

**WASHINGTON TOWNSHIP MASTER PLAN
WASHINGTON TOWNSHIP, BURLINGTON COUNTY, NJ**

January 2007

PREPARED BY: THE WASHINGTON TOWNSHIP PLANNING BOARD

WASHINGTON TOWNSHIP GOVERNING BODY

Hon. Dan James, Mayor
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INTRODUCTION

A master plan is a comprehensive, long range plan intended to guide the growth and development of a community that includes inventory and analytic sections and concludes with recommendations for future land use and housing. The current Master Plan for Washington Township was prepared and adopted in 1982 and for the most part, the findings and recommendations remain current. The Planning Board is compelled to reexamine the Master Plan every six (6) years pursuant to the Municipal Land Use Law (40:55D-89). Failure to provide for the mandatory reexamination shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable (40:55D-89.1).

The Planning Board chose to update the Master Plan using the membership as the resource for research and development. The Board also enlisted the support of the New Jersey Pinelands Commission for preparation of the Master Plan maps which are based upon the New Jersey Department of Environmental Protection, Geographic Information Systems electronic data. The current master plan exceeds the minimum requirements for a municipal master plan contained in the Municipal Land Use Law, having: (1) a statement of objectives, principals, assumptions, policies and standards, and (2) a land use element, (40:55D-28). Prior to the governing body adopting zoning, the Planning Board must also adopt a land use element and housing plan element of the master plan (40:55D-62). All such elements are contained in the current master plan.

The current Master Plan does not contain a written natural resources inventory, although mapping certainly addresses the topic. To the extent that it may be of interest, a reader may want to examine the prior Master Plan for a detailed written analysis.

A significant finding should be highlighted for the reader before the analysis begins. The Pinelands Protection Act (NJSA 13:18-1 et seq.) requires the Township Master Plan and Land Use Ordinance to conform to the Pinelands Comprehensive Management Plan (CMP). The CMP renders the Township virtually powerless with regard to land use control for most of the Township. Washington Township is largely comprised of the Preservation Area, having 58,200 acres or 86 % of the land area in this recreation and conservation district. A second management area is the Special Agricultural Production comprising 8,185 acres or 12 % of the Township. The final management area is Pinelands Village which is made up of Green Bank, Lower Bank and Jenkins and includes 1,150 acres or 2 % of the total land area. The Township maintains some land use control in the Pinelands Villages.

OBJECTIVES, PRINCIPALS, ASSUMPTIONS, POLICIES AND STANDARDS

The policies stated here are consistent with the policies that were contained in the 1982 Master Plan.

Community Facilities Policies

1. Maintain the present level of municipal services without major expansions in the future.
2. Encourage additional applications for state and federal funds to assist the Township in funding desired municipal facilities and improvements.
3. Participate in regional approaches and programs to solve common problems faced by most neighboring municipalities.

Housing Policies

4. Maintain the rural, agrarian environment of the Township.
5. Utilize housing infill within Pinelands villages as the primary means of accommodating future population growth.
6. Discourage housing in flood plains or in environmentally sensitive areas.

Natural Resources Policies

7. Adopt and implement applicable standards of the Comprehensive Management Plan regarding natural resources found to be critical to the local environment such as water supply, wastewater disposal, stormwater management and vegetation.
8. Work with the natural environment as much as possible when attempting to solve problems related to development.
9. Preserve and encourage the Township's agricultural base.

Land Use Goals and Policies

10. Assure compliance with the Pinelands Commission's Comprehensive Management Plan.

11. Preserve and promote a low density, rural oriented quality of life for Township residents.
12. Consider the environmental, cultural and economic impacts of all land development policies and standards.
13. Encourage the development of Pinelands villages and discourage a pattern of scattered land development.
14. Protect and encourage development of the Township's agricultural base.

LAND USE ELEMENT

The Pinelands National Reserve is a 1.1 million acre or 1700 square mile land area comprising 56 municipalities in New Jersey. In 1978 Congress established the Pinelands Commission to protect natural resources of the area. The Pinelands Protection Act became law in June 1979 and the Pinelands Comprehensive Management Plan was adopted in January 1981.

The regulations and standards of the Pinelands Comprehensive Management Plan are “designed to promote orderly development of the Pinelands so as to preserve and protect the significant and unique natural, ecological, agricultural, historical, scenic, cultural and recreational resources of the Pinelands” (N.J.A.C. 7:50-1.3). A municipal master plan and zoning ordinance must conform to the Pinelands Comprehensive Management Plan. Washington Township Planning Board adopted a Master Plan on July 20, 1982 and the plan was certified subsequently by resolution of the Pinelands Commission.

The Pinelands Comprehensive Management Plan divides the region into eight management areas which regulate the distribution of land use and intensity. The management areas are:

1. Preservation Area
2. Forest Area
3. Agricultural Production
4. Special Agricultural Production
5. Rural Development
6. Pinelands Villages and Towns
7. Regional Growth Areas
8. Military and Federal Installation Areas

Washington Township is largely comprised of the Preservation Area, having 58,200 acres or 86 % of the land area in this recreation and conservation district. A second management area is the Special Agricultural Production comprising 8,185 acres or 12 % of the Township. The final management area is Pinelands Village which is made up of Green Bank, Lower Bank and Jenkins and includes 1,150 acres or 2 % of the total land area. The prior Master Plan noted that Wading River had previously been considered for designation as a Pinelands Village but was rejected because of a high water table.

Preservation Area

The Preservation Area District is the heart of the Pinelands environment and represents the most critical ecological region in the Pinelands. It is an area of significant environmental and economic values that are especially vulnerable to degradation. This large, contiguous, wilderness like area of forest, transected by a network of pristine wetlands, streams and rivers, supports diverse plant and animal communities and is home to many of the Pinelands' threatened and endangered species. The area must be protected from development and land use that would adversely affect its long-term ecological integrity (N.J.A.C. 7:50-5.13(a)).

The following uses are permitted in the Preservation Area District pursuant to N.J.A.C. 7:50-5.22(a):

1. Residential dwelling units in accordance with the cultural housing provisions of N.J.A.C. 7:50-5.32.
2. Berry agriculture and horticulture of native plants.
3. Forestry.
4. Beekeeping.
5. Fish and wildlife management.
6. Low intensity recreation.
7. Pinelands development credits.

The municipality has the discretion to allow additional uses in the Preservation Area District pursuant to N.J.A.C. 7:50-5.22(b):

1. Agricultural employee housing.
2. Expansion of intensive recreation uses.
3. Campgrounds.
4. Public service infrastructure.
5. Continuation of existing resource extraction operations.

6. Signs.
7. Infill area of residential dwellings and commercial uses.
8. Accessory uses.
9. Home occupations.
10. Local communication facilities, provided that the standards of N.J.A.C. 7:50-5.4(c) are met.
11. Waste management facilities in accordance with N.J.A.C. 7:50-6, Part VII.

No residential dwelling unit shall be located on a lot of less than 3.2 acres, except as provided in N.J.A.C. 7:50-5.32. Minimum lot areas for non-residential structures shall be determined by application of the standards contained in N.J.A.C. 7:50-6.84(a)4, provided that no such structure shall be located on a parcel of less than one acre.

Special Agricultural Production Areas

Special Agricultural Production Areas are discrete areas within the Preservation Area District which are primarily used for berry agriculture or horticulture of native Pinelands plants. They represent a unique and essential element of the Pinelands economy and, because they are generally compatible with the ecological values of the Preservation area, are a part of the essential character of the Pinelands. In order to maintain these agricultural uses in a manner which recognizes their integral relationship to the Preservation Area, very strict limits on non-agricultural land uses are necessary.(N.J.A.C. 7:50-5.13(d).

The following uses are permitted in a Special Agricultural Production Area pursuant to N.J.A.C. 7-50-5.25(a):

1. Residential dwelling units in accordance with the cultural housing provisions of N.J.A.C. 7:50-5.32.
2. Berry agriculture and horticulture of native plants.
3. Beekeeping.
4. Forestry.
5. Fish and wildlife management.

6. Pinelands development credits.

The municipality has the discretion to allow additional uses in the Special Agricultural District pursuant to N.J.A.C. 7:50-5.25(b):

1. Residential dwelling unit provided it is accessory to an active agricultural operation and located on a parcel of land at least 40 acres in size.
2. Agricultural employee housing.
3. Expansion of intensive recreational uses subject to conditions.
4. Waste management facilities in accordance with N.J.A.C. 7:50-6, Part VII.
5. Public service infrastructure.
6. Home occupations.
7. Signs.
8. Accessory uses.
9. Local communications facilities.

No residential dwelling unit shall be located on a lot of less than 3.2 acres, except as provided in N.J.A.C. 7:50-5.32. Minimum lot areas for non-residential structures shall be determined by application of the standards contained in N.J.A.C. 7:50-6.84(a)4, provided that no such structure shall be located on a parcel of less than one acre.

Pinelands Villages

Pinelands villages are existing spatially discrete settlements in the Pinelands. These traditional communities are appropriate for infill residential, commercial and industrial development that is compatible with their existing character. (N.J.A.C. 7:5.13(f). The Pinelands area villages are Green Bank, Lower Bank and Jenkins. A Pinelands Village may be divided into residential, commercial and industrial districts at the municipalities' discretion.

A Pinelands Village may have any use that is not otherwise limited by the management programs and minimum standards pursuant to N.J.A.C. 7:50-5.27(a) provided that:

1. Public service infrastructure necessary to support the use is available, or can be provided without any development in the Preservation Area District, or Special Agricultural Area.
2. The character and magnitude of the use is compatible with existing structures and uses in the Village.
3. Waste management facilities in accordance with N.J.A.C. 7:-50-6, Part VII including transfer stations, petroleum waste collection and transfer facilities, household hazardous waste collection and transfer facilities, recycling centers accessory to an existing lawful resource extraction operation or asphalt or concrete manufacturing facility, composting facilities, and regulated medical waste facilities accessory to a generator of such waste. No other waste management facilities will be permitted.

No residential dwelling unit or nonresidential use shall be located on a parcel less than one acre unless served by a centralized waste water treatment plant or a community on-site waste water treatment system serving two or more residential units.

The Pinelands Villages are divided into three land use categories: Pinelands Village – Residential; Pinelands Village – Neighborhood Business; and Pinelands Village Industrial.

The Pinelands Village – Residential zone will permit: single family residential dwellings; farming; parks, playgrounds and public recreation; churches; cemeteries; schools; government uses; and public utility structures. Conditional uses include: customary home occupations; professional home offices; and roadside stands.

The Pinelands Village – Neighborhood Business will permit: all uses permitted in the Pinelands Village – Residential zone; retail stores, shops and service establishments; personal service establishments; business and professional offices; banks and financial institutions; medical facilities; restaurants, food stores and liquor establishments; recreational and cultural centers; automobile and transportation establishments. Conditional uses include: all conditional uses permitted in the Pinelands Village – Residential zone; fast food stores and drive-in restaurants; automobile garages; motels; outdoor recreation centers; and marinas and marine service.

The Pinelands Village – Industrial zone will permit: light manufacturing; fabrication facilities; storage and wholesaling; material supply and construction products.

The new minimum lot size requirement will be 3.2 acres for a single family detached dwelling in a Pinelands Village zone.

LAND USE COMPARISON FIGURES

1981 AND 2005

CLASSIFICATION	1981 PARCELS	1981 ACRES	1981 PERCENT	2005 PARCELS	2005 ACRES	2005 PERCENT	CHANGE IN ACRES
Vacant Land	285	5,884	8.6%	178	2,652	3.9%	-3,232
Residential	295	1,210	1.8	343	1,189	1.8	-21
Regular Farm	35	1,124	1.6	17	86	0.1	-1,038
Qualified Farm	56	8,124	11.9	22	8,287	12.2	+163
Commercial	13	179	0.3	15	187	0.3	+8
Industrial	8	43	1.0	3	42	0.1	-1
Public Schools	1	18	0.0	1	18	0.0	0
State or Public	68	51,366	75.4	143	54,992	81.3	+3,626
Church & Charitable	5	4	0.0	6	82	0.1	+78
Other Exempt	6	135	0.2	6	106	0.2	-29
Unknown	31	66	0.1	N/A	N/A	N/A	-66
Totals	803	68,154	100.0%	734	67,640	100.0	-514

**Source: 1981 Master Plan referencing the Tax Assessor's List and Tax Map
2005 Tax Assessor's List**

- Notes:**
1. Parcel data taken from the Tax Assessor's List
 2. Acres reported in 1981 taken from the Tax Map
 3. Acres in 2005 taken from the Tax Assessor's List
 4. Official area reported in 1981 to be 68,687 acres or 107.3 square miles.
 5. Discrepancy in acres will be resolved when new Tax Maps are completed.

HOUSING PLAN ELEMENT

Having over 107.3 square miles, Washington Township is the largest municipality in Burlington County. The 1982 Master Plan reported that the number of households increased from 266 in 1970 to 271 in 1981. According to the US Census, the number of households in 2000 was 171. The Township questioned the accuracy of the population reported in the 2000 census and the accuracy of the housing figures should be questioned as well. An examination of the Burlington County Data Book, 2002 Edition shows the number of new housing units constructed in the 12 year period extending from 1990 to 2001 to be 28 dwelling units. This figure does not account for demolition or replacement housing. (Washington Township Zoning Office determined that 8 new dwellings were constructed, 17 were replaced and one was abandoned during the same time period.) The number of persons per household dropped from 2.96 reported in 1982 to 2.76 in 2000. This figure is suspect because the population and household figures are inaccurate.

The median housing value in Washington Township in 1970 was \$10,700. The Burlington County Data Book shows the 2000 median value of owner occupied housing as \$95,000. The Burlington County median value of owner occupied housing was \$137,400. in the year 2000.

The average residential lot size in the 1981 Master Plan was 4.47 acres. This figure is derived by dividing the residential acres (1,210) by the total number of housing units.

Current housing standards limit housing development to single family detached construction in the Villages of Green Bank, Lower Bank and Jenkins. New lots are required to be 3.2 acres with conventional septic systems or 1 acre if an alternative septic system is used. Outside the Villages, in the Special Agricultural Production and Preservation Area districts, residential construction is limited to cultural housing. Cultural housing allows development of a house on a 3.2 acre lot for a principal residence of the property owner or a member of the immediate family who has not developed a dwelling under the cultural housing provision within the past 5 years; the land must have been owned since February 7, 1979; the occupant must have lived in the Pinelands for the previous 5 years and the persons family must have resided for a total 20 different years.

The Pinelands restriction of limiting septic locations to areas where seasonal high water table is 5' or greater will continue to limit the potential number of new housing units that can be constructed in the Township. Restricting new construction to single family detached housing will protect the rural character of the Township.

Under the New Jersey Fair Housing Act, participation in the Council on Affordable Housing process is voluntary. The advantage gained in preparing a fair share housing plan is that it will provide protection from a builders remedy law suit which has been used in some municipalities to force additional housing units beyond zoning thresholds. The combination of limited land resources that could accommodate housing and the restrictive lot size requirements of the Pinelands Comprehensive Management Plan, the success of a law suit to force the Township to accept affordable housing is unlikely.

The COAH website provides data on municipal obligations under the act. The Township has a reported total obligation from prior rounds of 12 dwelling units. COAH uses the Metropolitan Planning Organization to calculate the obligation over the next 10 years. The Delaware Valley Regional Planning Commission is the MPO for Burlington County and has determined there is a need for four (4) additional units. The DVRPC has published projections for Washington Township as follows.

DVRPC Population and Housing Projections

2000 Census Persons per Household	2.76
2005 Population	643
2005 Households	233
2015 Population	660
2005-2015 Population Growth	17
2005-2015 Household Growth	6

DVRPC Employment Projections

2005 Jobs	317
2015 Jobs	396
2005-2015 Job Growth	79

RELATIONSHIP TO OTHER REGULATORY PLANS

Pinelands Comprehensive Management Plan

Washington Township borders nine (9) municipalities in two counties. The Township is located entirely within the Pinelands Preservation area and is subject to the jurisdiction and standards contained in the Pinelands Comprehensive Management Plan. The Pinelands area is divided into eight management areas which regulate the distribution of land use and intensities. The most restrictive of the management areas is the Preservation Area and most of Washington Township (86 %) is subject to this designation. The remaining area of the Township is designated Special Agricultural Areas (12 %) and Pinelands Villages (2 %).

A Preservation Area under the Pinelands Comprehensive Management Plan is generally restricted to (1) residential dwelling units that satisfy the cultural housing provisions of the Act; (2) berry agriculture and horticulture of native plants; (3) forestry; (4) beekeeping; (5) fish and wildlife management; (6) low intensity recreation. Cultural housing provisions of the act allow development of a house on a 3.2 acre lot for a principal residence of the property owner or member of the immediate family who has not developed a dwelling under the cultural housing provision within the past 5 years; the land must have been owned since February 7, 1979; the occupant must have lived in the Pinelands for the previous 5 years and the persons family must have resided for a total of 20 different years. A one acre lot may be developed with a dwelling if the municipality approves and if the owner acquired and redeems a 0.25 Pinelands Development Credits. A municipality may also permit agriculture employee housing, expansion of intensive recreational uses subject to restrictions, campgrounds, infrastructure necessary to serve the needs of the Preservation Area, continuation of resource extraction operations, local communications facilities and waste management. A close examination of the land management ordinances of the nine (9) bordering municipality's reveals that Washington Township neighbors are similarly designated Preservation Areas. A description of the compatibility of the management plans of bordering towns is provided.

Bass River Township

Wading River and the Oswego River form the boundary of the townships. A small area of the Township at the southern boarder is designated Coastal Wetlands which requires

Department of Environmental Protection approval for any use of land. Local restrictions limit use to private boat docks, agriculture, recreation, fish and wildlife management. The remaining common boarder is designated Preservation Area.

Bass River Township's land management ordinance is compatible with the Washington Township plan.

Woodland Township

Woodland Township is located to the North. The bordering area is predominantly Preservation Area with the exception of a designated Special Agricultural Production Area. The Special Agricultural Production Area is found within a Preservation Area and is designated by the municipality or upon nomination by an individual. As the name implies it would be primarily productive agricultural activity.

Woodland Township's land management ordinance is compatible with the Washington Township plan.

Tabernacle Township

Tabernacle Township is located to the North. Characteristics are similar to Woodland Township with both Preservation Area and Special Agricultural designations along the common boarder.

Tabernacle Township's land management ordinance is compatible with the Washington Township plan.

Shamong Township

Shamong Township is located to the northwest and the common boarder is entirely Preservation Area.

Shamong Township's land management ordinance is compatible with the Washington Township plan.

Hammonton

Hammonton is located to the West and the boarder is comprised of the Wharton State Forest. The designation is entirely Preservation Area.

Hammonton's land management ordinance is compatible with Washington Township's plan.

Mullica Township

Mullica Township lies to the southwest and is separated by the Mullica River. Most land is in the Preservation Area. Sweetwater Village is located along the banks of the Mullica River and allows a wide variety of use including single family detached dwellings on one (1) acre lots, agriculture, forestry, campgrounds, educational uses, place of worship, recreation, marina and a variety of commercial uses. The area is developed with minimum infill or redevelopment opportunity.

Mullica Township's land management ordinance is compatible with Washington Township's plan.

Egg Harbor City

Egg Harbor City is located to the South along the Mullica River. Bordering land is designated Wetland of minimum 50 acre lots. Development is limited to horticulture, berry agriculture, beekeeping, forestry, fish and wildlife management, low intensity recreation, private docks, piers, moorings and boat launches, and commercial public docks, piers, moorings and boat launches. Cultural housing is not permitted in the wetland areas. Pockets of Preservation Area are shown, presumably in mapped upland area. The primary difference between the Wetland and Preservation Areas are that Wetlands allow marine related use and the Preservation Area permits cultural housing.

Egg Harbor City's land management ordinance is compatible with Washington Townships.

Galloway Township

Galloway Township is located along the southern boarder along the Mullica River. Land is designated Preservation Area

Galloway Township's land management ordinance is compatible with Washington Township's.

Port Republic

Port Republic is located to the southeast along the Mullica River. Land is designated Preservation Area.

Port Republic's land management ordinance is compatible with Washington Township's.

Burlington County

Burlington County does not have an adopted master plan.

NJDEP Regulation

Land use within Washington Township is subject to jurisdiction of several statutes administered by the New Jersey Department of Environmental Protection. The statutes include the Coastal Area Facility Review Act (CAFRA), the Waterfront Development Act the Wetlands Act of 1970 and the Freshwater Wetlands Protection Act.

State Plan

The State Planning Act of 1985 called for a plan to address issues such as traffic gridlock, the rapid disappearance of farmland, and rising housing costs. The legislation emphasized that the state could no longer afford to subsidize haphazard development by building roads, sewer systems and other infrastructure without careful planning. The plan aims to protect the health of citizens by safeguarding and improving the quality of the environment. Its proposals are designed to lead to better management of tax dollars. The State Plan is a long-range investment planning strategy for State agencies, counties and municipalities to follow as they develop their own plans and regulations.

SUMMARY CHARACTERISTICS

<u>COMPONENT</u>	<u>1982</u>	<u>2004</u>
LAND USE DESIGNATION		
Pinelands Villages	1,150 ac., 2%	
Lower Bank	(665 ac.)	
Green Bank	(330 ac.)	
Jenkins	(155 ac.)	
Special Agricultural District	8,185 ac., 12%	
Pinelands Preservation	58,200 ac., 86%	
Total	67,535 ac., 100%	
LAND USE CLASSIFICATION		
State Owned	51,366 ac., 75.4%	
Agricultural	9,248 ac., 13.5%	
Vacant	5,884 ac., 8.5%	
Residential	1,210 ac., 1.8%	
Commercial	179 ac., 0.3%	
Industrial	43 ac., 0.1%	
Schools, Churches, Other Exempt, Unknown	233 ac., 0.4%	
Total	68,153 ac., 100.0%	
POPULATION	808	621 (-23.1%)

Race

White	519 (83.6%)
Black or African American	18 (2.9%)
Asian	2 (0.3%)
Hispanic origin (any race)	106 (17.1%)
All Others	82 (13.2%)

Sex

Male	298 (48.0%)
Female	323 (52.0%)

COMPONENT**1982****2004**

Age

Median		40.8
Under 18		182 (29.3%)
Age 18-64		288 (46.4%)
65 years and over		151 (24.3%)

People per square mile

7.5

6.0

People per square mile, privately owned

30

People per household

2.92

2.76

County average people per household

3.01

2.65

Number of households

271

171

Housing value, median

\$95,000.

County housing value, median

\$134,000.

INCOME LEVELS

Median household income

\$41,250.

Median family income

\$42,188.

Per capita income

\$13,977.

Persons below poverty level

68 (16.0%)

TRANSPORTATION

Average trips per day

CR 542	1800 AADT
CR 563	900 AADT
CR 679	600 AADT
CR 651	Unknown

County Highways

24.37 miles

Township Streets

Unimproved Roads	24.27 miles
Improved Roads	12.46 miles

RECOMMENDATIONS

1. Increase the minimum lot size requirement from 1.0 acres to 3.2 acres in the PV-R and PV-NB districts.

a. The minimum lot size requirement in the PV is subject to local discretion provided existing one acre lots are permitted.

b. Reduces potential for major subdivision requests.

c. Reduces impacts on Township infrastructure.

d. Protects groundwater resources.

e. Protects the Township from potential sudden and unanticipated development that may burden residents with additional cost for services.

The minimum lot size requirement can be accomplished while protecting the rights of anyone currently owning a 1.0 – 3.2 acre lot or people who have owned land in PV-R and PV-NB districts prior to the effective date of the new ordinance. Refer to attached ordinance language.

2. State sanctioned recreation lack proper sanitary facilities. This applies to the historic sites, canoes liveries, primitive campsites, hiking trails, etc. The cumulative effect of not having proper sanitary facilities frustrates residents who are burdened with extensive design and construction obligations to accommodate their residences. The Township should continue to pursue improvements for visitors who require sanitary facilities.

3. The Township is host to three privately owned campgrounds with over 700 campsites. The number of campsites is in contrast to the census figure of 171 single family dwellings. The paramount concern is the conversion of campsites that were previously occupied by tents and travel trailers to much larger permanently installed park models without concern for compliance with Pinelands stormwater design and sanitary wastewater management facilities.

4. Code enforcement must be continuously pursued to prevent campground conversions from causing severe environmental impacts. The condition of the remainder of the Lower Bank boat works should be brought into compliance with safety issues. The redevelopment of remainder should be encouraged to follow the model executed by the new boat building facility.

5. Acreages should be revised when the Tax Maps are updated and the Township wide reassessment is completed.

WASHINGTON TOWNSHIP MASTER PLAN MAPS

LOCATION OF WASHINGTON TOWNSHIP AND SURROUNDING LAND DEVELOPMENT INFLUENCES

EXISTING LAND USE

- Wooded
- Vacant/Cleared
- Agriculture: Bogs
- Built Up
- Agriculture
- Recreation
- Water
- Streams
- Village/Town Boundaries

PHYSICAL FEATURES

- Upland
- Marginal
- Hydric
- Variable

REGULATORY BOUNDARIES

- NJ State Forest, State Park, Wildlife Management Area
- Saline Marshes
- Agricultural Wetlands
- Agriculture
- Forest
- Residential
- Water
- Wetlands
- Streams
- CAFRA Zone
- Natural Area
- Village/Town Boundaries

VILLAGE OF GREEN BANK

- Soils
 - Hydric
 - Transitional
 - Variable
 - Upland
- Wetlands with 300' Buffer

VILLAGE OF GREEN BANK

Zoning

- Pinelands Preservation
- Pinelands Village-Neighborhood Business
- Pinelands Village-Residential

VILLAGE OF JENKINS

Soils

- Hydric
- Transitional
- Variable
- Upland
- Wetlands with 300' Buffer

VILLAGE OF JENKINS

Zoning

- Pinelands Preservation
- Pinelands Village-Neighborhood Business
- Pinelands Village-Residential

VILLAGE OF LOWER BANK

Soils

- Hydric
- Transitional
- Variable
- Upland
- Wetlands with 300' Buffer

VILLAGE OF LOWER BANK

Zoning

- Pinelands Preservation
- Pinelands Village-Industrial
- Pinelands Village-Neighborhood Business
- Pinelands Village-Residential
- Special Agriculture

PROPOSED AMENDMENT TO WASHINGTON TOWNSHIP, BURLINGTON COUNTY LAND DEVELOPMENT ORDINANCE

ARTICLE V – PINELANDS VILLAGE – RESIDENTIAL ZONE (PV-R)

SECTION 5.3

Area and Bulk Requirements

5.3.1 Lot Size

a. Single-family residential uses:

(1) 3.2 acres minimum, subject to the following exceptions:

- a) Any lot that had a minimum area of one acre at the time of the effective date of this amendment shall be deemed to have a conforming lot area provided that a larger lot size may be required to satisfy the wastewater quality standards contained or referenced in Section 13.15 depending upon the proposed type, size, operating characteristics and estimated usage of the onsite wastewater system.
- b) Any applicant for a minor subdivision who has owned the lot which is the subject of a minor subdivision, or whose immediate family, as defined in Section 3.2 of this chapter, has owned the lot that is the subject of the minor subdivision since the effective date of this ordinance, may bring an application for a minor subdivision which would result in three undersized lots of at least one acre.

ARTICLE VI – PINELANDS VILLAGE – NEIGHBORHOOD BUSINESS ZONE (PV-NB)

SECTION 6.3

Area and Bulk Requirements

6.3.1 Lot Size

The corresponding conditions and controls of Section 5.3.1 are applicable to this category. **(Note to reader: there is no change necessary to this section)**

