

# 2023 Master Plan Reexamination Report Township of Shamong Burlington County, New Jersey

Adopted after a public hearing by Resolution # 2023-13 by the  
Township of Shamong Planning Board on August 15, 2023

Certified by the Pinelands Commission on \_\_\_\_\_



**AUGUST 2023**

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**2023 Master Plan Reexamination Report  
Township of Shamong  
Burlington County, New Jersey**

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# INTRODUCTION

A vital part of any Municipality's future is its Master Plan. The Master Plan enables a municipality to plan for its future growth. A Master Plan is not a static document and should be reviewed on a periodic basis in order to address changes that inevitably occur as a municipality grows. Recognizing this, the Municipal Land Use Law (N.J.S.A. 40:55D-89) requires a re-examination of the master plan to be completed every ten years. The report must state the major land development problems and objectives present when the last report or plan was prepared and the status of these conditions today. The report must also make any recommendations for changes to the master plan or development regulations that would further achieve the original goals or address any significant changes that have occurred since the last report was adopted. This report is separated into six sections addressing each element required by the Municipal Land Use Law.

The following is a list of the Township planning documents:

- Master Plan – 1988
- Master Plan Reexamination – 1994
- Master Plan Amendment 2005
- Open Space and Recreation Plan, October 2009
- Master Plan Report – 2013

Shamong Township is a rural community located within the Pinelands Management Area and subject to the Pinelands Comprehensive Management Plan. Approximately 60% of the land in the Township is owned by State, County, and local government. Much of the government owned land is located within Wharton State Forest.

This Master Plan Reexamination Report strives to continue to balance land use and development with the Township rural character.

## PART I: MAJOR PROBLEMS AND OBJECTIVES

### 40:55D-89.a.

The major problems and objectives relating to land development in the municipality at the time of the adoption of the 2013 Master Plan Reexamination Report.

The following are the goals and objectives included in the 2013 Master Plan Report:

Goal: Preserve existing rural character and heritage of the Township.

Objectives:

- Encourage the retention of farmlands
- Retain wooded areas
- Retain open space
- Preserve historic sites
- Limit intense development
- Maintain Architectural Standards

Goal: Protect natural resources.

Objectives:

- Promote the preservation of wetlands, water-bodies, floodplains and stream corridors in order to improve water quality.
- Protect native threatened and endangered species from the impacts of development. Preserve the natural environment within the municipality.
- Match zoning densities to the level of developable land available to avoid developing environmentally sensitive lands.
- Promote the use of renewable energy as an accessory to a permitted use.

Goal: Economic development.

Objectives:

- Protect agricultural lands and uses.
- Promote Commercial uses along the Route 206 corridor

Goal: Improve municipal services.

Objectives:

- Investigate possible shared services agreements with surrounding municipalities.
- Maintain adequate facilities and services to meet the needs of township residents and businesses.
- Plan for future streets, parks, fire protection, recreational programs and other services to meet the needs of residents and businesses.

Goal: Encourage the development of a cemetery.

Objective:

- Development of a cemetery to serve the residents within the township.

Goal: Managing Growth

Objective:

- Maintain zoning, uses and densities in line with the goals and objectives of the Pinelands Commission Pinelands Management Areas

Goal: To protect Shamong Township's agricultural lands from decimation by Major Solar and Wind Electric Power Generating Facilities.

Objectives:

- Promote a desirable visual environment through creative development techniques and good civic design and arrangements. Protect view sheds where appropriate and promote development which is sensitive to the surrounding rural environment.

- Promote the conservation of open space, energy resources and valuable natural resources in Shamong. Prevent urban sprawl and degradation of the environment through improper use of land.
- Encourage the more efficient use of land by promoting the co-location of renewable energy facilities on developed lands, and existing and new buildings, serving on-site energy needs.
- Prepare and adopt additional development regulations, standards and requirements for accessory renewable energy systems to provide additional clarification regarding system location and design. The standards and requirements for accessory structures should be evaluated and revised as necessary relative to each district as part of the ordinance update process. For example, accessory use and structure sizes vary depending on the size and need of the lot they are intended to be subordinate.
- Review the definitions contained in the Land Development Ordinance and update where necessary. Additions and amendments to clarify terms involving lot coverage, impervious coverage, and renewable energy system are examples of where updates may be necessary.
- Encourage planned development which incorporate the best features of design and incorporate co-location of renewable energy facilities.
- Promote the utilization of renewable energy resources through education and the preparation of a Green Buildings and Environmental Sustainability Master Plan Element.

This Reexamination Report includes recommendations which impact different parts of the existing Master Plan. The 2013 Master Plan includes the following elements:

- Land Use Plan Element
- Housing Element
- Circulation Plan Element
- Community Facilities Plan Element
- Recreation Element
- Conservation Plan Element
- Economic Development Plan Element
- Historic Preservation Plan Element
- Recycling Plan Element
- Farmland Preservation Plan Element
- Transfer Development Plan Element
- Education Plan Element
- Utility Plan Element
- Future Land Use Plan

## PART II: POPULATION AND DEMOGRAPHIC ANALYSIS

### 40:55D-89.b.

The extent to which such problems and objectives have been reduced or have increased subsequent to the adoption of last Master Plan Report.

The 2020 US Census has been completed but not all data has been released. The following tables represent the data which has been made available. These focus on population, race, housing and age. Income and employment data has not been released as of this writing.

### **Population**

The following tables portray the population and housing change in the Township, Burlington County, and the State. Between 1990 and 2020, the Township’s population increased by 12%. This is related to the population growth in the 1990’s as there has been little to no change in the total Township population since 2000. Compared to Burlington County’s population increase of 16.9% over the same 30-year period and the State’s population growth of 20% for the same period, Shamong would be considered a slow to no-growth municipality over the past 20 years.

<b>Table 1 Population Trends</b>			
	<b>Township of Shamong</b>	<b>Burlington County</b>	<b>New Jersey</b>
1990	5,765	395,066	7,730,188
2000	6,462	423,394	8,414,350
2010	6,490	447,861	8,791,894
2020	6,460	461,860	9,288,994
1990 to 2020	12.1%	16.9%	20.2%
1990 to 2000	12.1%	7.2%	8.9%
2000 to 2010	0.4%	5.8%	4.5%
2010 to 2020	-0.5%	3.13%	5.7%
Source: US Census Data			

The Township’s housing growth matches the population growth with a larger increase from 1990 through 2000 and then a small percentage of housing growth from 2000 through 2020. A review of the Census numbers shows that Shamong has not kept pace with the housing and population growth in the State and the County over the past 20 years. According to the American Community Survey 5-year estimates from 2021, the median household value in Shamong is estimated at \$369,500.

<b>Table 2 Housing Trends - Housing Units</b>			
	<b>Township of Shamong</b>	<b>Burlington County</b>	<b>New Jersey</b>
1990	1,841	142,236	3,075,310
2000	2,175	161,311	3,310,275
2010	2,227	175,615	3,553,562
2020	2,285	184,775	3,761,229
1990 to 2020	24.1%	29.9%	22.3%
1990 to 2000	18.1%	13.4%	7.6%
2000 to 2010	2.4%	8.9%	7.3%
2010 to 2020	2.6%	5.2%	5.8%
Source: US Census Data			

It is also interesting to note that the Township has seen an increase in vacant housing units. In the 2010 Census 59 housing units (2.65%) were noted as vacant. This number increased in 2020 to 76 units (3.33%). Not indicated in Table 3 below is the type of vacant housing units. Of the 76 vacant housing units reported 3 were rental and not occupied; 19 were for sale; 10 were sold and not occupied; 14 were seasonal; and 27 were vacant with no other classification. Although there was an increase of vacant housing units, it is not substantial and could be attributable to the housing units for sale in 2020.

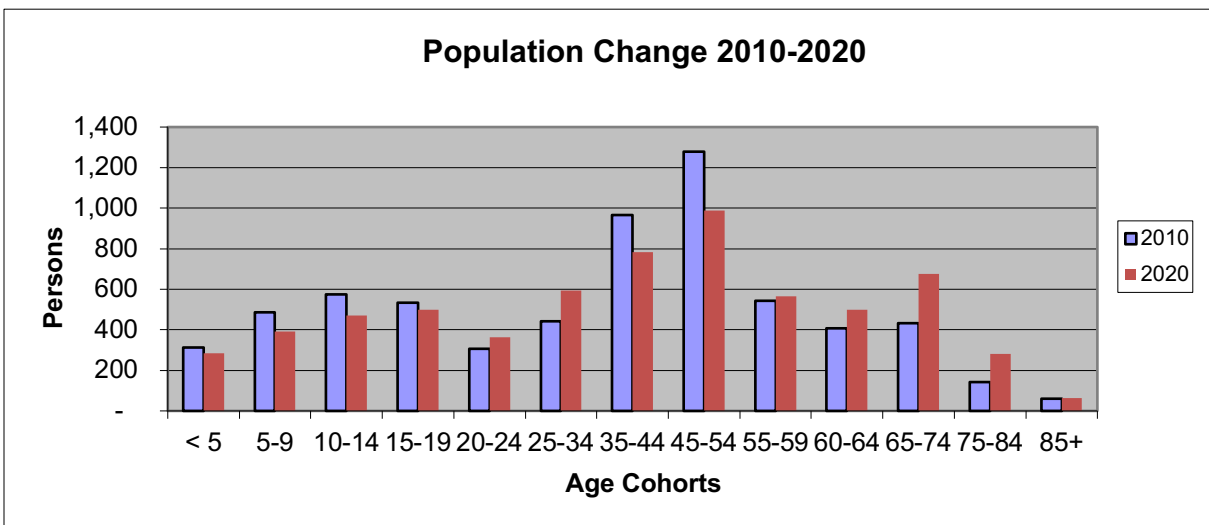
<b>Table 3</b>				
<b>Shamong Township Housing Units Occupancy Status</b>				
	<b>Housing Units</b>			
	<b>Occupied</b>	<b>Vacant</b>	<b>Total</b>	<b>Vacancy Rate</b>
2010	2,168	59	2,227	2.65%
2020	2,209	76	2,285	3.33%
2010 to 2020	1.9%	28.8%	2.6%	n/a
Source: U.S. Census Bureau				

In 2010 the Census reported 4,749 persons 18 years of age and over. The 2020 Census reports 4,985 persons 18 years of age and older, an increase of 236 persons. If we look at the population under the age of 18 over the same time period, there is a loss of 266 persons. This corresponds to the total population change showing a loss of 30 persons from 2010 through 2020.

Table 4 2020 Population by Categories						
	Shamong		Burlington County		New Jersey	
	Persons	%	Persons	%	Persons	%
<b>Total</b>	6,460	100%	461,860	100%	9,288,994	100%
<b>Race</b>						
White	5,853	90.6%	303,024	65.6%	5,112,280	55.0%
Black or African American	89	1.4%	77,749	16.8%	1,219,770	13.1%
Asian	53	0.8%	26,235	5.7%	950,090	10.2%
American Indian and Alaska Native	10	0.2%	1,168	0.3%	51,186	0.6%
Native Hawaiian and Other Pacific Islander	1	0.0%	303	0.1%	3,533	0.0%
Other	68	1.1%	16,041	3.5%	1,048,641	11.3%
Two or More Races	386	6.0%	37,340	8.1%	903,494	9.7%
Hispanic or Latino	265	4.1%	40,387	8.7%	2,002,575	21.6%
<b>Age</b>						
18+	4,985	77.2%	365,405	79.1%	7,281,310	78.4%
Source: US Census Data						

A more detailed review of the age cohorts in Shamong shows an aging of the population. This is clear in Table 5 and the accompanying bar graph. While the total population from 2010 through 2020 decreased by 30 persons, there is a considerable reduction in the 35-44 and 45-54 age cohorts. This reduction correlates with the increase of the 60-64 and 65-74 age cohorts over the ten-year period. There is also an increase in the 25-34 age cohort of 152 persons, which could correlate to future increases in the younger cohorts as families settle into Shamong and have children.

<b>Table 5</b>			
<b>2010 - 2020 Population Profiles or Cohorts - Shamong</b>			
<b>Age</b>	<b>Population</b>		
	<b>Persons</b>		<b>Population Change</b>
	<b>2010</b>	<b>2020</b>	<b>2010-2020</b>
< 5	314	283	-9.9%
5-9	485	392	-19.2%
10-14	576	472	-18.1%
15-19	535	499	-6.7%
20-24	307	364	18.6%
25-34	442	594	34.4%
35-44	966	782	-19.0%
45-54	1,277	989	-22.6%
55-59	544	565	3.9%
60-64	408	498	22.1%
65-74	433	677	56.4%
75-84	143	281	96.5%
85+	60	64	6.7%
<b>Median Age</b>	<b>41.9</b>	<b>42.7</b>	<b>1.9%</b>
Source: US Census Data			



The 2020 Census has also broken down the household types in the Township. Census data shows that there are 2,209 households in the Township and 69% are married couples. The total households with children is 33%, primarily occurring in married couple households.

<b>Table 6</b>		
<b>Summary of Household Characteristics - Shamong 2020</b>		
	No. of Persons	% of Total
Total Households	2,209	100.0%
with Children	726	32.9%
<b>Married Couple</b>		
Married Couple	1,526	69.08%
with Children (% of M.C.)	616	40.37%
<b>Cohabiting Couple</b>		
Cohabiting Couple	106	4.80%
with Children (% of C.C.)	31	29.25%
<b>Single Male</b>		
Single Male	145	6.56%
with Children (% of S.M.)	25	17.24%
<b>Single Female</b>		
Single Female	325	14.71%
with Children (% of S.F.)	54	16.62%
Source: U.S. Census Bureau, 2020 Census		

Although 2020 Census data has not released income data, the American Community Survey has provided 5-year estimates. These are shown in Table 7 below.

<b>Table 7</b>			
<b>Income Levels</b>			
	Township of Shamong		
	Households	Families	Non-Family
Median Income	\$111,326	\$119,943	\$70,000
Mean Income	\$148,089	\$162,219	\$77,481
Source: American Community Survey 5 Year Estimates 2021			

## PART III: CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

### 40:55D-89.c.

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

### ***Pinelands Comprehensive Management Plan***

The Township is subject to the rules and regulations of the Pinelands Comprehensive Management Plan (CMP). As such it is important to take notice of the changes and amendments which have been made or are proposed to the CMP. Since 2013 the CMP has been amended to address the items discussed below.

### ***PDC's and Alternate Design Wastewater Treatment Systems***

In 2014 and 2018 the Pinelands adopted amendments to the CMP relating to fees, escrows, application requirements and procedures, public notice and mailing requirements, water quality standards, landfill closure, signs, and the Pilot Program for Alternate Design Wastewater Treatment Systems. The changes include various administrative items; clarify standards for Pinelands landfills; allow for the use of advanced treatment technologies as a means of facilitating expansion of certain existing nonresidential uses; update and revise CMP sign standards, and recognize the successful participation of one alternate design wastewater treatment technology in a long-standing pilot program.

The Pinelands Commission recently created new rules that relate solely to the Pilot Program for Alternate Design Wastewater Treatment Systems. The rules are intended to modify

the standards of this long-standing pilot program to allow for continued installation of certain wastewater treatment technologies in the Pinelands Area.

### *Electronic Messaging Signs*

The Pinelands Commission approved amendments to the CMP which would permit the local municipality to control where electronic messaging signs are permitted. Formerly Electric Messaging signs were only permitted in Pinelands Regional Growth areas, Villages and Towns. The amendment to the CMP now permits on-site electronic messaging signs in any Pinelands Management Area.

### *Stormwater Management*

On December 21, 2021 the Pinelands Commission adopted amendments to the CMP which include minimum standards for point and non-point source discharges which relate to stormwater management in the Pinelands Areas and address the stormwater management rules adopted by the New Jersey Department of Environmental Protection in 2019.

### ***Cannabis***

In February of 2021 the State of New Jersey adopted the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization (CREAMM) Act” which provides the framework for recreational use of cannabis and establishes the Cannabis Regulatory Commission. The CREAMM Act provides that municipalities had until August 21, 2021, to either prohibit cannabis activities or permit cannabis facilities and amend any ordinances to that effect. Alternatively, if a municipality takes no action by August 21, 2021, all cannabis activities will be permitted in accordance with the CREAMM Act regulations for a period of five (5) years.

The State did not adopt rules regulating cannabis businesses until August 19, 2021. This left no window in which a municipality could review the rules and how they would impact land use and zoning before deciding to take action under the CREAMM Act by August 21, 2021. The Township of Shamong adopted a cannabis overlay zoning district which permits certain classes

of cannabis uses in the Township’s Redevelopment Areas. Cannabis uses are not permitted in any other areas in the Township.

***Electric Vehicle***

In 2021 the State of New Jersey amended the Municipal Land Use Law to address electric vehicle supply/service equipment and make-ready parking spaces. Subsequently the New Jersey Department of Community Affairs published a model ordinance to aide in updating local ordinances. This model ordinance provided certain areas that were open for the municipality to individualize, but the basic requirements and regulations were made into Law by the State of New Jersey.

In August of 2022 the Pinelands Commission staff made recommendations to the model ordinance which they require to be adopted in order to find that the local ordinances are consistent with the CMP. The Township of Shamong did not amend the local ordinances to incorporate the Electric Vehicle mandates as they were determined to be law and no changes were necessary. More information and recommendations regarding electric vehicles and the State Mandates is included in Part VI of this Reexamination Report.

***Community Resiliency***

In 2021 the State of New Jersey amended the Municipal Land Use Law to require that any new Land Use Element include a climate-change related hazard vulnerability assessment. This is not required as part of a reexamination report. When the Township updates its Land Use Plan Element the required assessment should be completed. A Vulnerability Assessment must rely on the most recent natural hazard projections and consider the environmental effects associated with climate change. These include, but are not limited to, extreme weather, temperature, drought, fire, flooding and sea-level rise. The Vulnerability Assessment should contain measures to mitigate the reasonably anticipated natural hazards such as coastal storms, shoreline erosion, flooding, storm surge and wind. Specifically, the law requires the following to be included in a Climate-Change Related Hazard Vulnerability Assessment:

- An analysis of current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards;
- A build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of threats and vulnerabilities identified above related to that development;
- Identification of critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and sustaining quality of life during a natural disaster, to be maintained at all times in an operation state;
- An analysis of the potential impact of natural hazards on relevant components and elements of the master plan;
- To provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- A specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with certain other plans adopted by the municipality;
- All of the above must rely on the most recent natural hazard projections and best available science provided by NJDEP.

## PART IV: RECOMMENDED CHANGES

### 40:55D-89.d.

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

### ***Economic Development***

The Township has strived to balance the rural community and promotion of new businesses in appropriate areas. As part of this effort the Township has adopted several redevelopment areas which are highlighted in Part V below. Each of these areas provide opportunities for new businesses in areas where development is appropriate. Recognizing the importance of balancing land uses and encouraging new businesses where the area can support them, the Master Plan should be updated to include a new Economic Development Objective to “Utilize existing Redevelopment Designations to provide opportunities to attract new businesses into these areas.”

The Master Plan currently includes a goal and objective to encourage the development of a cemetery to serve the residents within the Township. The cemetery has been developed and therefore the goal and objective are no longer valid and can be removed from the Master Plan.

### ***Solar Ground Arrays***

The Township continues to promote renewable energy alternatives. However, some alternatives have a visual impact on the surrounding community. The ordinance permits ground mount solar arrays as an accessory use to a single-family dwelling and it requires that the property owner provide a minimum landscape buffer of 15-feet. The ordinance does not include any standards for the required landscape buffer which has resulted in substandard buffers in some instances. It is therefore recommended that the ordinance be further amended to provide

clear standards for the required landscape buffer for ground mount solar arrays as an accessory use on a residential property.

Amend the ordinance by replacing Section 110-38.1D(2)(g) as follows:

(g) All ground-mounted solar systems shall provide a minimum fifteen-foot landscaped buffer around the perimeter of the system in accordance with the following standards:

- i. On a residential property the landscape buffer is required along any side, rear or front property line where no existing vegetation is available to adequately screen the ground mount solar array.
- ii. If in the determination of the zoning official the existing vegetation does not provide a year-round screen of the ground mount solar array then a staggered row of evergreen material shall be planted with a minimum planting separation of 5-feet on the staggered row.
- iii. The material to be utilized shall be in accordance with Section 110-91D of the Land Development Code.
- iv. Any evergreen tree planted shall be a minimum size of 4-feet in height at the time of planting.
- v. All material shall remain for the duration of the life of the ground mount solar array. Any material that is dead or dying shall be replaced within 30 days of notification from the Township.

### ***Commercial Vehicles in Residential Zones***

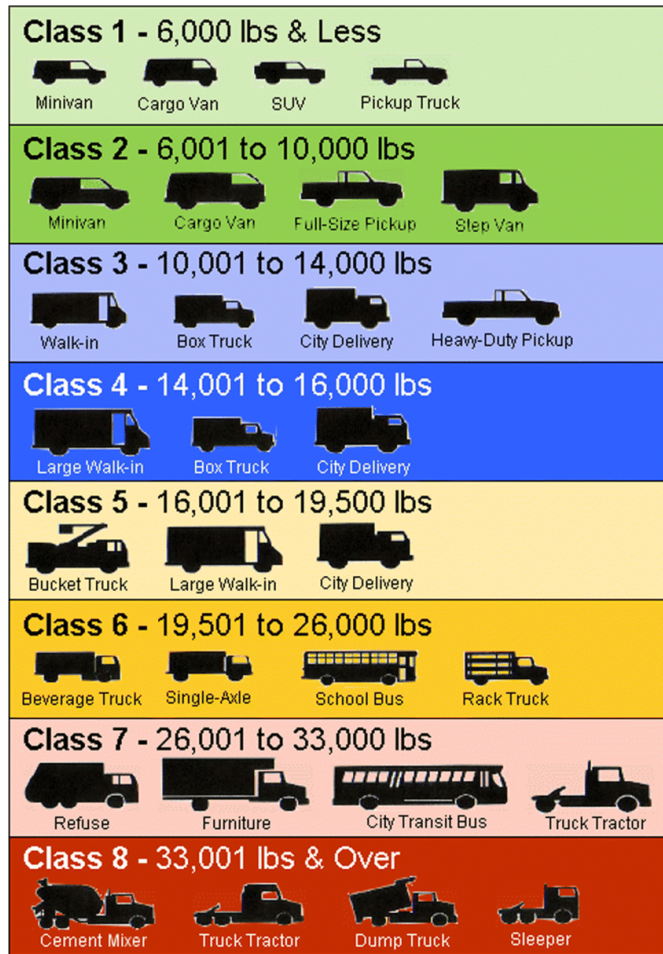
The Board raised a concern regarding the impact of residential properties which use their yard areas to park commercial vehicles, recreational vehicles, and boats. The concern was the visual and aesthetic impact the parking of these items has on the surrounding properties.

Additionally, the concern for commercial vehicles was related to increased business operations in a residential area which are not in conformance with a permitted home occupation. The ordinance attempts to address these impacts through Section 110-98 “Commercial and Recreational Vehicles in Residential Zones.” This ordinance prohibits the parking of any vehicle

over 8,000 pounds outside in a residential zone. The ordinance further provides that all recreational vehicles and/or boats must be in the side or rear yard with a limit of one per family. The Board believes the ordinance should include consideration for different types of vehicles which may be kept on a residential property, without impacting the intent of the existing ordinance.

The Board considered the weights of various vehicles and felt that the ordinance as written may be too restrictive in parts and should be updated. The Board considered a company work vehicle such as a larger pick-up truck as appropriate to have parked outside however larger vehicles such as dump trucks, tractor trailers, tow trucks, flat beds, or other similar vehicles are not appropriately stored on residential properties. These vehicles are not typically related to a residential dwelling, they are louder and larger than a standard pick-up truck or family vehicle. The Board also felt that the number of larger vehicles should be limited to no more than two on a single property.

The current ordinance does not permit vehicles over 8,000 pounds stored outside in a residential zone. A review of the weights of vehicles indicates that some pick-up trucks can weigh over 8,000 pounds, for instance a Ford f-450 truck or other similar large pickup truck. A homeowner that uses a company vehicle in the form of a pickup truck, should be able to park it at their residence. To recognize the various vehicle weights and balance that with the intent of minimizing the impact of parking larger vehicles in residential areas, it is recommended that the ordinance be updated. To provide guidance the Federal Highway Administration has created eight classes of vehicles which can be used to update the Township Ordinances. The figure below shows the various classes of vehicles and their weight ranges.



\*Vehicle weight classes as defined by the Federal Highway Administration (FHWA) in the US Department of Transportation (USDOT). Figure taken from the Department of Energy, Office of Energy Efficiency and Renewable Energy

The Township intends to permit Class 1 and 2 vehicles in accordance with the following ordinance amendment (Underline is new and strikethrough is delete):

Section 110-98 **Commercial and recreational vehicles ~~in residential zones.~~**

- A. No person shall park any truck, bus, trailer, or tractor, the gross registered weight of which extends ~~8,000~~ 10,000 pounds in compliance with a DOT class II vehicle, out of doors within any zone in the Township. This requirement shall not pertain to farms or any permitted non-residential use with a valid site plan or land use approval which includes a vehicle storage area.

- B. Nothing within this chapter shall be construed as preventing vehicles exceeding a gross registered weight of ~~8,000~~ 10,000 pounds from making deliveries of merchandise within a residential zone or as prohibiting any vehicle exceeding the gross registered weight of ~~8,000~~ 10,000 pounds, used by any public utility company in connection with the construction, installation, operation or maintenance of public utility facilities, from parking while being used for such purposes. Neither shall this section be construed as preventing vehicles exceeding a gross registered weight of ~~8,000~~ 10,000 pounds from being used in cases of emergencies within a residential zone of the Township, in order to preserve and protect persons and property within the residential zone.
- C. Recreational vehicles and boats may be parked outside, in the side or rear yard areas only, with a limit of ~~one~~ two recreational vehicles or a boat including a combination of both, per family permitted outside a building. Recreational vehicles or boats so parked shall not be used for temporary or permanent residential purposes.

### **Fences**

The Land Use Board has been made aware of some conflicts in terms of the maximum permitted height for fences in residential and non-residential zoning districts. It is therefore recommended that the Land Development Ordinance be updated to address these concerns. Specifically the ordinance under Section 110-92A(4) and (5) should clarify the intention in terms of fence height. More specifically the following language is proposed (underline is new language):

110-92A(4) In addition to compliance with all other requirements, fences and walls shall not exceed six feet in height in a residential zone or on any residentially developed property in any zoning district.

110-92A(5) In addition to compliance with all other requirements, fences and walls shall not exceed 10' feet in height in a commercial or industrial zone on a commercially developed property.

110-92B(3) Any section of an eight-foot high fence to protect agricultural or commercial use shall be set back at least ~~50~~-25 feet from any public street or road.

## **Circulation – Bike Lanes**

As a rural community the Township does not have many public sidewalks, pedestrian walkways or bikeways. Despite the lack of pedestrian and bicycle facilities the residents in the community will walk along the small shoulders on the roadways. Within the Circulation Plan Element of the Master Plan it is stated as follows (excerpt from 2013 Master Plan Report)

*“There is currently no defined bike path system. Based on the increased popularity of bicycling, and proximity of Shamong Township in relation to several existing bicycle routes, it is recommended that the Township establish a plan for future bike paths to facilitate rider safety through and within the municipality. The overall plan should utilize existing roadways, and facilitate safe bike and pedestrian traffic between residential neighborhoods, schools and recreation facilities.”*

The Board believes that it was important to pursue the need for a bike path system. To advance this further it is recommended to add a new goal and objective to the Master Plan which amplifies the need for bike paths and pedestrian facilities. The following new goal and objective is recommended for inclusion in the overall Master Plan Statement of Goals and Objectives:

**Goal:** Improve and create pedestrian and bicycle connections throughout the Township to the extent feasible.

**Objective:** Conduct a feasibility study to determine areas appropriate and available for future bikeways and pedestrian pathways. Possible grants or funding sources should be investigated to assist with the study and possible implementation.

**Community Facilities**

The Master Plan goal to “Improve Municipal Services” remains valid however it is recommended that a new objective be added to this goal. The Board recognizes the importance of maintaining and strengthening the local fire company and emergency management squad. The services they provide to the Township are essential. Therefore, a new objective to “Enhance the Township’s local Fire Company and Emergency Management Squad.” is recommended for inclusion in the Master Plan.

**Cellular Antenna**

The land development ordinance was amended in the year 2000 to address wireless local communication facilities. The ordinance created conditional use standards for any new tower and listed them as a permitted conditional use in all zoning districts. The conditional use standards include siting preferences which limit the area within each zone where a facility can be constructed. One of the paramount concerns with cellular towers is the visual impact. While these services are a necessary component in various communities, they can have an impact on the rural areas in terms of appearance. As such, to better address the visual impact of any new cellular antenna, the ordinance should be updated include a requirement to submit a Visual Impact Study which shows the proposed improvements in relation to the surrounding area.

The use of a visual impact study can aide the Board in determining how to best screen or camouflage a new tower. It is not possible to completely hide a tower that is 200 feet tall, however standards can be included in the ordinance which permit a monopole design (currently the ordinance encourages lattice-type construction) and that the color of towers are neutral. The current ordinance should be amended to require that any application for a new telecommunications tower include a Visual Impact Study which shows the perspective appearance of the new facility as it will appear from any nearby residential properties. The ordinance encourages a lattice tower design, however many towers are designed as a monopole. Therefore, the Visual Impact Study should show both options so that the Board can review the impacts of either design.

## ***Agricultural Alternative Uses***

In 2015 the State adopted a law which permits low-intensity recreation on farms in the Pinelands. The law is cited as *N.J.S.A. 13:18A-8.1 Certain field sports conducted in pinelands area deemed low intensity recreational use* which provides as follows:

“1. Field sports, including but not limited to soccer and soccer tournaments, conducted or occurring in an agricultural production area within the pinelands area, shall constitute a low intensity recreational use under the comprehensive management plan adopted pursuant to the "Pinelands Protection Act," P.L.1979, c.111 (C.13:18A-1 et seq.), provided that no permanent structure is established to accommodate the use.”

The Township Ordinance permits “Low-intensity recreational uses” in the Agricultural Production Area provide the lot has at least 50 acres and other listed conditions. The ordinance is recommended to reclassify the low intensity recreational use as a conditional use and the standards included in the ordinance would be the required conditions. This would ensure that any use proposed under this category would require public notice to the surrounding property owners. This is appropriate given the changes adopted to State Law in 2015 referenced above.

## ***Domestic Farm Animals***

It has become more common for single-family residential uses to have domestic farm animals including horses, chickens, goats and other similar animals. The Township ordinance regulates animals under Chapter 54 Animals, which deals with dogs and no other types of animals. In order to ensure the single-family use has adequate land area for the keeping of farm animals, which are accessory to the residential dwelling, and not for agricultural or commercial purposes the following standards should be added to Chapter 54. Additionally, the Land Development Ordinances should be updated to address the setbacks and lot area standards proposed in Chapter 54. Therefore, it is further recommended that the permitted accessory uses in the Residential and Agricultural zoning districts, when the lot is developed as a single-family dwelling and not an agricultural use, refer to the standards of Chapter 54 proposed below.

Amend Chapter 54 Animals to include the following standards for chickens, pigs, horses and other animals:

**Article VI Chickens.** The restrictions of this section shall not apply to agricultural properties qualifying under the Right to Farm Act.

**54-27 Standards for Keeping Chickens.**

- A. Minimum residential lot size. A minimum lot size of 1/4 acre is required to keep chickens pursuant to this section. Keeping of chickens shall only be permitted in zoning districts for residential or agricultural use.
- B. Number of allowable chickens. No more than twelve (12) female chickens may be kept on any residential lot.
- C. Roosters; cockerels. Roosters and cockerels are prohibited.
- D. Slaughtering. Slaughtering chickens in public view is prohibited.
- E. Required shelters.
  - (1) Chickens shall be provided a fully enclosed shelter with a fenced enclosure. Shelters and enclosures shall be located in the rear yard.
  - (2) Shelters and enclosures shall be located at least 15 feet from any property line and at least 30 feet from any residential structure on an adjoining property.
  - (3) Shelters shall not exceed 60 square feet in size or eight feet in height.
  - (4) Fences shall not exceed six feet in height.
  - (5) Enclosures shall be kept clean.
- F. Waste storage. Storage of manure, excreta, other waste odor or dust-producing substances associated therewith shall be located at least 15 feet from any lot line or at least 30 feet from any residential structure on an adjoining property, and shall be properly composted per health code and USDA guidelines or kept in a watertight container until it can be disposed of in a proper fashion off-site.
- G. Feed storage. Animal feed stored outdoors shall be kept in metal containers with tight-fitting lids.
- H. No running at large. No person owning, keeping, maintaining, harboring a chicken shall permit, suffer or allow a chicken to run at large upon any public streets or upon any private property. Exception: chickens may roam outside the coop area in a back yard suitably fenced to keep them contained, provided that a resident age 18 or older is present the entire time.

- I. No disturbing of peace. No person owning, keeping, maintaining or harboring a chicken shall permit, suffer or allow a chicken to disturb the peace or quiet of the neighborhood by creating a noise across a residential property line continually for 10 minutes or intermittently for 30 minutes, unless provoked.
- J. Penalty. Any person owning, keeping, maintaining or harboring a chicken, who violates or fails or refuses to comply with the provisions of this § 86-1, shall be liable for a penalty as prescribed in § 1-16 of the Township Code.
- K. If a flock of chickens perish due to disease or suspected disease, the homeowner shall immediately notify the Burlington County Health Department.
- L. Add a section which excludes or prohibits harboring of chickens in mobile home parks.

**Article VII Swine.** The restrictions of this section shall not apply to agricultural properties qualifying under the Right to Farm Act.

**54-28** Definitions:

Pigs: Hogs, swine, shoats, and pigs more than 60 days old.

**54-29** The granting of a permit hereunder shall in no way authorize the creation of a nuisance or the maintenance of an obnoxious condition.

**54-30** Permit

- A. No person shall have, keep, raise, or maintain pigs, up to a maximum of four (4) total pigs, in this township without first procuring a license permit as hereinafter required. The license permit period shall be from the 1st day of January to the 31st day of December and is required to be renewed each year.
- B. Licenses shall be issued by the health officer, or such other person as may be designated by the Township Committee.

**54-31** Application

- A. Applications for a Permit license shall be made upon a form supplied by the issuing authority. A license fee of \$50 shall accompany the application.
- B. The health officer or other designated person shall inspect the premises of the applicant prior to issuing the license.
- C. The Township Committee may refuse said license, grant it as requested, grant it upon condition, or grant it in modified form as the findings of the Committee may show to

be for the best interests of the safety, health, welfare and well-being of the residents of the township.

- D. All applicants, by accepting a permit license, must agree to conform to the requirements of this section.

**54-32. Housing** Any person having or keeping pigs under a license permit issued under this section shall comply with the following provisions:

- A. No person shall house, keep or maintain swine on any lot less than 5 acres.
- B. All buildings, yards, or enclosures, in which any pigs shall be kept, shall be maintained at all times in a neat, orderly, clean and sanitary condition.
- C. All buildings used for the keeping of pigs shall be provided with a concrete or other non-absorbent floor built above the surface of the surrounding ground with a concrete or other non-absorbent sidewall on all enclosed portions extending 36 inches above the floor and so joined with the floor as to furnish a cove or curved surface for easy cleaning.
- D. All feeding shall be done upon a concrete floor or floor of non-absorbent character.
- E. All liquid waste, including water used to wash down the side walls, liquids from the sheds, the barns, from the manure pit or loading area, and any water from washing trucks or other equipment shall be conducted by a suitable drain to an underground cistern and disposed of in an approved sewage disposal field.
- F. Manure and feed residue shall be disposed of daily by sanitary land fill.
- G. All buildings where pigs are kept shall be whitewashed a minimum of two times a year.
- H. Proper equipment and material shall be kept on hand at all times and used as required to control flies and other insects.
- I. All runs shall be securely fenced or enclosed and no depressions containing liquids shall be allowed.

**54-33 Location**

No person operating under a permit license issued hereafter shall locate any building, pig run, yard or pasture wherein pigs are kept closer than 50 feet to any other property line and 150 feet to any adjacent dwelling or structure.

**54-34 Fencing**

- A. The area wherein pigs are kept, except where they are housed in closed buildings, shall be completely fenced with a sturdy, well- constructed, closely woven wire fence, or other equally effective fence so as to prevent any pigs from trespassing on adjoining property.
- B. No pig or pigs shall be allowed at large upon the licensee's property outside of properly fenced pasture. A licensee who permits a diseased pig to escape from his property may have his license revoked.

**54-35 Enforcement**

This section shall be enforced by the health officer, or other designated person.

**Article VIII            Agricultural animals.** The restrictions of this section shall not apply to agricultural properties qualifying under the Right to Farm Act.

**54-36            Horses**

- A. Horses are permitted on property of three acres or more provided the property is not located in a planned residential development. A minimum 1 acre of fenced area for the first horse and 10,000 sq ft for each additional horse is required to be provided. In no event shall more than five horses be permitted on any residential lot. No shelter or quarter for any horse shall be erected, used or located closer than 100 feet to any property line.
- B. The minimum stable size for each horse shall be 100 sq ft
- C. The keeping of a horse shall comply with Sections 54-37 E through I below.

**54-37 All other agricultural animals.** The restrictions of this section shall not apply to agricultural properties qualifying under the Right to Farm Act.

All other agricultural animals such as, beef cattle, dairy animals, alpacas, sheep, goats etc, may be kept, harbored and maintained on an agricultural property subject to all of the following conditions:

- A. The lot on which the agricultural animals are to be located is at least five acres.
- B. The lot on which the agricultural animals are to be located is qualified, pursuant to the Farmland Assessment Act of 1964 (Laws of 1964, Chapter 48; N.J.S.A. 54:4-23.1), as land actively devoted to agricultural use.
- C. The use of the animals directly relates to the agricultural use for which the farmland assessment has been granted.
- D. No livestock shelter shall be erected, used or located closer than 100 feet to any property line.
- E. No shipping containers, crates, truck bodies, or other similar enclosures shall be utilized for sheltering or housing of the agricultural animals.
- F. No parcel of less than five acres shall be used for a commercial boarding stable.
- G. All shelters and stables shall be kept in a clean and sanitary condition and maintained to eliminate objectionable odors and accumulation of flies. Bedding and straw shall be disposed of on a regular basis.
- H. Fencing shall be provided and maintained to prevent the animals from leaving the premises in which they are maintained. All fencing shall be constructed of material as to prevent the escape of animals.
- I. There shall be no stock pile of manure on the property. All manure shall be disposed of properly by way of removal from the property or spread in neighboring fields

## PART V: REDEVELOPMENT PLANS

### 40:55D-89.e.

The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Township has adopted several redevelopment areas. Only Murphy’s Pit has a formal Redevelopment Plan in addition to its designation. The following Redevelopment Areas have been created:

- Oak Shade North – Designated as an Area in Need of Redevelopment in 2015. The parcels in this area are located on the Northeast and Northwest corner of Stokes Road and Oak Shade Road.
- Oak Shade South – Designated as an Area in Need of Redevelopment in 2015. The parcels in this area are located on the Southwest corner of the intersection of Stokes Road and Oak Shade Road.
- Industrial Redevelopment Area – Designated as an Area in Need of Redevelopment in 2015. The parcels in this area are located at the intersection of Stokes Road and Willow Grove Road and include properties along Park Drive and Lyons Court.
- Route 206 Redevelopment Area – Designated as an Area in Need of Redevelopment in 2015. The parcels in this area are located on the east and west sides of Route 206 at the intersection of Route 206, Willow Grove Road and Old Indian Mill Road and along Route 206 south of its intersection with Tuckerton Road.
- Murphy’s Pit Redevelopment Area – Designated as an Area in Need of Rehabilitation in 2020. The Township adopted a Redevelopment Plan for this area in 2022, entitled “Atsion Solar Redevelopment Plan”. The properties include part of Murphy’s Pit and the Historic Landfill located along Atsion Road.

The designation of these rehabilitation/redevelopment areas allows the Township flexibility in creating incentives for new development, or improvements to existing facilities. The designation also permits the Township to consider offering improved zoning, tax incentives and to enter into redevelopment agreements to assist with the redevelopment process. The Zoning Map should be amended to include each of these areas once a Redevelopment Plan is adopted.

Any adopted Redevelopment Plans should include provisions to ensure that any new development adequately screens the existing roadways maintaining the rural feel of the community. Design standards should be included such as landscaping or architectural features to ensure that any future development would not have a large blank wall proximate to the roadways. These plans should encourage economic redevelopment opportunities which will promote economic and development opportunities consistent with the goals and objectives of the Master Plan.

**PART VI:**  
**PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE**

**40:55D-89.f.**

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.

In 2019 the Municipal Land Use Law (MLUL) was amended to require the identification of all existing and proposed locations of public electric vehicle charging infrastructure in the Land Use Plan Element and in any adopted Circulation Plan Element. (N.J.S.A. 40:55D-28b(2)g & 28b(4)) The MLUL also required that any Sustainability Plan Element consider, encourage and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops.

Subsequent to these changes to the MLUL the State of NJ adopted mandatory rules for electric vehicle charging stations. These new rules will result in new development providing electric vehicle charging areas in the parking areas. The Township accepted the State Model Ordinance and did not make any changes to the local land development code to implement the State Ordinance as it became effective through the State adoption. The State regulations did not provide for any consideration to the CMP requirements which are required to be considered for development. The Pinelands Commission Staff have provided a model ordinance updated with protections and requirements for the areas within the Pinelands areas for the Township to adopt. The Township should amend the local ordinance to include the State Model Ordinance with the Pinelands amendments (and included in full as an Appendix to this report). This will provide the Pinelands Commission with the protection requested as to the CMP standards.

There are currently no public electric vehicle charging areas within the Township of Shamong, according to the NJ Drive Green website ([www.drivegreen.nj.gov](http://www.drivegreen.nj.gov)). The Township may wish to look into grants to create public charging stations at the municipal property and public parks in the future.