

2023
MASTER PLAN REEXAMINATION REPORT
FOR
TABERNACLE TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY



Prepared By:
Environmental Resolutions, Inc.
815 East Gate Drive, Suite 103
Mount Laurel, New Jersey 08054
(856) 235-7170

Prepared For:
Tabernacle Township Land Use Board
Tabernacle Township Municipal Building
163 Carranza Road
Tabernacle, NJ 08088

Edward Fox, AICP, PP
NJ PP #33LI00510400
February 27, 2023
#83001-02

The original document was appropriately signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

ACKNOWLEDGEMENTS

Tabernacle Township Land Development Board

Raymond C. McCarty, Jr.*, Vice-Chair

Susan Brandt* (LDB Committee)

Vince Conigliaro (LDB Committee)

Mark Hartman, Class III

Mark LeMire* (LDB Committee)

David Oiler (LDB Committee)

Barclay Phillips, Class II

Cuyler Vena, Class I

Gregory Casterioto, Alternate #1

James Ebersberger, Alternate #2*

* Master Plan Reexamination Report Subcommittee, which formerly included chair Noble McNaughton.

Elaine B. Kennedy, Land Development Board Secretary

David Frank, Esq., Board Attorney

Joseph Gray, PE CME, Board Engineer of CME Associates

Tabernacle Township Committee

Hon. Samuel R. Moore, III, Mayor

Mark Hartman, Deputy Mayor

Kimberly A. Brown

William J. Sprague, Jr.

Noble McNaughton* (former Land Use Board chair)

Tabernacle Township Staff

Maryalice Brown, Township Administrator and Clerk

Elaine B. Kennedy, Land Development Board Secretary

Thomas K. Boyd, Zoning Officer

TABLE OF CONTENTS

INTRODUCTION	i
A. REVIEW OF PAST CONDITIONS	1
B. REVIEW OF CHANGING CONDITIONS	4
C. REVIEW OF CHANGING ASSUMPTIONS, OBJECTIVES AND POLICIES	8
D. RECOMMENDED PLANNING AND REGULATORY CHANGES	15
E. REDEVELOPMENT RECOMMENDATIONS	25
F. ELECTRIC VEHICLE INFRASTRUCTURE	27
APPENDICES	
A. Master Plan Vision	
B. Master Plan Goals	
C. Parcels In More Than One Zoning District	
D. Suggested Amendments For Accessory Buildings	
E. Tabernacle Township Annex: 2019 Burlington County Hazard Mitigation Plan Update	
F. Pinelands Alternate Design Treatment Systems Pilot Program	
G. Planning Implementation Agenda for Planning Recommendations	
H. Planning Implementation Agenda for Ordinance Recommendations	

INTRODUCTION

The Land Development Board (Board) adopted its last master plan reexamination report on March 7, 2012. The Municipal Land Use Law (MLUL) requires all municipalities to reexamine their master plans at least every 10 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. Typically, a Land Use Board (Board) retains its licensed Professional Planner (Planner) to prepare a Master Plan Reexamination Report, outlined at N.J.S.A. 40:550-89:

Periodic examination. The governing body shall, at least every 10 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 Office of Planning Advocacy and the county planning board. A notice that the report and resolution have been prepared shall be sent to any military facility commander who has registered with the municipality pursuant to section 1 of P.L.2005, c.41 (C.40:55D-12.4) and to the municipal clerk of each adjoining municipality, who may request a copy of the report and resolution on behalf of the military facility or municipality. A reexamination shall be completed at least once every 10 years from the previous reexamination.

Master Plan Reexamination Reports must address six (6) basic elements, or “questions”:

A. REVIEW OF PAST CONDITIONS

What were the major problems and objectives relating to land development in the municipality at the time of the last Master Plan Reexamination Report?

B. REVIEW OF CHANGING CONDITIONS

To what extent have those problems and objectives been reduced or increased since then?

C. REVIEW OF CHANGING ASSUMPTIONS, OBJECTIVES AND POLICIES

To what extent have there 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. RECOMMENDED PLANNING AND REGULATORY CHANGES

Are there any specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies, and standards, or should a new plan or regulations should be prepared?

E. REDEVELOPMENT RECOMMENDATIONS

Should any adopted redevelopment plan be incorporated into the land use plan element of the municipal Master Plan, and are there any recommended changes in the local development regulations needed to implement a redevelopment plan?

F. ELECTRIC VEHICLE INFRASTRUCTURE

Does the Board have any recommendations concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure?

Once the Planner completes a Master Plan Reexamination Report, the Board may publish a public notice and hold a public hearing to consider adopting it by resolution, as it would do for any other Master Plan or Plan Element amendment and with the same effect. If the Master Plan Reexamination Report concludes that no changes or amendments to the Master Plan are necessary, then the Board may also consider adopting the Master Plan Reexamination Report by resolution without public notice or public hearing. After the Board's resolution is adopted, a copy of the report and resolution should be sent to the municipal clerks of each adjoining municipality, the county planning board, the Office of Planning Advocacy in the NJ Department of State, and to any other required recipients.

Afterwards, the Township Committee typically works with its Board to consider amending or revising the municipality's Zoning Ordinance, Zoning Map, and other land development regulations in accordance with the report's findings. However, the Governing Board is not required to accept the Board's recommendations.

A. REVIEW OF PAST CONDITIONS

Subsection A requires the reexamination report state:

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

The 2012 Master Plan Reexamination Report's Sections A and D recommended the following major problems / land development objectives:

- 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 [2012] **Appendix A** to the goals of the Master Plan.
 - 3) Include the constraints to development, [2012] **Appendix B**, in the Master Plan.
 - 4) Include the assumptions, listed in [2012] **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, considering 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 considering lot size, local density and uses, reason for clearing, zone, and extent of clearing already in the surrounding area.
 - i. Adopt by reference NJ Dept. 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 conforming with recent changes to the CMP that encompass cluster development, wetlands management, and forestry within Rural Development 1 and 2 and Forest Zones.
 - 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. Setbacks, 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 / Michaelsons 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 several 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.

B. REVIEW OF CHANGING CONDITIONS

Subsection B requires the reexamination report state:

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. Comments regarding whether their concerns have been reduced or increased since 2012 are in italics below, *thus*. Comments on items that have not been completed or only partially completed to date are also underlined, thus.

- a. Resolve previous unfulfilled recommendations.
 - 1) Note the existence of the Residential / Regional High School (RG-RRHS) zone in the Land Use Element. *The Board has not adopted any Master Plan amendments since 1995 to reflect the addition of the RG-RRHS zone in 1999. This objective has not been completed to date.*
 - 2) Accept the current Zoning and Land Use Maps as representing the present zone boundaries. *This objective has been partially completed; however, the Township Committee should amend the Zoning Map to indicate the original adoption date, the date and ordinance number of subsequent amendments, and the recent changes to the former IC Infill Commercial district, per Ordinance 2021-10.*
- 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. *Although the Board has posted the 2012 Master Plan Reexamination Report on the Township website, the objective of composing a new Master Plan has not been completed to date.*
- c. Maintain the Master Plan and Zoning Regulations much as they are now to keep Tabernacle rural, much as it is now. *The Board and Township Committee have not made any changes to the Master Plan and Zoning Regulations, unless otherwise required by the NJ Pinelands Commission. This objective has been completed.*
- d. Improve appearances along Route 206:
 - 1) Enforce existing zoning [Chapter 17] and property maintenance [Chapter 9] codes throughout the Township. *The Township continues to enforce these codes as complaints are made known to code enforcement officials. This objective has been completed.*
 - 2) Create enhanced architectural and landscaping standards. *While the Board encourages enhanced architectural and landscaping design during its development review process, the Board and Township Committee have not made any changes to the Master Plan and Zoning Regulations to require it. This objective has not been completed to date. § 17-43 authorizes the Board to act as a municipal historic preservation commission (HPC), pursuant to N.J.A.C. 7:50-6.154, for any proposed construction, encroachment upon, alteration, remodeling, removal, disturbance, or demolition to the 3 properties identified in the ordinance: Tabernacle United Methodist Church, Town Hall, and the Pepper Knight House. The Township Committee could expand this list to include a larger area if it wished the Board to similarly review the exterior rehabilitation of other older/historic buildings or the architectural compatibility of new construction there.*
 - 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. § 17-35.1 includes special scenic corridor requirements for all public, paved roads and all navigable streams and all lakes and ponds in the Preservation Area, Rural Development, and Forest Area Districts, except for internal subdivision roads. While the Board encourages enhanced natural tree and vegetation retention and buffering in the Regional Growth and Pinelands Village management areas during its development review process, the Board and Township Committee have not made any changes to the Master Plan and Zoning Regulations to require it. This objective has not been completed to date.

e. Enhance Route 206 commercial use:

- 1) Limit new residential development in commercial districts, considering lot size and local density and uses. The Board and Township Committee have not made any changes to the Master Plan and Zoning Regulations to limit such residential development, such as Michaelsons Woods, a major residential development in the RG-SC district. This objective has not been completed to date.
- 2) Develop an inventory of properties that appear to have significant commercial value because of size, location, or other factors. This objective has not been completed to date.

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. There is no need to continue work on this objective, which has not yet been completed.
- 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. This objective, which would require an amendment to the Land Use Plan Element, has not been completed to date.
- 3) Create architectural and landscaping standards to maintain the rural and historical flavor of a Pinelands Village. While 3 historic Village properties are protected by the Zoning Ordinance's historic preservation regulations, the Board encourages enhanced architectural and landscaping design during its development review process, the Board and Township Committee have not made any changes to the Master Plan and Zoning Regulations to require it. This objective has not been completed to date. (See Comment d.(2).)

g. Regulate the use of residences for non-residential purposes:

- 1) Enforce existing codes. The Township continues to enforce these codes as complaints are made known to code enforcement officials. This objective has been completed.
- 2) Make zoning codes understandable, consistent, and enforceable. The Board and Township Committee have not made any changes to the Zoning Regulations to make it more readily understandable. This objective has not been completed to date.
- 3) Define activities and other signs of commercial use. The Board and Township Committee have not made any changes to the Zoning Regulations to redefine permitted and conditional uses or to review on-site and off-site signage regulations, which is now permitted by the CMP. This objective which would require an amendment to the Land Use Plan Element, has not been completed to date.
- 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. The Board and Township Committee have not made any changes to the Zoning Regulations to make it more readily understandable. This objective has not been completed to date.

Since 2012, 38% (12 of 32) of residential bulk variance requests have been for the construction of "pole barns" to store hobby automobiles, as well as motorcycles, campers, jet-skis, and other off-road vehicles that violate ordinance requirements for accessory structures. The Board and Township Committee should look into this matter, as well.

- 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. The Board and Township Committee have not made any changes to this section since 1986. This objective has not been completed to date.
- h. Develop a tree removal ordinance to govern tree removal and land clearing to be applied after certain thresholds are met and considering lot size, local density and uses, reason for clearing, zone, and extent of clearing already in the surrounding area. The Pinelands Comprehensive Management Plan (CMP), as implemented through the Township Zoning Ordinance (see § 17-35.1 and § 17-72.b.6.), allows a limited amount of tree removal and clearing without a permit. The Board and Township Committee have not made any changes to the Zoning Regulations to protect trees of a certain size or species or otherwise limit tree removal and clearing in any zone. This objective has not been completed to date.
- i. Adopt by reference NJ Dept. of Agriculture regulations regarding animal waste management. *Because agricultural animal waste management practices are regulated by the CMP through § 17-38 and the NJ Depts. of Agriculture and Environmental Protection, there is no need to amend the Zoning Ordinance, unless otherwise required by the NJ Pinelands Commission. This objective has been completed. However, the Board may wish to review NJ Dept. of Environmental Protection's model ordinances on pet waste management to protect local watersheds.*
- j. Develop bulk standards for agricultural buildings in the Agricultural Production and Special Agriculture zones. The Board and Township Committee have not made any changes to the Zoning Regulations for such standards. This objective has not been completed to date. If this matter remains a concern, the Board may wish to explore such standards held to be in general conformance with the NJ Right to Farm Act with the County and State agricultural development agencies. It may also wish to consider amending the existing bulk standards for such buildings in other zones and the ordinance's definition for "accessory buildings". (See **Appendix D.**)
- k. Review and adopt an ordinance conforming with recent changes to the CMP that encompass cluster development, wetlands management, and forestry within Rural Development 1 and 2 and Forest Zones. *This objective has been completed with the adoption of Ordinance 2012-4.*
- 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. Setbacks, 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. *The CMP (N.J.A.C. 7:50-*

5.4) supersedes municipal regulations for telecom towers and antennae, solar panel farms, wind-mills, wind turbines, and other tall structures. P.L. 2021, c.171 supersedes municipal regulations for electric vehicles equipment standards.

- m. Position for meeting affordable housing requirements by developing an inventory of vacant lands and lands likely to be redeveloped and analyzing changing regulations. *This Board has retained a professional planner to complete this task in 2023.*
- 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. *This objective has been completed by way of NJ Pinelands Commission certification of Ordinance 2021-10 to amend the Zoning ordinance to allow solar facilities in former resource extraction facilities.*
- o. Establish a Township environmental commission. *This objective has not been completed to date, although many of the traditional functions of a municipal environmental commission have been superseded by the CMP.*
- u. Encourage the availability of adequate, state of the art communications infrastructure within the entire Township. *Given the ever-changing nature of communications information technology, it is difficult to address this concern, especially in those undeveloped parts of the Township in the Preservation Area.*

The 2012 Master Plan Reexamination Report also recommended addressing 5 property tax map inconsistencies, which were to be reviewed by the Township Tax Assessor and Township Engineer, as authorized by the Township Administrator.

- 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 / Michaelsons 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 several lots are shown as having zero acres in the tax data. Investigate and take appropriate action.

C. REVIEW OF CHANGING ASSUMPTIONS, OBJECTIVES AND POLICIES

Subsection C requires the reexamination report 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 re-sources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

1. Demographic Changes

Between 2010 and 2020, Tabernacle Township's total population went from 6,949 to 6,776 persons for a net loss of 173 (-2.5%) persons, which is consistent with the regional trend of aging households with fewer children continuing to live with their parents or being able to rent or purchase homes in the same community. This is even though the total net number of housing units increased by 66 (+2.7%) for the same 10-year period from 2,445 in 2010 to 2,511 in 2020. (Additional 2020 population and housing data will be included in the forthcoming 2023 Housing Plan Element and Fair Share Plan.)

2. Development Changes

Between March 7, 2012, and May 31, 2022, the Board heard and approved:

Major Subdivisions

- RG-R: 3 new house lots (Coughlin)
 - RG-I: 49 new house lots (Seneca Woods)
 - RD-1: 4 new house lots (Haas Highlands)
- 3 total applications, 56 new house lots

Minor Subdivisions

- PA: 1 new house lot (Powell)
 - FA: 2 new house lots (Pine)
 - AP: 2 new house lots (1 for Conte, 1 for Eckert)
 - RD-1: 1 new house lot (Borris), and 1 lot line adjustment (Wills)
- 6 total of applications, 6 new house lots.

Major Site Plans

- PA: 4 accessory structures (South Park Hunting Club)
 - RG-C: 2nd floor residential apartment and storage structure (Haas Plaza) & Use Variance
 - RG-C: 3,675 SF of retail, office, and storage (4 Bs/Yates Plaza)
- 3 total applications.

Minor Site Plans

- 3 for used cars / vehicle repair businesses
 - 3 for telecom towers
 - 2 for business expansions
 - 1 for a construction office trailer
 - 1 for a change of use from school to daycare business
- 10 total minor site plans, 5 of which needed use variances and 2 needed bulk variances.

Site Plan Waivers for Non-Residential Development

- PA: Accessory building (Moore Deer Club)
 - AP: Change of use in an existing building (Umbehauer)
 - RG-C 4 Changes of use in an existing building
- 6 total applications with no use or bulk variances required.

Bulk Variances for Residential Development

- 12 for “pole barns” which included a total of 8 variances for height, 8 for yard setbacks, and 5 for total floor area.
 - 6 for garages or carports for various yard setbacks
 - 5 for sheds for various yard setbacks
 - 4 for swimming pools for various yard setbacks
 - 2 for fences for yard setbacks but 1 was also for height
 - 1 for a gazebo for yard setbacks
 - 1 for a ground-mounted solar unit for yard setbacks
 - 1 for a duck enclosure for yard setbacks
- 32 total applications

Use Variances / Ordinance Interpretations without a Site Plan

- PA: 1 for solar panels in a former resource extraction facility
 - SAP: 1 for temporary use of a trailer for living while building a house
 - RD-1: 1 for roof-mounted solar panels as an accessory use
 - RD-1: 1 for temporary use of a trailer for living while building a house
 - PV: 1 for an annual church festival and another for its off-site sign
 - RG-R: 1 for a home occupation use
- 7 total applications

3. Conservation Changes

Since the Board adopted its last master plan reexamination report on March 7, 2012, approximately 549 acres on 2 tracts in the northern part of Tabernacle Township have been deed restricted from future development and preserved for open space. One of these was the 174 acres of Block 401, Lot 1 that was deed restricted in June 2016 to be part of the Bear Swamp Preserve at Red Lion, which is managed by the NJ Natural Lands Trust. This tract connects to another 1,555 acres of Trust properties in Medford and Southampton townships. The other is the 375 acres of land along Friendship Creeks owned and managed by the Girl Scouts of Burlington and Camden Counties (Block 5, Lots 4.01, 4.02, 7, 14, and 21). This abuts the Rancocas Conservancy’s 250-acre Friendship Creek Preserve on Iricks Causeway.

In the same timeframe, the development rights of 1,684 acres of Tabernacle Township farmland on 8 tracts have been purchased and preserved, as indicated in the table below:

<i>2012 to 2022 Farmland Preservation Easements</i>				
<i>Block</i>	<i>Lot</i>	<i>Landowner</i>	<i>Acres</i>	<i>Closing</i>
1101	9	Haines, Vincent B	136	09/20/2012
2001	14, 15, 17, 18, 19	Simons Berry Farm, LLC	271	11/25/2013
2002	6, 7			
902	6	Cramer, Douglas A	45	12/17/2013

<i>2012 to 2022 Farmland Preservation Easements</i>				
<i>Block</i>	<i>Lot</i>	<i>Landowner</i>	<i>Acres</i>	<i>Closing</i>
702	4, 6	Thompson Family LP	154	03/03/2014
2102	5	Thompson Family LP	113	03/03/2014
1601	4.01	Thompson Family LP	639	03/03/2014
1101	13.02	McNaughton Jr., William J	82	01/22/2015
1002	6	Abrams, John D	78	02/09/2016
1101	11.02	McNaughton, Noble	18	09/29/2016
903	14.01	Eckert, Robert	94	09/24/2020
903	22.01	Eckert, Robert	54	09/24/2020
		Total Acres	1,684	

4. Planning Changes

a. Statewide

The Legislature made two significant Municipal Land Use Law (MLUL) amendments since the Board adopted its last master plan reexamination report on March 7, 2012:

PL 2017, c. 275 (effective January 2018) requires municipal master plan land use plan elements to include a statement of strategy concerning smart growth including: potential locations for electric vehicle charging stations; storm resiliency considerations for energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability. The MLUL requires the Township to incorporate these features in its next land use plan update.

PL 2021, c 6 (effective February 2021) requires municipal master plan land use plan elements to consider likely climate change-related risks and to plan strategies to address them. The law indicates that a land use plan element shall include a climate change-related hazard vulnerability assessment which shall include, an analysis of current and future threats, a build-out analysis, identification of critical facilities and strategies and design standards to address risks. The MLUL requires the Township to incorporate these features in its next land use plan update.

These two MLUL amendments relate to a major shift in Federal and State planning, policy, legislation, and regulations resulting from the major impacts 2012 Hurricane Sandy had on New Jersey, revision of the Federal Emergency Management Administration (FEMA) Flood Insurance Relief Maps (FIRMs), and recognition of the need to plan for future climate change.

There have been no significant changes to the NJ State Development and Redevelopment Plan (State Plan), and although the State has adopted a Water Supply Plan (2017-2022) and an Energy Master Plan (2019-2050), those plans do not require municipal coordination and implementation at this time.

According to the is the Jacobson Methodology developed by the Honorable Mercer County Superior Court Judge Mary C. Jacobson, as published by Econsult Solutions of Philadelphia, PA and dated March 28, 2018, Tabernacle Township has an unmet, and unadjusted, 3rd Round obligation of 167 total units, of which 106 remained from 1987-2014 (Rounds 1 and 3), 53 from 2015-2025, and 8 housing rehabilitations. The 4th Round of regional affordable housing obligation figures is scheduled to be released in 2025.

b. Regional

The regional planning entity for Burlington County and the eight other counties in Greater Philadelphia is the Delaware Valley Regional Planning Commission (DVRPC). DVRPC's recently adopted *Connections 2050* plan does not propose any significant changes to the regional environmental, community development, transportation, or economic development goals in effect when the Board adopted its last master plan reexamination report on March 7, 2012. *Connections 2050* projects that Tabernacle Township's population will grow by 72 (1%) between 2020 to 2050 to roughly 6,866 people and that the number of jobs in the Township will grow by 307 (16%) in the same period. DVRPC's population projection correlates well with Township recent development approval and inventory of remaining developable residentially zoned land; however, the employment projections appear to be quite overestimated considering recent approvals and inventory of remaining developable commercially and industrially zoned land.

c. Burlington County

The Burlington County Board of Commissioners and its administrative agencies have adopted four countywide plans since March 7, 2012, and has completed the draft of a fifth plan for future adoption:

2015 Burlington County Bicycle Master Plan

The County Planning Board adopted this plan to "encourage bicycling in Burlington County as a means of transportation and recreation by creating a safe, convenient, conformable and regionally connected bikeway network." The plan includes existing bicycling use patterns, crashes, and bikeways facilities, as well as bicycle facility design guidelines, implementation strategies, and potential funding sources. In Tabernacle Township, the plan identifies existing and proposed bicycle routes and facilities along Carranza Road, Medford Lakes-Chatsworth Road, and portions of Flyatt and Old Indian Mills roads.

2017 Burlington County Wastewater Management Plan

The County Board of Commissioners adopted this plan in response to the State's new Water Quality Management Plan (WQMP) rules, which became effective as of November 7, 2016. The plan does not make changes to any existing treatment works at the Allenwood Estates manufactured home community, Olson Middle School, Seneca High School, or to CMP allowances for future public sewer service in the Pinelands regional growth and village management areas.

The CMP Commission permits the use of small decentralized septic systems for groups of commercial properties in Regional Growth Areas, such as in those zoning districts along US Route 206 in Tabernacle Township. The Pinelands Commission also has an experimental alternate septic design program, much like NJDEP's NJPDES program, for non-residential properties generating less than 2,000 gallons per day. Non-residential properties that generate 2,000 or more gallons per day must follow the standard NJPDES program, when public sewer service is not available. (See **Appendix F**.)

2018 Burlington County Highway Master Plan

The County Planning Board adopted this plan to update its previous 1989 plan for future county road right-of-way widths and facilities. Although the plan did not identify that any of Tabernacle Township's county roads were nearing or exceeding 85% of their volume capacity, it did identify that Carranza Road and portions of Flyatt and Old Indian Mills roads had vehicle crash rates twice as high as comparably sized roads and that US 206 and portions of Medford Lakes Road has crash rates higher than comparably sized roads, but less two times greater.

For this reason, the plan recommends widening those county roads' rights-of-way to provide for ample motor vehicle and bicycle lanes, shoulders, and sidewalks. The plan did not address whether and how those recommendations should be modified in Tabernacle Village where many properties are built closer to the road; however, the County Planning Board has adopted a Complete Streets and context-sensitive design

policies. We recommend that the Township Committee authorize the Township Engineer, Township Planner, or both to resolve this concern before any future major development is proposed in the village.

2019 Burlington County Hazard Mitigation Plan Update

The County Office of Emergency Management prepared this plan for the County Board of Commissioners adoption to reduce future potential vulnerability to the local population and critical facilities and infrastructure from natural hazards, such as heavy rains, severe storms and winter weather, flooding, wildfires, etc. The 30-page Tabernacle Township chapter identifies community policies, actions, and tools for long-term implementation. (See **Appendix E.**)

2022 Burlington County Comprehensive Farmland Preservation Plan (draft as of 11.09.22)

The County Agricultural Development Board is compiling this update to its original 2009-2018 plan, to which it makes no substantial amendments that would affect Tabernacle Township’s agricultural industry. The only major change is to the County’s Acquisition Target List (ATL) for restricting future development rights to preserve those farms. The following proposed 1,299 acres of farmland in the 2022 ATL represents about 10% of the County’s proposed total inventory.

2022 Acquisition Targeting List Burlington County Farmland Preservation Program				
Block	Lot	Landowner	Acres	Status
1201	19.01	Brace Lane Holdings, LLC	0	Applied
903	15.01	Colton, Mary Beth	26	
1201	15.09	Deerhaven Farms, LLC	112	
901	5.01	Eckert, Robert	34	
1201	15.10	Grovatt, Theodore	25	
1101	12	Harker, Ronald C	22	
1002	13.02	Lennon, Helene	33	
1002	14	Lennon, Helene	45	
1002	15	Lennon, Helene	5	
902	8	Lindaberry Jr., Robert L	24	
902	13	O'Neal, Richard L	44	
902	11	O'Neal, Robert H	22	
1202	20	Robin Acquisitions, LLC	21	
1202	21	Robin Acquisitions, LLC	121	
902	18	Russo's Fruit and Vegetable Farm	83	
1201	11.01	Russo's Fruit and Vegetable Farm	57	
1201	15.01	Russo's Fruit and Vegetable Farm	162	
1201	24.01	Russo's Fruit and Vegetable Farm	95	
1201	30.07	Russo's Fruit and Vegetable Farm	40	
1101	3.01	Throop, Jean	0	
1101	10.01	Throop, Jean	0	
404	6.02	Varano, Joseph	60	
1201	1	Wallen, Ralph S	54	

2022 Acquisition Targeting List Burlington County Farmland Preservation Program				
Block	Lot	Landowner	Acres	Status
1101	11.01	Powell, Mary & Glunt, Ruth formerly Zimmerman, Florence	99	
404	3	Zimmermann, Michael & Graubart, Susan	86	Pending
1301.01	1.01	Zimmermann, Michael & Graubart, Susan	29	Pending
1301.01	1.02	Zimmermann, Michael & Graubart, Susan	0	Pending
		Total Acres	1,299	

d. Municipal

The Board has not adopted any new studies, reports, or master plan amendments relating to land use, housing, circulation, natural resource conservation, or energy conservation since March 7, 2012.

e. Adjacent Municipalities

The CMP requires all such planning revisions and land use ordinance amendments to be submitted to the Commission for review for conformance with the CMP. Tabernacle Township borders the townships of Southampton, Woodland, Washington, Shamong, and Medford, all of which are within the Pinelands Area. A review of these townships' planning documents finds that there have been no studies, reports, master plan revision, or ordinance amendments that would have a significant impact on Tabernacle Township's comprehensive planning agenda.

f. Conclusion

Other than those noted above, there have not been any significant changes to State, County, or Township planning policies for 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.

5. Regulatory Changes

a. Municipal

The Township Committee has amended several chapters of the Township Code to address state and local land use and development concerns that have arisen since the Board adopted its last master plan reexamination report on March 7, 2012. Some of these amendments were adopted due to changes in State regulations or in the Pinelands Comprehensive Management Plan (CMP). Others, such as those for Chapter 9 and 21 address housing vacancy and maintenance concerns that arose during the Great Recession more than a decade ago. The following is a list of those adopted code amendments.

Chapter 5: Animal Control

Ordinance 2016-5 created standards for keeping chickens on residentially zoned, non-agricultural properties with a minimum 0.5-acre lot size; however, the ordinance did not amend Chapter 17 Zoning Ordinance, e.g., by creating a new section 17-32A, for the keeping of chickens as a conditional use in the respective zoning districts.

Chapter 8: Flood Damage Prevention

Ordinance 2017-7 replaced the chapter with new language to address NJDEP's adopted changes to the Stormwater Management Rules, N.J.A.C. 7:8, for consistency with the Flood Hazard Area Control Act Rules regarding development in flood hazard areas and the preservation of vegetation and habitat

within and adjacent to surface waters. This chapter appears to be consistent with State requirements.

Chapter 9: Building and Housing

Ordinance 2015-9 requires the creditor to maintain vacant and abandoned residential properties in foreclosure.

Chapter 14: Land Use Procedures

Ordinance 2012-3 expanded the Board to include alternate members, as permitted by the Municipal Land Use Law.

Chapter 16: Land Subdivision

Ordinance 2018-5 complies with new Pinelands Commission review procedures and application requirements and to conform to Municipal Land Use Law amendments relating to performance guarantees and inspections.

Chapter 17: Zoning Ordinance

Ordinance 2012-4 adopts provisions for cluster developments and density transfers in the Forest and Rural Development areas, as well as other Pinelands Commission requirements to amend the ordinance for Pinelands Development Credits(PDCs).

Ordinance 2018-5 complies with Pinelands Commission requirements to amend definitions and regulations for recordation of deed restrictions, Pinelands Development Credits (PDCs), water quality, minimum standards for point and non-point source discharges, the applicability of Commission procedures, and Commission notices.

Ordinance 2021-03 prohibits all classes of cannabis establishments or cannabis distributors or cannabis delivery services in the Township.

Ordinance 2021-10 permits solar energy facilities in former resource extraction areas and amending the Zoning Map to eliminate the Infill Commercial (IC) district by changing all the properties to the Infill Residential (IR) district, except Block 1401, Lot 3 which was changed to the Preservation Area (PA) district.

Chapter 21: Rental Properties

Ordinance 2014-4 created a new chapter for the licensing, registration, and inspection of rental housing.

b. Pinelands Comprehensive Management Plan (CMP)

The Township Committee (Committee) last amended Tabernacle's stormwater management regulations in 2007 to reflect the Pinelands Commission's 2006 stormwater management amendments. Tabernacle Township's land use and development regulations appear to be current with all CMP amendment requirements except for those related to stormwater management amendments to subsections 2.11, 3.39 and 6.84 that became effective on January 18, 2022. The Pinelands Commission has released new CMP amendments that regulate stormwater management in the Pinelands Area in coordination with recent NJDEP regulations, which will require the Township to revise *Chapter 20 Stormwater Control*.

D. RECOMMENDED PLANNING AND REGULATORY CHANGES

Subsection D requires the reexamination report 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. Master Plan Element Recommendations

History

Tabernacle Township's original Master Plan, which dates to 1975, included sections of a few pages each on the following subjects: historical development, physical attributes, demographic and housing statistics from the 1970 US Census, public facilities, circulation, and proposed land use. Essentially, these sections formed the basis of a Master Plan Land Use Element, as required by N.J.S.A. 40:55D-28b.(2) at that time. This document, however, did not include a "statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based," also known as a "Goals and Objectives Element," as required by N.J.S.A. 40:55D-28b.(1).

When the Planning Board revised its Land Use Plan Element to be in conformance with the Pinelands Comprehensive Management Plan (CMP) and added a 1.5-page Energy Element in May 1983, the amended Master Plan did not specifically include a "Goals and Objectives Element." However, the report did indicate that the Master Plan's purpose (goal) was to ensure that Tabernacle Township's plans and ordinances were conforming with the CMP.

The Board did not approve any Master Plan amendments as part of its 1988 and 1994 reexamination process. The Board did adopt a Master Plan Community Facilities Element to provide for the construction of a new regional high school, but this new element did not mention any other community facilities in the Township. The 2000 Master Plan Reexamination Report did not recommend any Master Plan amendments.

The Board's 2012 Master Plan Reexamination Report included a recommendation to amend the Master Plan appendices for new Master Plan Vision Statement, Goals, Constraints, and Assumptions. Because the Board adopted the report at a duly noticed and conducted public hearing, it effectively amended the Master Plan to include a Goals and Objectives Element.

The following is a review of the Municipal Land Use Law's (MLUL) mandatory and optional master plan elements, as described by the MLUL, with comments and recommendation regarding whether the Board should consider revising or preparing them for Tabernacle Township's Master Plan. A prioritized summary of these recommendations is in **Appendix G**.

Mandatory Elements

Statement of Objectives, Principles, Assumptions, Policies, and Standards (Goals and Objectives Element) upon which the constituent proposals for the physical, economic, and social development of the municipality are based.

The adopted (current) 2012 Vision Statement, however, basically copied a general "as-is" statement from the Township's response to the 2004/2005 reexamination of the NJ State Development and Re-development Plan (State Plan), which the State Planning Commission never adopted. Revisions to the current vision statement, such as those proposed 2023 Vision Statement in **Appendix A**, should not simply repeat statistics but briefly convey the future land use character to which the Township aspires.

Similarly, the adopted (current) 2012 Master Plan Goals Vision Statement comprises 15 loosely arranged general goals. When reworded, condensed and, reformatted, as proposed in **Appendix B**, the

Board can more readily use these new goals when considering applications for development approvals and variances and reviewing municipal capital improvement and Board of Education referrals.

Land Use Plan Element: The current 1975 Land Use Plan Element was last amended in 1983 to be in conformance with the CMP. Since then, the MLUL has expanded the required information to be included when these elements are updated or amended. Comments regarding how the current element may need to be updated to comply with existing MLUL requirements are in italics below, *thus*.

- a. Relationship to the Goal and Objectives Plan Element and other Master Plan Elements and the municipality's natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands;
The document complies; however, this report recommends certain revisions to fine-tune the Goal and Objectives Plan Element. (See above.)
- b. The existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreation-al, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;
The document complies with the 1983 CMP amendments.
- c. The existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983," P.L.1983,c.260 (C.6:1-80 et al.);
The document complies because there are no airports within or proximate to Tabernacle Township.
- d. A statement of the standards of population density and development intensity recommended for the municipality;
The document complies with the 1983 CMP amendments.
- e. The existing and proposed location of military facilities and incorporating strategies to minimize undue encroachment upon, and conflicts with, military facilities, including but not limited to limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities.
The document complies because there are no military facilities within or proximate to Tabernacle Township.
- f. A smart growth strategy statement concerning:
 1. Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations. *P.L. 2021, c.171 supersedes this requirement and renders it moot.*
 2. Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure. *Subsection g. supersedes this requirement and renders it moot. (See below.)*
 3. Environmental sustainability. *The document complies with the 1983 CMP amendments.*
 4. The existing and proposed location of public electric vehicle charging infrastructure. *The Township awaits further clarification on CMP applicability for this requirement.*

- g. Climate Change-Related Hazard Vulnerability Assessment which shall:
1. Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise.
 2. Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities related to that development.
 3. Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state.
 4. Analyze the potential impact of natural hazards on relevant components and elements of the master plan.
 5. Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards.
 6. Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or pro-posed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan.
 7. Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.

Although much of this information is available from NJDEP or from the 2019 Burlington County Hazard Mitigation Plan Update, completing a municipal build-out analyses and compiling these data into the format required would require substantial effort.

Stormwater Management Plan Element: While not required by the Municipal Land Use Law, NJDEP requires each municipality to adopt a Stormwater Management Plan Element. The Master Plan's 2007 Stormwater Management element should be reviewed, evaluated, and revised to be in compliance with current NJDEP requirements, as well as Township Ordinance 2021-3, which replaced Code Chapter 48 Stormwater Control, as required by N.J.A.C. 7:8. The new element would also include an evaluation of other voluntary stormwater management and stormwater pollution prevention policies with recommendations for those that the Township may wish to consider adopting in the future. This element would work in tandem with the CMP-required amendments to *Chapter 20: Stormwater Control*. (See below).

Optional Elements

Housing Plan Element pursuant to section 10 of P.L.1985, c.222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing.

The Board has retained a planning consultant to complete this element in 2023.

Circulation Plan Element showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, conditions, and availability of existing and proposed transportation facilities, including air, water, road, and rail.

Because the Township's primary roadways are through routes managed by the State and the County and because future projections do not indicate any significant growth in local population or employment that would compromise existing municipal roadways, there is no need for the Board to invest in this optional master plan element at this time.

The Board should request its Planner, when resources permit, to assist the Board with the following:

- 1. Documenting the current status of any NJDOT plans for widening or otherwise improving US Route 206 in the Township;*
- 2. Determining whether to endorse the County Highway and Bicycle Master Plans, including whether any special accommodations should be made for routes in Tabernacle Village;*
- 3. Participating in an ad hoc committee of municipal officials, local and regional boards of education officials, and neighborhood and local business representatives, etc. to evaluate opportunities for additional sidewalk and bicycle routes in the Township.*

Utility Service Plan Element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any stormwater management plan required pursuant to the provisions of P.L.1981, c.32 (C.40:55D-93 et al.). If a municipality prepares a utility service Plan Element as a condition for adopting a development transfer ordinance pursuant to subsection c. of section 4 of P.L.2004, c.2 (C.40:55D-140), the Plan Element shall address the provision of utilities in the receiving zone as provided there under.

*Due to the Township's rural nature and relative lack of existing and planned future public water, wastewater, drainage, and flood control utilities, there is no need for the Board to invest in this optional master plan element at this time. The Township's utility service concerns are addressed in the 2017 Burlington County Wastewater Management Plan, Burlington County Solid Waste Management Plan, and regulated by the CMP. There is no need for the Board to invest in this optional master plan element at this time. (See **Appendix F** for additional information regarding the Pinelands Commission's Alternate Design Treatment systems pilot program)*

Community Facilities Plan Element showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas.

Because future projections do not indicate any significant growth in local population or employment that would compromise existing community facilities, there is no need for the Board to revise this optional master plan element as it had previously done for Seneca Regional High School.

The Township has removed its municipal offices from the former Mechanics Hall at 163 Carranza Road due to structural concerns. The Committee is presently reviewing alternatives to relocate municipal offices and public works facilities to another village location, to repurpose the former Mechanics Hall Building, and redesigning the ±2.3-acre property as a community gathering / civic square space.

Recreation Plan Element showing a comprehensive system of areas and public sites for recreation.

Because future protections do not indicate any significant growth in local population or employment that would compromise existing recreational facilities, there is no need for the Board to revise this optional master plan element.

The Board may also ask the Township Committee to budget for an inventory and existing conditions analysis of the Township's current passive and active recreation services and facilities, as well as implementing a municipal users' survey to evaluate current recreational facility preference trends.

Conservation Plan Element providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systemically analyzes the impact of each other component and element of the Master Plan on the present and future preservation, conservation and utilization of those resources.

The Township's conservation planning concerns are regulated by the CMP. There is no need for the Board to invest in this optional master plan element at this time.

Economic Plan Element considering all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and (b) an analysis of the stability and diversity of the economic development to be promoted.

The Burlington County Board of Commissioners has endorsed the 2019 Delaware Valley Regional Planning Commission (DVRPC) Comprehensive Economic Development Strategy (CEDS). The Board should consider whether to endorse this plan or other economic development plans or studies prepared by the Pinelands Commission.

Additionally, the Board should consider whether to endorse agricultural and natural resource-related economic development plans/studies prepared by the State Agricultural Development Committee, or NJDEP's Fish & Wildlife and Parks, Forests, and Historic sites divisions.

Historic Preservation Plan Element: (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the Master Plan on the preservation of historic sites and districts.

When resources and opportunities permit, the Board may wish to consider establishing an ad hoc committee to review the Township's 1975 inventory of historic sites and subsequent historic resource reports with the Board Planner to identify standards to assess significance for the recognition of local historic sites / districts, to assess potential threats to the integrity and sustainability of such resources, and to recommend potential strategies to address them. This issue may become more of a local priority near the 250th anniversary of the US Declaration of Independence in 2026.

The Board should also consider promoting Carranza Memorial-related tourism as part of a future economic development strategy.

Recycling Plan Element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

These elements are not necessary as they once were because municipalities are obliged to comply with their District (County) Solid Waste Management Plan, in addition to various other related Federal and

State regulations. There is no need for the Board to invest in this optional master plan element at this time.

Farmland Preservation Plan Element, which shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for pre-serving as much farmland as possible in the short term by leveraging moneys made available by P.L.1999, c.152 (C.13:8C-1 et al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.

The Township's farmland preservation planning concerns are regulated by the CMP. There is no need for the Board to invest in this optional master plan element at this time.

The Board should ask its Planner to determine whether the NJ Departments of Agriculture and Transportation recommend any viable traffic safety improvements to support local farmers when moving their heavy equipment on public roads.

The Board may also wish to contact the County Agricultural Development Board (CADB) about opportunities to expand farm household income by permitting / conditionally permitting additional home occupation uses or re-purposing former farm structures for permitted non-ag-related purposes.

Development Transfer Plan Element which sets forth the public purposes, the locations of sending and receiving zones and the technical details of a development transfer program based on the provisions of section 5 of P.L.2004, c.2 (C.40:55D-141).

The Township's development transfer planning concerns are regulated by the CMP. There is no need for the Board to invest in this optional master plan element.

Educational Facilities Plan Element which incorporates the purposes and goals of the "long-range facilities plan" required to be submitted to the Commissioner of Education by a school district pursuant to section 4 of P.L.2000, c.72 (C.18A:7G-4).

Although the municipal and regional Board of Educations' (BOE) land development policies and decisions are exempt from the Board's approval, the Board should request each BOE to forward a copy of its current Long-Range Facilities Plan and subsequent amendments to the Board secretary and to forward all future amendments and updates to the Board Secretary whenever it files such with the Commissioner of the NJ Department of Education.

Green Buildings and Environmental Sustainability Plan Element, which shall provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional, and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design.

Although a valuable education resource for municipal planning boards and the general public, our experience finds that the Municipal Land Use Law, Residential Site Improvement Standards, Uniform Construction Code, and various state environmental regulations significantly limit municipal enforcement of any additional "green" and "sustainable" site development and building construction requirements not already mandated by the State. We recommend revisiting this element at a later time, in tandem with a future Land Use Plan Element, to guide maintenance, rehabilitation, and/or new construction of the future municipal facilities and infrastructure.

Public Access Plan Element that provides for, encourages, and promotes permanently protected public access to all tidal waters and adjacent shorelines consistent with the public trust doctrine, and which shall include a map and inventory of public access points, public facilities that support access, parking, boat

ramps, and marinas; an assessment of the need for additional public access; a statement of goals and administrative mechanisms to ensure that access will be permanently protected; and a strategy that describes the forms of access to satisfy the need for such access with an implementation schedule and tools for implementation.

The Township's public access planning concerns are regulated by the CMP. There is no need for the Board to invest in this optional master plan element at this time.

2. Development Regulation Recommendations

The following changes are recommended to the Land Use Legislation chapters and related other Township Code chapters to keep them consistent with the Municipal Land Use Law, recent case law, and sound planning principles. The Board is encouraged to work with the Township Committee to consider these recommended ordinance amendments over the next ten (10) years. A prioritized summary of these recommendations is in **Appendix H**.

Chapter 16: Land Subdivision – Change title to “Subdivision and Site Plan Review” to reduce confusion.

§ 16-11.11 Conformance with Requirements and Principles

1. Revise the following sentence with these additions, thus, and deletions, ~~thus~~. “All development authorized under this Chapter shall comply with the development standards contained or referenced in Article II Section 17-6 of the Township Zoning Ordinance in addition to all other regulations of this Chapter, except whereas may be superseded by the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21-1.1 et seq.) or other statute.”

§ 16-11.20 Buffers

1. Revise to exempt agricultural uses from buffering requirements, per Right-to-Farm policies.

Chapter 17: Zoning

§ 17-4.1 Areas

1. Revise “Infill District” to “Infill Residential District.”
2. Under Rural Development Area , add “Medford Park Overlay Zone” to cover those properties noted in §§ 17-8, -55.1, and -89. (See also item # 3 in § 17-5.1.)
3. Under Regional Growth Area, add “Medford Farms Overlay Zone” to cover those properties noted in §§ 17-8 and -89. (See also item # 3 in § 17-5.1.)

§ 17-4.2 Zoning Map

1. Delete Subsection “a” after revising the Zoning Map accordingly.
2. Remove the former IC Infill Commercial district, as required by Ordinance 2021-10.
3. Identify boundaries “Medford Park Overlay Zone” and “Medford Farms Overlay Zone.”
4. Consider rezoning parcels identified in **Appendix C**.

§ 17-5.1 Definitions

1. Revise to include definitions for new terms, such as “pole barn/structure.”
2. Delete “home occupation” definition and relocate it to a revised and expanded § 17-47C to clarify whether, which, where, and how such uses may be permitted.

§ 17-6 Accessory Buildings

1. Consider establishing separate ordinance subsections for fences and swimming pools.
2. Consider revisions to the type, number, and special exemptions for other residential accessory structures.
3. Consider revisions to setback requirements for non-residential uses. (See **Appendix D**.)

§ 17-14 Multiple Uses for Commercial and Industrial Sites

1. Consider revising to indicate that “more than one use” is also permitted per site, for example, to permit a shopping center to have retail sales, retail services, restaurants, banks, offices, etc. (See § 17-50.1, for example.)

§ 17-22 Signs

1. Revise and update this section, which is quite cumbersome, and amend to include N.J.A.C. 7:50-6.109(a) 3 and (a) 4 for on-site signs.

§ 17-26 Minimum Off-Street Parking

1. Revise and update this section, which appears to have been copied from a suburban town with sewer service more than 50 years ago and does not reflect the Township’s current needs.

§ 17-30 Right to Farm

1. Revise and update this section, which was last changed in 1997, where necessary.

§ 17-32A: Keeping of Chickens

1. Add this new section to correlate Chapter 5 and Ordinance 2016-5 to clarify whether, which, where, and how off-farm chicken keeping may be permitted.

§ 17-38 Recommended Management Practices for Agriculture

1. Revise and update this section, which was last changed in 1985, where necessary.

§ 17-43 Historic, Archaeological, and Cultural Resources

1. Consider whether and how the Township should expand the Board’s historic preservation review to include more than just the three buildings listed in subsection “j” and whether to include guidelines for new (infill) construction in Tabernacle Village.

§ 17-47E Solar Energy Facilities

1. Revise this section to include design guidelines for roof-mounted facilities as accessory uses in all zones and possibly as ground-mounted accessory uses in non-residential zones.

§§ 17-48.1; -48A.1; -49.1; -50.1; -41.1; -52.1; -17-57.1; -58.1; -59.1; -62.1; and -63.1

1. Relocate “signs” from these “permitted principal use” subsections and add them to the “accessory use” subsections.
2. See comments for § 17-22 Signs, above.
3. Consider revisions for “on-site” and “off-site” signs design guidelines, as well provisions for electronic message displays and lighting for on-site signs per CMP N.J.A.C. 7:50-6-106 through 6-109.

§§ 17-48.2; -49.7; -17-57.2; -58.2; -59.2; -60.2.

1. Delete all wording after “off-street parking facilities.”
2. See comments for § 17-26 Minimum Off-Street Parking, above.

§ 17-50.1 and -51.1 Special Exception Uses

1. Relocate the “special exception uses” under the “permitted principal use” subsections to new “conditional use” subsections.

§ 17-55.1 Recreational Facilities

1. Revise to clarify whether this subsection includes all active and passive, indoor and outdoor, and public, private, and commercial facilities, other than “amusement parks”.

§ 17-61 through -61.3 Infill Commercial District

1. Delete these subsections for this district, which Ordinance 2021-10 removed.

Zoning Map

§ 17-4.3 District Boundaries indicates that “zoning and planned unit development district boundary lines are intended to follow street centerlines, streams and lot or property lines unless otherwise indicated by dimensions on the zoning and planned unit development maps.” The current undated Zoning Map, which appears to date from the 2012 master plan reexamination report, does not include dimensional measurements to clarify how several zoning district boundaries were determined. (See **Appendix C.**)

Chapter 20: Stormwater Control

On March 2, 2020, the NJDEP adopted updated stormwater regulations to replace the current requirement that major developments incorporate non-structural stormwater management strategies to the "maximum extent practicable" to meet groundwater recharge standards, stormwater runoff quantity standards, and stormwater runoff quality standards, with a requirement that green infrastructure be utilized to meet these same standards.

The Pinelands Commission has provided municipalities with copies of a model ordinance to comply with the recent mandatory CMP amendments that correlate with NJDEP’s new stormwater management regulations.

The Township Engineer should assist the Committee in adopting an ordinance to replace the language in Chapter 20 accordingly.

The Committee should also request that engineer to reexamine the Master Plan’s 2006 Stormwater Management Plan Element, which must be adopted by the Land Use Board and filed with the County Planning Board.

E. REDEVELOPMENT RECOMMENDATIONS

Subsection E requires the reexamination report state:

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 al.) 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 NJ Local Redevelopment and Housing Law provides local government several tools to remedy potential blight conditions on privately development commercial and industrial properties, as well as underutilized public properties, such as the former ±27-acre landfill on Old Indian Mills Road. The Board recommends that the Committee request it to investigate whether there are any blighted properties along Tabernacle's US Route 206 corridor, including the RG-C, RG-I, RG-SC, or PV districts that could be designation as an "area in need of non-condemnation redevelopment."

If the Committee determines whether any properties may meet the statutory condition for designation, it can then consider working on redevelopment plans to remove potential and actual blight conditions and return the properties to a more productive use.

Some of the properties in the areas identified above appear to meet one or more of the following statutory criteria:

- B. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable; or
- C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

Currently, there are no designated areas in redevelopment or adopted redevelopment plans in Tabernacle Township.

F. ELECTRIC VEHICLE INFRASTRUCTURE

Subsection F requires the reexamination report state:

The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

This master plan reexamination report provision predates the PL 2021 c.171, the State's electric vehicle supply equipment and make-ready parking spaces act, which mandates municipalities and their approval boards to require such public electric vehicle infrastructure for most types of public and private-sector development requiring a preliminary major site plan.

Tabernacle Township is not required to amend its Zoning Ordinance to be consistent with the model ordinance provisions prepared by the NJ Department of Community Affairs. No additional infrastructure locations are recommended at this time.

Appendix A: Master Plan Vision

2012 Master Plan Vision (current)

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.”

2023 Master Plan Vision (proposed)

“Tabernacle Township is the center of good living in the South Jersey Pines, halfway between Philadelphia and Long Beach Island on the western edge of Wharton State Forest.

While US Route 206 is the main commercial corridor, just off to the east is Tabernacle Village, the Township’s historic crossroads center. The village offers a charming mixture of traditional and modern homes, businesses, schools, places of worship, and civic uses in a slower-paced, pedestrian-oriented environment.

Scenic country roads connect Tabernacle Village to its surrounding cozy residential neighborhoods, all of which are nestled within the Township’s rural landscape of productive farms, piney forests, and great natural, outdoor recreational areas.”

Appendix B. Master Plan Goals

2012 Master Plan Goals (current)

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 Comprehensive Management Plan (CMP).

2023 Master Plan Goals (recommended)

1. Re-establish Tabernacle village as the Township's mixed-use community center and revitalize the Township's US Route 206 economic corridor;
2. Support Tabernacle's rural, agricultural, and outdoor recreation resources, lifestyles, and businesses;
3. Protect the natural environment for future generations;
4. Provide satisfactory public services and facilities at a reasonable cost;
5. Provide reasonable opportunities for decent affordable housing;
6. Preserve and enhance areas with historic/cultural, scenic, and recreational value; and
7. Ensure implementation of sound, sustainable planning policies and projects.

Appendix C. Parcels In More Than One Zoning District

The following is an inventory of tax parcels that are within in two zoning districts, as well as newly developed residential parcels within the RG-SC and RG-I districts that should now be made part of adjacent RG-R district. The inventory identifies the parcels’ existing uses and recommended Zoning Map district boundary revisions for the Township Committee’s consideration before it completes Zoning Map revisions for the former IC Infill Commercial district, as required by Ordinance 2021-10.

Please note that Block 1302, Lot 65 is a preserved, State-owned, 265.7-acre open space parcel within 3 zoning districts, as certified by the Pinelands Commission. Any changes to the official Zoning Map must be certified by the Pinelands Commission to be in conformance with the CMP.

BLOCK	LOT	ZONE 1	ZONE 2	USE	ZONING MAP RECOMMENDATION
322	21	RGR	RGC	House	RGR
323	1	RGC	RGR	Commercial	RGC
325	4	RGR	RGC	Two Uses	Split OK: Show district dimensions on Zoning Map
325	15	RGC	RGR	House	RGC
401	3	RGRR	RD2	High School	Split OK: Pinelands Management Area boundary
401	12.01	RGRR	RD2	High School	Split OK: Pinelands Management Area boundary
401	12.05	RGRR	RD2	High School	Split OK: Pinelands Management Area boundary
404	3	RD2	AP	Farm	Split OK: Show district dimensions on Zoning Map
404	9.01	PV	RD2	House	Split OK: Show district dimensions on Zoning Map
404	9.02	PV	RD2	Wooded	Split OK: Show district dimensions on Zoning Map
404	16.06	PV	AP	House	PV
504	6.01	RD2	SA	Farm	SA
504	15	RD2	SA	House	Split OK: Show district dimensions on Zoning Map
504	16	RD2	SA	House	Split OK: Show district dimensions on Zoning Map
504	19	RD2	SA	Preserved	Split OK: Show district dimensions on Zoning Map
504	21	RD1	SA	Preserved	Split OK: Follows stream
706	1	RD1	RD2	Wooded	Split OK: Follows stream
802.01	25.01 to 25.34	RGI	RGR	Housing	RGR: Parcels no longer industrial
802.01	25.43 to 25.50	RGI	RGR	Housing	RGR: Parcels no longer industrial
802.01	3.02 - 3.20	RGSC	RGR	Housing	RGR: Parcels no longer commercial
802.06	1 to 8	RGI	RGR	Housing	RGR: Parcels no longer industrial
802.07	3.21 to 3.28	RGSC	RGR	Housing	RGR: Parcels no longer commercial
902	18	PV	AP	Farm	Split OK: Show district dimensions on Zoning Map
903	9.02	RGC	RGR	Two Uses	Split OK: Show district dimensions on Zoning Map
904	1.01	RGC	RGR	House	Split OK: Show district dimensions on Zoning Map
904	1.02	RGC	RGR	House	RGC
904	1.04	RGC	RGR	House	Split OK: Show district dimensions on Zoning Map
904	1.05	RGC	RGR	House	Split OK: Show district dimensions on Zoning Map
904	1.06	RGC	RGR	House	Split OK: Show district dimensions on Zoning Map
904	1.07	RGC	RGR	House	Split OK: Show district dimensions on Zoning Map
904	1.08	RGC	RGR	House	Split OK: Show district dimensions on Zoning Map
904	1.1	RGC	RGR	Commercial	RGC
904	3	RGC	RGR	House	RGR
904	4	RGC	RGR	House	RGR
904	5	RGC	RGR	House	RGR
1001	1.06 to 1.11	RGI	RGR	Housing	RGR: Parcels no longer industrial
1001.01	1	RGI	RGR	Housing	RGR: Parcel no longer industrial
1101	5.09	RD1	AP	House	RD1
1201	24.01	PV	AP	Farm	Split OK: Show district dimensions on Zoning Map
1301.01	1.01	RD2	AP	Farm	Split OK, but dimensions required on Zoning Map
1302	15	RD2	SA	Two Uses	Split OK: Show district dimensions on Zoning Map

BLOCK	LOT	ZONE 1	ZONE 2	USE	ZONING MAP RECOMMENDATION
1302	16	RD2	SA	Two Uses	Split OK: Show district dimensions on Zoning Map
1302	17	RD2	SA	Two Uses	Split OK: Show district dimensions on Zoning Map
1302	33	RD2	SA	Wooded	Split OK: Show district dimensions on Zoning Map
1302	51	RD2	SA	Wooded	Split OK: Show district dimensions on Zoning Map
1302	52	RD2	SA	Wooded	Split OK: Show district dimensions on Zoning Map
1302	66	F	RD1	Preserved	Split OK: Follows stream
1302.02	34	P	RD2	Vacant	RD2: Mapping error
1402	5	IRD	P	Wooded	Split OK: Show district dimensions on Zoning Map

Appendix D: Suggested Amendments For Accessory Buildings

Consider revising the following section with these additions, thus, and deletions, ~~thus~~

§ 17-6 ACCESSORY BUILDINGS.

Any accessory building attached to a principal building is part of the principal building and shall adhere to the yard requirements for the principal building. No building permit shall be issued for an accessory building prior to the issuance of a building permit for the principal building. Construction of the principal building shall precede or coincide with the construction of the accessory building otherwise the building permit for the accessory building may be revoked. The accessory building shall be compatible in appearance with the area in which it is located. The maximum wall height of any accessory building shall be twelve (12') feet measured from the finished floor. The maximum building height of any residential accessory building shall be twenty (20') feet or the height of the principal structure whichever is least.

No residential accessory building, nor the total area of all residential accessory buildings on any individual parcel, in any zone, district or area shall exceed 750 square feet on lots of one (1.0) acre or less, 900 square feet on lots greater than one (1.0) acre but less than two (2.0) acres, 1,200 square feet on lots greater than two (2.0) but less than four (4.0) acres and twenty-four hundred (2,400) square feet on lots exceeding four (4.0) acres. (A single shed of 100 square feet or less is exempt.) No residential property shall contain more than three accessory buildings of any size. No accessory building shall be located closer to the front property line than the rear building line of the principal building. All residential accessory buildings in all zones, districts or areas must be located at least twenty (20') feet from other buildings on the property. Private residential swimming pools, which are accessory structures, are exempt from the prohibition dealing with distance from other buildings on the property. Car ports, including those of tent type or light metal type construction are not exempt from the requirements of this section and shall conform with the requirements applicable to accessory buildings. This section shall not apply to fences and to farm related buildings located on farmland-assessed property in Agricultural Production Zones and Special Agricultural Zones, other than the principal residence.

All accessory buildings in all zones, districts or areas shall conform to the front, rear and side yard setbacks as set forth in the schedule of limitations as set forth in Article XVI of this Chapter, except that an accessory building of 100 square feet or less may be located within any required side yard or rear yard as close as fifteen (15') feet to the said side yard or rear yard property line and on lots of two to 3.99 acres the accessory building side yard setback shall be no less than fifty (50') feet and on lots of four acres and above the accessory building side yard setback shall be no less than eighty (80') feet.

Appendix E
Tabernacle Township Annex: 2019 Burlington County Hazard Mitigation Plan Update



9.36 Township of Tabernacle

This section presents the jurisdictional annex for the Township of Tabernacle.

9.36.1 Hazard Mitigation Plan Point of Contact

The following individuals have been identified as the hazard mitigation plan’s primary and alternate points of contact.

Primary Point of Contact	Alternate Point of Contact
Col. William C. Lowe, OEM Coordinator 163 Carranza Road, Tabernacle, NJ 08088 609.234.3714 clowe@townshipoftabernacle-nj.gov	Douglas Cramer, CPWM, Township Administrator 163 Carranza Road, Tabernacle, NJ 08088 609.268.1220 dcramer@townshipoftabernacle-nj.gov

9.36.2 Municipal Profile

The modern-day township sprang from the Village of Tabernacle, named for the log-cabin Tabernacle in the Wilderness Church, established in 1778 by Presbyterian minister John Brainerd. Brainerd was a missionary who sought to convert the indigenous Lenni-Lenape Indians to Christianity.

From its founding by Brainerd through the entire 19th century, the township was part of Southampton Township. Its two most historically significant buildings, Nixon's General Store (1850) and the Junior Order of Mechanics Building (1875), were erected during this era. The latter became the town hall in 1966. In 1901, Tabernacle was chartered as its own municipality.¹

The Township of Tabernacle is governed under the Township form of government with a five-member Township Committee. The Township Committee is elected directly by the voters in partisan elections to serve three-year terms of office on a staggered basis, with one or two seats coming up for election each. At an annual reorganization meeting, the Township Committee selects one of its members to serve as Mayor and another as Deputy Mayor.

Under this form, all legislative powers are concentrated in the committee. The committee also has all executive powers not placed in the mayor either by general law or the revised Township act. Additionally, all municipalities under the traditional form may appoint a municipal administrator and “delegate to him all or a portion of the executive responsibilities of the municipality.”²

Tabernacle Township is a Township in Burlington County, New Jersey. As of the 2010 US Census, the township population was 6,949. Tabernacle was incorporated as a township by an Act of the New Jersey Legislature on March 22, 1901, from portions of Shamong, Southampton and Woodland Townships. According to the United States Census Bureau, the township has a total area of 49.614 square miles (128.501 km2), of which, 49.120 square miles (127.221 km2) of it is land and 0.494 square miles (1.280 km2) of it (1.00%) is water.

The population of the Township of Tabernacle is estimated to be 6,949, based on information gathered during the 2010 U.S. Census.

¹ http://www.courierpostonline.com/apps/pbcs.dll/article?AID=2006610190363&nclick_check=1
² http://www.njslom.org/magart0307_p14.html





Tabernacle contains lands within the Pinelands which is managed by the Pinelands Comprehensive Management Plan. The plan establishes nine land use management areas with goals, objectives, development intensities and permitted uses for each. The boundaries of these management areas are displayed on the Pinelands Land Capability Map. They are implemented through local zoning that must conform with Pinelands land use standards. The Township of Tabernacle has lands designated as preservation area district, forest area, agricultural production area, rural development area, regional growth area, Pinelands Village, and special agricultural production area.

Growth/Development Trends

The following table summarizes recent residential/commercial development since 2013 to present and any known or anticipated major residential/commercial development and major infrastructure development that has been identified in the next five years within the municipality. Refer to the map in 9.36.8 of this annex which illustrates the hazard areas along with the location of potential new development.

Table 9.36-1. Growth and Development

Property or Development Name	Type (e.g. Res., Comm.)	# of Units / Structures	Location (address and/or block/lot)	Known Hazard Zone(s)	Description/Status of Development
Known or Anticipated Development in the Next Five (5) Years					
Carranza Road	Infrastructure	2	Various locations	None	Replace Stormwater drains and pipe
Zimmerman Road	Infrastructure	6	Various locations	None	Replace Stormwater drains and pipe
Worrell Road	Infrastructure	1	Intersection of Worrell and Rictor Drives	None	Replace Stormwater drains and pipe

** Only location-specific hazard zones or vulnerabilities identified.*

9.36.3 Natural Hazard Event History Specific to the Municipality

Burlington County has a history of natural and non-natural hazard events as detailed in Volume I, Section 5.0 of this plan. A summary of historical events is provided in each of the hazard profiles and includes a chronology of events that have affected the County and its municipalities. For the purpose of this plan update, events that have occurred in the County from 2013 to present were summarized to indicate the range and impact of hazard events in the community. Information regarding specific damages is included, if available, based on reference material or local sources. This information is presented in the table below. For details of these and additional events, refer to Volume I, Section 5.0 of this plan.

Table 9.36-2. Hazard Event History

Dates of Event	Event Type (Disaster Declaration if applicable)	Burlington County Designated?	Summary of Damages/Losses
October 29, 2012	Sandy DR-4086	State Declaration	Local EOC opened, emergency services on stand to, no local impact. While Sandy had a major impact on the State, the impact on Tabernacle was minimal. It is included here to highlight the winter storm patterns that effect Tabernacle. Nor'easters and winter storm cells that may or may not be reflected in other areas but which provide a short term serious winter weather event, Sandy did not impact on Tabernacle but the winter storm that followed a week later closed roads and resulted in one fatality. During these reoccurring Winter Storms the same pattern is followed resulting in emergency protective measure. These



Dates of Event	Event Type (Disaster Declaration if applicable)	Burlington County Designated?	Summary of Damages/Losses
			measures include activation of the EOC or snow room, over-time payment for Public Works and heavy use of trucks and plows. Emergency services volunteer personnel are brought into the two emergency services building to reduce risk to responders and reduce response time. In addition, the ESBs can be used for short term respite shelters.
Jan 2, 2014	Winter storm	State Declaration	Emergency protective measures, road clearing, closed offices and schools, established shelters in emergency services building, local EOC opened
Jan 21-22, 2014	Winter Storm Janis	State Declaration	Emergency protective measures, road clearing, closed offices and schools, established shelters in emergency services building, local EOC opened
Feb 13-14, 2014	Winter Storm/Nor'easter	New Jersey Declaration	Major emergency protective measures, emergency services building used as shelter, power outages, schools and offices closed
March 2-3, 2014	Winter Storm Titan	New Jersey Declaration	Major emergency protective measures, emergency services buildings open for resident comfort care, local EOC opened
April 30-May 1, 2014	Heavy Rain and Flooding		Heavy rain caused considerable poor drainage and creek flooding in the northern Burlington County. Rancocas Creek was hit the hardest by flooding. Many roads were flooded and closed. Approximately \$1 million in property damage in the County.
January 22-24, 2015	Winter Storm Juno	New Jersey Declaration	Local EOC opened, emergency services on stand to, major emergency protective measures
June 23, 2015	Wind Shear/ Severe Storm (DR-4231)	Yes	Local EOC opened, emergency services on stand to, major protective measures, debris removal over the next 3 months, emergency services buildings opened to the public as respite sites, power out to majority of the township for five days. If Sandy and its follow-up storms demonstrate one of the common hazards to Tabernacle, the Sever Storm of 23 June 2015 was an example of the other major risks to Tabernacle – the sever wind storm. On 23 June 2017 at 1855 the weather was clear and sunny. At 1905 after the passage of a 10-minute wind shear traveling south on RT 206 resulted a power outage that lasted five days and debris that took 3 months to clear. Initially the Response Companies of the Township executed total hasty damage assessment/rescue. The EOC opened and was staffed for the next six days. The two emergency services buildings were opened as respite shelters providing water, air conditioning, power to charge electronic devices and conversation. At the end of the week the CERT executed a complete damage assessment of the town and the rescue squad (EMS) surveyed all residents o on the New Jersey Register Ready. Roads were closed for 24 hours while initial clearing operations were carried out by Public Works and contractors.
January 22-24, 2016	Severe Winter Storm (DR-4264)	Yes	Heavy snow fell throughout the County; snowfall totals ranged from 12 inches to 16.4 inches, local EOC opened, emergency protective measures, emergency services buildings open to the public. The storm while serious followed the normal weather pattern of a Winter Storm. Roads were closed, power lines dropped, and power was lost for 24-48 hours. The EOC was opened and the duty crews of the Fire Company and Rescue Squad were brought into the stations. Road closures and power outages.
March 12-14 2017	Winter Storm Stella	State and County	Local EOC opened, roads closed, emergency protective measures. While never a declared emergency, the Winter Storm of March 2017 again illustrates a common risk to the township.

Notes:





- EM Emergency Declaration (FEMA)
- FEMA Federal Emergency Management Agency
- DR Major Disaster Declaration (FEMA)
- N/A Not applicable

9.36.4 Hazard Vulnerabilities and Ranking

The hazard profiles in Section 5.0 of this plan have detailed information regarding each plan participant’s vulnerability to the identified hazards. The following summarizes the hazard vulnerabilities and their ranking in the Township of Tabernacle. For additional vulnerability information relevant to this jurisdiction, refer to Section 5.0.

Hazard Risk/Vulnerability Risk Ranking

The table below summarizes the hazard risk/vulnerability rankings of potential hazards for the Township of Tabernacle. During the review of the hazard/vulnerability risk ranking, the Township indicated the following:

- Flood was changed from a low hazard to a medium hazard.

Table 9.36-3. Hazard Risk/Vulnerability Risk Ranking

Hazard type	Estimate of Potential Dollar Losses to Structures Vulnerable to the Hazard ^{a, c}	Probability of Occurrence	Risk Ranking Score (Probability x Impact)	Hazard Ranking ^b
Coastal Erosion	RCV Exposed to CE Hazard Area: \$0	Rare	6	Low
Drought	Damage estimate not available.	Frequent	36	High
Earthquake	100-Year GBS: \$0 500-Year GBS: \$1,717,417 2,500-Year GBS: \$24,887,104	Occasional	28	Medium
Flood*	1% Annual Chance: \$123,817,987	Frequent	18	Medium
Landslide	RCV Exposed to Landslide Hazard Area \$0	Rare	6	Low
Severe Storm	100-year MRP: \$3,544,784 500-year MRP: \$6,655,568 Annualized: \$162,814	Frequent	48	High
Severe Winter Weather	1% GBS: \$21,757,943 5% GBS: \$108,789,713	Frequent	51	High
Wildfire	Estimated Value in the Extreme, Very High, and High Hazard Areas: \$94,730,791	Occasional	22	Medium

Notes:

- a. Building damage ratio estimates based on FEMA 386-2 (August 2001)
 - b. The valuation of general building stock and loss estimates was based on custom inventory for the municipality.
High = Total hazard priority risk ranking score of 31 and above
Medium = Total hazard priority risk ranking of 20-30+
Low = Total hazard risk ranking below 20
 - c. Loss estimates for the severe storm and severe winter storm hazards are structural values only and do not include the value of contents.
 - d. Loss estimates for the flood and earthquake hazards represent both structure and contents.
 - e. The HAZUS-MH earthquake model results are reported by Census Tract.
- * The Township of Tabernacle changed the risk ranking of flood from low to medium.





National Flood Insurance Program (NFIP) Summary

The following table summarizes the NFIP statistics for the Township of Tabernacle.

Table 9.36-4. NFIP Summary

Municipality	# Policies (1)	# Claims (Losses) (1)	Total Loss Payments (2)	# Rep. Loss Prop. (1)	# Severe Rep. Loss Prop. (1)	# Policies in 100-year Boundary (3)
Township of Tabernacle	12	1	\$6,406.91	0	0	1

Source: FEMA Region 2 2017, 2018

(1) Repetitive loss and severe repetitive loss statistics provided by FEMA Region 2 and are current as of 10/31/2017. Policy and claims statistics current as of 9/30/2018

Please note the total number of repetitive loss properties does not include the severe repetitive loss properties. The number of claims represents claims closed by 9/30/2018.

(2) Total building and content losses from the claims file provided by FEMA Region 2.

(3) The policies inside and outside of the flood zones are based on the addresses geocoded from the FEMA Region 2 policy file – 10/31/2017.

Notes: FEMA noted that where there is more than one entry for a property, there may be more than one policy in force or more than one GIS possibility.

A zero percentage denotes less than 1/100th percentage and not zero damages or vulnerability as may be the case.

Critical Facilities

The table below presents Hazards United States (HAZUS) – Multi-Hazards (MH) estimates of the damage and loss of use to critical facilities in the community as a result of a 1-percent annual chance flood event.

Table 9.36-6. Potential Flood Losses to Critical Facilities

Name	Type	Exposure		Potential Loss from 1% Flood Event	
		1% Event	0.2% Event	Percent Structure Damage	Percent Content Damage
None identified.					

Source: FEMA 2017, Burlington County

Note: - = Damages not calculated by HAZUS-MH v4.0

Other Vulnerabilities Identified

The municipality has not identified additional vulnerabilities within their community.

9.36.5 Capability Assessment

This section identifies the following capabilities of the local jurisdiction:

- Planning and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification
- National Flood Insurance Program
- Integration of mitigation planning into existing and future planning mechanisms

Planning and Regulatory Capability

The table below summarizes the regulatory tools that are available to the Township of Tabernacle.



Table 9.36-7. Planning and Regulatory Tools

Tool / Program (code, ordinance, plan)	Do you have this? (Yes/No) If Yes, date of adoption or update	Authority (local, county, state, federal)	Dept. /Agency Responsible	Code Citation and Comments (Code Chapter, name of plan, explanation of authority, etc.)
Planning Capability				
Master Plan	Yes/2012	Local	Construction Office	Twp Master Plan
Capital Improvements Plan	Yes/2-17	Local	Twp administrator	
Floodplain Management / Basin Plan	No			
Stormwater Management Plan	Yes/2017	Local	Twp Administrator	
Open Space Plan	Yes	Local	Twp Administrator	Twp Master Plan
Stream Corridor Management Plan	No			
Watershed Management or Protection Plan	No			
Economic Development Plan	Yes/1999	Local	Twp Administrator	
Comprehensive Emergency Management Plan	Yes/2016	Local	OEM	NJSA Annex A
Emergency Operation Plan	Yes/2016	Local	OEM	
Post-Disaster Recovery Plan	No			
Transportation Plan	No			
Strategic Recovery Planning Report	No			
Other Plans:	No			
Regulatory Capability				
Building Code	Yes	State & Local	Construction Office	State Uniform Construction Code Act (N.J.S. 52:27D-119 et seq.)
Zoning Ordinance	Yes/annually	Local	Construction office/ Zoning Board	
Subdivision Ordinance	Yes	Local	Zoning Board	Part of Zoning Ordinance
NFIP Flood Damage Prevention Ordinance	Yes	Federal, State, Local		Part of Zoning Ordinance
NFIP: Cumulative Substantial Damages	No			
NFIP: Freeboard	No	State, Local		
Growth Management Ordinances	Yes	Local	LDB/Zoning Board	
Site Plan Review Requirements	Yes	local	LDB/Zoning Board	
Stormwater Management Ordinance	Yes	local	Twp Administrator	
Municipal Separate Storm Sewer System (MS4)	No			



Tool / Program (code, ordinance, plan)	Do you have this? (Yes/No) If Yes, date of adoption or update	Authority (local, county, state, federal)	Dept. /Agency Responsible	Code Citation and Comments (Code Chapter, name of plan, explanation of authority, etc.)
Natural Hazard Ordinance	No			
Post-Disaster Recovery Ordinance	No			
Real Estate Disclosure Requirement	No			
Other (Special Purpose Ordinances [i.e., sensitive areas, steep slope])	No			

Administrative and Technical Capability

The table below summarizes potential staff and personnel resources available to the Township of Tabernacle.

Table 9.36-8. Administrative and Technical Capabilities

Resources	Is this in place? (Yes or No)	Department/ Agency/Position
Administrative Capability		
Planning Board	Yes	LDB/Construction Office
Mitigation Planning Committee	Yes	OEM/LEPC
Environmental Board/Commission	No	
Open Space Board/Committee	Yes	LDB
Economic Development Commission/Committee	No	
Maintenance programs to reduce risk	Yes	Twp Administrator/Safety Coordinator/Risk Mgt
Mutual aid agreements	yes	Twp Administrator/OEM
Technical/Staffing Capability		
Planner(s) or engineer(s) with knowledge of land development and land management practices	Yes	Twp Eng
Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Yes	Twp Eng
Planners or engineers with an understanding of natural hazards	Yes	Twp Eng
NFIP Floodplain Administrator (FPA)	Yes	Construction Office
Surveyor(s)	Yes	Contract
Personnel skilled or trained in GIS and/or Hazards United States (HAZUS) – Multi-Hazards (MH) applications	Yes	Contract
Scientist familiar with natural hazards	Yes	Contract
Emergency Manager	Yes	OEM
Grant writer(s)	Yes	Administrator/OEM Coordinator
Staff with expertise or training in benefit/cost analysis	Yes	Administrator/OEM Coordinator
Professionals trained in conducting damage assessments	Yes	Construction Code Official/OEM



Fiscal Capability

The table below summarizes financial resources available to the Township of Tabernacle.

Table 9.36-9. Fiscal Capabilities

Financial Resources	Accessible or Eligible to Use (Yes/No)
Community development Block Grants (CDBG, CDBG-DR)	Yes
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	No
Impact fees for homebuyers or developers of new development/homes	Limited
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	Yes
Other federal or state Funding Programs	Yes
Open Space Acquisition funding programs	Yes
Other	No

Community Classifications

The table below summarizes classifications for community program available to the Township of Tabernacle.

Table 9.36-10. Community Classifications

Program	Do you have this? (Yes/No)	Classification (if applicable)	Date Classified (if applicable)
Community Rating System (CRS)	No	N/A	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	Yes		
Public Protection (ISO Fire Protection Classes 1 to 10)	No		
Storm Ready Certification	No	N/A	N/A
Firewise Communities classification	No	N/A	N/A
Natural disaster/safety programs in/for schools	No		
Organizations with mitigation focus (advocacy group, non-government)	No		
Public education program/outreach (through website, social media)	Yes		
Public-private partnership initiatives addressing disaster-related issues	No		

Note:

- N/A Not applicable
- NP Not participating
- Unavailable

The classifications listed above relate to the community’s ability to provide effective services to lessen its vulnerability to the hazards identified. These classifications can be viewed as a gauge of the community’s capabilities in all phases of emergency management (preparedness, response, recovery and mitigation) and are





used as an underwriting parameter for determining the costs of various forms of insurance. The CRS class applies to flood insurance while the BCEGS and Public Protection classifications apply to standard property insurance. CRS classifications range on a scale of 1 to 10 with class 1 being the best possible classification, and class 10 representing no classification benefit. Firewise classifications include a higher classification when the subject property is located beyond 1000 feet of a creditable fire hydrant and is within 5 road miles of a recognized Fire Station.

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO’s Public Protection website at <https://www.isomitigation.com/ppc/>
- The National Weather Service Storm Ready website at <http://www.stormready.noaa.gov/index.html>
- The National Firewise Communities website at <http://firewise.org/>

Self-Assessment of Capability

The table below provides an approximate measure of the Township of Tabernacle’s capability to work in a hazard-mitigation capacity and/or effectively implement hazard mitigation strategies to reduce hazard vulnerabilities.

Table 9.36-11. Self-Assessment Capability for the Municipality

Area	Degree of Hazard Mitigation Capability		
	Limited (If limited, what are your obstacles?)*	Moderate	High
Planning and regulatory capability	X		
Administrative and technical capability		X	
Fiscal capability		X	
Community political capability		X	
Community resiliency capability		X	
Capability to integrate mitigation into municipal processes and activities			X

National Flood Insurance Program

NFIP Floodplain Administrator (FPA)

William C. Lowe, Emergency Management Coordinator and Tom Boyd, Tabernacle Code Official/Floodplain Manager

Flood Vulnerability Summary

The Township of Tabernacle has no flood damaged properties.

Resources

The Township Emergency Management Coordinator and Township Floodplain Manager assume the responsibilities of floodplain administration and they have other staff if needed. NFIP administration services and functions provided to residents of Tabernacle include permit review, inspections, damage assessment and record keeping are all available in the event of need in both the Township Construction Office and the Office of Emergency Management. At this time, it has not been necessary to provide education or outreach programs to





the community regarding flood hazards/risk as the Township has not had any flood damage. The FPA stated that there are currently no barriers to running an effective floodplain management program that they do feel adequately supported and trained to fulfill the responsibilities as the municipal floodplain administrator. The FPA would consider attending continuing education and certification training on floodplain management if it were offered in the future.

Compliance History

The Township is currently in good standing with the NFIP.

Regulatory

The Township of Tabernacle's floodplain ordinance meets the minimum set by FEMA and the State of New Jersey. There are no additional ordinances that support floodplain management within the Township. The Land Development Review Board (Zoning Board) would consider floodplain issues if they came up but to date this has not been an issue. The Township is currently not considering joining the CRS program; however, they have would attend a seminar if offered by the county.

Integration of Hazard Mitigation into Existing and Future Planning Mechanisms

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into the day-to-day local government operations. As part of this planning effort, each community was surveyed to obtain a better understanding of their community's progress in plan integration. A summary is provided below. In addition, the community identified specific integration activities that will be incorporated into municipal procedures.

Planning

Pinelands Comprehensive Management Plan: The New Jersey Pinelands Commission protects the Pinelands through its implementation of the Comprehensive Management Plan (CMP). The CMP contains the rules that guide land-use, development and natural resource protection programs in the state Pinelands Area. The regulations and standards contained in the CMP are designed to promote orderly development by channeling growth toward appropriate areas while safeguarding the region's unique natural, ecological, agricultural, archaeological, historical, scenic, cultural and recreational resources.

The Pinelands Comprehensive Management Plan provides general provisions, interpretations and definitions, certification of County, Municipal and Federal Installation Plans, development review, minimum standards for land uses and intensities, management programs and minimum standards, amendments to the comprehensive management plan, enforcement, acquisition of properties with limited practical use, and pilot programs.

Regulatory and Enforcement (Ordinances)

NJDEP Municipal Stormwater Regulation Program: New Jersey Department of Environmental Protection issued the statewide municipal stormwater permits that became effective January 1, 2018 and authorizes stormwater discharges from municipal separate storm sewer systems (MS4s) to the waters of the state. Municipalities that have been issued a Notice of Authorization (NOA) to discharge under the Tier A (urban and coastal municipalities) or Tier B (more rural municipalities) master general permit must develop and implement a stormwater program. The first New Jersey Pollutant Discharge Elimination System (NJPDES) permit authorizing discharges from MS4 municipalities became effective in 2004 (subsequently renewed in 2009 and now in 2018), so most municipalities have developed stormwater programs; however, the 2018 permit requires the municipalities to maintain a stormwater management plan and enforce stormwater ordinances to address development and redevelopment consistent with the Stormwater Management rules at N.J.A.C 7:8, as well as



implementation of additional requirements. For more information on the municipal stormwater regulation program, see www.nj.gov/dep/dwq/msrp_home.htm. Tabernacle is Tier A municipality.

Stormwater Management: Chapter 20 of the municipal code discusses stormwater control. The chapter establishes the following goals:

1. To reduce flood damage, including damage to life and property;
2. To minimize any increase in stormwater runoff from new development;
3. To reduce soil erosion from any development or construction project;
4. To assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures;
5. To maintain groundwater recharge;
6. To minimize any increase in nonpoint pollution;
7. To maintain the integrity of stream channels for their biological functions, as well as for drainage;
8. To restore, protect, maintain and enhance the quality of the streams and water resources of Tabernacle Township and the ecological character and quality of the Pinelands Area;
9. To minimize pollutants in stormwater runoff from new and existing development in order to restore, protect, enhance and maintain the chemical, physical and biological integrity of the surface and groundwaters of Tabernacle Township, to protect public health and to enhance the domestic, municipal, recreational, industrial and other uses of water; and
10. To protect public safety through the proper design and operation of stormwater management basins.

Flood Damage Prevention: The purpose of the flood damage prevention ordinance (Chapter 8 of the municipal code) is to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- a. To protect human life and health;
- b. To minimize expenditure of public money for costly flood control projects;
- c. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- d. To minimize prolonged business interruptions;
- e. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard;
- f. To help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;
- g. To ensure that potential buyers are notified that property is in an area of special flood hazard; and
- h. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

Operational and Administration

The Township of Tabernacle has the following Departments:

- Administrator
- Building Inspections
- Municipal Clerk
- Code Enforcement
- Emergency Management



- Financial Office
- Land Development Board
- Municipal Court
- Public Works
- Registrar
- Tax Assessor
- Tax Collector
- Township Committee

The Land Development Board performs the function of the Planning Board and the Zoning Board of Adjustment.

Funding

The Township of Tabernacle has mutual aid agreements with the Township Administrator and the Office of Emergency Management. Financial resources the Township has access to or are eligible to use include capital improvements project funding, the ability to incur debt through general obligation bonds, the ability to withhold public expenditures in hazard-prone areas, other Federal or State funding programs, and open space acquisition funding programs.

Education and Outreach

The Township of Tabernacle has a website where one can access information about Township Departments, services, residents, agendas and minutes, documents and forms, municipal budgets/audits, maps, and ordinances. Visitors can also see the latest township news. On the Township Emergency Management page there is information about the Township's Community Emergency Response Team (CERT), the CODE RED program, the Ready Communities program, natural gas safety, disaster preparedness, and wildfire preparedness. OEM and the various offices of the Township participate in community days informing residents of programs and actions.

9.36.6 Mitigation Strategy and Prioritization

This section discusses past mitigations actions and status, describes proposed hazard mitigation initiatives, and prioritization.

Past Mitigation Initiative Status

The following table indicates progress on the community's mitigation strategy identified in the 2013 Plan. Actions that are carried forward as part of this plan update are included in the following subsection in its own table with prioritization. Previous actions that are now on-going programs and capabilities are indicated as such in the following table and may also be found under 'Capability Assessment' presented previously in this annex.



Section 9.36: Township of Tabernacle

Table 9.36-12. Status of Previous Mitigation Actions

Action Number	2013 Mitigation Action	Responsible Party	Status (In progress, No progress, Complete)	Describe Status 1. Please describe what was accomplished and indicate % complete. 2. If there was no progress, indicate what obstacles/delays encountered? 3. If there was progress, how is/was the action being funded (e.g., FEMA HMGP grant, local budget)?	Next Steps 1. Project to be included in 2019 HMP or Discontinue 2. If including action in the 2019 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
TB-1	<p>Conduct and facilitate community and public education and outreach for residents and businesses to include, but not be limited to, the following to promote and effect natural hazard risk reduction:</p> <ul style="list-style-type: none"> Provide and maintain links to mitigation and emergency planning website, and regularly post notices on the County/municipal homepage(s). Prepare and distribute informational letters to property owners the availability of mitigation grant funding to mitigate their properties and instructing them on how they can learn more and implement mitigation. Use email notification systems and newsletters to better educate the public on hazards and mitigation strategies, and personal natural hazard risk reduction measures 	Tabernacle OEM	Complete	<p>OEM and the township us social media to advise and inform the public of ongoing actions and maintains a website for the same purpose.</p> <p>OEM and the various offices of the township participate in community days informing residents of programs and actions. OEM utilizes mailings and public meetings to inform residents.</p>	<ol style="list-style-type: none"> Discontinue Continue efforts to inform residents and assist them with mitigation and preparedness actions. This is an ongoing capability.
TB-2	<p>Improve municipal communications systems to include information sharing</p>	Municipality with support from County, NJOEM and FEMA	Complete	<p>Tabernacle participates in all county and state efforts to improve communications, this includes use of the Swift 911 system.</p>	<ol style="list-style-type: none"> Discontinue Ongoing capability





Section 9.36: Township of Tabernacle

Action Number	2013 Mitigation Action	Responsible Party	Status (In progress, No progress, Complete)	Describe Status 1. Please describe what was accomplished and indicate % complete. 2. If there was no progress, indicate what obstacles/delays encountered? 3. If there was progress, how is/was the action being funded (e.g., FEMA HMGFP grant, local budget)?	Next Steps 1. Project to be included in 2019 HMP or Discontinue 2. If including action in the 2019 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
TB-3	Create/Enhance/Maintain Mutual Aid agreements with neighboring communities for continuity of operations	Tabernacle with support from County OEM, NJOEM, FEMA and surrounding communities	Complete	Tabernacle is part of the County emergency mutual aid system. Tabernacle OEM networks on a consistent basis with the surrounding municipalities as well as the county. Tabernacle is an active member of the Regional CERT	1. Discontinue 2. Ongoing capability
TB-4	Work with Burlington County OEM to help develop damage assessment capabilities at the local level to include training and certification programs (e.g. code officials, engineers and CERT).	Tabernacle OEM; Pinelands Regional CERT	Complete	Tabernacle lead efforts to train and exercise the Pinelands Regional CERT in damage assessment and actively utilizes the capabilities of the ORION damage assessment software.	1. Discontinue 2. Ongoing capability; If the county discontinues the use of the ORION system, consider a local contract with the company for damage assessment
TB-5	Continue to support the implementation, monitoring, maintenance, and updating of this Plan, as defined in Section 7.0	Tabernacle with support from County OEM, NJOEM, FEMA	Complete	The Tabernacle EOP is current and approved by the county and state as of March 2016. OEM will monitor the plan and update it annually as necessary.	1. Discontinue 2. Ongoing capability
TB-6	Plan and carry out a community awareness day/event to educate and inform residents regarding hazard mitigation and preparedness	Tabernacle with support from County OEM, NJOEM, FEMA	Complete	Complete	1. Discontinue 2. Ongoing capability
TB-7	Enhance resilience to severe storms by joining the NOAA "Storm Ready" program. "Storm Ready" program shall include providing information on the "Storm Ready" program, facilitating public outreach and awareness programs, and supporting community storm risk	Tabernacle OEM, Public Works, Fire and EMS	Complete	Tabernacle is part of the "Storm Ready Program"	1. Discontinue 2. Ongoing capability





Section 9.36: Township of Tabernacle

Action Number	2013 Mitigation Action	Responsible Party	Status (In progress, No progress, Complete)	Describe Status 1. Please describe what was accomplished and indicate % complete. 2. If there was no progress, indicate what obstacles/delays encountered? 3. If there was progress, how is/was the action being funded (e.g., FEMA HMGP grant, local budget)?	Next Steps 1. Project to be included in 2019 HMP or Discontinue 2. If including action in the 2019 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
TB-8	2013 Mitigation Action reduction activities as appropriate. Provide public education and outreach on proper installation and/or use of backup power	Tabernacle OEM	No Progress	1. No Progress 2. Not a priority to pursue prior to plan update	1. Include in 2019 HMP 2. Pursue action
TB-9	Implement, review, and enforce municipal policies and programs to prevent trees from threatening lives and impacting power availability/interruption.	Municipal Code Enforcement; Tabernacle OEM, Tabernacle Public Works	Complete	Tabernacle is part of the state Wildfire protection plan and has joined with other municipalities in adopting the FEMA "Ready, Set, Go" program to the region.	1. Discontinue 2. Ongoing capability
TB-10	Evaluate benefits of participating in CRS program	Twp. Committee; Planning	No Progress	Tabernacle has not had a floodplain issue.	1. Discontinue 2. No longer a priority
TB-11	Obtain and install backup power sources at critical facilities.	Municipality with support from County, NJOEM and FEMA	In Progress	The two emergency services buildings have enhanced back-up power capability. The town hall does not. Efforts are underway to obtain a mobile generation capability utilizing a surplus vehicle from the fire company that will added to the townships power generation capabilities.	1. Include in 2019 HMP 2. Pursue efforts to obtain mobile generation capability for the Town Hall and other facilities
TB-12	Promote the participation of Floodplain Administrator within the planning process and other related activities.	Municipality with support from County, NJOEM and FEMA	Complete	FPA integrated into planning	1. Discontinue 2. Complete
TB-13	Evaluate relocating or floodproofing critical facility Section B3 outside of a floodplain	Municipality with support from County, NJOEM and FEMA	Complete	Complete	1. Discontinue 2. Complete





Completed Mitigation Initiatives Not Identified in the Previous Mitigation Strategy

The Township of Tabernacle has identified the following mitigation projects/activities that have also been completed but were not identified in the previous mitigation strategy in the 2013 Plan:

- None identified by municipality.

Proposed Hazard Mitigation Initiatives for the Plan Update

The municipality participated in a mitigation action workshop in March 2018 and was provided the following FEMA publications to use as a resource as part of their comprehensive review of all possible activities and mitigation measures to address their hazards: FEMA 551 ‘Selecting Appropriate Mitigation Measures for Floodprone Structures’ (March 2007) and FEMA ‘Mitigation Ideas – A Resource for Reducing Risk to Natural Hazards’ (January 2013).

Table 9.36-13 summarizes the comprehensive-range of specific mitigation initiatives the Township of Tabernacle would like to pursue in the future to reduce the effects of hazards. Some of these initiatives may be previous actions carried forward for this plan update. These initiatives are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities. Both the four FEMA mitigation action categories and the six CRS mitigation action categories are listed in the table below to further demonstrate the wide-range of activities and mitigation measures selected.

As discussed in Section 6, 14 evaluation/prioritization criteria are used to complete the prioritization of mitigation initiatives. For each new mitigation action, a numeric rank is assigned (-1, 0, or 1) for each of the 14 evaluation criteria to assist with prioritizing your actions as ‘High’, ‘Medium’, or ‘Low.’ The table below summarizes the evaluation of each mitigation initiative, listed by Action Number.

Table 9.36-14 provides a summary of the prioritization of all proposed mitigation initiatives for the Plan update.



Section 9.36: Township of Tabernacle

Table 9.36-13. Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Critical Facility (Yes / No)	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	CRS Category
TB-1 (Former TB-8)	Provide public education and outreach on proper installation and/or use of backup power	No	Severe Storm	1, 2, 5	Tabernacle OEM	Medium	Low	Tabernacle Municipal Budget, Volunteer	Short	High	EAP	PI
TB-2 (Former TB-11)	Obtain and install backup power sources at critical facilities.	Yes	All Hazards	1, 2, 6	Municipality with support from County, NJOEM and FEMA	Medium	Medium	Municipal Budget	Short	Medium	SIP	PP
TB-3	During future updates of the Master Plan, Stormwater Management Plan, Economic Development Plan, or other plans, work to integrate hazard mitigation principles and recommendations into the plans. Additionally, use these hazard mitigation principles and plan recommendations to update local building and zoning codes to create a more resilient community.	No	All Hazards	All	Municipality	High	Low	Municipal Budget	Short Term, Depending on update schedule	High	LPR	PR, PI
TB-4	Survey potential critical facilities at high risk for wildfire damage and conduct feasibility assessment for retrofitting facilities to protect from wildfire damages.	Yes	Wildfire	1, 2, 6	Municipality	Medium	Medium	Municipal Budget	Long Term	Medium	SIP	PP
TB-5	Conduct tree trimming/vegetation clearing where possible to reduce wildfire risk to structures in high risk areas	No	Wildfire	1, 2, 6	Municipality	Medium	Medium	Municipal Budget	Long Term	Medium	NSP	NR, PP

Notes:

Not all acronyms and abbreviations defined below are included in the table.

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (N/A) is inserted if this does not apply.

Acronyms and Abbreviations:

CAV Community Assistance Visit
 CRS Community Rating System

Potential FEMA HMA Funding Sources:

FMA Flood Mitigation Assistance Grant Program
 HMGP Hazard Mitigation Grant Program

Timeline:

Short 1 to 5 years
 Long Term 5 years or greater





Section 9.36: Township of Tabernacle

DPW	Department of Public Works	PDM	Pre-Disaster Mitigation Grant Program	OG	On-going program
FEMA	Federal Emergency Management Agency	RFC	Repetitive Flood Claims Grant Program (discontinued in 2015)	DOF	Depending on funding
FPA	Floodplain Administrator	SRL	Severe Repetitive Loss Grant Program (discontinued in 2015)		
HMA	Hazard Mitigation Assistance				
N/A	Not applicable				
NFIP	National Flood Insurance Program				
OEM	Office of Emergency Management				

Costs:

Where actual project costs have been reasonably estimated:

Low	< \$10,000
Medium	\$10,000 to \$100,000
High	> \$100,000

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low=	< \$10,000
Medium	\$10,000 to \$100,000
High	> \$100,000

Where actual project costs cannot reasonably be established at this time:

Low	Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.
Medium	Could budget for under existing work plan, but would require a reappropriation of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.
High	Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Where numerical project benefits cannot reasonably be established at this time:	
Low	Long-term benefits of the project are difficult to quantify in the short term.
Medium	Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.
High	Project will have an immediate impact on the reduction of risk exposure to life and property.

Mitigation Category:

- Local Plans and Regulations (LPR) – These actions include government authorities, policies or codes that influence the way land and buildings are being developed and built.
- Structure and Infrastructure Project (SIP) - These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure. This type of action also involves projects to construct manmade structures to reduce the impact of hazards.
- Natural Systems Protection (NSP) – These are actions that minimize damage and losses, and also preserve or restore the functions of natural systems.
- Education and Awareness Programs (EAP) – These are actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. These actions may also include participation in national programs, such as StormReady and Firewise Communities

CRS Category:

- Preventative Measures (PR) - Government, administrative or regulatory actions, or processes that influence the way land and buildings are developed and built. Examples include planning and zoning, floodplain local laws, capital improvement programs, open space preservation, and storm water management regulations.
- Property Protection (PP) - These actions include public activities to reduce hazard losses or actions that involve (1) modification of existing buildings or structures to protect them from a hazard or (2) removal of the structures from the hazard area. Examples include acquisition, elevation, relocation, structural retrofits, storm shutters, and shatter-resistant glass.
- Public Information (PI) - Actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Such actions include outreach projects, real estate disclosure, hazard information centers, and educational programs for school-age children and adults.
- Natural Resource Protection (NR) - Actions that minimize hazard loss and also preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
- Structural Flood Control Projects (SP) - Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include dams, setback levees, floodwalls, retaining walls, and safe rooms.





Section 9.36: Township of Tabernacle

- *Emergency Services (ES) - Actions that protect people and property during and immediately following a disaster or hazard event. Services include warning systems, emergency response services, and the protection of essential facilities*





Section 9.36: Township of Tabernacle

Table 9.36-14. Summary of Prioritization of Actions

Mitigation Action/Project Number	Mitigation Action/Initiative	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community	Total	High / Medium / Low
TB-1 (Former TB-8)	Provide public education and outreach on proper installation and/or use of backup power	1	1	1	1	1	0	0	0	1	1	1	0	1	0	9	High
TB-2 (Former TB-11)	Obtain and install backup power sources at critical facilities.	1	1	1	1	1	1	-1	0	0	1	1	1	1	0	9	Medium
TB-3	During future updates of the Master Plan, Stormwater Management Plan, Economic Development Plan, or other plans, work to integrate hazard mitigation principles and recommendations into the plans. Additionally, use these hazard mitigation principles and plan recommendations to update local building and zoning codes to create a more resilient community.	1	1	1	1	1	1	1	0	0	1	1	0	1	0	10	High
TB-4	Survey potential critical facilities at high risk for wildfire damage and conduct feasibility assessment for retrofitting facilities to protect from wildfire damages.	1	1	0	0	0	1	1	0	1	1	0	0	1	1	8	Medium
TB-5	Conduct tree trimming/vegetation clearing where possible to reduce wildfire risk to	1	1	0	0	0	0	1	0	1	1	0	0	1	1	7	Medium





Table 9.36-14. Summary of Prioritization of Actions

Mitigation Action/Project Number	Mitigation Action/Initiative structures in high risk areas	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community	Total	High / Medium / Low

Note: Refer to Section 6, which conveys guidance on prioritizing mitigation actions.





9.36.7 Future Needs to Better Understand Risk/Vulnerability

None at this time.

9.36.8 Hazard Area Extent and Location

Hazard area extent and location maps have been generated for the Township of Tabernacle that illustrate the probable areas impacted within the municipality. These maps are based on the best available data at the time of the preparation of this plan and are considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the Township of Tabernacle has significant exposure. These maps are illustrated in the hazard profiles within Section 5.4, Volume I of this Plan.

9.36.9 Additional Comments

None at this time.



Figure 9.36-1. Township of Tabernacle Hazard Area Extent and Location Map 1

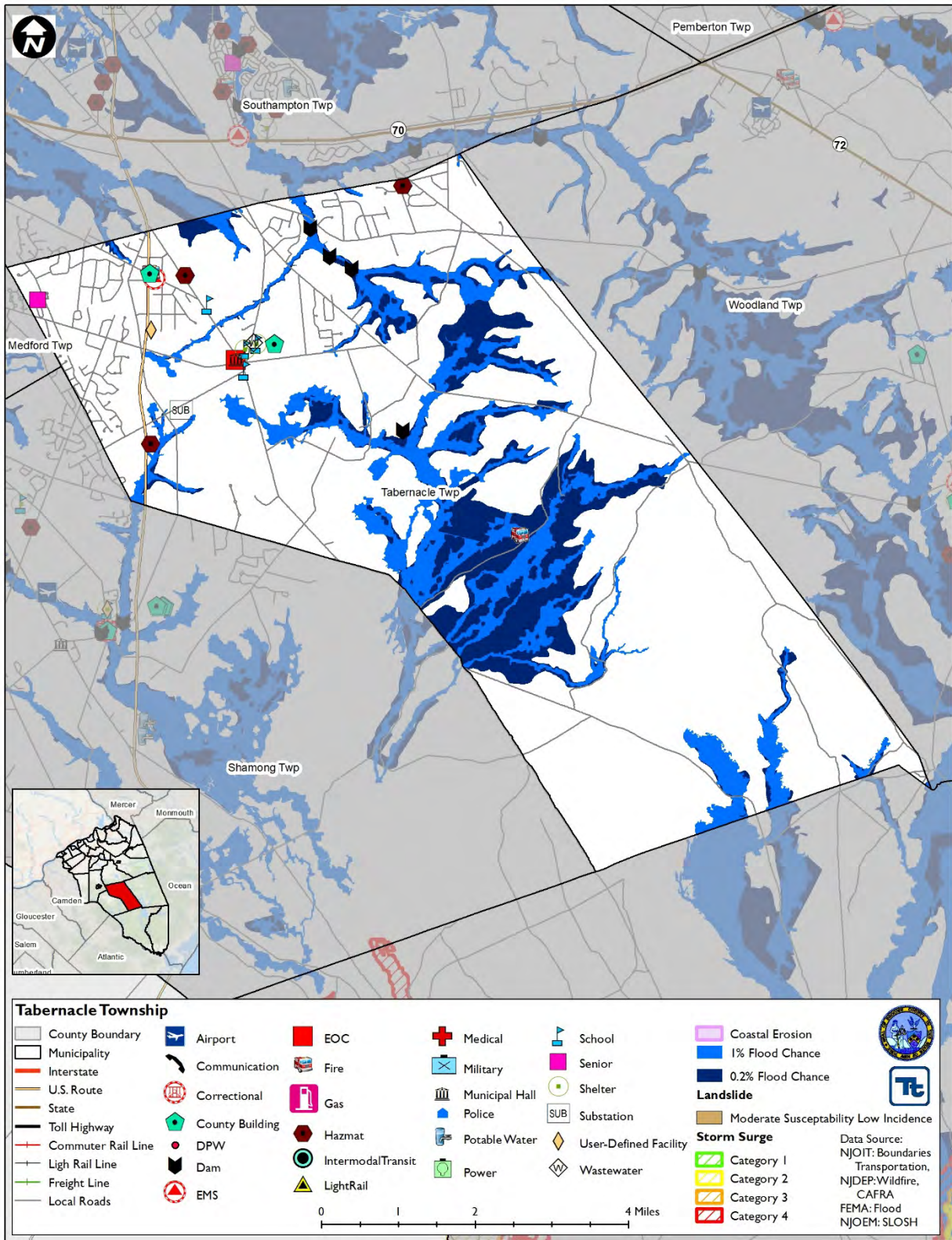
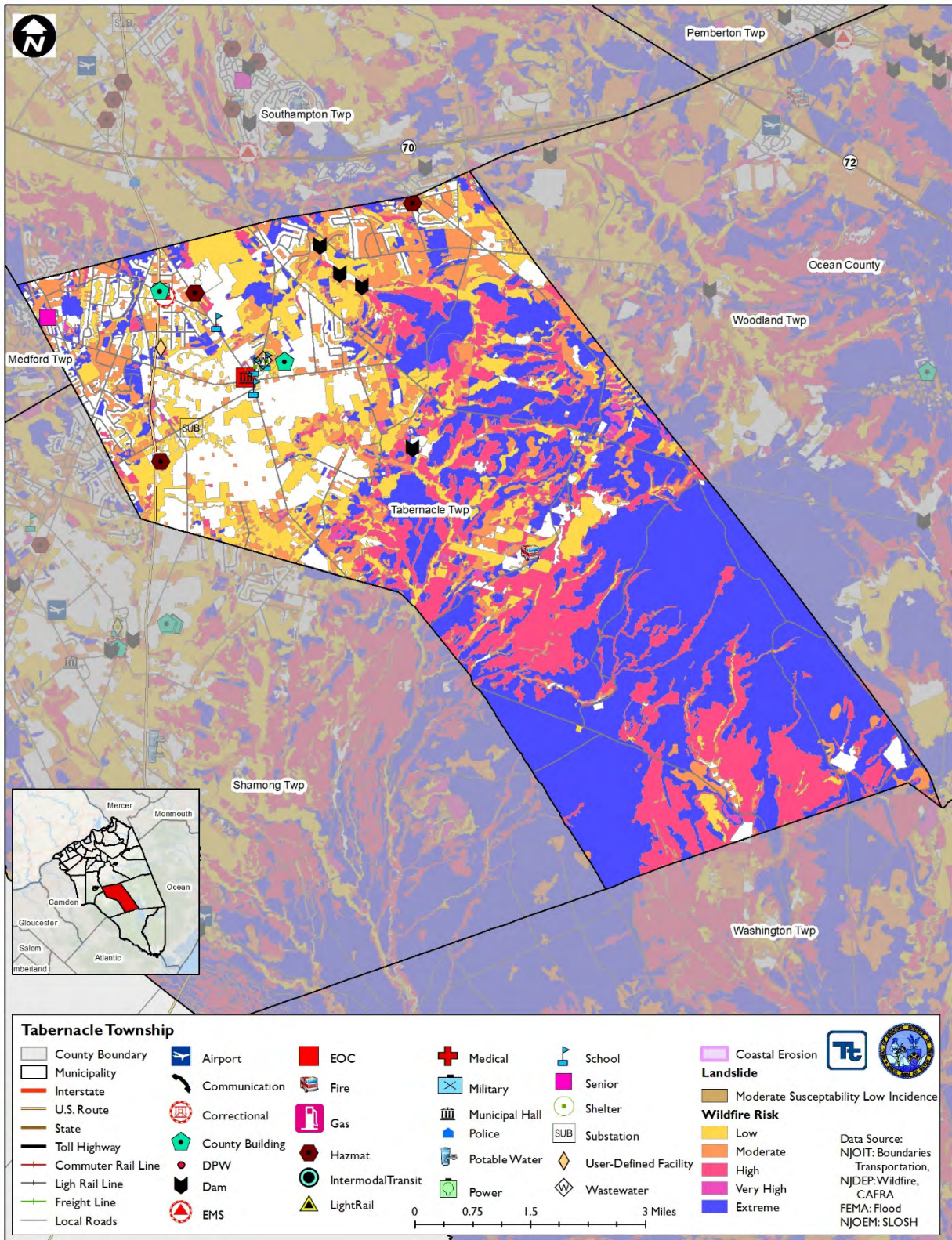




Figure 9.36-2. Township of Tabernacle Hazard Area Extent and Location Map 2





Action Number:

TB-2 (Former TB-11)

Mitigation Action Name:

Obtain and install backup power sources at critical facilities.

Assessing the Risk	
Hazard(s) addressed:	All Hazards
Specific problem being mitigated:	Backup power to essential facilities is critical during an emergency event
Evaluation of Potential Actions/Projects	
Actions/Projects Considered (name of project and reason for not selecting):	No Action - current problem continues Solar panels: weather dependent and costly. Mobile generator: may lack sufficient power supply or run time.
Action/Project Intended for Implementation	
Description of Selected Action/Project	Installation of generators and backup power required to ensure the building's ability to remain functional during an event.
Mitigation Action Type	SIP
Goals Met	1, 2, 6
Critical Facility (Y/N)	Yes
Benefits (losses avoided)	Medium
Estimated Cost	Medium
Priority*	Medium
Plan for Implementation	
Responsible Organization	Municipality with support from County, NJOEM and FEMA
Local Planning Mechanism	Hazard mitigation, emergency management
Potential Funding Sources	Municipal Budget
Timeline for Completion	Short
Reporting on Progress	
Date of Status Report/ Report of Progress	Date: 1/31/18 Status: The two emergency services buildings have enhanced back-up power capability. The town hall does not. Efforts are underway to obtain a mobile generation capability utilizing a surplus vehicle from the fire company that will added to the townships power generation capabilities.



Action Number:

TB-2 (Former TB-11)

Mitigation Action Name:

Obtain and install backup power sources at critical facilities.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	
Property Protection	1	
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	-1	
Environmental	0	
Social	0	
Administrative	1	
Multi-Hazard	1	
Timeline	1	
Agency Champion	1	
Other Community Objectives	0	
Total	9	
Priority (H/M/L)	Medium	



Action Number:

TB-4

Mitigation Action Name:

Survey potential critical facilities at high risk for wildfire damage and conduct feasibility assessment for retrofitting facilities to protect from wildfire damages.

Assessing the Risk	
Hazard(s) addressed:	Wildfire
Specific problem being mitigated:	Portions of the Township have high wildfire risk.
Evaluation of Potential Actions/Projects	
Actions/Projects Considered (name of project and reason for not selecting):	No Action - current problem continues Retrofit all facilities to wildfire – may not be necessary and therefore, unnecessary costs Remove facilities in high risk areas – costly and may not be possible
Action/Project Intended for Implementation	
Description of Selected Action/Project	The Township will identify critical facilities in the Township that are at high risk for wildfire. The Township will then conduct a feasibility assessment to determine what actions can be taken and what actions are most cost effective. The Township will then complete these actions.
Mitigation Action Type	SIP
Goals Met	1, 2, 6
Critical Facility (Y/N)	Yes
Benefits (losses avoided)	Medium
Estimated Cost	Medium
Priority*	Medium
Plan for Implementation	
Responsible Organization	Municipality
Local Planning Mechanism	Hazard mitigation
Potential Funding Sources	Municipal Budget
Timeline for Completion	Long Term
Reporting on Progress	
Date of Status Report/ Report of Progress	



Action Number:

TB-4

Mitigation Action Name:

Survey potential critical facilities at high risk for wildfire damage and conduct feasibility assessment for retrofitting facilities to protect from wildfire damages.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Protects life from wildfire
Property Protection	1	Protects critical facilities from wildfire
Cost-Effectiveness	0	
Technical	0	
Political	0	
Legal	1	
Fiscal	1	Municipal budget
Environmental	1	Protects ecosystem from devastating wildfire impacts
Social	1	
Administrative	1	
Multi-Hazard	0	Wildfire
Timeline	0	Long Term
Agency Champion	1	
Other Community Objectives	1	Preserves continuity of operations
Total	8	
Priority (H/M/L)	Medium	



Action Number:

TB-5

Mitigation Action Name:

Conduct tree trimming/vegetation clearing where possible to reduce wildfire risk to structures in high risk areas

Assessing the Risk	
Hazard(s) addressed:	Wildfire
Specific problem being mitigated:	Portions of the Township have high wildfire risk.
Evaluation of Potential Actions/Projects	
Actions/Projects Considered (name of project and reason for not selecting):	No Action - current problem continues Dig fire breaks – may not be able to dig full fire breaks due to property ownership. This may leave areas exposed. Remove structures and facilities in high risk areas – costly and not likely to be received well by the public.
Action/Project Intended for Implementation	
Description of Selected Action/Project	The Township will identify areas of the Township that are at high risk for wildfire. The Township will then survey these areas to identify where vegetation management can reduce this wildfire risk and conduct vegetation management where the Township has the jurisdiction to do so.
Mitigation Action Type	NSP
Goals Met	1, 2, 6
Critical Facility (Y/N)	No
Benefits (losses avoided)	Medium
Estimated Cost	Medium
Priority*	Medium
Plan for Implementation	
Responsible Organization	Municipality
Local Planning Mechanism	Hazard mitigation
Potential Funding Sources	Municipal Budget
Timeline for Completion	Long Term
Reporting on Progress	
Date of Status Report/ Report of Progress	



Action Number:

TB-5

Mitigation Action Name:

Conduct tree trimming/vegetation clearing where possible to reduce wildfire risk to structures in high risk areas

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Protects life from wildfire
Property Protection	1	Protects property from wildfire
Cost-Effectiveness	0	
Technical	0	
Political	0	
Legal	0	May not be feasible in all areas due to property ownership
Fiscal	1	Municipal budget
Environmental	1	Protects ecosystem from devastating wildfire impacts
Social	1	
Administrative	1	
Multi-Hazard	0	Wildfire
Timeline	0	Long Term
Agency Champion	1	
Other Community Objectives	1	
Total	7	
Priority (H/M/L)	Medium	

Appendix F. Pinelands Alternate Design Treatment Systems Pilot Program

Advanced Wastewater Treatment Systems for Non-residential use in the NJ Pinelands



Pinelands Commission Staff Information Session

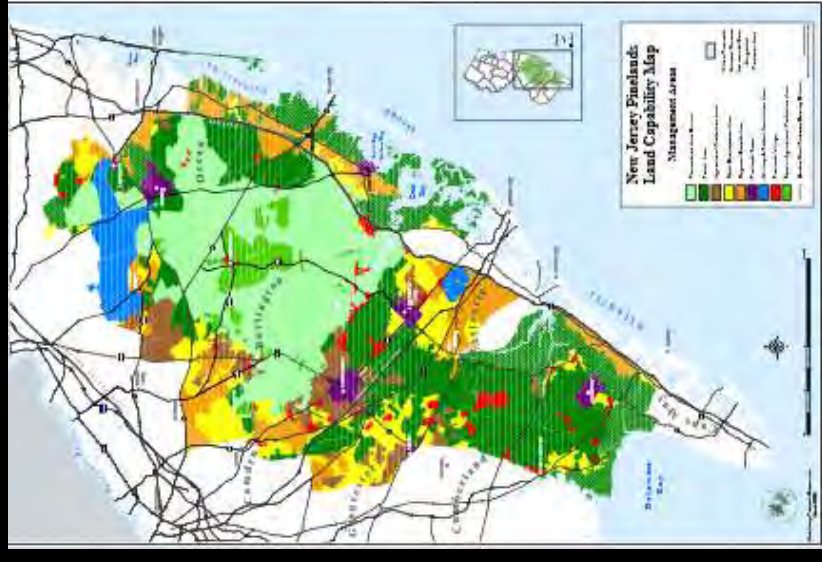
May 2, 2022

Basis in the CMP

Non-residential systems intended to reduce [TN] in wastewater

N.J.A.C. 7:50-6.84(a)5i-iv(2)

- Limited to **Regional Growth Area, Pinelands Villages, Pinelands Towns and Federal installation areas.**
- For the **expansion** of an existing nonresidential development existing on January 14, 1981; or
- The **change** of a nonresidential use existing on January 14, 1981 to another permitted nonresidential use, provided:
 - Existing use is served by a conventional septic system;
 - Existing use with expansion can't meet 2 ppm TN by septic dilution
 - Proposed expansion or change in use does not exceed 50% of the existing floor area, the area of use, or the capacity of the use on January 14, 1981.
 - Under these limited circumstances, use of advanced treatment technology is also permitted in the **Rural Development Area, Forest Area, Ag. Production Area or Preservation Area District**



Basis for use in the CMP

Non-residential systems intended to reduce [TN] in wastewater

N.J.A.C. 7:50-6.84(a)5iv(3)

- Other (non-pilot program) advanced treatment systems shall be credited with reducing [TN] as authorized by an experimental monitoring program
- Theoretical basis for TN removal process is sound and documented
- TN removal has been demonstrated by operating systems
- Proposed use is expected to meet 2 ppm (via treatment and dilution) on a long-term basis
- Measures can be taken to insure proper operation and maintenance
- The requirements of the pilot program are met
- The system receives a Treatment Works Approval (TWA) from DEP



Residential Amphidrome System



Non-residential Amphidrome System

TN removal has been demonstrated by operating systems

Week (Starting)	Influent- Carbonaceous BOD (mg/l)	Influent - Ammonia-N (mg/l)	Influent - Nitrate-N (mg/l)	Influent - Nitrite-N (mg/l)	Influent - Total Nitrogen (mg/l)	Effluent - Carbonaceous BOD (mg/l)	Effluent - Ammonia-N (mg/l)	Effluent - Nitrate-N (mg/l)	Effluent - Nitrite-N (mg/l)	Effluent - Total Nitrogen (mg/l)	% Removal - Carbonaceous BOD (mg/l)	% Removal - Total Nitrogen (mg/l)
Wawa 509												
2018 Week 42 (Oct 14)	473	157	0	0	157	<2	0	3.36	0	3.36	99.6	97.9
2018 Week 45 (Nov 04)	664	148	0	0	148	<2	0	2.59	0	2.59	99.7	98.3
2018 Week 49 (Dec 02)	994	140	0	0	140	107	0	0	0	0	89.2	100.0
2018 Week 53 (Dec 30)	1030	138	0	0	138	27.8	0.09	0	0	0.09	97.3	99.9
2019 Week 5 (Feb 03)	387	112	0	0	112	<2	0.38	0.66	0	1.04	99.5	99.5
2019 Week 10 (Mar 03)	502	137	0	0	137	9.9	0.27	0.19	0	0.46	98.0	99.7
2019 Week 14 (Mar 31)	472	135	0	0	135	<2	0.36	0.65	0	1.01	99.6	99.3
2019 Week 19 (May 05)	478	142	0	0	142	<2	0.46	5.3	0.09	5.76	99.6	99.9
2019 Week 23 (Jun 02)	860	56.7	0	0	56.7	<2	0.51	0.23	0	0.74	99.8	99.7
2019 Week 27 (Jun 30)	506	128	0	0	128	3.6	0.06	0	0	0.06	99.6	100.0
2019 Week 32 (Aug 04)	376	124	0	0	124	11.5	5.21	0	0	5.21	96.9	95.8
2019 Week 37 (Sep 08)	286	105	0	0	105	14.6	4.14	0	0.05	4.14	94.9	96.0
Wawa 8300												
2018 Week 45 (Nov 04)	431	64.5	0	0	64.5	<2	0	9.16	0	9.16	99.5	80.8
2018 Week 49 (Dec 02)	868	70.8	0	0	70.8	5	0	11.3	0	11.3	99.4	84.0
2018 Week 53 (Dec 30)	291	56.7	0	0	56.7	14.3	0.08	5.78	0	5.86	95.1	89.7
2019 Week 5 (Feb 03)	280	70.2	0	0	70.2	17.4	0.07	5.47	0	5.54	93.8	92.1
2019 Week 11 (Mar 10)	247	61.8	0	0	61.8	7.7	0.05	4.23	0.05	4.28	96.9	93.1
2019 Week 14 (Mar 31)	314	68.4	0	0	68.4	14.4	0	2.5	0.48	2.5	95.4	96.3
2019 Week 18 (Apr 28)	578	80	0	0	80	3.7	0.04	2.76	0	2.8	99.4	96.3
2019 Week 23 (Jun 02)	474	65.4	0	0	65.4	18.9	0	0.94	0	0.94	92.3	98.5
2019 Week 27 (Jun 30)	367	60.8	0	0	60.8	4.2	0	1.25	0	1.25	98.7	98.7
2019 Week 35 (Aug 25)	150	36.3	0	0	36.3	<2	0	11.5	0	11.5	99.7	85.8
2019 Week 37 (Sep 08)	309	67.8	0	0	67.9	5	0.03	5.46	0	5.49	98.9	91.6
Averages	493	96.8	0	0	96.8	12.2	0.51	3.19	0.03	3.70	97.5	95.3

Proposed use is expected to meet 2 ppm (via treatment and dilution) on a long-term basis

$$A_t = A_{f+} \left(\frac{FL_f}{C} - D_f \right) \frac{A_f}{D_0}$$

Measures can be taken to insure proper operation and maintenance

Agreement for Commercial Use of an Advanced Onsite Wastewater Treatment System

December 15, 2020

THIS AGREEMENT (hereinafter the "Agreement") is made on this 15th day of December, 2020 by and between **ELWOOD DG, LLC**, with its offices located at 361 Summit Boulevard, Suite 110, Birmingham, Alabama 35243 (hereinafter "DG"); and **THE STATE OF NEW JERSEY PINELANDS COMMISSION** (hereinafter, the "Pinelands Commission"), with its offices at 15 Springfield Road, New Lisbon, New Jersey 08064, (hereinafter individually referred to as "party" and collectively referred to as the "Parties.")

WHEREAS, the Pinelands Commission is an independent political subdivision of the State of New Jersey, created pursuant to Section 4 of the Pinelands Protection Act, N.J.S.A 13:18A-1 et seq, and charged with the implementation of the Act and the Pinelands Comprehensive Management Plan (the "CMP"), N.J.A.C. 7:50; and

WHEREAS, The Pinelands Commission is also the planning entity under section 502 of the National Parks and Recreation Act of 1978; and

WHEREAS, DG, a limited liability company, is the owner of that certain parcel of land having a street address of 4325 White Horse Pike, in the Township of Mullica, County of Atlantic, State of New Jersey, and designated as Block 3407, Lot 1 on the Tax Map of the

The requirements of the pilot program are met

- ≤ 10 like systems in a single subdivision
- Auto Dialer
- Samples collection port
- Samples by NJDEP certified labs
- PE certification of as-built
- Pinelands must authorize HD to issue C of C
- O&M Manual
- System warranty
- Record Deed Notice
- Make records available to Commission



HOOT SYSTEMS, LLC.
www.hootsystems.com

2885 Highway 14 East Lake Charles, Louisiana 70607
(337) 474-2804 phone (337) 477-7904
www.hootsystems.com

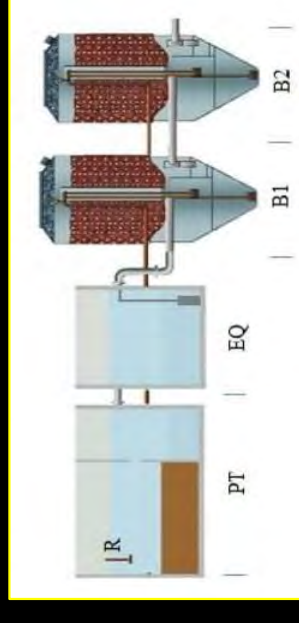
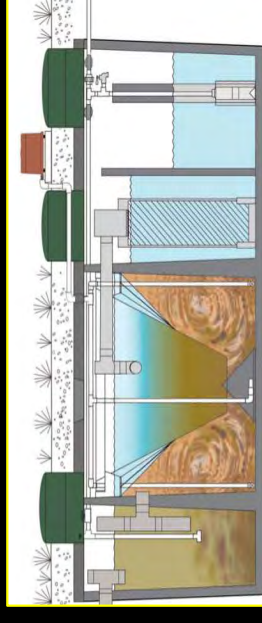
Hoot MTS+ANR O&M Manual

This manual covers the Hoot ANR-450

This manual contains recommendations from Hoot. Local regulations, if more restrictive, must be followed, regardless of our recommendations. Installers must follow the design of the Designer or Professional Engineer who has designed the system for the specific application.

Wastewater treatment technologies currently approved* for non-residential use in the Pinelands Area

1. Amphidrome Plus
2. Hoot MTS + ANR
3. Bioclere Series 16, 24, 30 & 36 with nitrogen reduction



- * Subject to a case-by-case review of each proposed development application.
- NJ PE and technology vendor must certify system is expected to meet standard.

Non-residential development using advanced nitrogen reducing treatment technologies

Appl. No.	Municipality	Business served	Technology	Required effluent [TN] mg/L	Status
1983-5761.002	Tabernacle	CVS	Amphidrome Plus	≤ 9.0	Operating
1981-2118.003	Jackson	CVS	Amphidrome Plus	≤ 10.0	Operating
1981-1828.002	Folsom	Dunkin Donuts & Dollar General	Amphidrome Plus	≤ 12.0	Operating
1988-0514.002	Woodbine	Family Dollar	Amphidrome Plus	≤ 7.5	Operating
1987-1318.003	Mullica	Dollar General	Hoot MTS + ANR	≤ 9.4	Operating in start-up mode
1989-0869.002	Winslow	Dollar General	Amphidrome Plus	≤ 25.3	Operating
1985-0388.004	Maurice River	Mand Petroleum Gas station, convenience store and Pizzeria	Hoot MTS+ANR	≤ 5.1	Operating in start-up mode
2016-007.001	Egg Harbor	Residence and landscaping business	Bioclere Series 16 with nitrogen reduction	≤ 22.1	Proposed

Non-residential systems with design flow < 2000 gpd regulated by the Pinelands Commission

App No.	Business Served	Municipality	System Type	Licensed Operator	Max. allowable [TN]
1983-5761.002	CVS	Tabernacle	Amphidrome Plus	Frank Deyhle	9.00
1981-2118.003	CVS	Jackson	Amphidrome Plus	Vinny Gioffre	10.00
1981-1828.002	Dunkin / Dollar Gen	Folsom	Amphidrome Plus	Brett Kimmelman	12.00
1989-0869.002	Dollar General	Winslow/Waterford	Amphidrome Plus	Brett Kimmelman	21.25
1987-1318.003	Dollar General	Mullica/Elwood	Hoot MTS+ANR	Terry McHugh	9.35
1988-0514.002	Family Dollar	Woodbine	Amphidrome Plus	Vinny Gioffre	7.50
2019-0037.001	Dollar General	Buena Vista/Milmay	Hoot MTS+ANR	Terry McHugh	10.00
1985-0388.004	Mand Petro/Pizza	Maurice River	Amphidrome Plus	Terry McHugh	5.10

Select businesses using advanced treatment technologies in the Pinelands



Jackson CVS



Woodbine Family Dollar



Tabernacle CVS

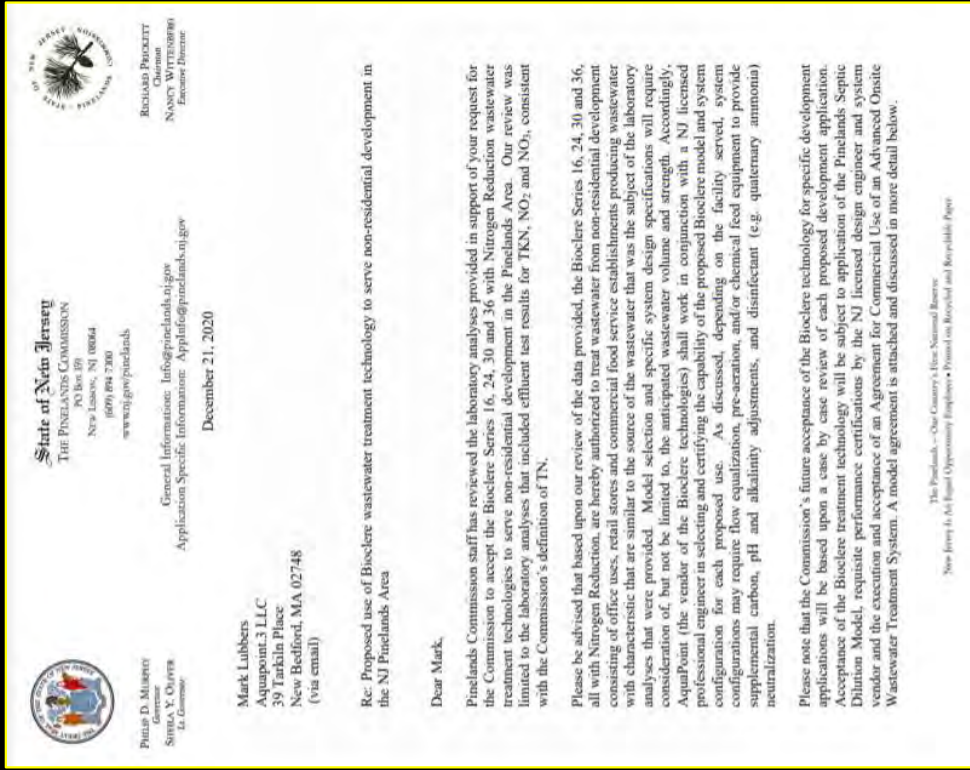


Folsom Dunkin' Donuts and Dollar General

Operation and Maintenance Requirements applicable to advanced treatment technologies serving non-residential development

- Requirements are stipulated in each *Legal Agreement for the Commercial Use of an Advanced Treatment System*
- Conformance sampling begins 6 months after system startup / building occupancy
- Operation and maintenance to be performed by a NJDEP licensed wastewater treatment plant operator (S2 or higher)
- Laboratory reports are provided to the Commission monthly. Testing for NH₃, TKN, NO₂ and NO₃ is required. Total nitrogen is calculated as the sum of TKN +NO₂+ NO₃ = TN
- A violation of the legal agreement occurs if TN effluent discharge exceeds the maximum allowable in 2 or more consecutive months or any 3 months in a rolling twelve-month period.
- If a violation occurs, effluent discharge to groundwater is to cease (temporarily) and wastewater is to be pumped and hauled to a centralized wastewater treatment plant while the operator and technology vendor troubleshoot and correct the problem.
- Replacement of the system or purchase of additional land to meet the standard by dilution could be required if discharge can't meet CMP standards.

Letters authorizing use of advanced treatment systems for non-residential use.





Questions ?

Appendix G. Planning Implementation Agenda for Planning Recommendations

Planning Recommendations

The following is a review of the Municipal Land Use Law's (MLUL) mandatory and optional master plan elements, as described by the MLUL, with comments and recommendation regarding whether the Board should consider revising or preparing them for Tabernacle Township's Master Plan:

Goals and Objectives Element		PRIORITY		
		High	Medium	Low
1	Revise the current vision statement, such as those proposed 2023 Vision Statement in Appendix A to briefly convey the future land use character to which the Township aspires.	High	Medium	None
Land Use Plan Element		PRIORITY		
1	The Board should delay comprehensively updating this element until required by the Pinelands Commission because it would be cost-prohibitive at this time.	High	Medium	Low
2	The Board should recommend that the Committee investigate whether portions of the US Route 206 corridor are "areas in need of non-condemnation redevelopment."	High	Medium	None
3	The Board should recommend that the Committee investigate whether the former 27.17-acre Township land fill (Block 203, Lots 1 & 2) is an "area in need of non-condemnation redevelopment."	High	Medium	Low
Stormwater Management Plan Element		PRIORITY		
1	Township Engineer should review, evaluate, and revise the Master Plan's 2007 Stormwater Management element and implementation ordinance to be in compliance with latest Pinelands CMP amendments.	High	Medium	Low
Housing Plan Element		PRIORITY		
1	Consulting Planner to complete Master Plan Housing Element and Fair Share Plan.	High	Medium	Low
Circulation Plan Element		PRIORITY		
Board Planner, when resources permit, should assist the Board with the following:				
1	Documenting the current status of any NJDOT plans for widening or otherwise improving US Route 206 in the Township;	High	Medium	Low
2	Determining whether to endorse the County Highway and Bicycle Master Plans referenced herein, including whether any special accommodations should be made for routes in Tabernacle Village;	High	Medium	Low
3	Participating in an ad hoc committee of municipal officials, local and regional boards of education officials, and neighborhood and local business representatives, etc. to evaluate opportunities for additional sidewalk and bicycle routes in the Township.	High	Medium	Low
Utility Service Plan Element		PRIORITY		
1	There is no need for the Board to invest in this optional master plan element at this time.	High	Medium	Low
				None

Community Facilities Plan Element		PRIORITY		
		High	Medium	Low
1	There is no need for the Board to revise this optional master plan element at this time.			None
Recreation Plan Element				
1	There is no need for the Board to revise this optional master plan element at this time.	High	Medium	Low
2	Township should complete an updated sites and facilities inventory, conditions review, and maintenance schedule.	High	Medium	None
3	Township should survey residents about active recreational use / facility preferences.	High	Medium	None
Conservation Plan Element				
1	There is no need for the Board to invest in this optional master plan element at this time.	High	Medium	Low
Economic Plan Element				
1	The Board should consider whether to endorse this County' Comprehensive Economic Development Strategy (CEDS) inlieu fo this element.	High	Medium	Low
2	The Board should consider whether to endorse agricultural and natural resource-related economic development plans / studies prepared by the State Agricultural Development Committee, or NJDEP's Fish & Wildlife and Parks, Forests, and Historic sites divisions.	High	Medium	None
Historic Preservation Plan Element				
1	The Board should establish an ad hoc committee to review the Township's 1975 historic sites survey and other studies establish an updated historic property inventory.	High	Medium	Low
2	The Board should consider promoting Carranza Memorial-related tourism as part of a future economic development strategy.	High	Medium	None
Recycling Plan Element				
1	There is no need for the Board to invest in this optional master plan element at this time.	High	Medium	Low
Farmland Preservation Plan Element				
1	The Board should ask its Planner to determine whether the NJ Departments of Agriculture and Transportation recommend any viable traffic safety improvements to support local farmers when moving their heavy equipment on public roads.	High	Medium	Low
2	The Board should explore opportunities to expand farm household income on commercial farms by permitting/conditionally permitting additional home occupation uses or re-purposing former farm structures for permitted non-ag-related purposes.	High	Medium	None
Development Transfer Plan Element				
1	There is no need for the Board to invest in this optional master plan element at this time.	High	Medium	Low
				None

Educational Facilities Plan Element		PRIORITY			
1	The Board should request each BOE to forward a copy of its current Long-Range Facilities Plan and subsequent amendments to the Board secretary and to forward all future amendments and updates to the Board Secretary whenever it files such with the Commissioner of the NJ Department of Education	High	Medium	Low	None
Green Buildings and Environmental Sustainability Plan Element		PRIORITY			
1	The Board should prepare this element at a later time, in tandem with a future Land Use Plan Element, to guide maintenance, rehabilitation, and/or new construction of the future municipal facilities and infrastructure.	High	Medium	Low	None
Public Access Plan Element		PRIORITY			
1	There is no need for the Board to invest in this optional master plan element at this time.	High	Medium	Low	None

Appendix H. Planning Implementation Agenda for Ordinance Recommendations

Development Regulation Recommendations

The following changes are recommended to the Land Use Legislation chapters and related other Township Code chapters to keep them consistent with the Municipal Land Use Law, recent case law, and sound planning principles. The Board is encouraged to work with the Township Committee to consider these recommended ordinance amendments over the next ten (10) years:

Chapter 16: Land Subdivision – Change title to “Subdivision and Site Plan Review” to reduce confusion.

§ 16-11.11 Conformance with Requirements and Principles

1	Update and amend to indicate that regulations may be superseded by the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21-1.1 et seq.) or other statute.	High	Medium	Low	No
---	--	------	--------	-----	----

§ 16-11.20 Buffers

1	Revise to exempt agricultural uses from buffering requirements, per Right-to-Farm policies.	High	Medium	Low	No
2	Revise to indicate that new residential development should buffer agricultural uses.	High	Medium	Low	No

Chapter 17: Zoning

§ 17-4.1 Areas

1	Revise “Infill District” to “Infill Residential District.”	High	Medium	Low	No
2	Under Rural Development Area , add “Medford Park Overlay Zone” to cover those properties noted in §§ 17-8, -55.1, and -89. (See also item # 3 in § 17-5.1.)	High	Medium	Low	No
3	Under Regional Growth Area, add “Medford Farms Overlay Zone” to cover those properties noted in §§ 17-8 and -89. (See also item # 3 in § 17-5.1.)	High	Medium	Low	No

§ 17-4.2 Zoning Map

1	Delete Subsection “a” after revising the Zoning Map accordingly.	High	Medium	Low	No
2	Remove the former IC Infill Commercial district, as required by Ordinance 2021-10.	High	Medium	Low	No
3	Identify boundaries “Medford Park Overlay Zone” and “Medford Farms Overlay Zone.”	High	Medium	Low	No
4	Consider rezoning parcels identified in Appendix C.	High	Medium	Low	No

§ 17-5.1 Definitions

1	Revise to include definitions for new terms, such as “pole barn/structure.”	High	Medium	Low	No
2	Delete “home occupation” definition and relocate it to a revised and expanded § 17-47C to clarify whether, which, where, and how such uses may be permitted.	High	Medium	Low	No

§ 17-6 Accessory Buildings

1	Consider establishing separate ordinance subsections for fences and swimming pools.	High	Medium	Low	No
2	Consider revisions to the type, number, and special exemptions for other residential accessory structures.	High	Medium	Low	No
3	Consider revisions to setback requirements for non-residential uses. (See Appendix D.)	High	Medium	Low	No

§ 17-14 Multiple Uses for Commercial and Industrial Sites					
1	Consider revisions to indicate that “more than one use” is also permitted per site, for example, to permit a shopping center to have retail sales, retail services, restaurants, banks, offices, etc. (See § 17-50.1, for example.)	High	Medium	Low	No
§ 17-22 Signs					
1	Revise and update this section, which is quite cumbersome, and amend to include CMP N.J.A.C. 7:50-6.109(a) 3 and (a) 4 for on-site signs.	High	Medium	Low	No
§ 17-26 Minimum Off-Street Parking					
1	Revise and update this section in its entirety.	High	Medium	Low	No
§ 17-30 Right to Farm					
1	Revise and update this section, which was last changed in 1997, where necessary.	High	Medium	Low	No
§ 17-32A: Keeping of Chickens					
1	Add this new section to correlate Chapter 5 and Ordinance 2016-5 to clarify whether, which, where, and how off-farm chicken keeping may be permitted.	High	Medium	Low	No
§ 17-38 Recommended Management Practices for Agriculture					
1	Revise and update this section, which was last changed in 1985, where necessary.	High	Medium	Low	No
§ 17-43 Historic, Archaeological, and Cultural Resources					
1	Consider whether and how the Township should expand the Board’s historic preservation review to include more than just the three buildings listed in subsection “j” and whether to include guidelines for new (infill) construction in Tabernacle Village.	High	Medium	Low	No
§ 17-47E Solar Energy Facilities					
1	Consider revising this section to include design guidelines for roof-mounted facilities as accessory uses in all zones.	High	Medium	Low	No
§§ 17-48.1; -48A.1; -49.1; -50.1; -41.1; -52.1; -17-57.1; -58.1; -59.1; -62.1; and -63.1					
1	Relocate “signs” from these “permitted principal use” subsections and add them to the “accessory use” subsections.	High	Medium	Low	No
2	See comments for § 17-22 Signs, above.	High	Medium	Low	No
3	Consider revisions for “on-site” and “off-site” signs design guidelines, as well for electronic message displays and lighting for on-site signs per CMP N.J.A.C. 7:50-6-106 through 6-109.	High	Medium	Low	No

§§ 17-48.2; -49.7; -17-57.2; -58.2; -59.2; -60.2.					
1	Delete all wording after "off-street parking facilities."	High	Medium	Low	No
2	See comments for § 17-26 Minimum Off-Street Parking, above.	High	Medium	Low	No
§ 17-50.1 and -51.1 Special Exception Uses					
1	Relocate the "special exception uses" under the "permitted principal use" subsections to new "conditional use" subsections.	High	Medium	Low	No
§ 17-55.1 Recreational Facilities					
1	Clarify whether this subsection includes all active and passive, indoor and outdoor, and public, private, and commercial facilities, other than "amusement parks".	High	Medium	Low	No
§ 17-61 through -61.3 Infill Commercial District					
1	Delete these subsections for this district, which Ordinance 2021-10 removed.	High	Medium	Low	No
Chapter 20: Stormwater Control					
1	Revise Chapter 20 to be consistent with recent CMP amendments.	High	Medium	Low	No