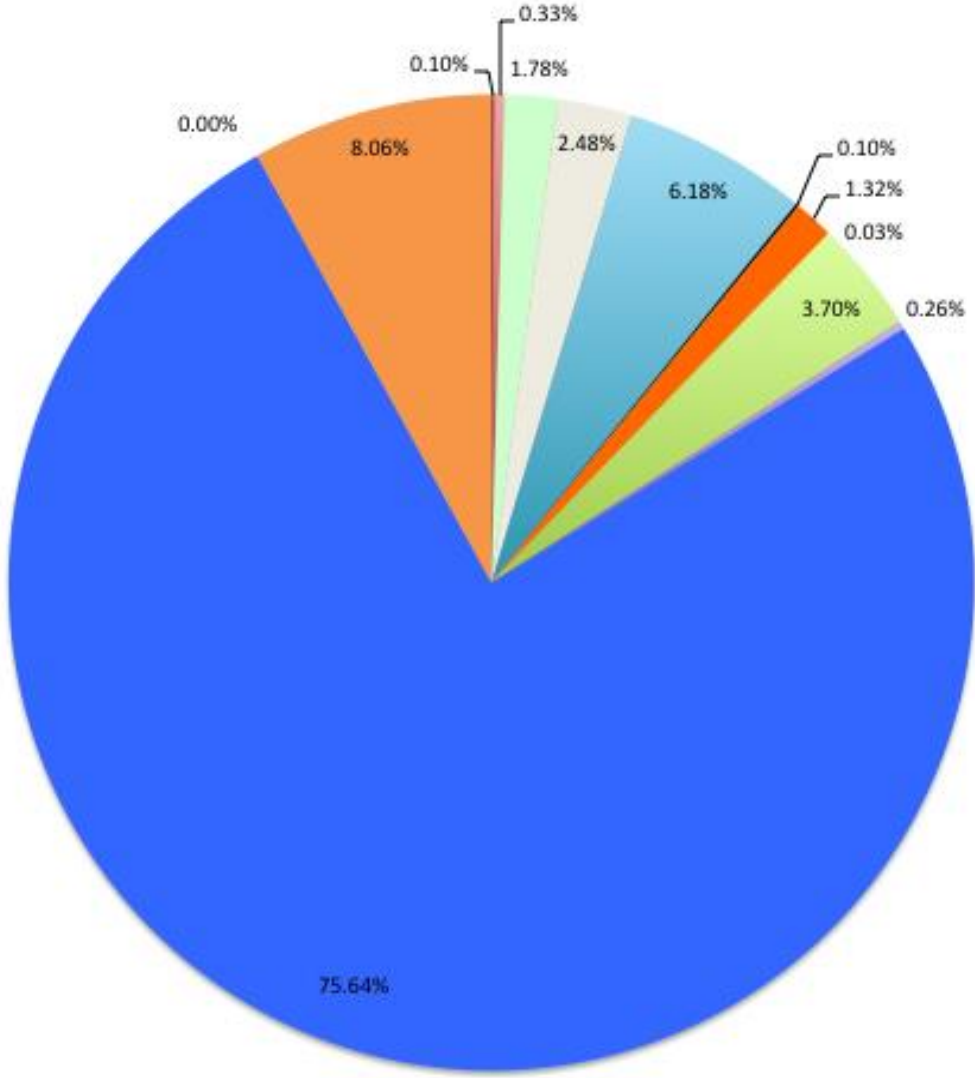
Population by Race	
White	6,029,248
African American	1,204,826
Asian	725,726
American Indian and Alaska Native	29,026
Native Hawaiian and Pacific Islander	3,043
Other	559,722
Identified by two or more	240,303

**Tabernacle Township Total Property Summary by Property Class**

Row Labels	Values			% Lots	% Acres	% Assess
	Sum of Number of Lots	Sum of Acreage	Sum of Total Assmnt			
Cemeteries	3	14.56	\$330,800	0.10%	0.05%	0.04%
Church & Charitable	10	39.84	\$5,740,600	0.33%	0.14%	0.71%
Commerical	54	328.96	\$21,868,200	1.78%	1.19%	2.69%
Farm (House)	75	385.10	\$19,298,800	2.48%	1.39%	2.37%
Farm (Qualified)	187	9148.36	\$2,921,400	6.18%	32.96%	0.36%
Industrial	3	8.34	\$779,100	0.10%	0.03%	0.10%
Other Exempt	40	1319.90	\$8,640,500	1.32%	4.76%	1.06%
Other School	1	5.77	\$908,100	0.03%	0.02%	0.11%
Public Property	112	9860.24	\$9,674,100	3.70%	35.53%	1.19%
Public School	8	250.08	\$47,945,300	0.26%	0.90%	5.89%
Residential	2289	4526.05	\$686,007,600	75.64%	16.31%	84.32%
Telephone	0	0.00	\$947,685	0.00%	0.00%	0.12%
Vacant	244	1865.55	\$8,517,000	8.06%	6.72%	1.05%
<b>Grand Total</b>	<b>3026</b>	<b>27752.74</b>	<b>\$813,579,185</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

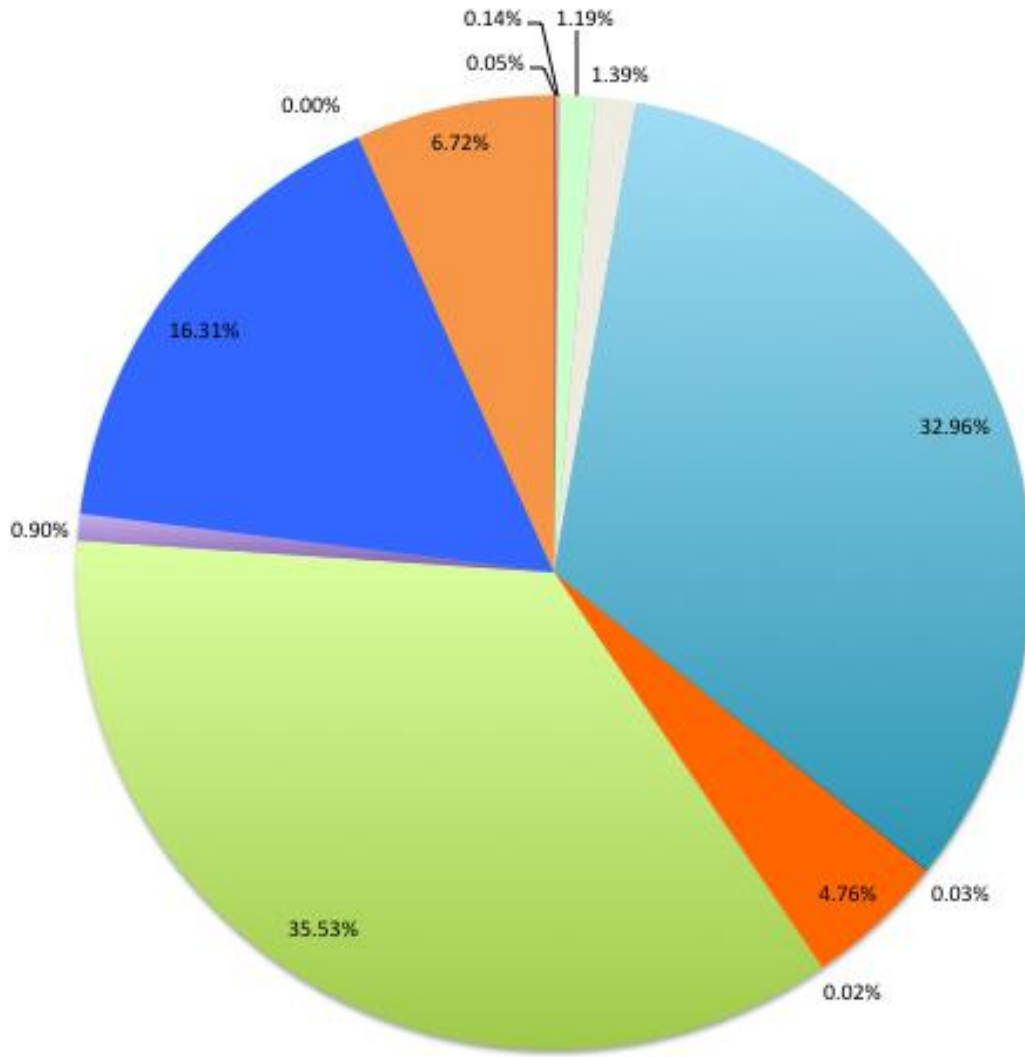
Source : Raw data from 2012 tax information on [www.njactb.org](http://www.njactb.org) (NJ Association of County Tax Boards)

## Tabernacle Township Lots by Property Class



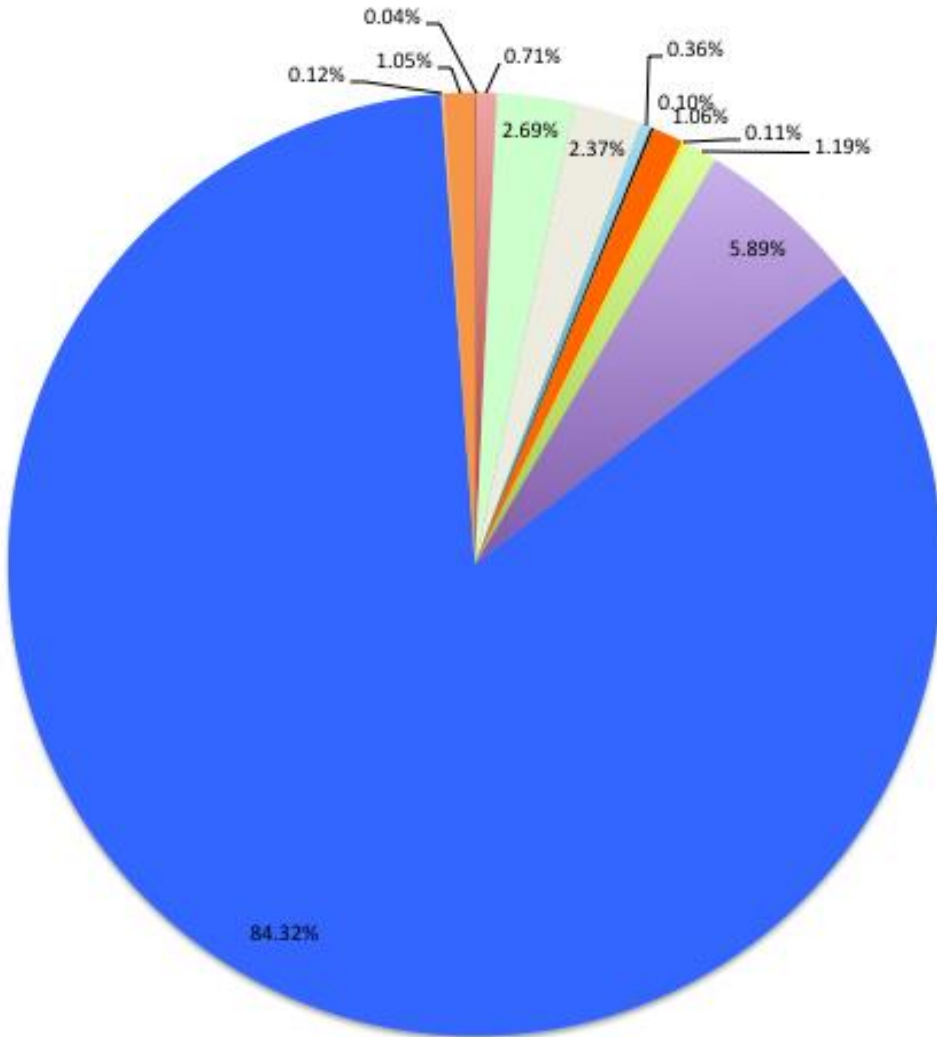
- Cemeteries
- Church & Charitable
- Commerical
- Farm (House)
- Farm (Qualified)
- Industrial
- Other Exempt
- Other School
- Public Property
- Public School
- Residential
- Telephone
- Vacant

### Tabernacle Township Acres by Property Class



- Cemeteries
- Church & Charitable
- Commerical
- Farm (House)
- Farm (Qualified)
- Industrial
- Other Exempt
- Other School
- Public Property
- Public School
- Residential
- Telephone
- Vacant

## Tabernacle Township Assessments by Property Class



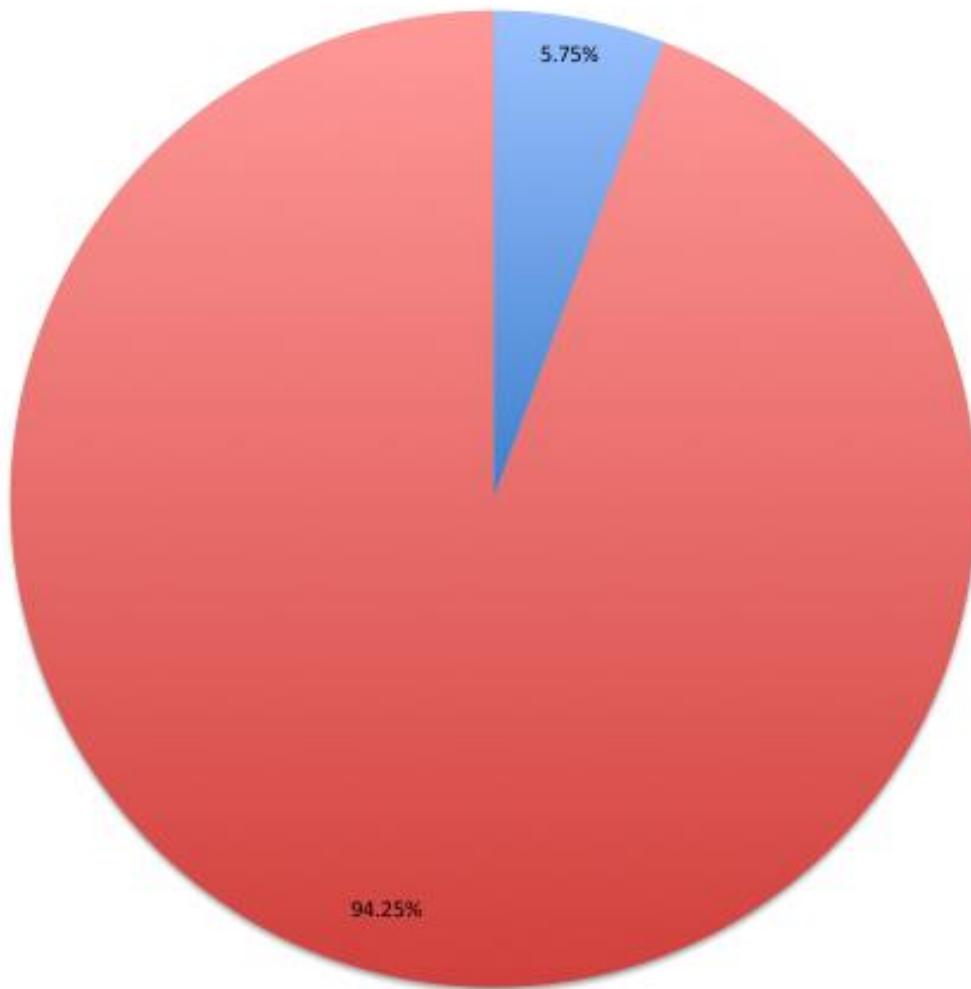
- Cemeteries
- Church & Charitable
- Commerical
- Farm (House)
- Farm (Qualified)
- Industrial
- Other Exempt
- Other School
- Public Property
- Public School
- Residential
- Telephone
- Vacant

**Tabernacle Township Total Property Summary by Taxable/Not Taxable then by Property Class**

Row Labels	Values			Not Taxable		
	Sum of Number of Lots	Sum of Acreage	Sum of Total Assmnt	% Lots	% Acres	% Assess
▼ N	174	11490.39	\$73,239,400			
Cemeteries	3	14.56	\$330,800	1.72%	0.13%	0.45%
Church & Charitable	10	39.84	\$5,740,600	5.75%	0.35%	7.84%
Other Exempt	40	1319.90	\$8,640,500	22.99%	11.49%	11.80%
Other School	1	5.77	\$908,100	0.57%	0.05%	1.24%
Public Property	112	9860.24	\$9,674,100	64.37%	85.81%	13.21%
Public School	8	250.08	\$47,945,300	4.60%	2.18%	65.46%
▼ Y	2852	16262.35	\$740,339,785			
Commerical	54	328.96	\$21,868,200	1.89%	2.02%	2.95%
Farm (House)	75	385.10	\$19,298,800	2.63%	2.37%	2.61%
Farm (Qualified)	187	9148.36	\$2,921,400	6.56%	56.25%	0.39%
Industrial	3	8.34	\$779,100	0.11%	0.05%	0.11%
Residential	2289	4526.05	\$686,007,600	80.26%	27.83%	92.66%
Telephone	0	0.00	\$947,685	0.00%	0.00%	0.13%
Vacant	244	1865.55	\$8,517,000	8.56%	11.47%	1.15%
<b>Grand Total</b>	<b>3026</b>	<b>27752.74</b>	<b>\$813,579,185</b>			
			<b>Total Not Taxable</b>	<b>5.75%</b>	<b>41.40%</b>	<b>9.00%</b>
			<b>Total Taxable</b>	<b>94.25%</b>	<b>58.60%</b>	<b>91.00%</b>

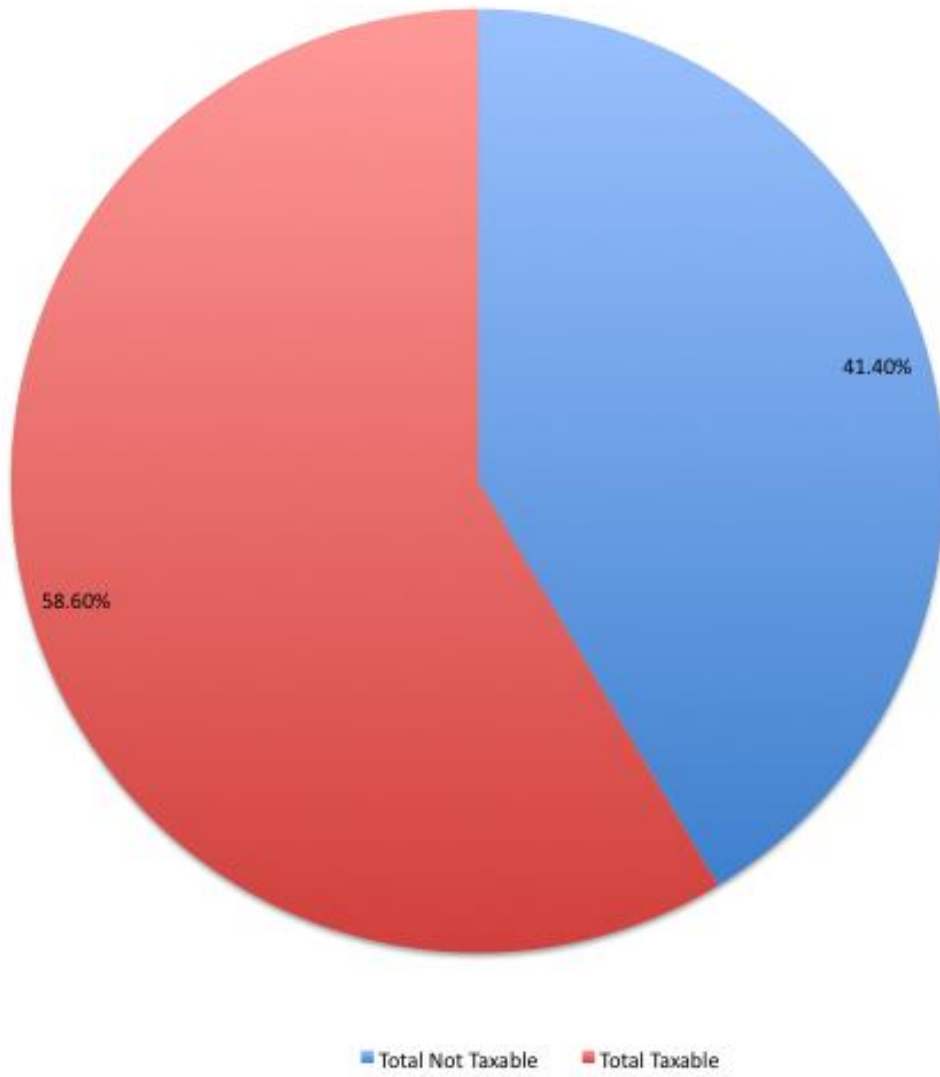
Source : Raw data from 2012 tax information on [www.njactb.org](http://www.njactb.org) (NJ Association of County Tax Boards)

**Tabernacle Township  
Taxable/Not Taxable Lots**

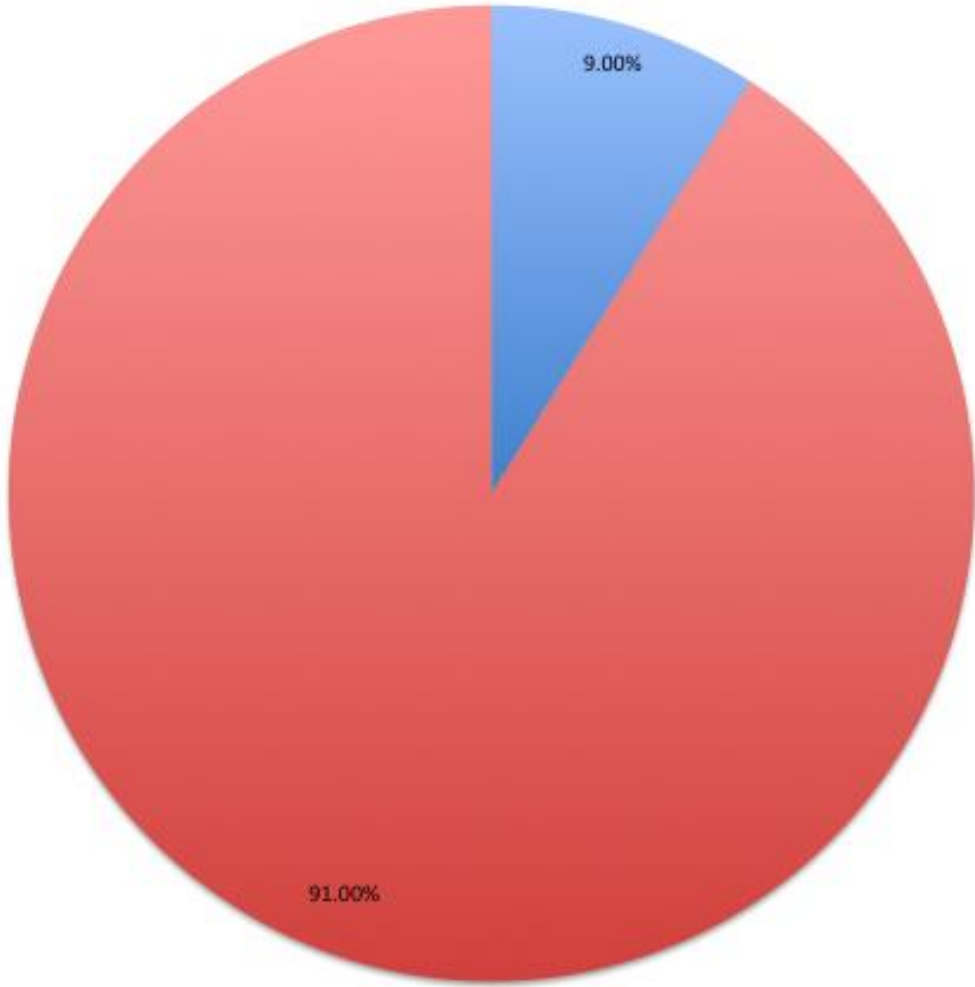


■ Total Not Taxable ■ Total Taxable

**Tabernacle Township  
Taxable / Not Taxable Acres**

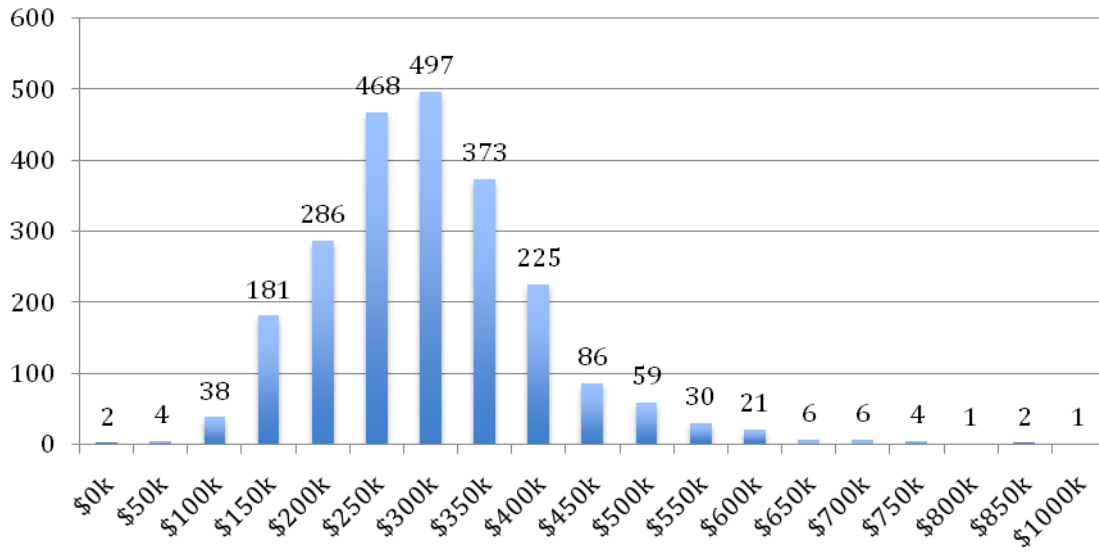


**Tabernacle Township  
Taxable/Not Taxable Assessments**



■ Total Not Taxable ■ Total Taxable

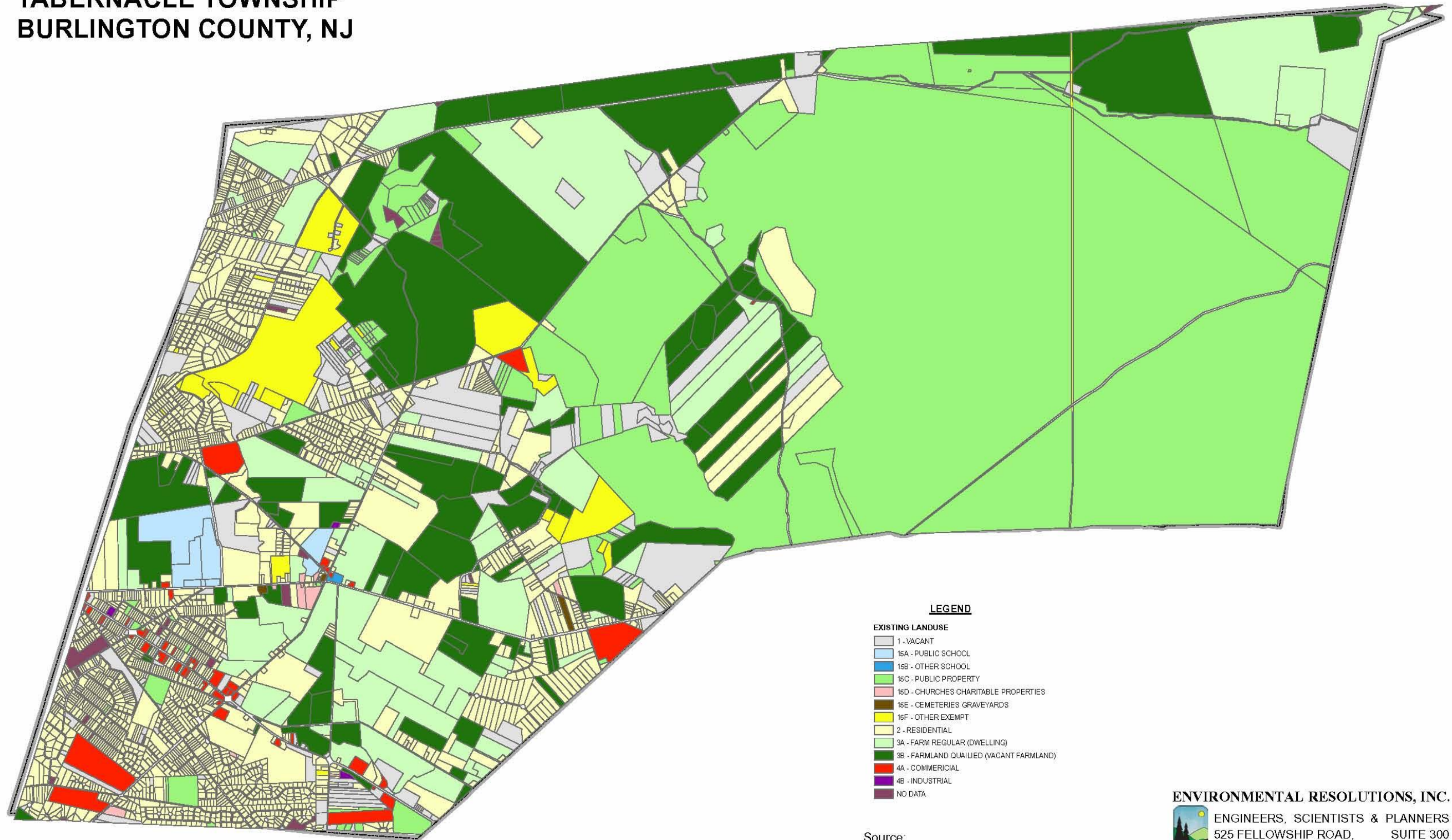
## Tabernacle Township Residential Count by Assessment Range



**APPENDIX E**  
**TABERNACLE TOWNSHIP MAPS**

# EXISTING LAND USE MAP

TABERNACLE TOWNSHIP  
BURLINGTON COUNTY, NJ

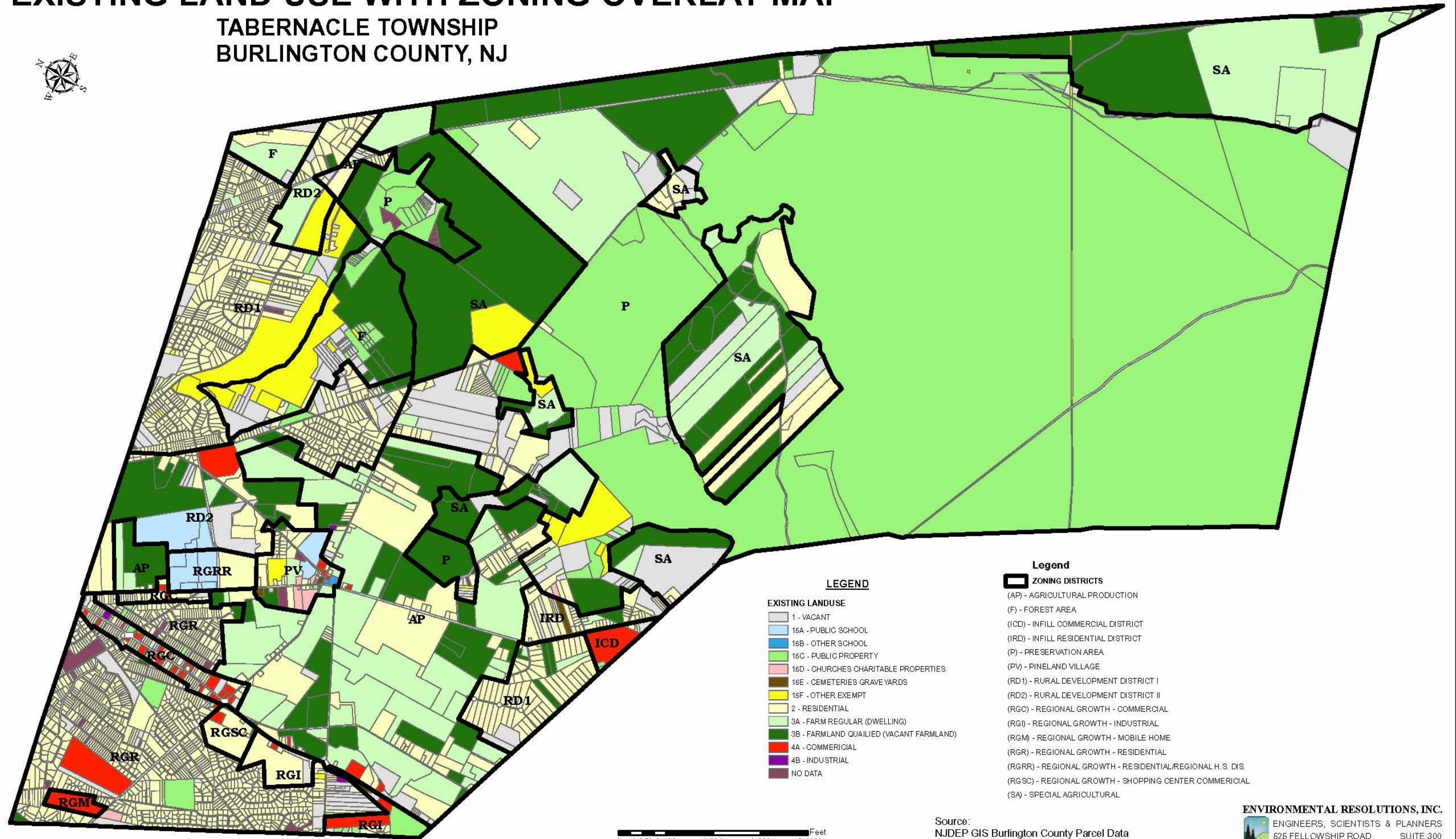


Source:  
NJDEP GIS Burlington County Parcel Data.

**ENVIRONMENTAL RESOLUTIONS, INC.**  
ENGINEERS, SCIENTISTS & PLANNERS  
525 FELLOWSHIP ROAD, SUITE 300  
MT. LAUREL, NEW JERSEY 08054-1719

# EXISTING LAND USE WITH ZONING OVERLAY MAP

TABERNAACLE TOWNSHIP  
BURLINGTON COUNTY, NJ



**LEGEND**

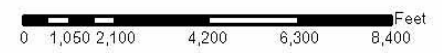
**EXISTING LANDUSE**

1 - VACANT
15A - PUBLIC SCHOOL
15B - OTHER SCHOOL
15C - PUBLIC PROPERTY
15D - CHURCHES CHARITABLE PROPERTIES
15E - CEMETERIES GRAVE YARDS
15F - OTHER EXEMPT
2 - RESIDENTIAL
3A - FARM REGULAR (DWELLING)
3B - FARMLAND QUALIFIED (VACANT FARMLAND)
4A - COMMERCIAL
4B - INDUSTRIAL
NO DATA

**Legend**

**ZONING DISTRICTS**

(AP) - AGRICULTURAL PRODUCTION
(F) - FOREST AREA
(ICD) - INFILL COMMERCIAL DISTRICT
(IRD) - INFILL RESIDENTIAL DISTRICT
(P) - PRESERVATION AREA
(PV) - PINELAND VILLAGE
(RD1) - RURAL DEVELOPMENT DISTRICT I
(RD2) - RURAL DEVELOPMENT DISTRICT II
(RGC) - REGIONAL GROWTH - COMMERCIAL
(RGI) - REGIONAL GROWTH - INDUSTRIAL
(RGM) - REGIONAL GROWTH - MOBILE HOME
(RGR) - REGIONAL GROWTH - RESIDENTIAL
(RGR) - REGIONAL GROWTH - RESIDENTIAL/REGIONAL H.S. DIS.
(RGSC) - REGIONAL GROWTH - SHOPPING CENTER COMMERCIAL
(SA) - SPECIAL AGRICULTURAL



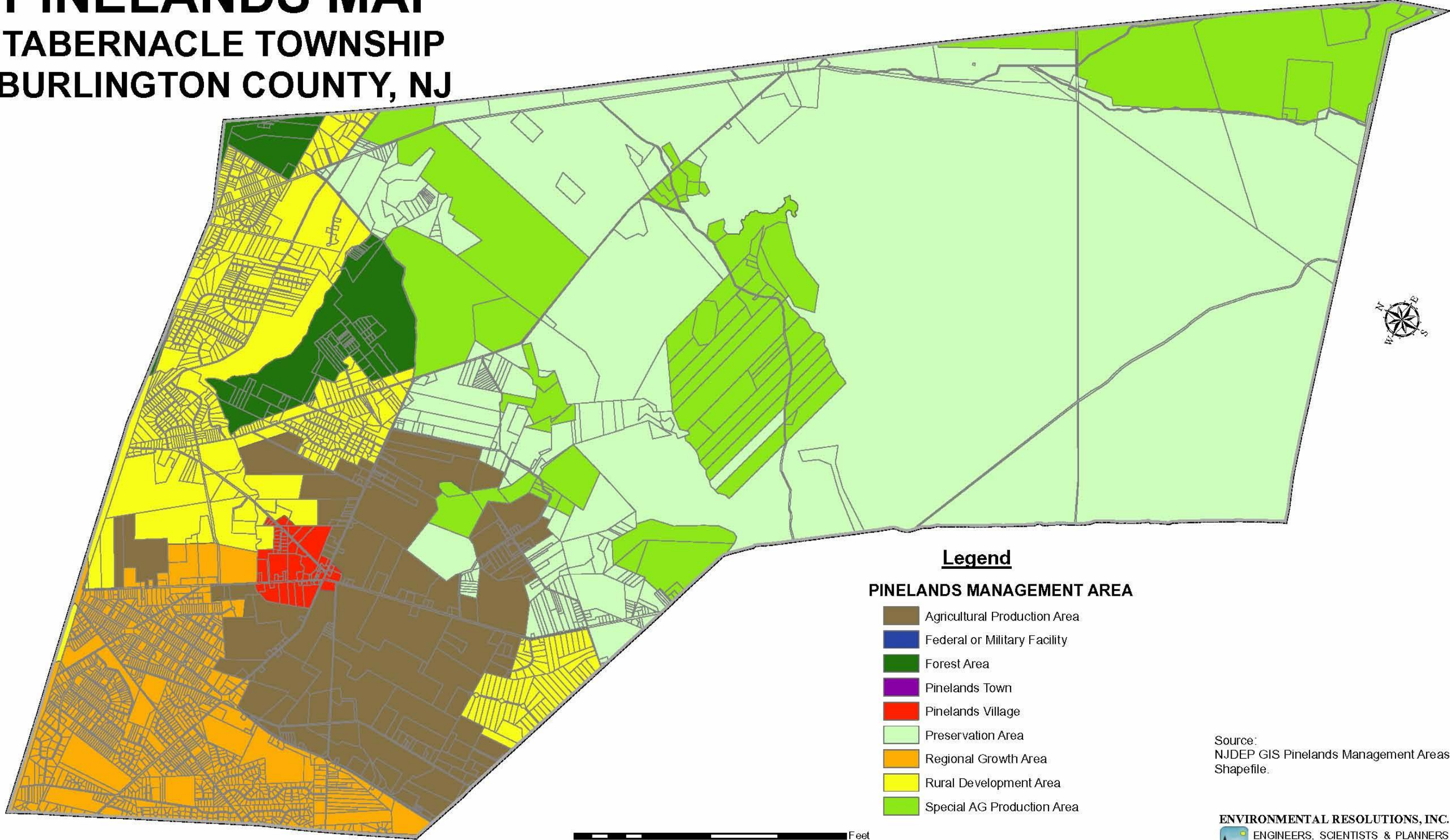
Source:  
NJDEP GIS Burlington County Parcel Data  
& Existing Tabernacle Twp. Zoning Map.

**ENVIRONMENTAL RESOLUTIONS, INC.**  
ENGINEERS, SCIENTISTS & PLANNERS  
525 FELLOWSHIP ROAD, SUITE 300  
MT. LAUREL, NEW JERSEY 08054-1719

# PINELANDS MAP

## TABERNAACLE TOWNSHIP

### BURLINGTON COUNTY, NJ

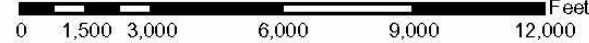


#### Legend

#### PINELANDS MANAGEMENT AREA

- Agricultural Production Area
- Federal or Military Facility
- Forest Area
- Pinelands Town
- Pinelands Village
- Preservation Area
- Regional Growth Area
- Rural Development Area
- Special AG Production Area

Source:  
NJDEP GIS Pinelands Management Areas  
Shapefile.

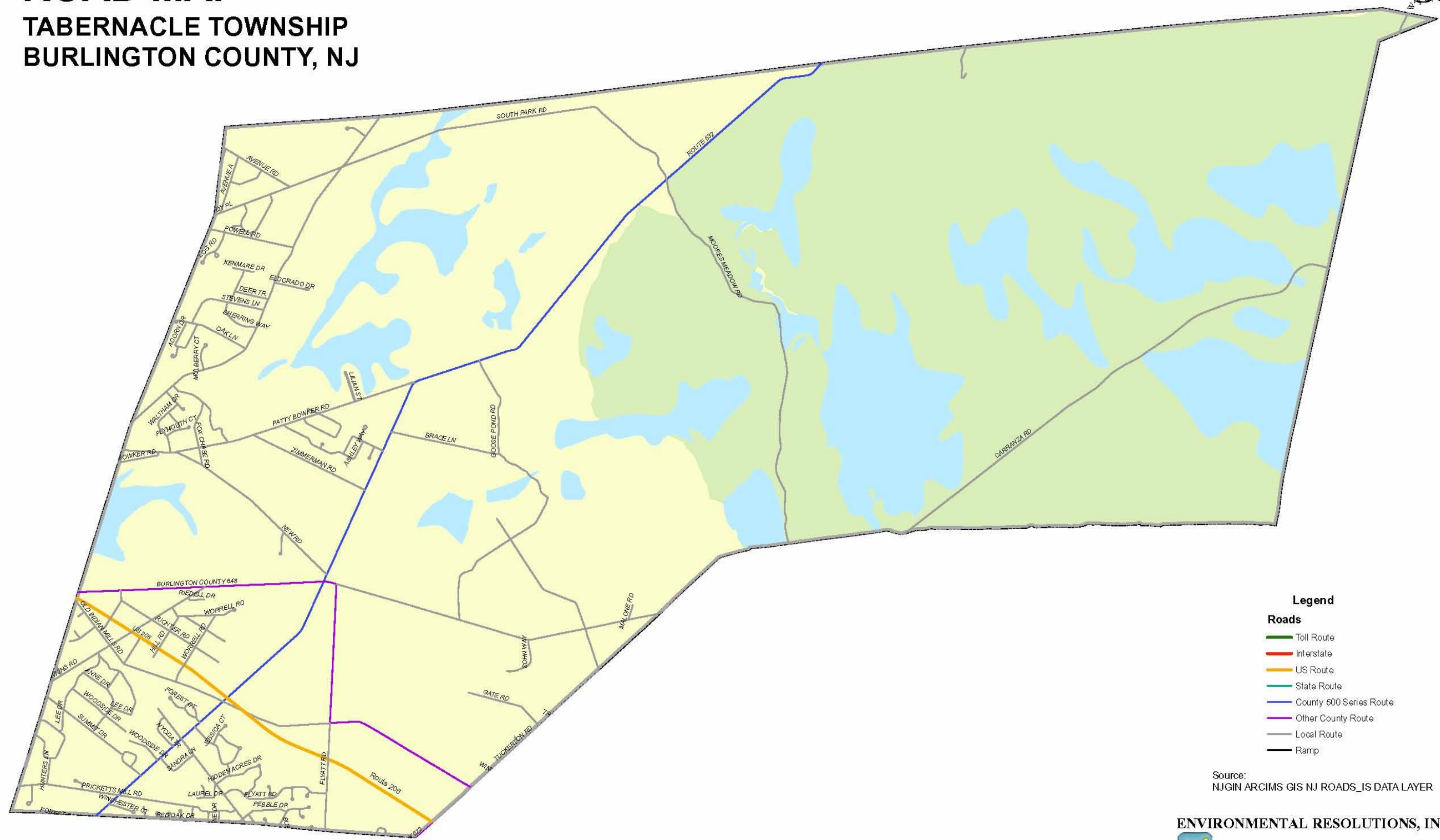


**ENVIRONMENTAL RESOLUTIONS, INC.**  
ENGINEERS, SCIENTISTS & PLANNERS  
525 FELLOWSHIP ROAD, SUITE 300  
MT. LAUREL, NEW JERSEY 08054-1719

# ROAD MAP

## TABERNACLE TOWNSHIP

### BURLINGTON COUNTY, NJ



- Legend**
- Roads**
- Toll Route
  - Interstate
  - US Route
  - State Route
  - County 500 Series Route
  - Other County Route
  - Local Route
  - Ramp

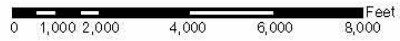
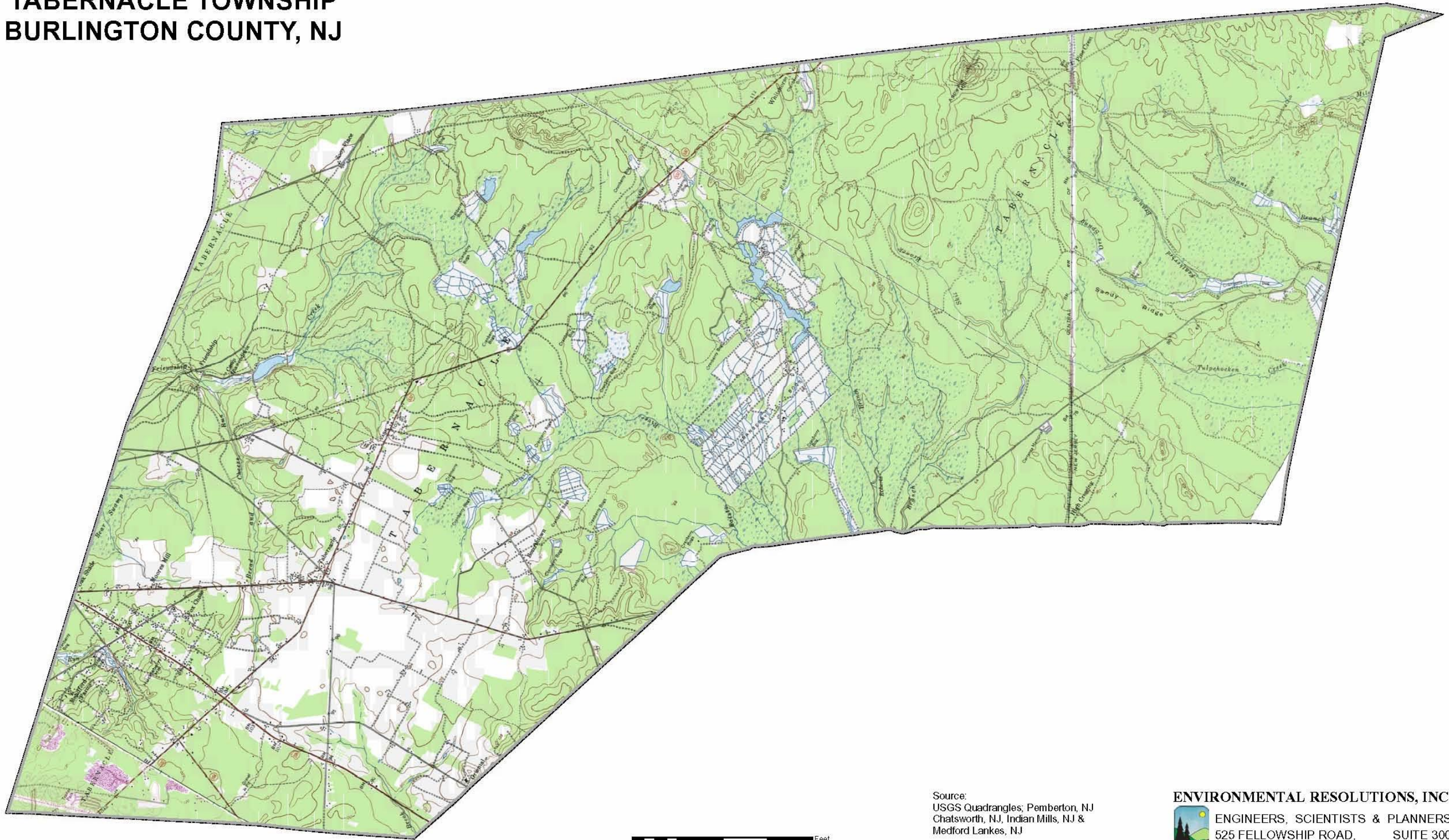
Source:  
NJGIN ARCIMS GIS NJ ROADS\_IS DATA LAYER

**ENVIRONMENTAL RESOLUTIONS, INC.**  
 ENGINEERS, SCIENTISTS & PLANNERS  
 525 FELLOWSHIP ROAD, SUITE 300  
 MT. LAUREL, NEW JERSEY 08054-1719

# USGS MAP

## TABERNACLE TOWNSHIP

### BURLINGTON COUNTY, NJ



Source:  
USGS Quadrangles; Pemberton, NJ  
Chatsworth, NJ, Indian Mills, NJ &  
Medford Larkes, NJ

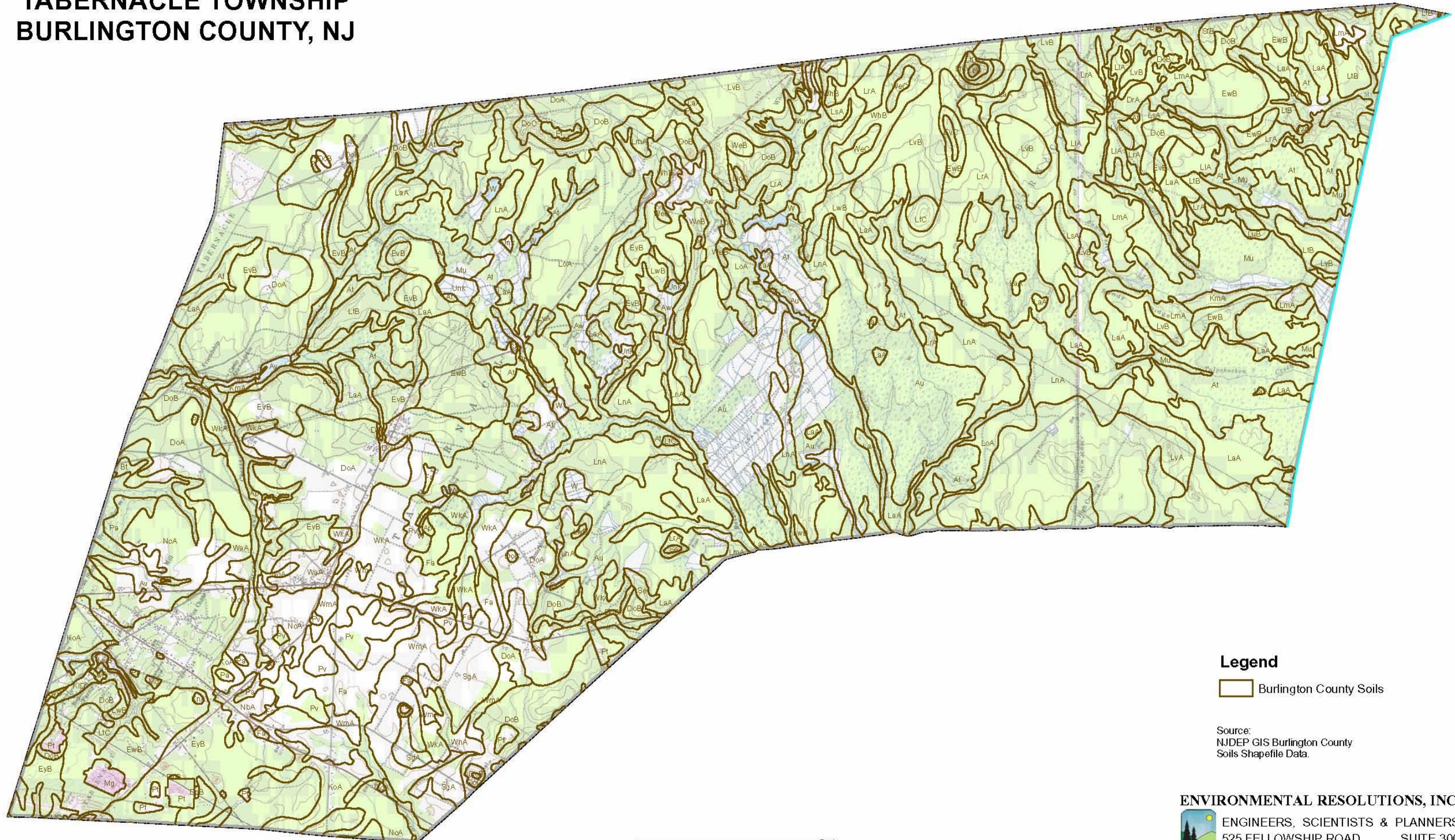
**ENVIRONMENTAL RESOLUTIONS, INC.**




ENGINEERS, SCIENTISTS & PLANNERS  
525 FELLOWSHIP ROAD, SUITE 300  
MT. LAUREL, NEW JERSEY 08054-1719

# SOILS MAP

## TABERNAACLE TOWNSHIP BURLINGTON COUNTY, NJ



### Legend

 Burlington County Soils

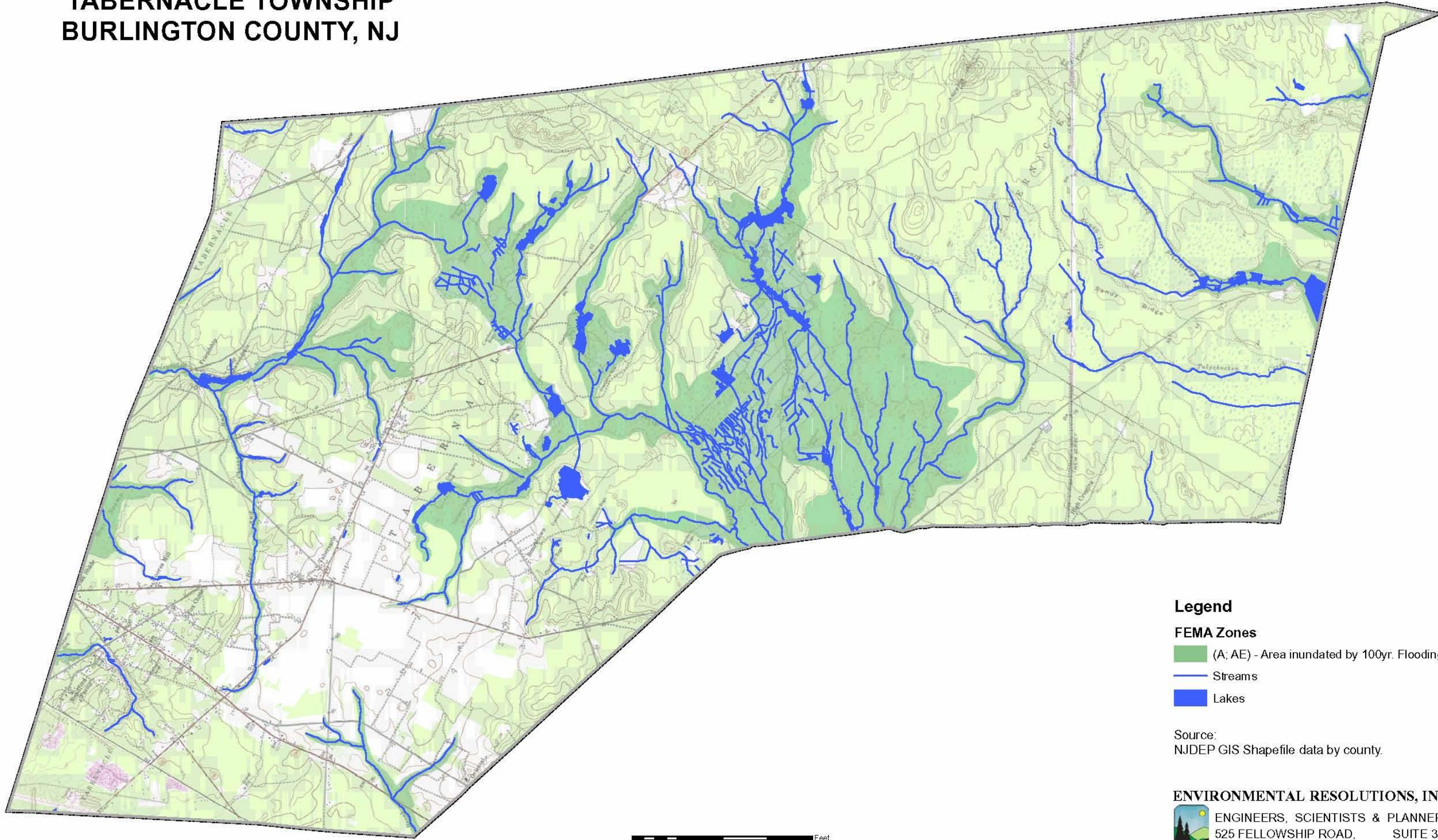
Source:  
NJDEP GIS Burlington County  
Soils Shapefile Data.



**ENVIRONMENTAL RESOLUTIONS, INC.**  
ENGINEERS, SCIENTISTS & PLANNERS  
525 FELLOWSHIP ROAD, SUITE 300  
MT. LAUREL, NEW JERSEY 08054-1719

# FLOODPLAIN MAP

TABERNACLE TOWNSHIP  
BURLINGTON COUNTY, NJ



### Legend

- FEMA Zones**
- (A; AE) - Area inundated by 100yr. Flooding
  - Streams
  - Lakes

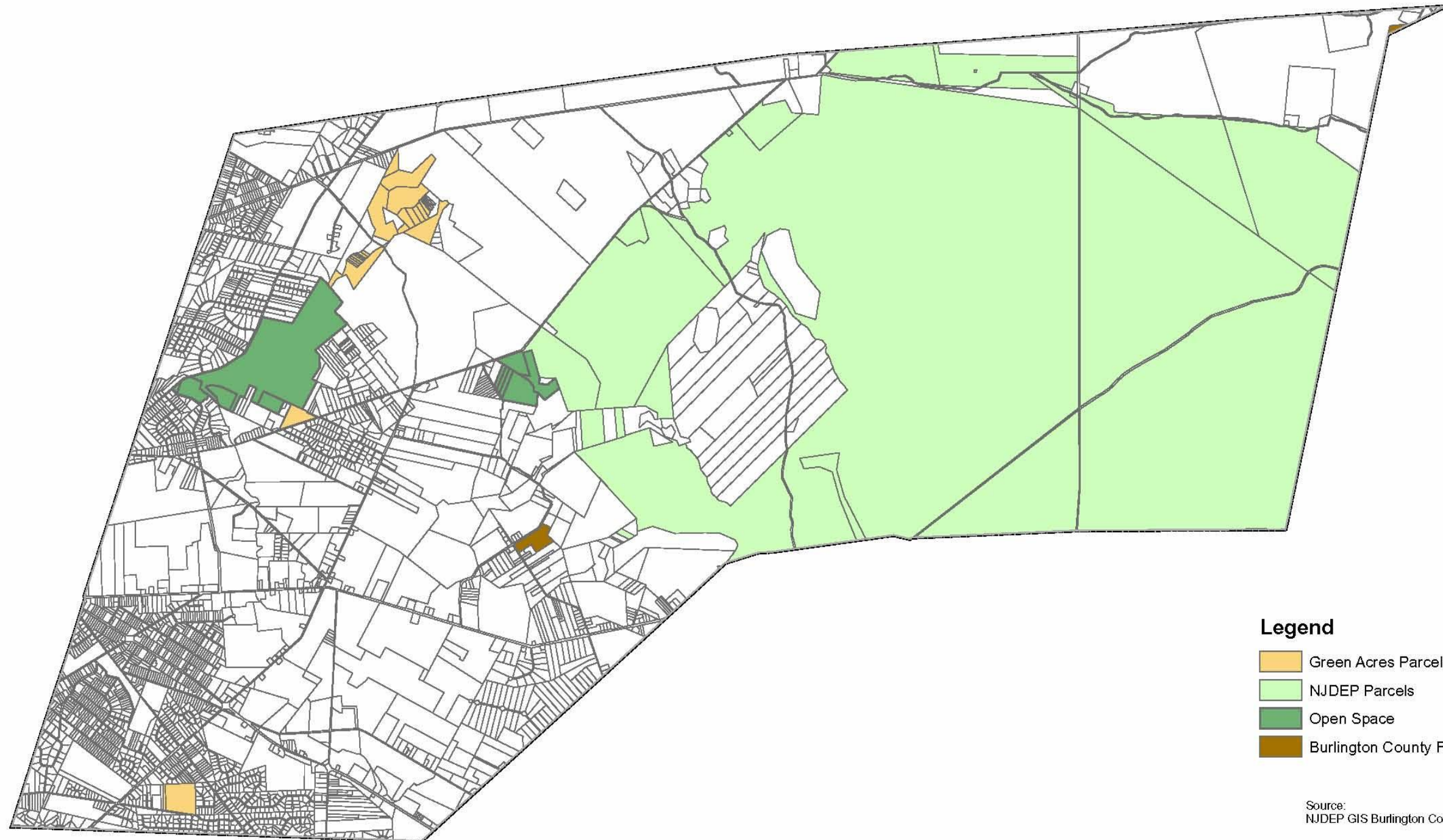
Source:  
NJDEP GIS Shapefile data by county.



**ENVIRONMENTAL RESOLUTIONS, INC.**  
ENGINEERS, SCIENTISTS & PLANNERS  
525 FELLOWSHIP ROAD, SUITE 300  
MT. LAUREL, NEW JERSEY 08054-1719

# OPEN SPACE MAP

TABERNACLE TOWNSHIP  
BURLINGTON COUNTY, NJ



### Legend

-  Green Acres Parcels
-  NJDEP Parcels
-  Open Space
-  Burlington County Farmland Preservation

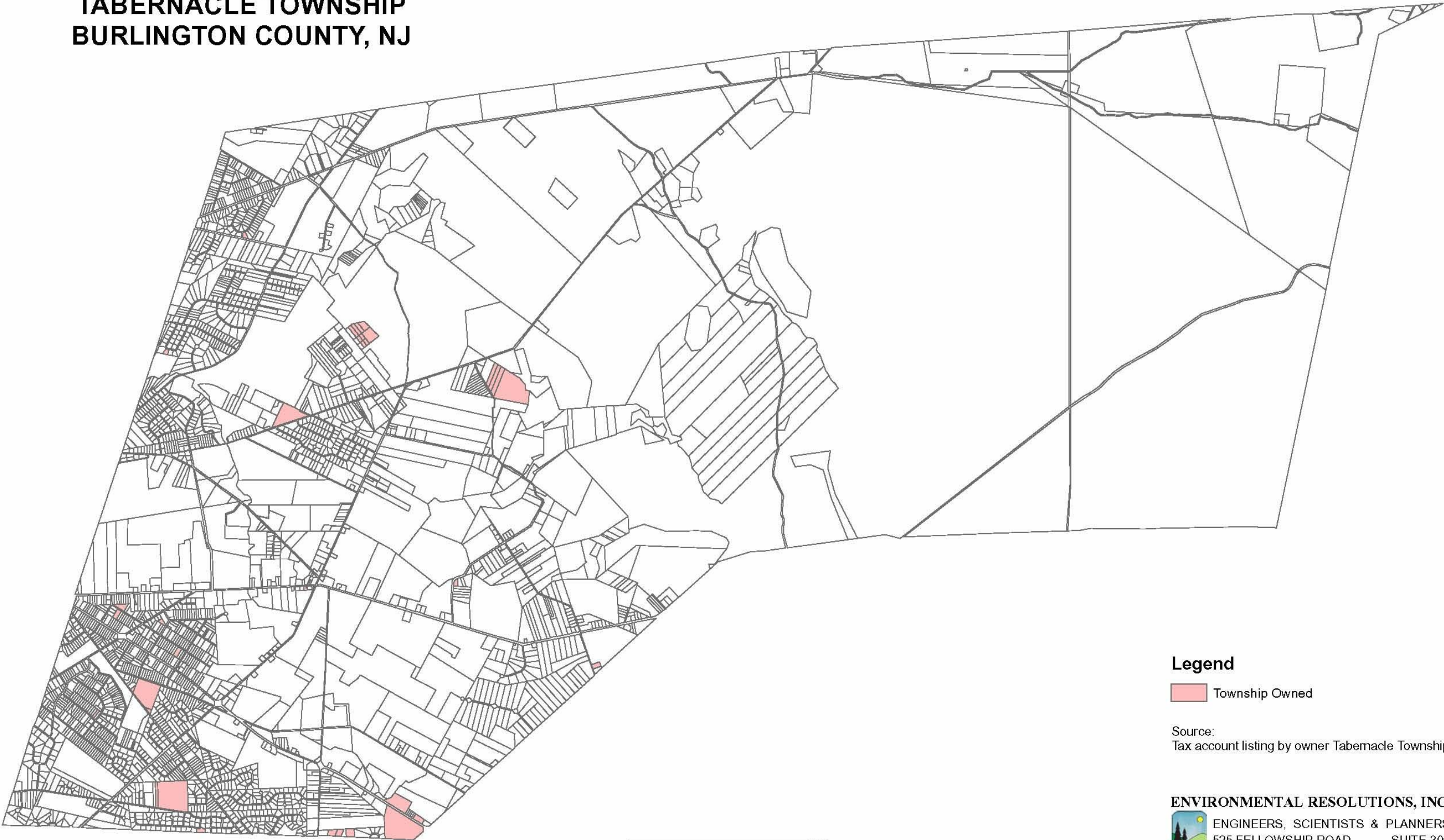
Source:  
NJDEP GIS Burlington County Parcel Data.




**ENVIRONMENTAL RESOLUTIONS, INC.**  
ENGINEERS, SCIENTISTS & PLANNERS  
525 FELLOWSHIP ROAD, SUITE 300  
MT. LAUREL, NEW JERSEY 08054-1719

# TOWNSHIP OWNED LAND


TABERNAACLE TOWNSHIP  
BURLINGTON COUNTY, NJ



### Legend

 Township Owned

Source:  
Tax account listing by owner Tabernacle Township

**ENVIRONMENTAL RESOLUTIONS, INC.**  
 ENGINEERS, SCIENTISTS & PLANNERS  
525 FELLOWSHIP ROAD, SUITE 300  
MT. LAUREL, NEW JERSEY 08054-1719



# VACANT LAND MAP

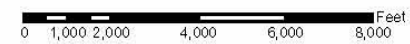
TABERNACLE TOWNSHIP  
BURLINGTON COUNTY, NJ



### Legend

-  Tabernacle Township Boundary
-  Vacant Parcels
-  No Information

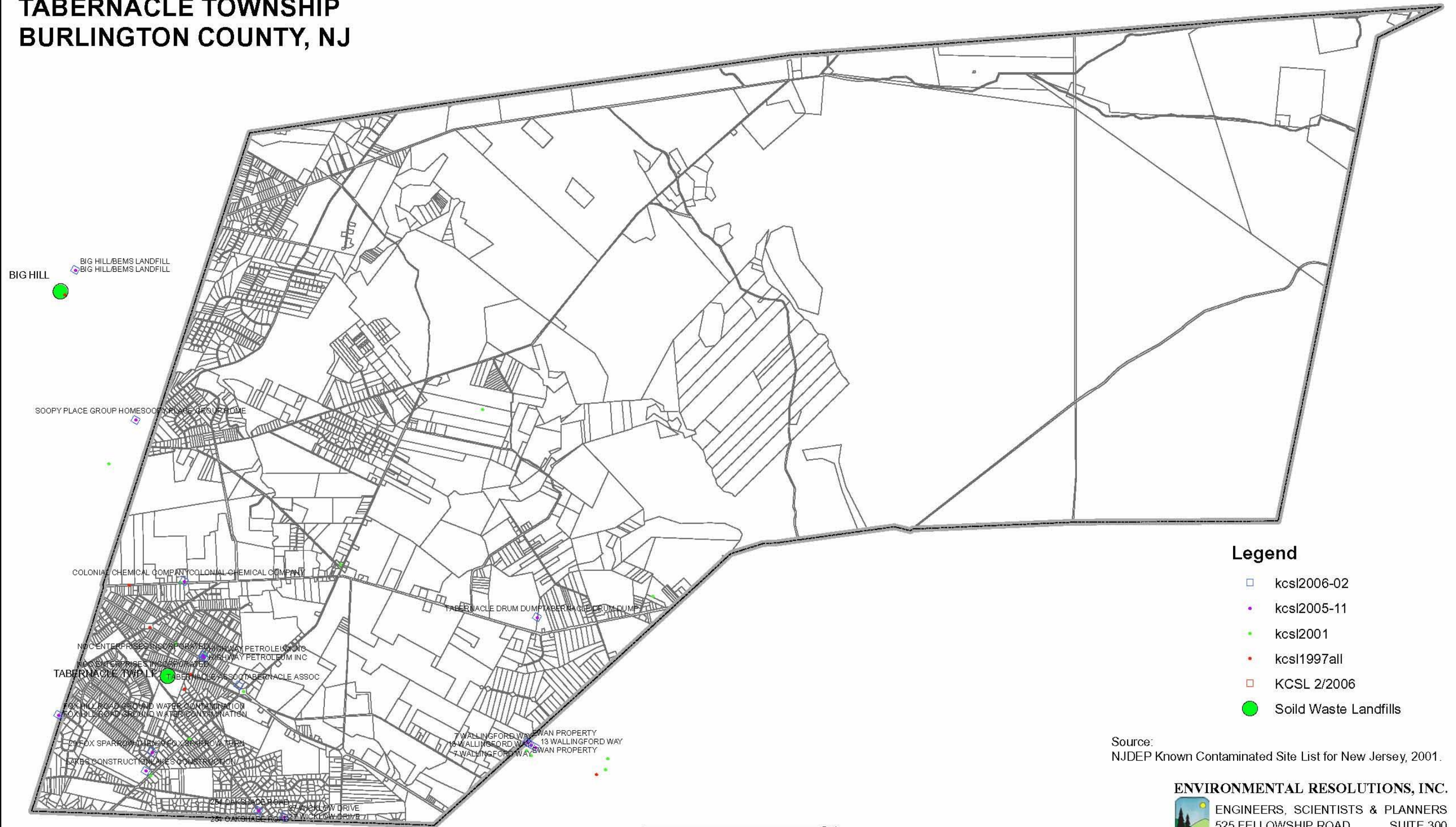
Source:  
NJDEP GIS Burlington County Parcel Data



**ENVIRONMENTAL RESOLUTIONS, INC.**  
ENGINEERS, SCIENTISTS & PLANNERS  
525 FELLOWSHIP ROAD, SUITE 300  
MT. LAUREL, NEW JERSEY 08054-1719

# KNOWN CONTAMINATED SITES - ALL YEARS MAP

TABERNAACLE TOWNSHIP  
BURLINGTON COUNTY, NJ



## Legend

- kcsI2006-02
- kcsI2005-11
- kcsI2001
- kcsI1997all
- KCSL 2/2006
- Solid Waste Landfills

Source:  
NJDEP Known Contaminated Site List for New Jersey, 2001.

**ENVIRONMENTAL RESOLUTIONS, INC.**

ENGINEERS, SCIENTISTS & PLANNERS  
525 FELLOWSHIP ROAD, SUITE 300  
MT. LAUREL, NEW JERSEY 08054-1719

**APPENDIX F**  
**SAMPLE PINELANDS COMMISSION ORDINANCE**

**ORDINANCE # \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER XVII, ZONING, OF THE CODE OF THE TOWNSHIP OF TABERNACLE, COUNTY OF BURLINGTON, AND STATE OF NEW JERSEY**

**BE IT ORDAINED** by the Township Committee of the Township of Tabernacle, County of Burlington, State of New Jersey, as follows:

**I. PURPOSE:** The purpose of this Ordinance is to amend Chapter XVII, Zoning, of the Code of the Township of Tabernacle in response to amendments to the Pinelands Comprehensive Management Plan related to cluster development, wetlands management and forestry, effective April 6, 2009, December 1, 2009 and March 1, 2010, respectively.

**II.** Article I, General Provisions, §17-5.1, “Definitions,” is hereby amended by replacing or adding the following definitions:

**Artificial Regeneration** - The establishment of tree cover through direct or supplemental seeding or planting.

**Bedding** – A silvicultural practice involving the preparation of land before planting in the form of small mounds so as to concentrate topsoil and elevate the root zone of seedlings above temporary standing water.

**Broadcast Scarification** - A silvicultural practice involving the dragging of cut trees or other objects across a parcel to remove or reduce above-ground shrub cover, debris, leaf litter and humus without disturbance to mineral soil horizons and associated roots.

**Clearcutting** - A silvicultural practice involving removal of an entire forest stand in one cutting for purposes of regeneration either obtained artificially, by natural seed or from advanced regeneration. Clearcutting typically results in the removal of all woody vegetation from a parcel in preparation for the establishment of new trees; however, some trees may be left on the parcel.

**Coppicing** - A silvicultural practice involving the production of forest stands from vegetative sprouting by the trees that are harvested (stump sprouts, root suckers, and naturally rooted layers). Coppicing typically involves short rotations with dense stands of short trees.

**Disking** - A silvicultural practice involving the drawing of one or more heavy, round, concave, sharpened, freely rotating steel disks across a site for the purposes of cutting through soil and roots or cutting and turning a furrow over an area.

**Drum Chopping** - A silvicultural practice involving the drawing of a large cylindrical drum with cutting blades mounted parallel to its axis across a site to break up slash, crush scrubby vegetation prior to burning or planting or to chop up and disturb the organic turf and roots in the upper foot of soil.

**Forestry** - The planting, cultivating and harvesting of trees for the production of wood products, including firewood or for forest health. It includes such practices as reforestation, site preparation and other silvicultural practices, including but not limited to artificial regeneration, bedding, broadcast scarification, clearcutting, coppicing, disking, drum chopping, group selection, individual selection, natural regeneration, root raking, seed tree cut, shelterwood cut and thinning. For purposes of this Chapter, the following activities shall not be defined as forestry:

- a. Removal of trees located on a parcel of land one acre or less on which a dwelling has been constructed;
- b. Horticultural activities involving the planting, cultivating or harvesting of nursery stock or Christmas trees;
- c. Removal of trees necessitated by the development of the parcel as otherwise authorized by this Chapter;
- d. Removal of trees necessary for the maintenance of utility or public rights-of-way;
- e. Removal or planting of trees for the personal use of the parcel owner; and
- f. Removal of trees for public safety.

**Forest Stand** - A uniform group of trees of similar species, composition, size, age and similar forest structure.

**Group Selection** - A silvicultural practice whereby a group of trees is periodically selected to be removed from a large area so that age and size classes of the reproduction are mixed.

**Impervious Surface** — Any surface that has been compacted or covered with a layer of material so that it prevents, impedes or slows infiltration or absorption of fluid, including stormwater directly into the ground, and results in either reduced groundwater recharge or increased stormwater runoff sufficient to be classified as impervious in Urban Areas by the United States Department of Agriculture, Natural Resources Conservation Service Title 210 - Engineering, 210-3-1 - Small Watershed Hydrology (WINTR-55) Version 1.0. Such surfaces may have varying degrees of permeability.

**Individual Selection** - A silvicultural practice whereby single trees are periodically selected to be removed from a large area so that age and size classes of the reproduction are mixed.

**Natural Regeneration** - The establishment of a plant or plant age class from natural seeding, sprouting, suckering or layering.

**Permeability** - The rate at which water moves through a unit area of soil, rock, or other material at hydraulic gradient of one.

**Pinelands Native Forest Type** – See N.J.A.C. 7:50-6.43.

**Resource Management System Plan**- A plan, prepared in accordance with the United States Department of Agriculture, Natural Resources Conservation Service New Jersey Field Office Technical Guide, dated June 2005. Such plans shall prescribe needed land treatment and related conservation and natural resources management measures, including forest management practices, for the conservation, protection and development of natural resources, the maintenance and enhancement of agricultural or horticultural productivity, and the control and prevention of non-point source pollution; and establish criteria for resource sustainability of soil, water, air, plants and animals.

**Root Raking** - A silvicultural practice involving the drawing of a set of tines, mounted on the front or trailed behind a tractor, over an area to thoroughly disturb tree and vegetation roots and/or to collect stumps and slash.

**Seed Tree Cut** - A silvicultural practice involving the removal of old forest stand in one cutting, except for a small number of trees left singly, in small groups or narrow strips, as a source of seed for natural regeneration.

**Shelterwood Cut** - A silvicultural practice involving the establishment of a new, essentially even-aged forest stand from release, typically in a series of cuttings, of new trees started under the old forest stand. A shelterwood cut involves the establishment of the new forest stand before the old forest stand is removed.

**Thinning** - A silvicultural practice involving the removal of competing trees to favor certain species, sizes and qualities of trees.

**Wetlands Management** - The establishment of a characteristic wetland or the removal of exotic species or Phragmites from a wetland in accordance with the standards of N.J.A.C. 7:50-6.10. For purposes of this definition, exotic species are those that are not indigenous to North America.

**III.** Article II, General District Regulations, §17-19, “Principal Use,” is hereby amended by replacing the first sentence with the following:

No more than one (1) principal use shall be located on one (1) lot, except for forestry, agriculture, horticulture, fish and wildlife management, wetlands management, and recreational development on agricultural lands.

IV. Article II, General District Regulations, §17-33, Pinelands Development Credits, is hereby amended by replacing Sections 17-33.5.b.1, 2 and 3 with the following:

1. In the Preservation Area District: Berry agriculture; horticulture of native Pinelands plants; forestry; beekeeping; fish and wildlife management; wetlands management; agricultural employee housing as an accessory use; and low-intensity recreational uses in which the use of motorized vehicles is not permitted except for necessary transportation, access to water bodies is limited to no more than 15 feet of frontage per 1,000 feet of frontage on the water body, clearing of vegetation does not exceed five (5) percent of the parcel, and no more than one (1) percent of the parcel will be covered with impervious surfaces.
2. In the Special Agricultural Production Area: Berry agriculture; horticulture of native Pinelands plants; forestry; beekeeping; agricultural employee housing as an accessory use; fish and wildlife management; and wetlands management.
3. In the Agricultural Production Area: Agriculture; forestry; agricultural employee housing as an accessory use; low-intensity recreational uses in which the use of motorized vehicles is not permitted except for necessary transportation, access to water bodies is limited to no more than 15 feet of frontage per 1,000 feet of frontage on the water body, clearing of vegetation does not exceed five (5) percent of the parcel, and no more than one (1) percent of the parcel will be covered with impervious surfaces; agricultural commercial establishments, excluding supermarkets and restaurants and convenience stores, where the principal goods or products available for sale were produced in the Pinelands and the sales area does not exceed 5,000 square feet; and agricultural products processing facilities.

V. Article II, General District Regulations, §17-34, Wetlands, is hereby amended by replacing Section 17-34.1.e with the following:

- e. Fish and wildlife management and wetlands management in accordance with N.J.A.C. 7:50-6.10.

VI. Article II, General District Regulations, §17-37, Forestry, is hereby amended by replacing Sections 17-37.2 and 17-37.3, in their entirety, with the following:

**17-37.2 Forestry Application Requirements.** The information in a. or b. below shall be submitted to the Township Zoning Officer prior to the issuance of any forestry permit:

- a. For forestry activities on a parcel of land enrolled in the New Jersey Forest Stewardship Program, a copy of the approved New Jersey Forest Stewardship Plan. This document shall serve as evidence of the completion of an application with the Pinelands Commission as well as evidence that the

activities are consistent with the standards of the Pinelands Comprehensive Management Plan. No certificate of filing from the Pinelands Commission shall be required.

- b. For all other forestry applications:
  - 1. The applicant's name and address and his interest in the subject parcel;
  - 2. The owner's name and address, if different from the applicant's, and the owner's signed consent to the filing of the application;
  - 3. The description, including block and lot designation and street address, if any, of the subject parcel;
  - 4. A description of all existing uses of the subject parcel;
  - 5. A brief written statement generally describing the proposed forestry operation;
  - 6. A USGS Quadrangle map, or copy thereof, and a copy of the municipal tax map sheet on which the boundaries of the subject parcel, the Pinelands management area designation and the municipal zoning designation are shown;
  - 7. A forestry management plan that includes, as appropriate:
    - (a) A cover page for the plan containing:
      - (1) The name, mailing address and telephone number of the owner of the subject parcel;
      - (2) The municipality and county in which the subject parcel is located;
      - (3) The block and lot designation and street address, if any, of the subject parcel;
      - (4) The name and address of the forester who prepared the plan, if not prepared by the owner of the subject parcel; and

- (5) The date the plan was prepared, subsequent revision dates and the period of time the plan is intended to cover;
- (b) A clear and concise statement of the owner's objectives for undertaking the proposed forestry activities, including a description of the short- (five years) and long-term (20 years) objectives for all proposed silvicultural techniques that will be used to manage the parcel;
  - (c) A description of the existing conditions of the subject parcel and of each forest stand in which a proposed activity, prescription or practice will occur. These stand descriptions shall include photographs of each stand taken at eye level showing the location of all Pinelands Native Forest Types, as identified at N.J.A.C. 7:50-6.43, and shall be keyed to an activity map that shall include, as appropriate, the following information:
    - (1) The number of acres;
    - (2) The general condition and quality of each stand;
    - (3) The overall site quality, relative to the management goals and objectives identified in subsection b(7)(b) above;
    - (4) An inventory and map of Pinelands Native Forest Types with Native Forest Types broken into "stands," including information on type, size and volume by species;
    - (5) The age of representative trees;
    - (6) The species composition, including overstory, understory, ground layer structure and composition;
    - (7) The stand cohort composition;
    - (8) The percent cover;
    - (9) The basal area;
    - (10) The structure, including age classes, diameter breast height (DBH) classes and crown classes;

- (11) The condition and species composition of advanced regeneration when applicable;
- (12) A stocking table showing the stocking levels, growth rates and volume;
- (13) Projections of intended future stand characteristics at 10-, 20-, and 40-year intervals;
- (14) A description of the forestry activities, silvicultural prescriptions, management activities and practices proposed during the permit period and the acreage proposed for each activity. These may include, but are not necessarily limited to, a description of:
  - i. Stand improvement practices;
  - ii. Site preparation practices;
  - iii. Harvesting practices;
  - iv. Regeneration and reforestation practices;
  - v. Improvements, including road construction, stream crossings, landings, loading areas and skid trails;
  - vi. Herbicide treatments;
  - vii. Silvicultural treatment alternatives;
  - viii. If planting will occur to accomplish reforestation, the application shall include seed sources records, if such records are available;
  - ix. Implementation instructions; and
  - x. Measures that will be taken to prevent the potential spread of exotic plant species or Phragmites into wetlands; and
- (15) A description, if appropriate, of the forest products to be harvested, including volume expressed in cords and board feet; diameter breast height (DBH) classes

and average diameter; age; heights; and number of trees per acre; and

- (d) A map of the entire parcel which includes the following:
  - (1) The owner's name, address and the date the map was prepared;
  - (2) An arrow designating the north direction;
  - (3) A scale which is not smaller than one inch equals 2,000 feet or larger than one inch equals 400 feet;
  - (4) The location of all property lines;
  - (5) A delineation of the physical features such as roads, streams and structures;
  - (6) The identification of soil types (a separate map may be used for this purpose);
  - (7) A map inset showing the location of the parcel in relation to the local area;
  - (8) Clear location of the area and acreage in which each proposed activity, prescription or practice will occur. If shown on other than the property map, the map or maps shall note the scale, which shall not be smaller than one inch equals 2,000 feet or larger than one inch equals 400 feet, and shall be appropriately keyed to the property map; and
  - (9) A legend defining the symbols appearing on the map.
- 8. A letter from the Office of Natural Lands Management identifying any threatened or endangered plants or animals reported on or in the immediate vicinity of the parcel and a detailed description by the applicant of the measures proposed to meet the standards set forth in subsection 17-35.2 and Section 17-36;
- 9. A cultural resource survey documenting cultural resources on those portions of the parcel where ground disturbance due to site preparation or road construction will occur and a detailed description of the measures proposed by the applicant to treat those cultural resources in accordance with Section 17-43;

10. A statement identifying the type, location and frequency of any proposed herbicide treatments and how such treatments will comply with the standards set forth in subsection 17-37.3.i(2) below;
11. A statement identifying the specific steps to be taken to ensure that trees or areas to be harvested are properly identified so as to ensure that only those trees intended for harvesting are harvested;
12. Written comments from the New Jersey State Forester concerning the extent to which the proposed forestry activities are consistent with the guidelines provided in the New Jersey Forestry and Wetlands Best Management Practices Manual developed by the New Jersey Department of Environmental Protection, dated October 1995, as amended. Any such comments which indicate that the proposed activities are not consistent with said Manual must be addressed by the applicant in terms of their potential impact on the standards set forth in subsection 17-37.3 below;
13. A Certificate of Filing from the Pinelands Commission issued pursuant to N.J.A.C. 7:50-4.34; and
14. When prior approval for the forestry activities has been granted by the Zoning Officer or other city approval agency, a letter from the Pinelands Commission indicating that the prior approval has been reviewed pursuant to Section 17-76.

**17-37.3 Forestry standards.** Forestry operations shall be approved only if the applicant can demonstrate that the standards set forth below are met:

- a. All forestry activities shall serve to maintain Pinelands native forest types, including those which are locally characteristic, except in those stands where other forest types exist;
- b. Any newly developed access to lands proposed for harvesting shall avoid wetland areas except as absolutely necessary to harvest wetlands species or to otherwise gain access to a harvesting site;
- c. The following actions shall be required to encourage the establishment, restoration or regeneration of Atlantic White Cedar in cedar and hardwood swamps:
  1. Clearcutting cedar and managing slash;
  2. Controlling competition by other plant species;

3. Utilizing fencing and other retardants, where necessary, to protect cedar from overbrowsing;
  4. Utilizing existing streams as cutting boundaries, where practical;
  5. Harvesting during dry periods or when the ground is frozen; and
  6. Utilizing the least intrusive harvesting techniques, including the use of winches, corduroy roads and helicopters, where practical.
- d. All forestry activities and practices shall be designed and carried out so as to comply with the standards set forth in subsection 17-35.2 and Section 17-36. The species accounts provided in the "Recommended Forestry Management Practices Report," Appendix I - Endangered Animals, dated March 2006, as amended and supplemented and available at the principal office of the Commission or at [www.nj.gov/pinelands](http://www.nj.gov/pinelands), may be utilized as a guide for meeting these standards;
  - e. All forestry activities and practices shall be designed and carried out so as to comply with the standards for the land application of waste set forth in N.J.A.C. 7:50-6.79, except as expressly authorized in this section;
  - f. All forestry activities and practices shall be designed and carried out so as to comply with the standards for the protection of historic, archaeological and cultural resources set forth in Section 17-43;
  - g. A vegetated streamside management zone shall be maintained or established adjacent to streams, ponds, lakes and marshes, except that no streamside management zone shall be required when Atlantic White Cedar is proposed to be harvested, established, restored or regenerated. The streamside management zone shall be at least 25 feet in width. Where soils are severely erodible, slopes exceed 10 percent or streamside vegetation is not vigorous, the streamside management zone shall be increased up to a maximum of 70 feet to buffer the water body from adjacent forestry activities;
  - h. Stream crossings, access roads, timber harvesting, skid trails, log decks, portable sawmill sites, site preparation, and reforestation shall be designed and carried out so as to:
    1. Minimize changes to surface and ground water hydrology;
    2. Minimize changes to temperature and other existing surface water quality and conditions;

3. Prevent unnecessary soil erosion, siltation and sedimentation; and
  4. Minimize unnecessary disturbances to aquatic and forest habitats.
- i. The following standards shall apply to silvicultural practices for site preparation, either before or after harvesting:
1. In areas with slopes of greater than 10 percent, an undisturbed buffer strip of at least 25 feet in width shall be maintained along roads during site preparation to catch soil particles;
  2. Herbicide treatments shall be permitted, provided that:
    - (a) The proposed treatment is identified in the forestry application submitted to the Commission pursuant to subsection 17-37.2.b.10 above;
    - (b) Control of competitive plant species is clearly necessary;
    - (c) Control of competitive plant species by other, non-chemical means is not practical;
    - (d) All chemicals shall be expressly labeled for forestry use and shall be used and mixed in a manner that is consistent with relevant State and Federal requirements; and
    - (e) In Pine-Shrub Oak Native Forest Types, herbicide treatments shall only be permitted as a method to temporarily suppress shrub-oak understory in order to facilitate pine regeneration. All such herbicide treatments shall be applied in a targeted manner so that there will be no significant reduction in tree or shrub-oak re-sprouting outside those areas subject to the herbicide treatment;
  3. Broadcast scarification and mechanical weeding shall be permitted in all Pinelands Native Forest Types;
  4. Disking shall be permitted, provided that:
    - (a) It shall not be permitted in Pine Plains Native Forest Types;
    - (b) Disking shall only be permitted in Pine-Shrub Oak Native Forest Types as a method to temporarily suppress shrub-oak understory in order to facilitate pine regeneration, and shall be limited as follows:

- (1) Disking may occur one time during the first year of the establishment of a stand to assure the successful growth of pine seedlings and may be repeated one time during the second year of the growth of the stand only in areas where pine seedling establishment has not successfully occurred; and
    - (2) Only single-pass disking, which penetrates the soil no deeper than six inches, shall be permitted.
  - (c) It shall not occur in wetlands, except as may be necessary to establish, restore or regenerate Atlantic White Cedar. When so used, disking shall be limited to shrub-dominated parcels and recently abandoned agricultural lands; and
  - (d) It shall follow land contours when slopes are discernible;
5. Root raking shall be permitted, provided that:
- (a) It shall not be permitted in Pine-Shrub Oak Native Forest Types or Pine Plains Native Forest Types;
  - (b) When used to establish, restore or regenerate Atlantic White Cedar, root raking shall be limited to shrub-dominated parcels and recently abandoned agricultural lands; and
  - (c) Root raking debris shall not be piled in wetlands;
6. Bedding shall be permitted only in recently abandoned, cultivated wetlands where there are no established Pinelands Native Forest Types; and
7. Drum chopping shall be permitted, provided that:
- (a) It shall not be permitted in Pine Plains Native Forest Types except to create road shoulder fuel breaks, which shall be limited to 25 feet in width, or to create scattered early successional habitats under two acres in size;
  - (b) It shall not be permitted in wetlands, except as may be necessary to establish, restore or regenerate Atlantic White Cedar. When so used, drum chopping shall be limited to shrub-dominated parcels and recently abandoned agricultural lands; and

- (c) It shall adhere to the following procedures:
  - (1) No more than two passes shall be permitted except to create scattered early successional habitats under two acres in size;
  - (2) Drums shall remain unfilled when used during the dormant season;
  - (3) Chop up and down the slope on a parcel so the depressions made by the cleats and chopper blades run parallel to the contour of the land to help reduce the occurrence of channeled surface erosion;
  - (4) Chop so the depressions made by the cleats and chopper blades run parallel to a wetland or water body; and
  - (5) Avoid short-radius, 180-degree turns at the end of each straight pass.
  
- j. The following standards shall apply to silvicultural practices for harvesting:
  - 1. Clearcutting shall be permitted, provided that:
    - (a) It shall not be permitted in Pine Plains Native Forest Types;
    - (b) It shall be limited to 300 acres or five percent of a parcel, whichever is greater, during any permit period;
    - (c) A 50-foot-wide buffer strip, in which only periodic pruning and thinning may occur, shall be maintained between any clearcut and the parcel boundaries;
    - (d) A buffer strip, in which only periodic pruning and thinning may occur, shall also be maintained to separate each 25-acre or larger clearcut from other 25-acre or larger clearcuts, coppice cuts and seed tree cuts that occur within a 15-year period. The buffer strip separating two 25-acre harvests shall be 50 feet in width and, for a larger harvest, shall increase in width by one foot for each acre of that harvest above 25, to a maximum of 300 feet in width;
    - (e) Where present on a parcel, a minimum of 18 dead snags per acre of at least 10 inches diameter breast height (DBH) and

six feet in height shall be left on the parcel for a minimum of five years; and

- (f) The area of the parcel subject to the clearcut shall have contoured edges unless the boundary of the clearcut serves as a firebreak in which case straight edges may be used;

2. Coppicing shall be permitted in all Pinelands Native Forest Types, provided that:

- (a) It shall be limited to 500 acres in size or 10 percent of a parcel, whichever is greater, during any permit period;
- (b) A 50-foot-wide buffer strip, in which only periodic pruning and thinning may occur, shall be maintained between any coppice cut and the parcel boundaries;
- (c) A buffer strip, in which only periodic pruning and thinning may occur, shall also be maintained to separate each 25-acre or larger coppice cut from other 25-acre or larger clearcuts, coppice cuts and seed tree cuts that occur within a 15-year period. The buffer strip separating two 25-acre harvests shall be 50 feet in width and, for a larger harvest, shall increase in width by one foot for each acre of that harvest above 25, to a maximum of 300 feet in width;
- (d) Where present on a parcel, a minimum of 18 dead snags per acre of at least 10 inches DBH and six feet in height shall be left on the parcel for a minimum of five years; and
- (e) The area of the parcel subject to the coppice cut shall have contoured edges unless the boundary of the coppice cut serves as a firebreak in which case straight edges may be used;

3. Seed tree cutting shall be permitted in all Pinelands Native Forest Types, provided that:

- (a) It shall be limited to 500 acres in size or 10 percent of a parcel, whichever is greater, during any permit period;
- (b) A 50-foot-wide buffer strip, in which only periodic pruning and thinning may occur, shall be maintained between any seed tree cut and the parcel boundaries;

- (c) A buffer strip, in which only periodic pruning and thinning may occur, shall also be maintained to separate each 25-acre or larger seed tree cut from other 25-acre or larger clearcuts, coppice cuts and seed tree cuts that occur within a 15-year period. The buffer strip separating two 25-acre harvests shall be 50 feet in width and, for a larger harvest, shall increase in width by one foot for each acre of that harvest above 25, to a maximum of 300 feet in width;
      - (d) Where present on a parcel, a minimum of 18 dead snags per acre of at least 10 inches DBH and six feet in height shall be left on the parcel for a minimum of five years;
      - (e) The area of the parcel subject to the seed tree cut shall have contoured edges unless the boundary of the seed tree cut serves as a firebreak in which case straight edges may be used;
      - (f) Dominant residual seed trees shall be retained at a distribution of at least seven trees per acre; and
      - (g) Residual seed trees shall be distributed evenly throughout the parcel; and
    - 4. Shelterwood cutting, group selection and individual selection shall be permitted in all Pinelands Native Forest Types.
- k. The following standards shall apply to silvicultural practices for forest regeneration:
  - 1. Natural regeneration shall be permitted in all Pinelands Native Forest Types and shall be required in the Pine Plains Native Forest Type, except as provided in subsection k.2 below; and
  - 2. Artificial regeneration shall be permitted in all Pinelands Native Forest Types provided that:
    - (a) The use of non-native cuttings, seedlings or seeds shall not be permitted;
    - (b) The use of hybrid cuttings, seedlings or seeds shall be permitted if it can be demonstrated that the cutting is from a locally native, naturally occurring hybrid which will be planted within its natural range and habitat;

- (c) Cuttings, seedlings or seeds shall be collected and utilized so as to ensure genetic diversity; and
  - (d) When used in Pine Plains Native Forest Types, artificial regeneration shall only be permitted to restore drastically disturbed sites if seeds or seedlings from the immediate vicinity have been collected from local, genetically similar sources.
- l. Following site preparation and harvesting activities, slash shall either be retained in piles on the parcel, distributed throughout the parcel, removed from the parcel or burned.
  - m. Thinning shall be permitted in all Pinelands Native Forest Types, including that which serves to maintain an understory of native plants and/or manage stand composition, density, growth and spatial heterogeneity.
  - n. A copy of the forestry permit issued by the Township Zoning Officer shall be conspicuously posted on the parcel which is the site of the forestry activity.

**VII.** Article II, General District Regulations, §17-40, Scenic, is hereby amended through the addition of the following as Subsection 17-40.2.d:

- d. The requirements of subsections 17-40.2.a through c. shall not apply to residential cluster developments which comply with the standards of Section 17-47D.

**VIII.** Article II, General District Regulations, §17-46, Density Transfer Program, is hereby amended by replacing Subsection d. with the following:

- d. All noncontiguous lands acquired pursuant to paragraphs a., b. and c. above shall be permanently protected through recordation of a deed of restriction in accordance with the following requirements:
  - 1. The deed of restriction shall permit the parcel to be managed for:
    - (a) Low intensity recreation, ecological management and forestry, percent of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the requirements of this Chapter;
    - (b) Where agricultural use exists on a parcel proposed to be protected, the following standards shall apply:

- (1) For those agricultural uses in existence as of April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses and the expansion of the area of agricultural use by up to 50 percent;
- (2) For those agricultural uses established after April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses, provided the agricultural use has been in existence for a period of at least five years prior to submission of an application for density transfer;
- (3) For those agricultural uses established after April 6, 2009 which do not meet the standards of subsection (b)(2) above, the deed of restriction shall permit the land to be managed only in accordance with subsection (a) above and shall not provide for continuation of any agricultural use on the parcel; and
- (4) The deed of restriction to be recorded pursuant to subsection (b)(1) or (2) above shall authorize agricultural uses and provide that impervious surface may not exceed that which currently exists or three percent, whichever is greater, unless a Resource Management System Plan has been prepared. Before these impervious surface limits may be exceeded, evidence of Pinelands Commission approval of the Resource Management System Plan shall be provided. If the deed of restriction is in favor of Burlington County or the State Agricultural Development Committee, evidence of their approval shall also be provided.

2. The deed of restriction shall be in favor of the parcel to be developed and the Township or another public agency or non-profit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission. The deed restriction shall be in a form to be approved by the Township Solicitor and the Pinelands Commission.

**IX.** Article II, General District Regulations, is hereby amended through the addition of the following as Section 17-47D:

#### **17-47D Residential Cluster Development**

##### **17-47D.1 Residential Cluster Development in the RD-1, RD-2 and FA Districts**

- a. In the RD-1, RD-2 and FA Districts, clustering of single-family detached dwellings

shall be required whenever two or more units are proposed as part of a residential development. The following standards shall apply:

1. Permitted density:
  - (a) In the RD-1 and RD-2 Districts: one unit per 3.7 acres; and
  - (b) In the FA District: one unit per 40 acres.
2. The number of residential lots permitted within the cluster shall be calculated on the basis of the size of the parcel of land and the density permitted in subsection a.1 above, with a bonus applied as follows:

<b>Parcel Size</b>	<b>RD-1 and RD-2 Districts</b>	<b>FA District</b>
<50 acres	0	0
50-99.99 acres	10%	25%
100-149.99 acres	15%	30%
≥150 acres	20%	40%

3. The residential cluster shall be located on the parcel such that the development area:
  - (a) Is located proximate to existing roads;
  - (b) Is located proximate to existing developed sites on adjacent or nearby parcels;
  - (c) Is or will be appropriately buffered from adjoining or nearby non-residential land uses; and
  - (d) Conforms with the minimum environmental standards of this Article.
4. Development within the residential cluster shall be designed as follows:
  - (a) Residential lots shall be one acre in size but may be larger if dictated by unusual site conditions. In no case shall the average size of residential lots within a cluster exceed 1.1 acres;
  - (b) The minimum yard and bulk requirements specified for residential development in the Schedule of Limitations, Section 17-89.a 2, shall apply;

- (c) Individual on-site septic waste water treatment systems which are not intended to reduce the level of nitrate/nitrogen in the waste that comply with the standards of Section 17-39.2.d may serve the lots within the cluster development area. However, in the event that existing agricultural uses will continue on the parcel in accordance with Subsection a.5(b)[2] below, individual on-site septic waste water treatment systems shall comply with the standards of Sections 17-39.2.e or g. Community on-site waste water treatment systems serving two or more residential dwelling units which meet the standards of Sections 17-39.2.e or g shall also be permitted;
  - (d) The residential cluster development area shall include such land and facilities as are necessary to support the development, including wastewater facilities, stormwater management facilities and recreation amenities; and
  - (e) Permitted recreation amenities may include playgrounds, tot lots, swimming pools, tennis courts and other such recreational facilities, which are solely for use by the residents of the cluster development. Recreational amenities shall not be limited to the foregoing so that the applicant may propose additional facilities. All such facilities shall be accessory to the residential cluster development. No advertising or commercial enterprise shall be permitted. In no case may such amenities occupy more than one-half acre of land or the equivalent of one acre of land for every 25 residential lots, whichever is greater.
5. The balance of the parcel located outside of the residential cluster development shall be owned and managed by a duly constituted homeowners' association, a non-profit conservation organization, Tabernacle Township or incorporated as part of one of the lots within the cluster development area.
- (a) All such land shall be permanently protected through recordation of a deed of conservation restriction. Such restriction shall be in favor Tabernacle Township or another public agency or non-profit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission; and
  - (b) The deed of restriction shall permit the parcel to be managed for:
    - [1] Low intensity recreation, ecological management and forestry, provided that no more than five percent of the

land may be cleared, no more than one percent of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the requirements of Chapter 17;

[2] Where agricultural use exists on a parcel proposed for cluster development, the following standards shall apply:

- i. For those agricultural uses in existence as of April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses and the expansion of the area of agricultural use by up to 50 percent;
- ii. For those agricultural uses established after April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses, provided the agricultural use has been in existence for a period of at least five years prior to submission of an application for cluster development;
- iii. For those agricultural uses established after April 6, 2009 which do not meet the standards of Subsections [2][i] or [ii] above, the deed of restriction shall permit the land to be managed only in accordance with Subsection [1] above and shall not provide for continuation of any agricultural use on the parcel;
- iv. The deed of restriction to be recorded pursuant to Subsections [2][i] or [ii] above shall authorize agricultural uses and provide that impervious surface may not exceed that which currently exists or three percent, whichever is greater, unless a Resource Management System Plan has been prepared. Before these impervious surface limits may be exceeded, evidence of Pinelands Commission approval of the Resource Management System Plan shall be provided. If the deed of restriction is in favor of Burlington County or the State Agricultural Development Committee, evidence of their approval shall also be provided; and
- v. For parcels which meet the standards of Subsections [2][i] or [ii] above, a provision shall be recorded in the deed for each residential lot within the cluster development area which acknowledges agricultural

use of the protected land outside the cluster development area and recognizes the legal protections afforded to that use through the deed of restriction and any applicable statutes.

**X.** Article IV, Rural Development Area, §17-55, Rural Development District Number 1, is hereby amended by replacing Section 17-55.1.a with the following:

- a. Single family homes at a density of one unit per 3.7 acres, provided that clustering of the permitted dwelling units shall be required in accordance with Section 17-47D whenever two or more units are proposed as part of a residential development. The following exceptions shall apply:
  - 1.-3. (No change.)
  - 4. Lots of one (1.0) acre may be developed if the applicant meets the provisions of subsection 17-23.2 of Article II of this Chapter.
  - 5. Lots of one (1.0) acre may be developed if the applicant meets the provisions of subsection 17-46 of this Chapter.

**XI.** Article IV, Rural Development Area, §17-55, Rural Development District Number 1, is hereby amended by adding the following as Section 17-55.3:

**17-55.3 Conditional Uses.**

- a. Single-family, detached dwellings which are not clustered in accordance with the standards of §17-47D may be permitted as a conditional use, provided that:
  - 1. The Planning Board finds that:
    - (a) Clustering of the proposed dwellings would be inconsistent with the minimum environmental standards set forth at N.J.A.C. 7:50-6; or
    - (b) Clustering of the proposed dwellings would disrupt the contiguity of the forest ecosystem to a greater degree than non-clustered development.
  - 2. Minimum lot area requirement: 3.7 acres.

**XII.** Article IV, Rural Development Area, §17-56, Rural Development District Number 2, is hereby amended by adding the following as Section 17-56.3:

**17-56.3 Conditional Uses.**

- a. All conditional uses permitted in Rural Development District Number 1.

**XIII.** Article V, Forest Area, §17-57, Forest Area Regulations, is hereby amended by replacing Section 17-57.1.a with the following:

- a. Single family homes at a density of one unit per 40 acres, provided that clustering of the permitted dwelling units shall be required in accordance with Section 17-47D whenever two or more units are proposed as part of a residential development. The following exceptions shall apply:

- 1.-5. (No change.)

**XIV.** Article V, Forest Area, §17-57.1, Permitted Principal Uses, is hereby amended by replacing Section 17-57.1.e.5 with the following:

- 5. No more than 1% of the parcel will be covered with impervious surfaces.

**XV.** Article V, Forest Area, §17-57, is hereby amended by adding the following as Section 17-57.4:

**17-55.4 Conditional Uses.**

- a. Single-family, detached dwellings which are not clustered in accordance with the standards of §17-47D may be permitted as a conditional use, provided that:

- 1. The Planning Board finds that:
  - (a) Clustering of the proposed dwellings would be inconsistent with the minimum environmental standards set forth at N.J.A.C. 7:50-6; or
  - (b) Clustering of the proposed dwellings would disrupt the contiguity of the forest ecosystem to a greater degree than non-clustered development.
- 2. Minimum lot area requirement: 40 acres.

**XVI.** Article VI, Agricultural Production Area, §17-58.1, Permitted Principal Uses, is hereby amended by replacing Section 17-58.1.e.5 with the following:

5. No more than 1% of the parcel will be covered with impervious surfaces.

**XVII.** Article VI, Agricultural Production Area, §17-58.1, Permitted Principal Uses, is hereby amended by replacing Section 17-58.1.j with the following:

- j. Fish and wildlife management and wetlands management.

**XVIII.** Article IX, Preservation Area District, §17-62.1, Permitted Principal Uses, is hereby amended by replacing Section 17-62.1.e with the following:

- e. Fish and wildlife management and wetlands management.

**XIX.** Article X, Special Agricultural Production Area, §17-63.1, Permitted Principal Uses, is hereby amended by replacing Section 17-63.1.f with the following:

- f. Fish and wildlife management and wetlands management.