



Lake Enno



TOWNSHIP OF JACKSON MASTER PLAN

July 2025

We thank the Master Plan Subcommittee and the various municipal officials who dedicated countless hours to assist us in the preparation of this Master Plan. Their attention to detail and prompt responses in providing background information were invaluable to the development of this document.

TOWNSHIP OF JACKSON

MASTER PLAN

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*The original document was signed and sealed in accordance with
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Table of Contents

Chapter 1

INTRODUCTION	10
Overview of Master Plan.....	11
Previous Master Plans.....	12
Relationship to Other Plans.....	13
Public Outreach.....	16

Chapter 2

GOALS AND OBJECTIVES	18
Overview.....	19
Land Use.....	20
Housing.....	20
Circulation.....	21
Parks, Recreation & Open Space.....	21
Economic Development.....	22
Historic Preservation.....	22
Utility Service.....	23

Chapter 3

LAND USE	24
Purpose of the Land Use Element.....	25
Jackson Today.....	28
Existing Land Use.....	36
Existing Zoning.....	41
Major Site Plan Approvals.....	50
Land Use Recommendations.....	57
General Recommendations.....	59

Chapter 4

CLIMATE CHANGE VULNERABILITY ASSESSMENT	64
What is a Climate Change Vulnerability Assessment?.....	65
Municipal Context.....	66
Hazard Vulnerability Assessment.....	66
Critical Resources.....	68
Social Vulnerability.....	75
Resiliency Planning – Strategies and Design Standards.....	77
Impacts to Elements of the Master Plan.....	79
Consistency Statement.....	79
Recommendations.....	80

Chapter 5

CIRCULATION	82
Purpose of the Circulation Element.....	83
Regional Location.....	83
Roadway Network.....	84
Public Transit.....	94
Shared Use of Public Roads.....	94
Street Design.....	95
Recommendations.....	95

Chapter 6

OPEN SPACE & RECREATION	98
Introduction.....	99
Recreation and Open Space Inventory (ROSI).....	101
Municipal and Playground Parks.....	104
Summary of Township Recreation Department Programs.....	112
Board of Education Recreation Facilities.....	113

Resource Assessment.....	115
Recreation Needs Analysis.....	118
Recommendations.....	120
 <i>Chapter 7</i>	
HISTORIC PRESERVATION	125
Introduction.....	126
Statutory Requirements.....	127
Inventory of Historic and Cultural Resources.....	128
Recommendations.....	134
 <i>Chapter 8</i>	
UTILITIES SERVICE	135
Purpose of the Utility Service Element.....	136
Wastewater Management.....	137
Water Supply Management.....	140
 <i>Chapter 9</i>	
ECONOMIC DEVELOPMENT	145
Introduction.....	146
Economic Profile.....	147
Jackson Township Employers.....	149
Tax Base Assessment.....	149
Commercial Corridors.....	150
Recommendations.....	151
 <i>Chapter 10</i>	
CONCLUSION	153
APPENDICES	164



Table of Figures

Figure 1: Population over time in Jackson Township.....	28
Figure 2: Age of Housing Stock.....	31
Figure 3: Land Use Breakdown.....	37
Figure 4: Military Installations Overview.....	39
Figure 5: Trail Networks.....	114
Figure 6: Priority for Water.....	116
Figure 7: Priority for Ecological Integrity.....	116
Figure 8: Priority for Green Space.....	116
Figure 9: Existing Sanitary Sewer System.....	138
Figure 10: Future Proposed Sanitary Sewer System.....	139
Figure 11: Existing Water Distribution System.....	141
Figure 12: Proposed Water Distribution System.....	143
Figure 13: Total Job Count.....	147
Figure 14: Job Growth.....	147
Figure 15: Employment Inflow/Outflow.....	148
Figure 16: North County Line Commercial Corridor.....	150
Figure 17: W. Commodore Boulevard Commercial Corridor.....	151

Table of Maps

Map 1: Location Context.....	11
Map 2: Boundaries and Natural Features.....	27
Map 3: Existing Land Use.....	38
Map 4: Air Installation Overlay.....	40
Map 5: Zoning – Non-Pinelands.....	42
Map 6: Conservation Overlay.....	44
Map 7: Zoning – Pinelands.....	46
Map 8: Use Variance Location.....	48
Map 9: Development Approvals	51
Map 10: Proposed Land Use.....	60
Map 11: Critical Resources.....	69
Map 12: Build Out Analysis.....	74
Map 13: Social Vulnerability Assessment.....	76
Map 14: Existing FHWA Road Classification.....	87
Map 15: Existing Road Jurisdiction.....	88
Map 16: Highest Traffic (AADT) Counts.....	91
Map 17: Existing Open Space.....	100
Map 18: Recreation and Open Space Inventory (ROSI).....	103
Map 19: Proximity to Parks.....	122
Map 20: Proposed Open Space Acquisition.....	123
Map 21: Recommended Township-Owned Properties for Open Space.....	124
Map 22: Historic Sites.....	129



Justice Complex

1

INTRODUCTION

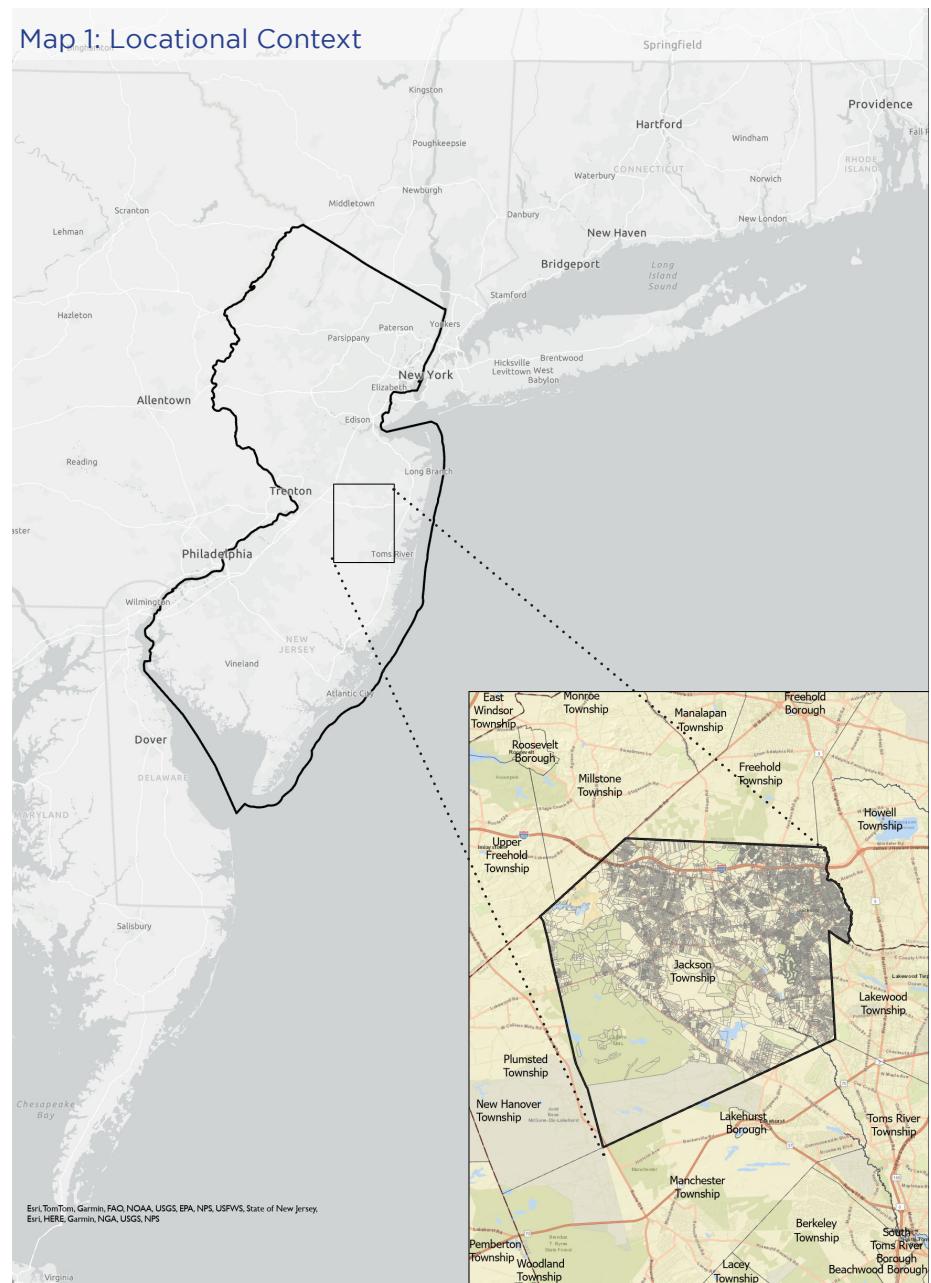


Justice Complex

OVERVIEW OF MASTER PLAN

Jackson Township is 100.55 square miles in area, situated in the north western portion of Ocean County. Jackson is the largest municipality by area in Ocean County and the fourth largest in the State. Jackson Township is surrounded by Lakewood Township, Manchester Township, Plumsted Township and Toms River Township in Ocean County and Freehold Township, Howell Township, Millstone Township and Upper Freehold Township in Monmouth County.

Jackson Township's unique location as being roughly equidistant between New York City and Philadelphia, along with being close to the State Capital of Trenton and the Jersey Shore on I-195, makes Jackson an attractive township as an outer ring suburb of the New York metropolitan area for live, work and play. This is evident by the rapidly growing community that Jackson is. Although being one of the larger communities in land area, it is important to note that nearly half of the Township (approximately 47.2%) is located in the Pinelands National Reserve, the purpose of which is to protect the ecology and environment of the Pinelands while also permitting compatible development. Located in the south-western portion of the Township is the Colliers Mills Wildlife Management Area managed by the State of New Jersey which is restricted in development. Jackson has access to major roadways, such as I-195 that traverses through the Township in its northern portion, and there are several County Roads throughout the municipality that provide important connections for the municipality.



PREVIOUS MASTER PLANS

The Master Plan is a blueprint for a municipality's future growth and development. It guides the use of land within a municipality in a manner which protects public health and safety, promotes general welfare and includes statements of goals, strategies and recommendations.

With this Comprehensive Master Plan, Jackson Township is aiming to achieve just that. In order to better guide the process Jackson Township set up a Master Plan Subcommittee that worked tirelessly in reviewing previous planning documents, offering hundreds of volunteer hours, and interviewed several of the Township departments including County Engineers, and other Boards and Commissions in the Township.

This Plan shall serve as a policy guide for the Township Council to prioritize and determine ordinances that shape the future of growth in the Township.

What is the Master Plan used for?

The Master Plan is used by the municipality to identify or confirm priorities, policy direction and setting budgeting and spending decisions. The Planning Board and Zoning Board of Adjustment use the Master Plan to guide its review and decision of applications for development. The Planning Board, in particular refers to the Master Plan to review amendments to the Township's Zoning and Land Development Regulations for consistency prior to the recommendation to, and adoption by Mayor and Council.

The last comprehensive master plan process undertaken by Jackson was in 2008/2009, yielding the Jackson Township Master Plan adopted in June 2009. Before this, there were Master Plans adopted in 1978, 1988 and 1999 with re-examinations undertaken in 1995 and 2004. Revisions and amendments to the Master Plans were also implemented in 1983, 2001 and 2023 (discussed more below).

Jackson Township Master Plan – 2009

The 2009 Master Plan notes that Jackson had grown dramatically over the previous 40 years and was at that time entering a phase in which future development would be constrained by environmental concerns on vacant land. The 2009 Master Plan is organized into eight chapters and includes the following elements: Land Use Plan, Conservation Plan, Open Space and Recreation Plan, Circulation Plan, Utility Service Plan, and Community Facilities Plan. Key goals include:

- To achieve a pattern and mix of land uses that achieves various community planning objectives including the provision of quality residential neighborhoods, the protection of natural resources, the economic development of the community, and the creation of a livable and desirable community.
- To provide sufficient opportunity for a diversity of housing that will result in a stable and diverse future population.
- To provide for the orderly and efficient movement of people and goods throughout the Township.
- To preserve the appropriate open space for public use and access due to its unique ecological or recreational value and to develop passive and active recreation facilities that satisfy the current and future needs of the community.
- To provide the utility services needed to serve the existing and future population of Jackson Township in a safe and effective manner.

- To provide and maintain community facilities and services to satisfy the needs of the existing and future residents of the community.
- In accordance with the common goals of the State of New Jersey and Jackson Township and in support of efforts to reduce the “Community Carbon footprint” and contribute to the achievement of the State’s 2020 and 2050 greenhouse gas emission limitations established by the Global Warming Response Act, to establish and implement sound “green” policies and incentives for the encouragement and support of initiatives to reduce energy consumption for the protection of all future local and global communities.

General Amendment of the Master Plan – October 5, 2023

The Township entered into a Consent Order that required it to replace its then Ordinance with an Ordinance permitting schools and associated housing, and houses of worship with associated accessory uses in certain zoning districts as either permitted or conditional uses. An Amendment to the Master Plan dated October 5, 2023 provided eight recommendations regarding zoning districts where schools and houses of worship could be implemented as principal or conditional uses, along with where accessory uses to these principal uses could be permitted. An Ordinance was adopted on December 12, 2023 to implement the recommendations.

Freehold Township Master Plan (2021)

Freehold Township is situated north of Jackson Township. The land use and zoning along their borders are relatively compatible. On the Freehold side, there are rural environmental areas and single-family residential uses, while the Jackson side features recreational open space, rural residential areas, a planned retirement community, commercial recreation, and a small section of neighborhood commercial uses. The Township’s Master Plan Circulation Plan Element includes a section highlighting the proposed Monmouth-Ocean-Middlesex (MOM) line. This proposed commuter rail route offers those residents in the three counties access to New Brunswick, Penn Station in Newark, and Penn Station in New York.

The proposed main MOM rail line route (called the Monmouth Junction Alignment) would run along a 40.1-mile rail corridor and would provide diesel commuter rail service from Monmouth Junction (South Brunswick), where the Jamesburg Branch partially joins the Northeast Corridor (NEC), through Jackson Township to Lakehurst. In 2022, NJ Transit advanced to the next phase of the MOM draft environmental impact statement (DEIS), hosting three public scoping meetings in the three county area.

Howell Township Master Plan Reexamination Report (2019) and Land Use Element (2022)

Howell Township is located to the northeast of Jackson Township. While the 2019 Howell Township Reexamination Report and 2022 Land Use Element does not include specific recommendations for Jackson, it does highlight the relationship between the two communities. Jackson and Howell have compatible land use and zoning relationship along their boundaries with recreational open space, residential and agricultural rural estate adjacencies.

Lakewood Township Master Plan (2017)

Lakewood Township is located to the east of Jackson Township. For the most part, adjacent residential land uses between the two municipalities are both low to moderate density in character.

RELATIONSHIP TO OTHER PLANS

However, while land uses along the adjoining border are predominantly residential within Lakewood, the southeastern corner of Jackson is industrially zoned. The only section proposed for change as part of Lakewood Township's Master Plan along its boundary with Jackson Township is a portion of the R-40 zone in the southwest section of Lakewood Township to permit three to four dwelling units per acre.

This proposed change abuts an area of Jackson Township that includes an area zoned for low density residential at one dwelling unit per acre, along with industrial and commercial uses.

Manchester Township Master Plan (2011)

Manchester Township is located to the south of Jackson Township. Both Townships share a close relationship both in proximity and in shared resources, including portions of the Joint Base McGuire-Dix-Lakehurst Military Installation, several acres of Pinelands and two planned environmental development areas along their shared border consistent with the Regional Natural Resource Protection plan for the Toms River corridor. The Master Plan provides for a Pinelands Environmental Development in the southwestern portion of the Jackson Township border. This area contains approximately 407 acres between the Cabin Branch and the Toms River west of the CONRAIL line and is part of the Stavola vs. Manchester Township Settlement Agreement.

Manchester's Master Plan also highlights a regional study of the Toms River Corridor approved by the Pinelands Commission on March 12, 2004 that identifies critical habitat areas for threatened and endangered species in Manchester and Jackson Townships and proposes an inter-municipal cluster development that would preserve threatened and endangered species habitat along the Toms River in the two Townships by clustering permitted development within Manchester Township along the Cabin Branch.

Millstone Township Master Plan (2017)

Millstone Township is located to the northwest of Jackson Township. The portion of Millstone bordering Jackson is zoned highway commercial that is compatible with the recreational commercial and highway commercial land use designations in Jackson. Per the 2017 Master Plan, Jackson Township Municipal Utilities Authority and the Ocean County Utilities Authority indicated their interest to Millstone Township, to Monmouth County, and to the New Jersey Department of Environmental Protection in extending sewers into the State Plan Fringe Planning Area of Jackson to service the Route 537 corridor, including a portion of Millstone that is part of the State Plan Rural Environmentally Sensitive Planning Area fronting on Route 537. However, while respectful of the right of surrounding Townships to install desired water service infrastructure within their borders, Millstone Township and its resident community at the time of the report did not intend to participate in the Route 537 corridor network and recommend a resolution through redesign of the on-site systems to handle the seasonal peak flows.

Plumsted Township Master Plan (1995) and Re-Examination Reports (2006 & 2017)

Plumsted Township is located to the west of Jackson Township. The Township is primarily an agricultural community that values and looks to preserve its rural character. While the most recent 2006 and 2017 Master Plan re-examination report does not include specific recommendations for Jackson Township, Jackson and Plumsted have compatible land use and zoning along their boundaries with forest preservation areas related to pinelands conservation, residential and Joint Base McGuire-Dix-Lakehurst land use adjacencies.

Toms River Township Master Plan Amendment (2017)

Toms River is located to the southeast of Jackson Township, with an existing boundary of approximately 0.76 miles. The Township is suburban in character with more densely populated areas along the northern borders and in the bay areas on the eastern barrier island. While the 2017 Master Plan Amendment for the Land Use Element does not propose specific recommendations for Jackson Township, land uses along the adjoining border within Jackson are predominantly Industrial, Pinelands Manufacturing and Planned Environmental Development while uses along the Toms River border are primarily Residential with a pocket of Industrial use.

RELATIONSHIP TO OTHER PLANS

Upper Freehold Township Master Plan (2007) and Master Plan Reexamination (2017)

Upper Freehold Township is located to the northwest of Jackson Township, with an existing boundary of approximately 0.77 miles. The Township is rural in character and known for its agricultural, historic and farmland preservation. While Upper Freehold Township's 2007 Master Plan and 2017 Master Plan Reexamination Report does not propose specific recommendations for Jackson Township, land uses along the adjoining border within Jackson are predominantly Residential and Highway Commercial while uses along the Upper Freehold border are primarily Agricultural Residential uses.

Ocean County Master Plan (2011)

Most goals and policies of the Ocean County 2011 Master Plan remain relevant today, while land use conditions may have changed. Its recommendations relevant to Jackson Township include: feasibility for possible locations for a Federal Technology Corridor within the Whitesville Business Park and a tourism corridor recommended along Six Flags Great Adventure, Safari and Hurricane Harbor Theme Park.

Monmouth County Master Plan (2016)

While the 2016 Monmouth County Master Plan does not provide specific recommendations for Jackson Township, the County Master Plan highlights the Metedeconk River Watershed Protection and Restoration Plan that promotes the protection of natural shoreline buffers and open space planning and preservation along the Metedeconk River and its tributaries which flow through Jackson and neighboring municipalities.

The Plan also discusses goals for community health assessment for Monmouth and Ocean Counties, specifically for the CentraState Medical Center located in Freehold Township with a service area comprised of western Monmouth County municipalities along with Jackson and Monroe Townships. Goals include improving residents' health, increasing life spans and elevating the overall quality-of-life in the County and adjoining service areas.

Joint Land Use Study for Joint Base McGuire-Dix-Lakehurst (2009) (JLUS)

Approximately 18% percent of Jackson Township falls within the 2-Mile JLUS study area, which intersects 11,700 acres in the southwestern portion of the Township. The study area within Jackson Township is divided into two diverse land use regions. The western half of the study area is heavily traversed by environmentally sensitive lands including protected forest, state endangered species habitats, floodplains, and wetland areas. The eastern half contains the Clayton Sands site, a large active mining business, and low-density residential development areas.

The Joint Land Use Study (JLUS) is a program developed by the Department of Defense's (DoD's) Office of Economic Adjustment (OEA) to encourage cooperative land use planning between military installations and the surrounding communities where civilian encroachment is likely to impair the operations of an installation. Manchester and Jackson Townships are the largest JLUS municipalities in Ocean County and have had significant residential growth in recent years.

The 2009 JLUS recommends amending Jackson Township's zoning for the Clayton Sand Site that is within the Pinelands Rural Development Area and has been zoned for low density residential development by the Township in accordance with the Pinelands management area designation.

Per the JLUS this part of Jackson Township is within the Accidental Potential Zone (APZ) and Noise Zone. Zoning of this area as light industrial rather than residential would enable positive growth attributes and reduce the potential for conflict associated with future residential growth.

PUBLIC OUTREACH

In order to ensure that Jackson residents have had the opportunity to be involved in the Master Plan process, the Master Plan Subcommittee arranged a series a public meetings for members of the public to attend. A total of four meetings were conducted, with the Township livestreaming on the Township website and providing a recording for viewing on the internet. The four meetings were divided as follows:

- Meeting 1: Goals and Objectives and Land Use Element
- Meeting 2: Climate Vulnerability Assessment and Housing Element
- Meeting 3: Circulation Element and Utilities Element
- Meeting 4: Open Space Element, Economic Development Element, and Historic Preservation Element

This series of meetings included a brief presentation by the consulting team regarding the Master Plan elements being discussed. This was followed by a period of up to an hour where members of the public were given the chance to provide input regarding their experiences in Jackson and their views on Jackson's future. This information was then used to help guide the drafting of the elements. In addition to the public meetings, an online comment submission page was provided on the Township's website for the public to provide brief comments relating to the elements under discussion at each of the four meetings.



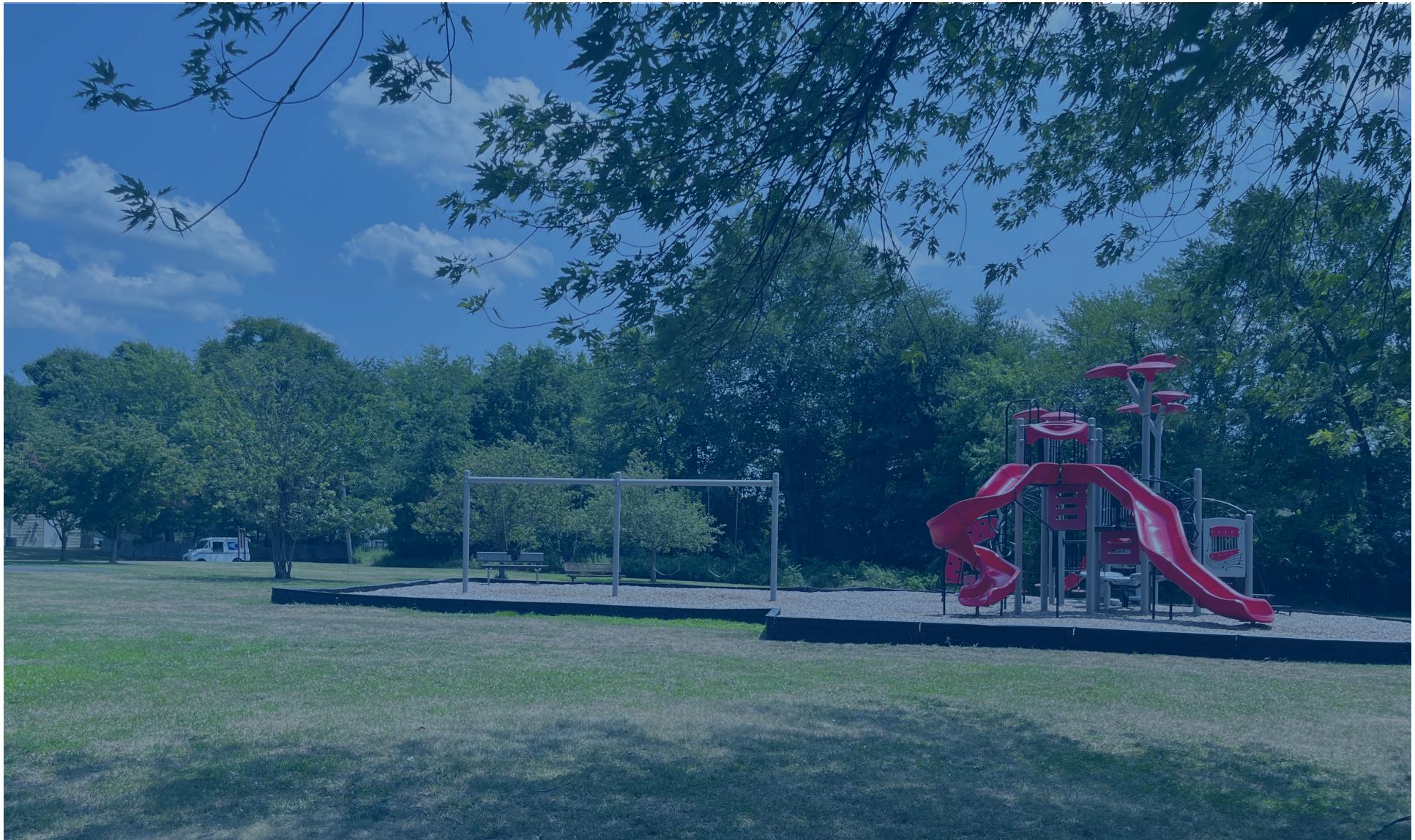
PUBLIC OUTREACH



Community Outreach Meetings

2

GOALS AND OBJECTIVES



OVERVIEW

The Municipal Land Use Law (MLUL) requires that a master plan provide “[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” (N.J.S.A 40:55D-28.b (1)).

The following goals and objectives for Jackson Township are provided in comparison with the goals and objectives from the 2009 Master Plan. While most goals and objectives from the 2009 Master Plan relevant in 2025 remain, the wording and placement have been modified as necessary and new objectives identified based on changing conditions of the Township, region, and state.

The goals and objectives for the Community Facilities element and the Green Buildings and Environmental Sustainability element are included below. Although there are no formal elements for either provided in this Master Plan, the goals and objectives should aid in guiding Jackson's public policy-making for the foreseeable future.

The overarching vision for this Master Plan is to foster a vibrant, sustainable, and inclusive community where residents experience an exceptional quality of life, defined by well-connected neighborhoods, flourishing businesses, and preserved natural spaces, nurturing a bright future for generations to come.



Garden of Hope

GOALS AND OBJECTIVES

LAND USE

Goal: To achieve a pattern and mix of land uses that achieves various community planning objectives including the provision of quality residential neighborhoods, the protection of natural resources, the economic development of the community, and the creation of a livable and desirable community.

Objective: To direct growth into areas suited for land development and away from areas appropriate for resource protection.

Objective: To encourage the use of planning techniques that will effectively integrate desirable residential communities, viable commercial and service uses, resource protection, and open space areas.

Objective: To encourage development of support industries associated with the Joint Military Base and to discourage residential growth or similar land development that may be less compatible with the Joint Base development and/or operations.

Objective: To provide for commercial development to serve both local and regional needs commensurate with the demands of the market and based on both reliable and innovative market strategies.

Objective: To provide limited appropriate non-residential development, including but not limited to neighborhood business, professional offices, and religious uses in residential zones while protecting the existing character of neighborhoods.

Objective: To encourage the development of warehousing and light industrial uses with easy access to highways and necessary infrastructure in a way that does not encroach into existing residential neighborhoods.

Objective: To encourage the development of town centers at appropriate locations within the Township.

HOUSING

Goal: To provide sufficient opportunity for a diversity of housing that will result in a stable and varied future population.

Objective: To achieve a balance of housing types and housing quantity that meet the needs of current and future Township residents and are compatible with fiscal sustainability.

Objective: To encourage the development of mixed-use projects with multi-family residential components in appropriate areas of the Township.

Objective: To encourage infill development and redevelopment, where appropriate, and thereby reduce the extent of land development and maximize the use of public facility investment (water, sewer, storm water, roads).

Objective: To satisfy the affordable housing requirements promulgated by the State of New Jersey or as otherwise required by the Court.

Objective: To encourage the use of energy conservation measures in housing developments.

Objective: To protect the integrity of existing residential neighborhoods by ensuring that any new in-fill or adjacent development is compatible and/or well-buffered.

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GOALS AND OBJECTIVES

CIRCULATION

Goal : To provide for the orderly, safe and efficient movement of people and goods throughout the Township.

Objective: To provide a classification of the existing vehicular circulation system to identify where there is a need for expansion or modification of the system.

Objective: To work and coordinate with Township, County and State agencies to provide for necessary circulation improvements.

Objective: To develop design standards for municipal roads that provide for the safe transit for all users.

Objective: To promote the development of a pedestrian circulation network in both residential and commercial areas to improve internal and external pedestrian access and encourage sidewalks where appropriate.

Objective: To develop a bikeway and walking path circulation network to provide the opportunity for shared access of public rights-of-way via bike lanes or bikeways.

Objective: To encourage the maintenance and development of public transportation services in Jackson and the surrounding area to provide an alternative to the automobile and to improve energy efficiency of commutation.

Objective: To evaluate and, if feasible, develop rail-freight alternatives in areas of the Township where limited manufacturing, or distribution warehouses are to be permitted.

PARKS, RECREATION & OPEN SPACE

Goal: To preserve open space for public use and access due to its unique ecological or recreational value and to develop passive and active recreation facilities that satisfy the current and future needs of the community.

Objective: To encourage further preservation of properties for open space and recreation.

Objective: To define areas that should be preserved by public acquisition as well as the appropriate level of government that should pursue acquisition.

Objective: To improve cooperation among state, county and local governments to achieve coordinated management of regional open space and recreation facilities.

Objective: To develop a recreational needs assessment that defines the future recreational areas and facilities needed by the community, including accessible facilities.

Objective: To develop and maintain a comprehensive open space and recreation inventory of all public lands dedicated to open space.

Objective: To encourage private conservation efforts including the donation or dedication of conservation easements, the public or quasi-public acquisition of development rights, and other innovative means of preserving open space (i.e., non-contiguous clustering).

GOALS AND OBJECTIVES

ECONOMIC DEVELOPMENT

Goal: To provide for sustainable economic growth in Jackson by capitalizing on the Township's location in the region and its existing economic base.

Objective: To support the Economic Advisory Committee.

Objective: To identify and mitigate for the effects of economic and natural disruptions.

Objective: To encourage appropriate light industrial and commercial uses in suitable locations.

Objective: To encourage both public and private recreational tourism.

Objective: To encourage local business development.

HISTORIC PRESERVATION

Goal: To maintain the historic resources of the Township and minimize detrimental impacts of land development upon those resources to enhance the overall quality of life for Township residents.

Objective: To identify individual historic sites and historic districts in the Township.

Objective: To provide appropriate protections for historic sites, properties, and districts in the Township.

Objective: To revitalize the Historic Preservation Committee and provide a specific role and standards.

GOALS AND OBJECTIVES

UTILITY SERVICE

Goal: To provide the utility services needed to serve the existing and future population of Jackson Township in a safe and effective manner.

Objective: To establish wastewater service areas that fully correspond to the Land Use Plan policies such that sewer service will be available in areas where growth is encouraged and sewer service will not be available for areas slated for groundwater discharges of 2,000 gpd or less.

Objective: To provide for the cost-effective conveyance of wastewater to regional wastewater treatment plants operated by the Ocean County Utilities Authority (OCUA).

Objective: To establish public water service areas that fully correspond to the Land Use Plan policies such that service is available in areas where growth is permitted and water supply sources are capable of satisfying the future demand for potable water in these service areas.

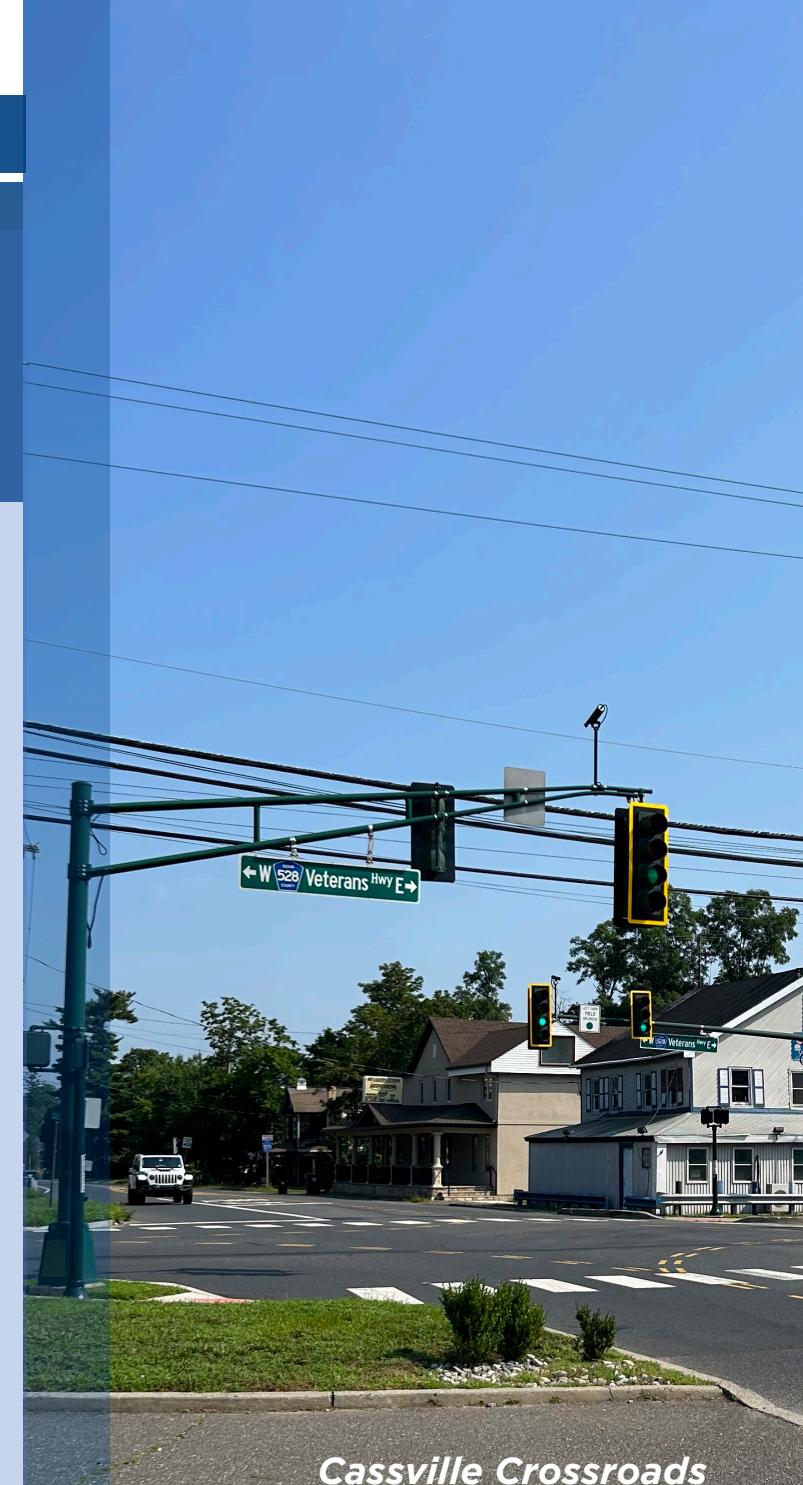
Objective: To coordinate the provision of wastewater collection and water distribution services to growth areas except where there is a defined reason to provide one service and not the other.

Objective: To maximize the efficiency of public infrastructure by strongly encouraging interconnections to water and sewer systems where the sewer collection and water distribution mains exist or will exist.

Objective: To ensure that individual subsurface disposal systems are designed, operated, and managed to protect surface and ground water quality.

Objective: To ensure that wastewater treatment capacity is allocated to serve the needs of the community and appropriate equivalent dwelling unit limitations are defined for the unsewered areas.

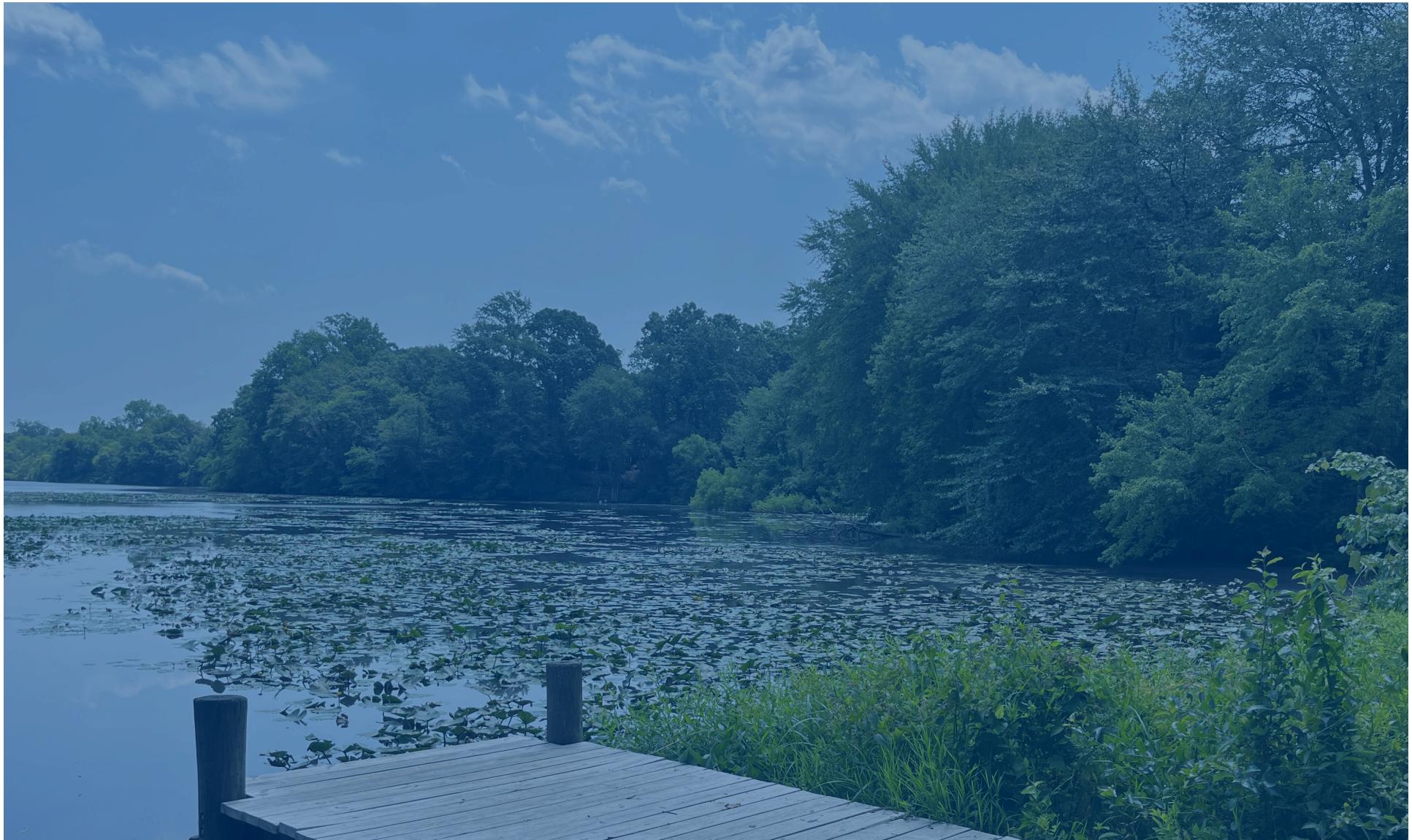
Objective: To encourage co-operation with Ocean County and other relevant agencies to provide additional water and sewer facilities.



Cassville Crossroads

3

LAND USE ELEMENT



Introduction: Purpose of the Land Use Element

The Land Use Plan Element is one of two required elements for all municipal Master Plans in the State of New Jersey, in accordance with Municipal Land Use Law (MLUL) section NJSA 40:55D-28.b.(2). According to the MLUL, the Land Use Element will include the following components:

- a. The relationship of the Land Use Element to other Master Plan Elements and natural conditions.
- b. Existing and proposed location, extent, and intensity of land development in the municipality and the relationship to existing and proposed zone plans and zoning ordinances.
- c. Existing and proposed location of airports and airport safety zones.
- d. Statement of the standards of population density and development intensity recommended for the municipality.
- e. Existing and proposed location of military facilities, and strategies to minimize encroachments on and conflicts with these facilities.
- f. Statement of strategy concerning smart growth, storm resiliency, and environmental sustainability.
- g. Existing and proposed location of public electric vehicle charging infrastructures.
- h. Climate change-related hazard vulnerability assessment.

The principal purpose of the Land Use Plan is to provide a long-range policy guide for development in Jackson Township. This Land Use Plan Element serves as the foundation to support the Township's Zoning Ordinance by setting forth explanations and rationale for land use decisions. The framework for the Township's development and redevelopment is also addressed in the Land Use Plan Element. This Land Use Plan retains the majority of the existing land use pattern in Jackson. The Land Use Plan introduces new recommendations for the purposes of residential development, economic development, and town-center initiatives in certain locations, as appropriate.

The Land Use Plan Element identifies the locations of existing uses and developmental character of areas throughout the Township. In addition, appropriate recommendations for land use changes and zoning amendments are provided in certain cases where the changes will enhance the vitality of the Township, as noted above.



Lake Enno

Relationship to Other Elements

While the Land Use Element is one of two sections of the Master Plan required by the MLUL (the other being the “statement of objectives, principles, assumptions, policies, and standards”), in a town as large as and with as much recent development as Jackson, it does not stand alone. The Land Use Element is closely tied to the Housing Element and the Parks, Recreation, and Open Space Element, both of which deal with specific issues related to uses of land discussed in this Element (residential, and open space/recreational, respectively). Additionally, the Circulation Plan Element and Utility Service Plan Element deal with issues of traffic and utilities flows that directly impact the uses for which the land is (or will be) developed. The Economic Development Plan Element informs the Land Use Element by identifying the types of industry and business that could be permitted in the Township, while the Historic Preservation Element identifies what areas of the Township hold historic significance and should have regulatory protections. This Land Use Element works in conjunction with the other elements to create a comprehensive Master Plan for the Township.

Relationship to Natural Conditions

Jackson Township is located in the Coastal Plain geologic region of New Jersey. The topography of Jackson is relatively flat, with a total change of less than 150 feet across the entire Township. Most of the land slopes to the southeast, although land in the northeast corner of Jackson slopes east and land in the far eastern corner of the Township slopes to the west.

Water, both where it is and where it could end up, is a pressing concern for the Township. Jackson is criss-crossed by numerous brooks, streams, and rivers. Over one-quarter (26.8% of 64,408.1 acres) of land in the Township may be wetlands related to this flowing water, as identified by the State of New Jersey Department of Environmental Protection (NJDEP) in mapping data obtained from the State. This geographic data is subject to further review and interpretation by the NJDEP. If the NJDEP determines wetlands are present on a site, further permitting is required from the State, which could restrict the development of a property. Wetlands in Jackson are mainly located along the Ridgeway Branch and tributaries, the Toms River and its tributaries, the South Branch of the Metedeconk River and its tributaries, Prosptown Brook, and the Lahaway Creek. The first three branches and rivers flow east or southeast, while the final two flow west.

The location of waterways and boundaries for the Township are shown on the Aerial Map in the following pages.

In terms of land use, flooding is an issue that places constraints on what can be developed and where. The areas of these flood hazard areas are similar to the areas of wetlands noted above. The largest section of flood zone in Jackson is located along the Ridgeway Branch and other tributaries of Toms River, in the southern portion of the Township. However, this flood area is located almost entirely in the Pinelands (with the exception of two small areas of flood area), with much of it located in the State-administered Colliers Mills Wildlife Management Area. This flood area is therefore largely already regulated and protected. The other significant stretches of Jackson located in flood zones run through Non-Pinelands sections of the Township, and include land along the Toms River (and its tributaries) and the South Branch of the Metedeconk River (and its tributaries). There are also areas of concern around Lahaway Creek and Prosptown Brook.

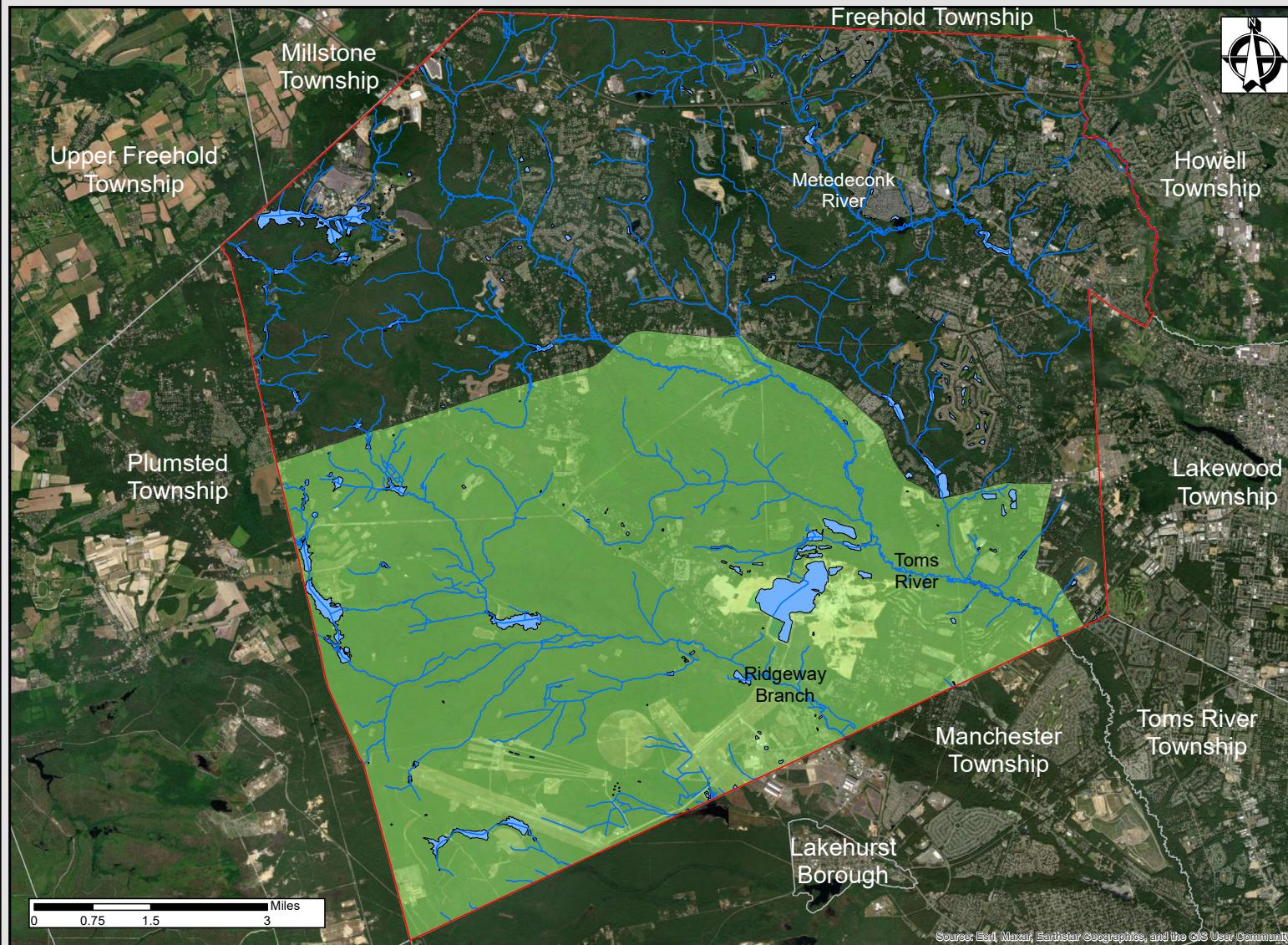
The flooding risk in all areas of the Township must be carefully managed and weighed against the possible benefits for development or redevelopment. The Township already has in place a Conservation Zone Overlay that is identified on the Township’s Zoning Map as overlaying the same areas identified as possible wetlands and flood hazard areas. The Zone Overlay regulates major site plan and major subdivision applications, requiring confirmation of whether wetlands exist and their extent (through a Letter of Interpretation, LOI). If wetlands exist, they must be excluded from gross acreage for density and lot coverage calculations, and their boundaries must be used for determining setback locations.

Pinelands

Nearly half of Jackson (based on mapping, about 30,403 acres of the 64,408 acres in Jackson, or 47.2%) is located in the Pinelands National Reserve, which is regulated by the Pinelands Comprehensive Management Plan, the purpose of which is to protect the ecology and environment of the Pinelands while also permitting compatible development. Much of the western portion of Jackson’s Pinelands area extensively limits development in order to preserve the natural areas, while the eastern portion permits more growth and development with restrictions. Jackson’s zoning in the Pinelands areas has been adopted to meet the same boundaries and regulations as the Comprehensive Management Plan.

MAP 2: BOUNDARIES AND NATURAL FEATURES

JACKSON, NJ



BOUNDARIES AND NATURAL FEATURES
JACKSON TOWNSHIP
OCEAN COUNTY
NEW JERSEY

Legend

- Township of Jackson (Red line)
- Jackson Streams and Rivers (Blue lines)
- Jackson Waterbodies (Blue shapes)
- Pinelands Area (Green shaded area)

Source: NJGIN



CONSULTING & MUNICIPAL ENGINEERS
314 BORDER TOWNSHIP AVENUE, PARKER, NJ 08859
1468 ROUTE 1 SOUTH HOWELL, NJ 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 10, CAMDEN, NJ 08102

WWW.CMEUSAL.COM

DATE 09/23/2024	SCALE 1 in. = 6,583 ft.	LAST REVISED N/A	CREATED BY NSF
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Jackson Today

This section examines existing conditions in Jackson Township, including: key demographic information such as age, race, ethnicity, household size and composition, existing land use patterns, and current development trends in order to provide a snapshot of where the Township has been, who lives in Jackson today and what the Township can expect in the future. By analyzing this information, the Township can make informed planning decisions for Jackson's future.

Population Growth and Density

The Township of Jackson has experienced moderate but steady growth over the past few decades. According to the 2020 U.S. Census, the Township's population stood at 58,544 residents. This marks a 6.7% increase from the 54,856 residents recorded in 2010. There was a substantial percentage increase of 28.1% from 2000 to 2010 in the Township. In comparison, Ocean County grew more slowly from 2000 to 2010, with a 13.0% increase.

Table 1: Population Trends, 2000 - 2020

	2000	2010	2020	Percent Change	Percent Change
				2000-2010	2010-2020
Jackson Township	42,816	54,856	58,544	28.1%	6.7%
Ocean County	510,916	577,574	637,229	13.0%	10.3%

Source: US Census Bureau Decennial Census (Table DP-1)

The Township's population growth between 1940 to 2050 (actual and estimated) is illustrated in Figure 1 below. As seen in the figure, population growth increased drastically from 1960 to 2010, however from 2010 there was a modest population growth. It is, however, projected that the Township's population might continue to experience a modest increase by 2050, with an estimated population of 76,752.

Population Composition by Age

The age composition of Jackson has shifted noticeably since 2000, as shown in Table 2 on the following page. According to the U.S. Census Bureau's Decennial Census Estimates, significant changes occurred between the older age groups. All age cohorts except '35-44 years' experienced an increase. The Township saw a significant increase in the number of residents aged 55 years and older. The greatest percentage increase occurred in the 75 to 84 years cohort, which grew by 175.9%, and in the 85 and over cohort, which grew by 196.9%.

Figure 1: Population over time in Jackson Township

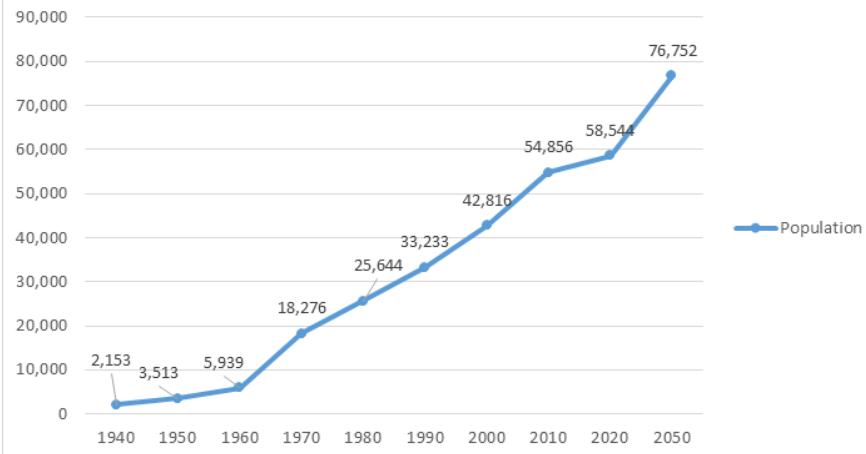


Table 2: Population by Age Cohort, Jackson Township, 2000 - 2020

Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	42,816	100%	58,544	100%	36.7%
Under 5 years	3,515	8.2%	3,758	6.4%	6.9%
5 to 9 years	3,832	8.9%	3,909	6.7%	2.0%
10 to 14 years	3,583	8.4%	3,826	6.5%	6.8%
15 to 19 years	2,726	6.4%	3,765	6.4%	38.1%
20 to 24 years	1,829	4.3%	3,440	5.9%	88.1%
25 to 34 years	5,755	13.4%	7,026	12.0%	22.1%
35 to 44 years	8,883	20.7%	6,017	10.3%	-32.3%
45 to 54 years	5,492	12.8%	7,621	13.0%	38.8%
55 to 59 years	1,793	4.2%	4,383	7.5%	144.5%
60 to 64 years	1,399	3.3%	3,805	6.5%	172.0%
65 to 74 years	2,228	5.2%	5,984	10.2%	168.6%
75 to 84 years	1,325	3.1%	3,656	6.2%	175.9%
85 years and over	456	1.1%	1,354	2.3%	196.9%

Ocean County has also seen notable shifts in the age composition of its population over the past two decades, as shown in Table 3 on the right. The younger cohort's populations surged by an average of 32.9%, while the middle-aged adult cohort population (35 to 44 years) decreased by 14.8%. Although less than the Township, the older age population cohorts from 55 years and above increased by an average of 47.0%, reflecting an aging population at both County and Township level.

Table 3: Population by Age Cohort, Ocean County, 2000 - 2020

Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	510,916	100%	637,229	100.0%	24.7%
Under 5 years	32,181	6.3%	44,884	7.0%	39.5%
5 to 9 years	34,396	6.7%	43,622	6.8%	26.8%
10 to 14 years	33,898	6.6%	41,909	6.6%	23.6%
15 to 19 years	28,690	5.6%	37,880	5.9%	32.0%
20 to 24 years	23,528	4.6%	35,107	5.5%	49.2%
25 to 34 years	57,098	11.2%	71,896	11.3%	25.9%
35 to 44 years	75,878	14.9%	64,640	10.1%	-14.8%
45 to 54 years	63,293	12.4%	67,819	10.6%	7.2%
55 to 59 years	25,587	5.0%	41,928	6.6%	63.9%
60 to 64 years	23,107	4.5%	43,205	6.8%	87.0%
65 to 74 years	54,304	10.6%	76,886	12.1%	41.6%
75 to 84 years	44,042	8.6%	47,329	7.4%	7.5%
85 years and over	14,914	2.9%	20,124	3.2%	34.9%

The median age of residents in Jackson increased by 15.9% from 2000 and 2020, rising from 35.2 to 40.8 years. The median age increase in the Township outpaced that of both Ocean County (1.2%) and New Jersey (8.7%), suggesting a sharper demographic shift towards an older population.

Table 4: Median Age, 2000 – 2020

	2000	2020	Percent Change
Jackson Township	35.2	40.8	15.9%
Ocean County	41.0	41.5	1.2%
New Jersey	36.7	39.9	8.7%

Source: US Census Bureau, Decennial Census (Table DP-1)

Households

A household is defined as one or more individuals, related or not, living together in a single housing unit. According to the 2023 American Community Survey (ACS) 5-Year estimates, there were 20,993 households in the Township. Of these, the share was almost equally divided across all household sizes with 23.7% of 1-person, 30.3% of 2-persons and 29.7% of 4 or more persons.

As illustrated in Table 5, the Township and the County have a similar makeup of household size, with the largest being a 2-person household at 34.4% at the County level.

The Township's average household size was 2.81 people, slightly higher than the County's average of 2.65 and New Jersey's average of 2.61, according to the ACS estimates.

Table 5: Household Characteristics, 2023

	Jackson Township		Ocean County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Households	20,993	100.0%	241,521	100.0%	3,478,355	100.0%
1-person	4,974	23.7%	68,021	28.2%	918,897	26.4%
2-persons	6,363	30.3%	83,181	34.4%	1,081,842	31.1%
3-persons	3,426	16.3%	33,386	13.8%	594,946	17.1%
4 or more persons	6,230	29.7%	56,933	23.6%	882,670	25.4%
Average Household Size	2.81	people	2.65	people	2.61	people

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table S2501& B25010)

Family households are defined as two or more individuals living together in the same residence, related by blood, marriage, or adoption. Of the total 20,993 households within Jackson, a total of 15,411 (73.4%) are family households. In contrast, Ocean County has 66.6% family and 33.4% non-family households.

Table 6: Household by Type, 2023

	Jackson Township	Ocean County		
	Number	Percent	Number	Percent
Total Households	20,993	100.0%	241,521	100.0%
Average Family Size	3.34	people	3.31	people
Family Households	15,411	73.4%	160,799	66.6%
Married Couple Family	12,236	79.4%	127,318	79.2%
With own children under 18 years	5,316	43.4%	48,896	38.4%
No children under 18 years	6,920	56.6%	78,422	61.6%
Male householder, no wife present	1083	7.0%	9,784	6.1%
With own children under 18 years	503	46.4%	3,965	40.5%
No own children under 18 years	580	53.6%	5,819	59.5%
Female householder, no husband present	2092	13.6%	23,697	14.7%
With own children under 18 years	877	41.9%	8,312	35.1%
No own children under 18 years	1,215	58.1%	15,385	64.9%
Non-family Households	5,582	26.6%	80,722	33.4%
65 years and over	2,687	12.8%	42,025	17.4%

Source: US Census Bureau, American Community Survey 5-year Estimates 2019 to 2023 (Table S1101)

Within the Township, approximately 79.4% of family households consist of married couple householders. Among the remaining family households, 7.0% are headed by a single male householder and 13.6% are headed by a single female householder. The average family size in the Township is 3.34 persons. The percentage share within family households is similar at the County level as well. There are about 13% non-family households aged 65 years and at the Township level and about 17% non-family households aged 65 years at the County level.

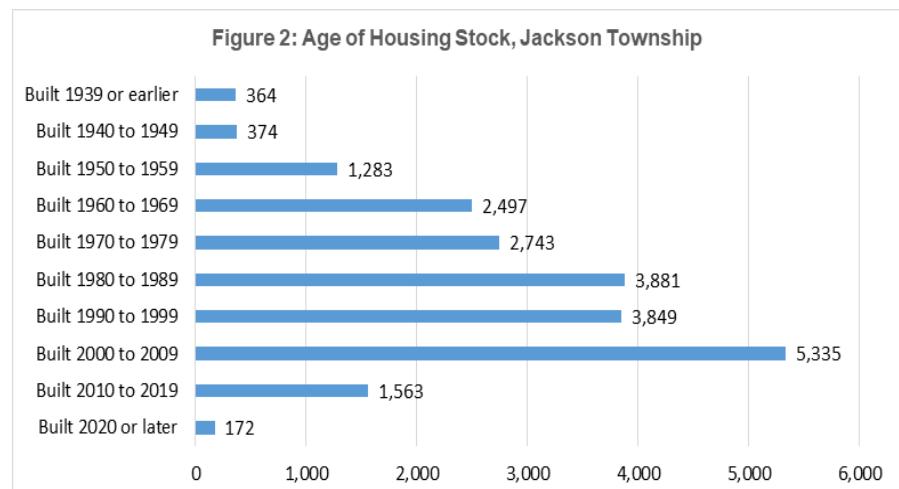
Existing Housing Conditions

Jackson's housing stock is predominantly occupied, as indicated in Table 7. Only 4.8% of the housing units are vacant. Of the total of 20,993 occupied housing units, 85.9% are owner-occupied while 14.1% are renter-occupied.

Table 7: Housing Units in Jackson Township		
	Number	Percent
Total Housing Units	22,061	100.0%
Occupied Housing Units	20,993	95.2%
Owner Occupied	18,040	85.9%
Renter Occupied	2,953	14.1%
Vacant Housing Units	1,068	4.8%
For rent	0	0.0%
Rented, not occupied	109	10.2%
For Sale Only	120	11.2%
Sold, not occupied	152	14.2%
For Seasonal, Recreational or Occasional use	0	0.0%
For migrant workers	641	60.0%
Other Vacant	0	0.0%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DPO4 and B25004)

As illustrated in Figure 2, building activity in the Township was at its peak during 1980-1990. Since 2010, construction appears to have dipped substantially, especially from 2020 due to slower housing market post-recession and the Covid-19 pandemic.



Housing Type and Size

Jackson's housing stock is predominantly comprised of single-family detached homes, making up approximately 77.5% of the total housing units. Multi-family housing containing 20 or more units comprise 4.1% of the total units. In terms of bedrooms, 24.2% and 31.0% are made up of 2- and 3-bedroom units, respectively.

Table 8: Housing Units by Type, 2023, Jackson Township		
	Number	Percent
Total Housing Units	22,061	100.0%
1-unit detached	17,107	77.5%
1-unit, attached	1,154	5.2%
2 units	81	0.4%
3 or 4 units	321	1.5%
5 to 9 units	410	1.9%
10 to 19 units	672	3.0%
20 or more units	904	4.1%
Mobile home	1,412	6.4%
Boat, RV, Van, etc.	0	0.0%
Bedrooms		
No bedroom	130	0.6%
1 bedroom	1,342	6.1%
2 bedrooms	5,332	24.2%
3 bedrooms	6,830	31.0%
4 bedrooms	7,139	32.4%
5 or more bedrooms	1,288	5.8%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables DP04)

Housing Values and Contract Rents

Table 9 provides a detailed breakdown of home values for owner-occupied units within the Township. According to the ACS 5-Year Estimates, the plurality of housing units in Jackson (39.0%) were valued between \$500,000 to \$999,999, which is higher than the County's highest share of the value of housing units, \$300,000 to \$499,999, at 36.7%. The median value of an owner-occupied home in Jackson in 2023 was \$461,200, which is considerably higher than the County's median at \$366,600.

Table 9: Value of Owner-Occupied Housing Units, 2023				
	Jackson Township	Ocean County		
	Number	Percent	Number	Percent
Total	18,040	100.0%	193,630	100.0%
Less than \$50,000	601	3.3%	6722	3.5%
\$50,000 TO \$99,999	531	2.9%	7606	3.9%
\$100,000 TO \$149,999	159	0.9%	6557	3.4%
\$150,000 TO \$199,999	742	4.1%	10614	5.5%
\$200,000 TO \$299,999	1903	10.5%	38410	19.8%
\$300,000 TO \$499,999	6,722	37.3%	71,026	36.7%
\$500,000 to \$999,999	7,042	39.0%	43,985	22.7%
\$1,000,000 and greater	340	1.9%	8,710	4.5%
MEDIAN VALUE	\$461,200		\$366,600	

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

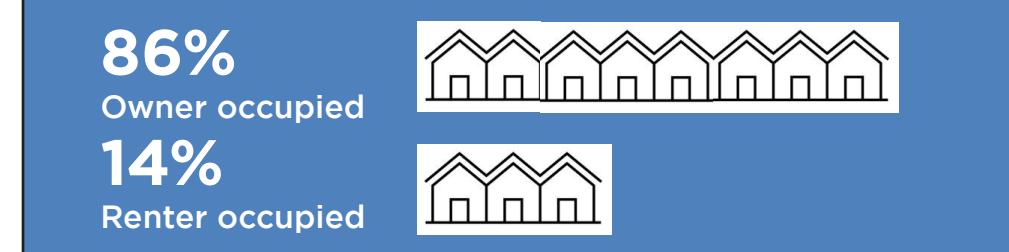


Table 10 below provides a breakdown of gross rent paid within the Township and County. Rental prices in Jackson typically fall between the range of \$1,000 to \$1,499 per month at 27.2%. At the County level, the plurality share lies between \$1,500 to \$1,999 at 33.5%. According to the 2023 ACS 5-Year Estimates, the median contract rent in the Township was \$1,711, similar to the County median of \$1,702.

Additionally, approximately 18 units in the Township did not require cash rent payments, compared to 3,010 such units across the County.

Table 10: Gross Rent Paid, 2023				
	Jackson Township		Ocean County	
	Number	Percent	Number	Percent
TOTAL	2,935	100.0%	44,881	100.0%
Less than \$500	131	4.5%	1,911	4.3%
\$500 TO \$999	205	7.0%	3,137	7.0%
\$1,000 to \$1,499	797	27.2%	11,324	25.2%
\$1,500 to \$1,999	794	27.1%	15,025	33.5%
\$2,000 to \$2,499	735	25.0%	8,562	19.1%
\$2,500 to \$2,999	106	3.6%	2,654	5.9%
\$3,000 or more	167	5.7%	2,268	5.1%
No rent paid	18	0.6%	3,010	6.7%
Median Contract Rent	\$1,711		\$1,702	

Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables DP04)

Housing Conditions

According to the 2023 ACS estimates, 1.1% of the owner-occupied units and 1.3% of the renter-occupied units out of the total occupied housing units are overcrowded in Jackson, meaning that they house more than 1 persons per room. The estimates also reveal that there are 122 units that lack complete plumbing facilities and 225 units that lack complete kitchen equipment in the Township as of 2023. These housing deficiencies are key factors in assessing overall housing conditions across the Township and determining municipal rehabilitation needs. Table 11 below provides a breakdown of housing deficiency characteristics based on the 5-year ACS data.

Table 11: Housing Deficiency Characteristics, 2023, Jackson Township

Housing Units with 1.01 or More Persons Per Room		
	Count	Percent
Owner-Occupied	202	1.1%
Renter-Occupied	39	1.3%
Plumbing Facilities		
Total Occupied Housing Units	20,993	100.0%
Lacking complete plumbing facilities	122	0.6%
Kitchen Equipment		
Total Occupied Housing Units	20,993	100.0%
Lacking complete kitchen facilities	225	1.1%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables B25014, S2504)

Housing Stock

According to the New Jersey Department of Community Affairs (DCA), Township of Jackson issued building permits for 825 new residential units between January 2013 and December 2023. During this period, the Township also approved 26 residential demolition permits. Subtracting the demolition permits from the construction permits reveals a net increase of 799 residential units over the same timeframe.

Notably, the Township's one and two family housing as well as multi-family housing stock was consistent from 2013 to 2020. As such, housing production in Jackson seems to have decreased since 2021.

Table 12: Building Permits and Demolition Permits Issued 2013 – 2023

Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2013	40	0	0	40	3	37
2014	67	0	0	67	9	58
2015	86	134	0	220	2	218
2016	70	222	0	292	0	292
2017	36	31	0	67	1	66
2018	58	0	0	58	2	56
2019	38	0	0	38	0	38
2020	27	0	0	27	9	18
2021	1	11	1	13	0	13
2022	0	0	0	0	0	0
2023	3	0	0	3	0	3
TOTAL	426	398	1	825	26	799

Source: NJ DCA, Construction Reporter 2013 to 2023

EMPLOYMENT DATA

Employment Status

ACS estimates provide data on the work activity of residents aged 16 and older. As of 2023, Jackson's working-age population was 45,358 with approximately 29,712 (65.5%) residents in the labor force. Around 34.5% of the Township's working-age residents were not participating in the labor force at the time of the estimates, which is comparable to the County's 41.0% non-participation rate. Most of the Township's labor force were employed in civilian jobs, with 66 residents reported as members of the armed forces. The unemployment rate for Township residents was approximately 3.1%, comparable to the County's rate of 3.2%.

Table 13: Employment Status, 2023

	Jackson Township	Ocean County		
	Number	Percent	Number	Percent
Population 16 years and over	45,358	100.0%	502,187	100.0%
In labor force	29,712	65.5%	296,116	59.0%
Civilian Labor Force	29,646	65.4%	295,499	58.8%
Employed	28,254	62.3%	279,228	55.6%
Unemployed	1,392	3.1%	16,271	3.2%
Armed Forces	66	0.1%	617	0.1%
Not in Labor Force	15,646	34.5%	206,071	41.0%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DPO3)

Worker Classification

As shown in Table 14 below, approximately 77.4% of Township's workers were employed in private wage and salary positions, while 4.1% were self-employed. Government employees made up 17.9% of the workforce, with 0.5% of the workforce are unpaid family workers.

Table 14: Classification of Workers in Jackson Township, 2023

	Number	Percent
Civilian employed population 16 years and over	28,254	100.0%
Private Wage and Salary Worker	21,869	77.4%
Government Worker	5,066	17.9%
Self-Employed Worker	1,167	4.1%
Unpaid Family Worker	152	0.5%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)

Occupations by Type

Table 15 presents a breakdown of occupations by type within the Township's employed civilian labor force. The largest segment is engaged in management, business, science, and arts occupations (44.3%), followed by sales and office occupations (21.1%), service occupations (14.5 %).

Table 15: Occupations by Type, 2023, Jackson Township

	Number	Percent
Employed Civilian population 16 years and over	28,254	100.0%
Management, business, science, and arts occupations	12,524	44.3%
Service occupations	4,107	14.5%
Sales and office occupations	5,973	21.1%
Natural resources, construction, and maintenance occupations	2,702	9.6%
Production, transportation, and material moving occupations	2,948	10.4%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Workforce by Sector

An analysis of employed individuals over the age of 16 by economic sector reveals while there is a diverse range of industries in which the Township's working-age population is engaged. The sector with the highest share of workforce is educational, healthcare services, and social assistance at 25.6%. It is followed by retail trade at 13.4% and professional management services and professional, scientific, and management, and administration and waste management services at 13.0% and 11.4%, respectively.

Table 16: Workforce by Sector, 2023, Jackson Township

Industry	Number	Percent
Civilian employed population 16 years and over	28,254	100.0%
Agriculture, forestry, fishing and hunting and mining	1	0.0%
Construction	2,435	8.6%
Manufacturing	1,427	5.1%
Wholesale trade	618	2.2%
Retail trade	3,777	13.4%
Transportation and warehousing, and utilities	1,775	6.3%
Information	479	1.7%
Finance and insurance, and real estate and rental and leasing	2,261	8.0%
Professional, scientific, and management, and administration and waste management services	3,676	13.0%
Educational services, health care and social assistance	7,227	25.6%
Arts, entertainment, and recreation, and accommodation and food services	1,938	6.9%
Other services, except public administration	899	3.2%
Public administration	1,741	6.2%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Housing Certificates of Occupancy (COs)

While the Census Data discussed above provides an estimate of the number of housing units built during each decade, it is not necessarily an accurate reflection of the actual housing built during a particular decade. Of special importance is the amount of housing built since the previous Master Plan was adopted in 2009. As the discussion on housing data from the U.S. Census above noted, 5,019 currently existing housing units date from the first decade of the 21st Century. The Census data then indicates a sharp drop-off to just 1,359 housing units built in the 2010s. In order to determine if this is accurate, data on residential certificates of occupancy (CO) available from the State of New Jersey Department of Community Affairs was collated, reviewed and analyzed.

Table 17: Residential Certificates of Occupancy Issued in Jackson, 2010-2022				
Year	Total Residential COs Issued	1-Family & 2-Family	Multi-Family	Mixed Use
2010	154	154	0	0
2011	112	80	32	0
2012	121	104	16	1
2013	42	42	0	0
2014	46	46	0	0
2015	78	78	0	0
2016	119	75	44	0
2017	71	33	38	0
2018	103	103	0	0
2019	55	7	48	0
2020	42	18	24	0
2021	64	16	48	0
2022	1	1	0	0
2023	8	0	8	0
TOTAL	1,016	757	258	1

Certificates of occupancy are issued by an administrative agent (usually a construction or building inspector or official) after a housing unit has been constructed, completed and occupied; this data can therefore indicate the number of housing units that

have been completed in the years following the last Master Plan. While this data is also not flawless, it provides a check of the Census data. The table below summarizes the CO data for Jackson Township.

As the table above shows, a total of 1,008 residential COs were issued in Jackson from 2010 to 2022, out of which the great majority (75.1%) were single-family residences. This data shows a similar trend as the Census data, where there is a large drop-off in the number of housing units from the 2000s to the 2010s. This may be the result of the smaller amount of land available for development.

Existing Land Use

MOD IV Data

The current mix of land uses in Jackson Township splits among various uses as shown in Table 18 on the following page. Each of the thirteen uses noted in the table are based on property data derived from the State-distributed MOD IV dataset, which provides land use information in the form of property class codes. The property class codes are derived from New Jersey Administrative Code section 18:12-2.2. Table 18 also provides the Land Use Breakdown for Jackson Township in comparison to Ocean County.

Within the MOD-IV data, there were 1,836 tax lots that did not receive property code classifications. As part of the analysis for this Plan, additional information was gathered in the field by Township officials for those parcels that were not classified in the MOD IV data. This is discussed further below. For purposes of comparison with Ocean County, the unclassified parcels were not included, as shown in the table.

Table 18 on the following page demonstrates that the Township has a mix of two major land uses: residential and public property, with a greater proportion of Township land area devoted to commercial and industrial land uses than in the regional context (Ocean County). Residential land uses, which include single-family, two-family and three-family dwellings, make up 33.79% of the land area in Jackson, a larger proportion than in Ocean County (20.78%). This is actually a smaller proportion of land than classified as public property, which includes open spaces and the military installation. Public property makes up 34.14% of the land in Jackson, with most of this located in the Pinelands area, and small clusters in the non-Pinelands areas.

While the public property proportion in Jackson is lower than in Ocean County, the number would be higher if the Colliers Mills and other open space areas were counted in the total.

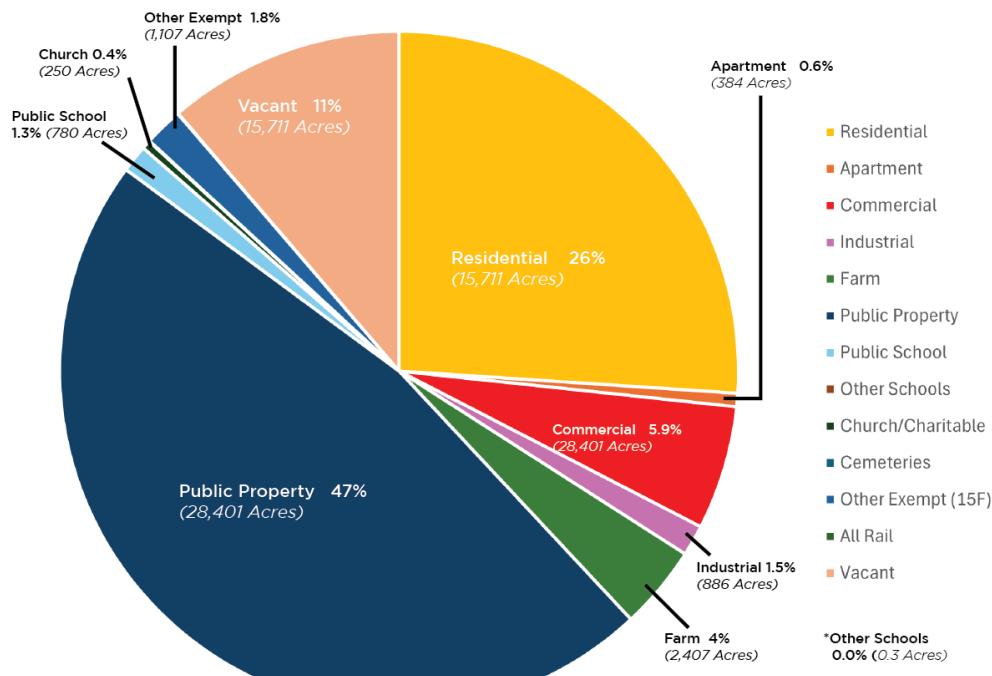
Table 18: Land Use Breakdown				
	Township of Jackson		Ocean County	
Land Use	Acres	% of Acres	Acres	% of Acres
**Not Classified (not included in Total count)	16,017.21		55,461.00	
Residential	15,480.99	33.79%	68,054.10	20.78%
Apartment	336.99	0.74%	2,514.53	0.77%
Commercial	2,150.99	4.69%	13,785.03	4.21%
Industrial	835.83	1.82%	3,344.66	1.02%
Farm	3,575.67	7.80%	14,990.18	4.58%
Public Property	15,641.38	34.14%	171,641.37	52.41%
Public School	762.52	1.66%	3,634.92	1.11%
Other Schools	0.35	0.00%	498.56	0.15%
Church/Charitable	250.24	0.55%	1,814.40	0.55%
Cemeteries	18.22	0.04%	267.35	0.08%
Other Exempt (15F)	1,107.62	2.42%	15,466.72	4.72%
All Rail	14.75	0.03%	72.52	0.02%
Vacant	5,641.1	12.31%	31,385.86	9.58%
TOTAL	45,816.65	100.00%	327,470.20	100.00%

While commercial and industrial uses combined make up just 6.5% of the land classified in MOD IV, there are concentrations of such uses either along corridors or clustered at specific intersections. One of the commercial anchors of Jackson is Six Flags Great Adventure, in the far west corner of the Township, along Monmouth Road. The main commercial corridor is along North County Line Road, especially in the area between Harmony Road in the west and South New Prospect Road in the east. Other major clusters include at the intersection of Leesville Road and West Veterans Highway, and at the intersection of South Hope Chapel Road and East Veterans Highway. There are also two major golf courses counted as commercial uses: Pine Barrens Golf Club and Metedeconk National Golf Club.

Based on the MOD IV data and information provided by the Township and site visits, the table below provides an updated and fuller view of the dominant land uses in Jackson. As shown, most of the “not classified” areas in the Township are public property (a large portion of which is located in the Colliers Mills Wildlife Management Area), which pushes the overall proportion of the Township under public property to 47.07%. Residential (single-, two-, and three-family uses) makes up 26.04% of the land area of the Township under this analysis.

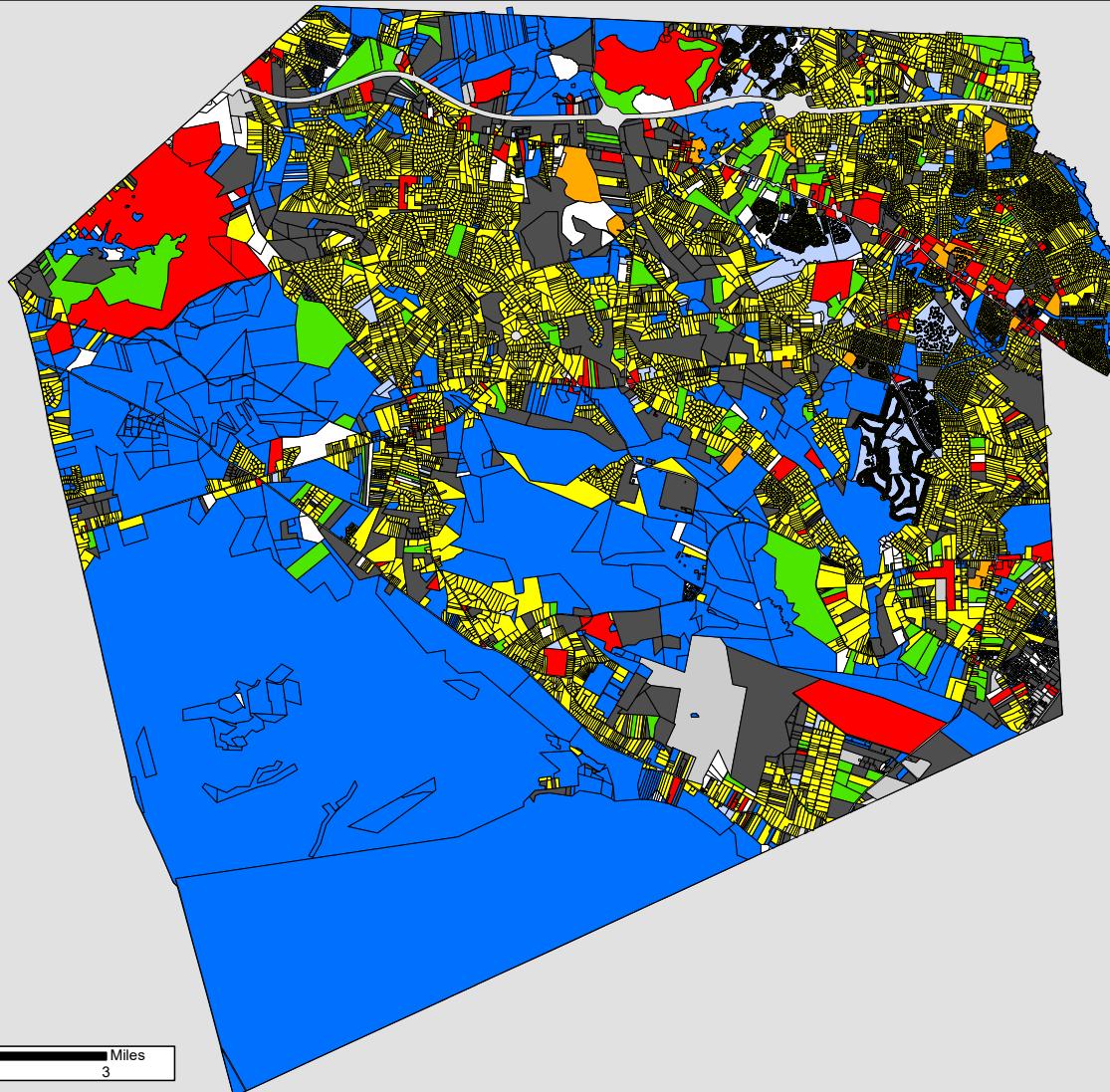
The Parcels Map also shows the granular location of land uses in the Township. As the map on the following page demonstrates, much of the Public Property is located in the Pinelands area of the Township. Residential uses are concentrated in the northeast, east, and central west portions of the Township. The figure below shows the breakdown of land use in Jackson Township.

Figure 3: Land Use Breakdown (MODIV and Data from Township)



MAP 3: EXISTING LAND USE

JACKSON, NJ



EXISTING LAND USE MAP

JACKSON TOWNSHIP
OCEAN COUNTY
NEW JERSEY

Legend

- Vacant
- Residential
- Farms/Agricultural
- Apartments
- Public Property (Schools & Government)
- Houses of Worship, Cemeteries, Other Exempt
- Commercial
- Industrial
- Non-classified

Source: NJGIN MOD IV Data,
Township Zoning Officer, Site
Visits



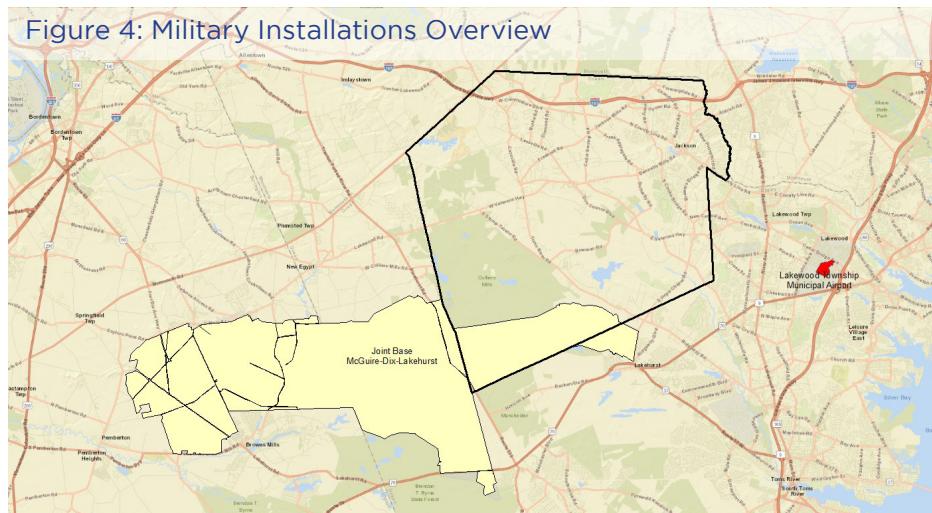
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3759 ROUTE 1 SOUTH STREET, NEW JERSEY JUNCTION, NJ 08852
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DATE 05/06/2024	SCALE 1 inch = 6,583 feet	LAST REVISED 09/25/2024	CREATED BY NSF
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Airports

Jackson Township has no existing or proposed airports, with the exception of the airstrips on the area of Joint Base McGuire-Dix-Lakehurst located in Jackson. The closest public use airport is the Lakewood Township Municipal Airport (LTMA). The LTMA is approximately 13.6 miles from Jackson Township and occupies about 192 acres. As such, the LTMA's Airport Safety Zone does not cross over the Jackson Township corporate boundary. The LTMA plans to construct improvements including: a two-story terminal, office space, and a restaurant within the airport. Other local airports in the region around Jackson include the Ocean County Airport, the Old Bridge Airport, and the Monmouth Jet Center in Wall Township. In addition to standard airports and aircrafts, new technologies like drones and launching areas for vertical take-off craft must be considered. As such, Jackson should investigate future air transportation possibilities such as drones and "vertiports".



Military Installations

Jackson Township partially hosts the Joint Base McGuire-Dix-Lakehurst military facility. The base is comprised of 42,000 acres and is located within the following eight municipalities: Jackson, Manchester, Plumsted, Springfield, Pemberton, New Hanover, and North Hanover. The Military base is a major training and mobilization center for Reserve Component soldiers within the United States Air Force, Army, and Navy. The base is the only tri-service base in the United States Department of Defense.

The base also holds the Lakehurst Maxfield Field, a military airfield, which is located within Manchester Township and Jackson Township. While the Zoning Map indicates the existence of an "Air Installation Compatible Use Planning District Overlay", the Land Use and Development Regulations do not provide any regulations for this overlay. The facility is located in Jackson Township's MI Military Installation Zone. The requirements from the Township Code are as follows:

§244-86 MI Military Installation Zone

- A. Any use associated with the function of the Federal installation may be permitted in the MI Zone, provided that:
 1. Where feasible, development shall be located in that portion of the installation within the Pinelands Protection Area;
 2. The use shall not require any development, including public service infrastructure in the Preservation Area District or the FA-1, FA-2 or FA-3 Zone;
 3. No hazardous waste facility, landfill or incinerator shall be permitted, except as expressly authorized in N.J.A.C. 7:50-6.75 or 7:50-6.78; and
 4. All development undertaken by the federal government substantially meets the standards of §244-79 or an intergovernmental agreement entered into pursuant to N.J.A.C. 7:50-4, Part IV.
 5. Any other public purpose use undertaken by or on behalf of another level of government may be permitted in the MI Zone, provided that:
 - a. The use is sanctioned by the installation;
 - b. The use is located within a substantially developed area which is served by a centralized sewer treatment and collection system;
 - c. No hazardous waste facility, landfill or incinerator shall be permitted, except as expressly authorized in N.J.A.C. 7:50-6.75 or 7:50-6.78; and
 - d. All development meets the standards of §244-79 or an intergovernmental agreement entered into pursuant to N.J.A.C. 7:50-4, Part IV.

The existing ordinance minimizes conflict between the military facility and surrounding areas through regulations outlined in this portion of the Code.

MAP 4: AIR INSTALLATION OVERLAY

JACKSON, NJ

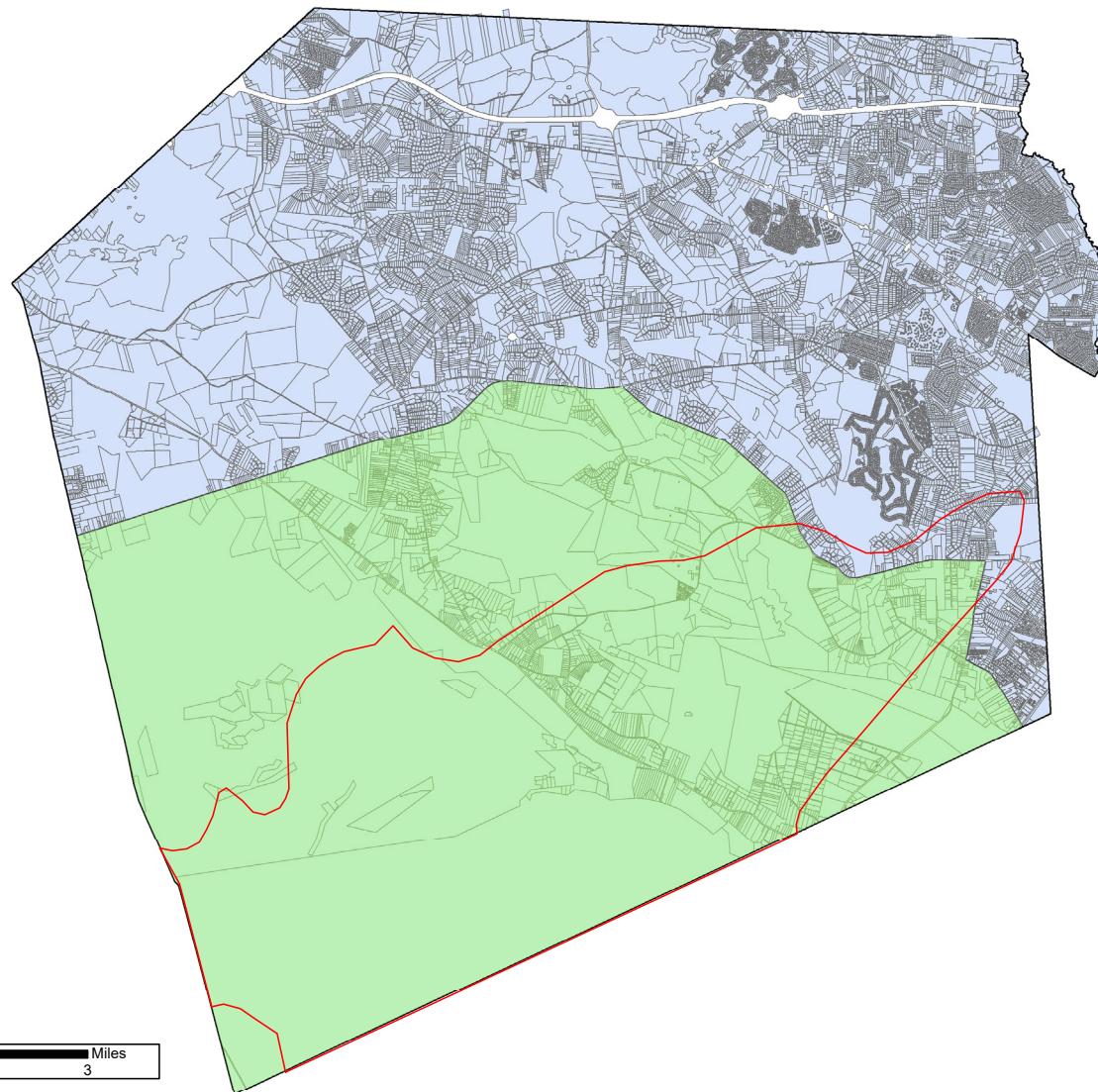


AIR INSTALLATION COMPATIBLE USE OVERLAY

JACKSON TOWNSHIP
OCEAN COUNTY
NEW JERSEY

Legend

- Air Installation Overlay (Red line)
- Pinelands Area (Green shaded area)
- Township of Jackson (White area)
- Parcels_2023 (Light blue shaded area)



Source: NJGIN, Township of Jackson



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3141 BORDENTOWN AVENUE, PARLIN, NJ 08859
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3759 ROUTE 9 SOUTH, SUITE 100, MAMMOTH, NJ 08852
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Electric Vehicle Charging Stations

On July 9, 2021 Governor Murphy signed into law Senate Bill 3223 titled “An Act concerning electric vehicles supply equipment and make-ready parking spaces and amending and supplementing P.L.1975, c.291 (C.40:55D-1 et seq.).” The law requires a subsequent Model Ordinance regarding electric vehicle parking spaces be followed by all municipalities in the State of New Jersey. It does not appear that Jackson Township has incorporated the Model Ordinance into its Land Use Development Regulations, although applications before the Land Use boards are required to include electric vehicle parking spaces.

Additionally, publicly available information from the ChargeHub and Tesla websites regarding EV charging stations open to the public (e.g., chargers at public buildings/facilities, and chargers on private commercial properties) indicate that no such public charging stations are located in Jackson as of 2024 but are to be included in appropriate applications. Given its size and growing population, additional efforts should be undertaken to develop further public charging stations.

Existing Zoning

Zoning - Non-Pinelands Area

Zoning is the primary function used for the development and redevelopment of land within a municipality.

Jackson Township is partially located within the northern portion of the Pinelands Area, which is managed by the Pinelands Commission, as shown in the Non-Pinelands Zoning Map on the following page. The light green shaded area illustrates the Pinelands Area.

The remainder of the Township is divided into 27 zoning districts. There are fifteen residential districts, seven commercial zones, three industrial zones, and two recreational/agricultural zones.

Residential

Single-Family

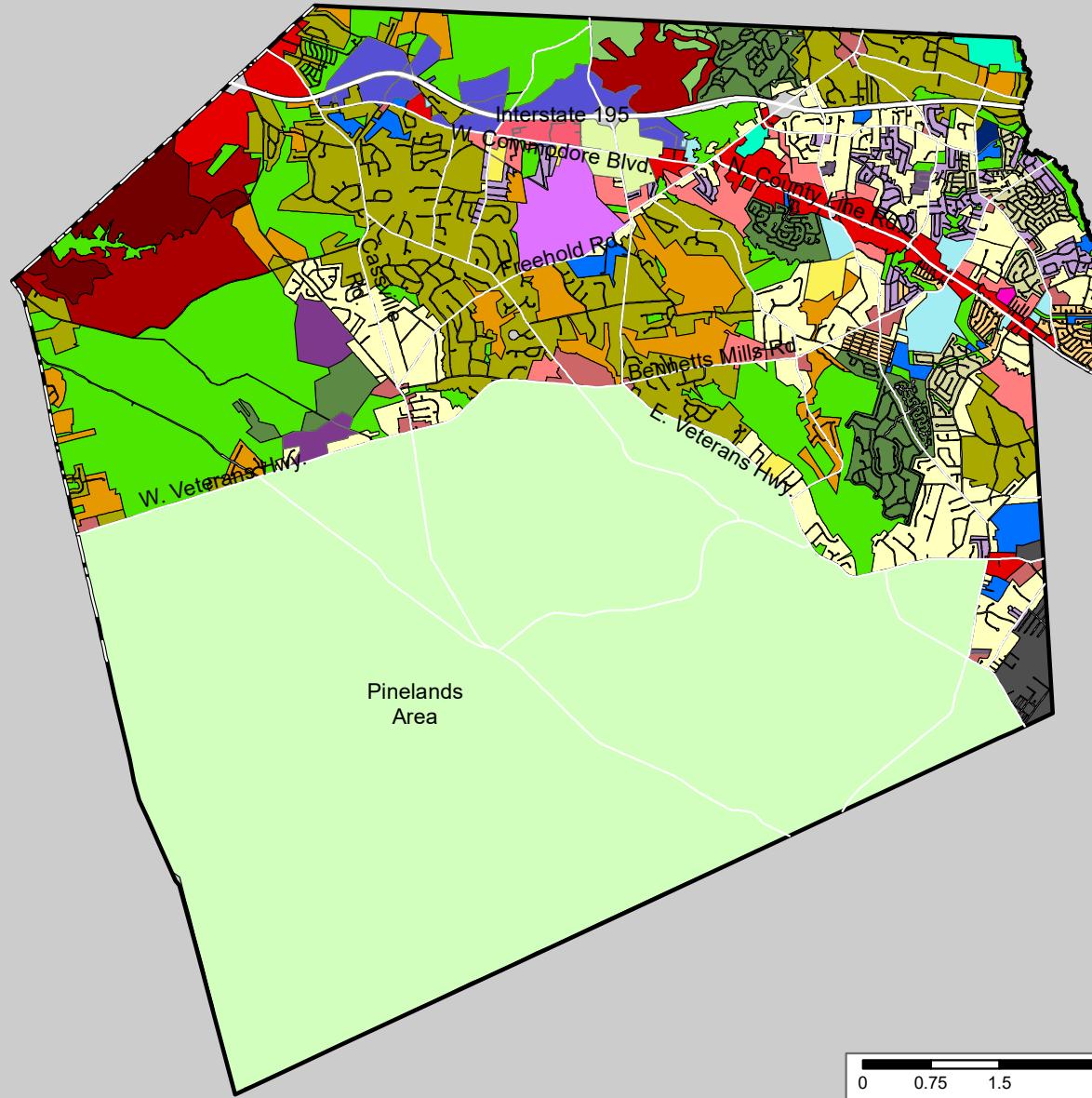
Jackson’s single-family residential zones include the following: R-1, R-2, R-3, R-5, R-9, R-15, R-20 and R-30. All of these zones have single-family residences as their primary permitted use, with the major differences being the required lot sizes and permitted densities in each zone. Minimum lot sizes range from 9,000 square feet in the R-9 zone up to 215,000 in the R-5 zone. Maximum densities are not provided for Zones R-9, R-15, R-20, and R-30, but range from 1 unit per acre in the R-1 zone to 1 unit per 5 acres in the R-5 Zone. In terms of uses, zones R-2, R-3, and R-5 also permit farm and agricultural uses. Single-family residential zones are concentrated in the eastern and central areas of the Non-Pinelands area of the Township, with the “rural residential” R-2, R-3, and R-5 districts mostly located in the central area of the Township, although all areas in the R-2 district are located north of Interstate 195. Houses of worship are permitted as principal uses in all single-family zones, as well as in the MF Multi-Family zone. Primary and secondary schools are also permitted principal uses in the R-2, R-3, R-5, R-20, R-9, and MF zones. An overlay zone is provided for the R-3 and R-5 Zones which permits primary, secondary, and higher learning institutions. Dormitories, student residences, and faculty residences are permitted as accessory uses for secondary and higher learning educational facilities.

Multi-Family and Mobile Home Park

There are four zoning districts in which multi-family dwellings are the principal permitted use: MF, MF-AH-6, MF-AH-7, and MF-AH-8. Multi-family dwellings in the MF zone are permitted a density of no greater than six dwelling units per acre, with attached single-family dwellings also permitted at a density of six dwelling units per acre. The other three of these zones are allocated for the construction of a required number of housing for low- and moderate-income households: MF-AH-6, MF-AH-7, and MF-AH-8. Like the MF zone, MF-AH-6 permits a density of no greater than six dwelling units per acre. The MF-AH-7 zone permits no more than 216 units, while no density restrictions are provided for MF-AH-8. Most of the Multi-family districts are clustered in the northeast section of the Township, along the North County Line Road corridor. The MF-AH-8 zone is located north of West Veterans Highway. The Township also has a zoning district dedicated to mobile home parks as the principal permitted use. These districts are scattered throughout the Township.

MAP 5: ZONING - NON PINELANDS

JACKSON, NJ



Existing Non-Pinelands Zoning

JACKSON TOWNSHIP
OCEAN COUNTY
NEW JERSEY

Legend

Zone	
AR	PMURD
CR-1	PRC
CR-2	R-1
HC	R-15
LC	R-2
NC	R-20
MUNC/HC	R-3
LM	R-30
I	R-5
MUNC/LM	R-9
MF	ROS
MF-AH-6	PFE
MF-AH-7	
MHP	

Source: Jackson Township Zoning Map



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7/19/2024	1 inch = 9,167 feet	04/03/2024	NSF

Planned Community

Jackson has two planned community zones: the PRC Planned Retirement Community and PMURD Planned Mixed Unit Residential Development Zone. Both zones primarily permit multi-family dwellings and single-family dwellings. In both zones the maximum permitted gross residential density is four dwelling units per acre while the permitted net residential density is six dwelling units per acre. Both zones provide bulk regulations and design standards for the planned community.

Commercial

Jackson's seven commercial zones encompass several different types of development including commercial recreation and highway commercial, and are differentiated mostly by minimum lot size and permitted uses. Additionally, all of the zones, except for HCMU, have different standards depending on if the designated lot is an interior or corner lot (LC, NC, HC, MUNC/HC, CR-1, and CR-2). The lot minimums range from 20,000 square feet for the NC Zone to 70 acres for the HCMU Zone. The NC Zone is the foundation for many other commercial zones in the Township as the uses permitted in the NC Zone are also permitted in the HC, MUNC/HC, and HCMU. Each of these zones has a stronger intensity, and thus have additional permitted uses including things like auto parts stores (HC), distribution centers (MUNC/HC), and hospitals (HCMU). The CR-1 Zone is more intensive than the CR-2 Zone as it allows uses including banks, clothing stores, bar, delis, gift shops, stadiums, amusements, etc. The CR-2 Zone only permits golf courses, campgrounds, horse farms, and passive recreational parks and facilities.

Industrial

Jackson has three industrial zones: LM, MUNC/LM, and I. The LM and MUNC/LM have the same bulk standards, including a lot minimum of three acres. Additionally, the LM and MUNC/LM Zones have the same permitted and conditional uses. However, the MUNC/LM Zone also permits mixed use neighborhood centers. The I Zone requires a minimum of two acres and permits more industry-intensive uses including light manufacturing, distribution, and fabrication of various products including metal, paper, and wood.

Recreational / Agricultural

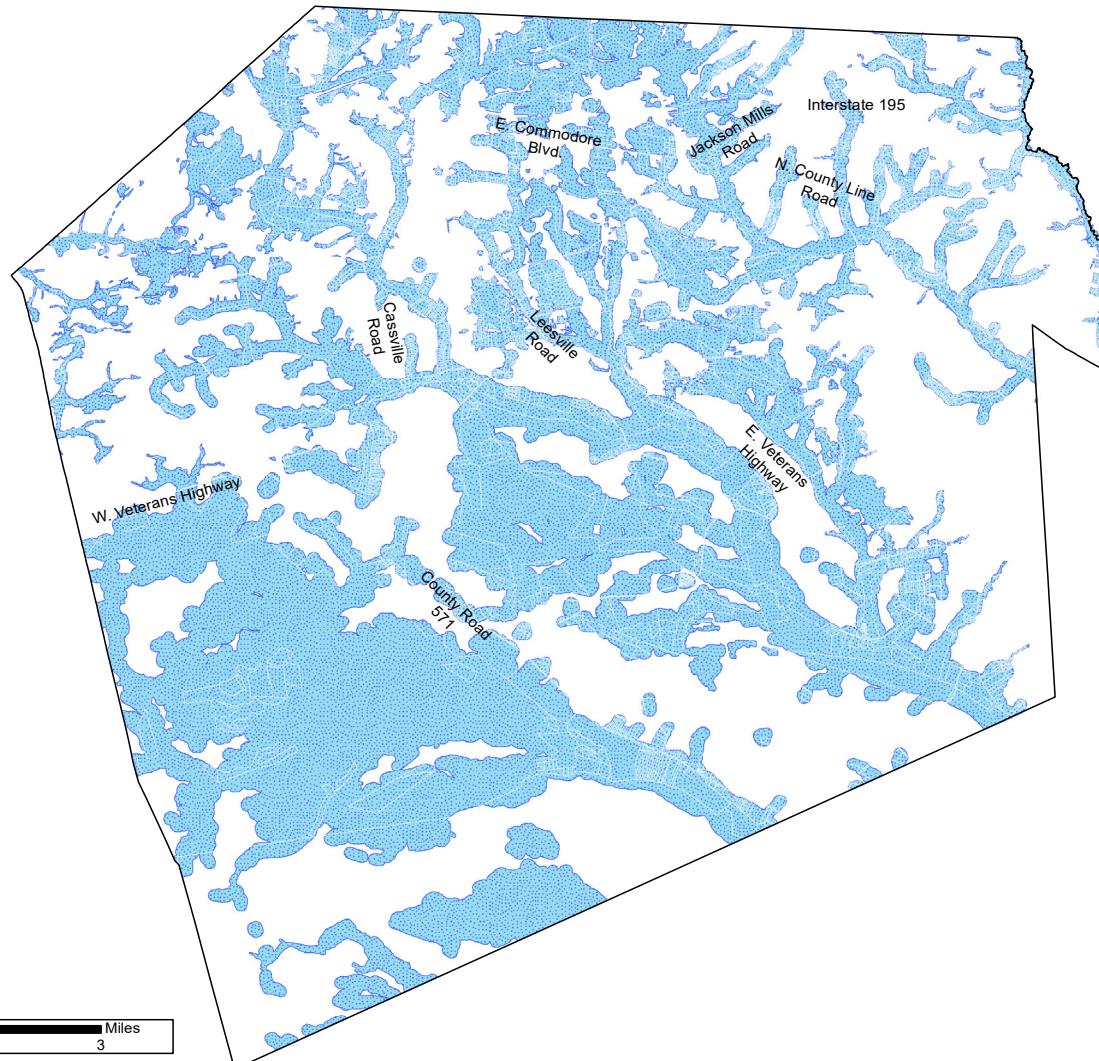
Jackson's two recreational/agricultural zones include the ROS and AR zones. The zones intend to preserve open space and farmland. The ROS zone has a lot minimum of 15 acres. The AR zone has different bulk standard requirements for interior and corner lots: 6 acres for interior lots and 7 acres for corner lots. The ROS Zone permits uses including parks, playgrounds, campgrounds, and government essential services. The AR Zone permits farm uses, single-family homes subject to R-5 standards, and lands preserved for farming. Farmers' markets are a conditional use within the AR Zone.

Conservation Zone Overlay

In addition to the zoning districts above, Jackson Township has a Conservation Zone Overlay. The Overlay intends to preserve, conserve, and protect environmentally critical lands. The regulations for the Overlay require that any application for major site plan or major subdivision approval that is identified as being in the Overlay must submit a NJDEP letter of interpretation or permit identifying wetlands on the site. These wetlands must be identified on all plans and must be excluded from gross acreage of the site for calculating residential density and maximum lot coverage. Setbacks must also be taken from the limit of the wetlands (rather than property boundaries); while there was a "term of economic priority" during which commercial and industrial properties were exempt from this requirement, the last date for such exemption was December 31, 2015.

MAP 6: CONSERVATION OVERLAY

JACKSON, NJ



CONSERVATION ZONE
OVERLAY

JACKSON TOWNSHIP
OCEAN COUNTY
NEW JERSEY

Legend

- Township of Jackson
- Jackson Township Parcels
- Conservation Zone Overlay

Source: NJGIN, Township of Jackson



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314 BUDWISER AVENUE, FAIRFIELD, NJ 07006
1600 ROUTE 1 SOUTH, HILLVILLE, NJ 07737
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Zoning - Pinelands Area

The zoning districts in the Pinelands area are based on the Pinelands management areas. These districts are discussed below and are identified on the map provided on the following page.

PA Preservation Area Zone

The PA Preservation Area Zone allows for numerous types of uses from residential to recreational. Specifically, the Zone permits detached single-family dwellings (on 3.2 acre lots or one-acre lots that comply with additional standards outlined in §244-98 of the Ordinance) and uses including forestry and fish & wildlife management. The Zone also permits low-intensity recreational uses and expansion of pre-existing intensive recreational uses.

FA-1 Forest Zone

The FA-1 Forest Zone permits similar uses to the PA Zone but only permits detached single-family dwellings on 3.2 acre lots. Further, single-family dwellings are permitted at a maximum density of one unit per 70 acres. When two or more lots are proposed, mandatory clustering is required to preserve the area. The house lot is referred to as the “developed area” while the balance of the required acreage (66.8 acres per lot) is referred to as the “conservation area”. The “conservation area” requires a deed restriction as open space with no further development permitted. The zone also permits uses including agriculture, forestry, and recreational uses.

FA-2 Forest Zone

The FA-2 Forest Zone permits similar uses to the FA-1 Forest Zone except it allows for more density. Detached single family dwellings are permitted on 3.2 acre lots. Detached single-family dwelling units are permitted at a maximum density of one unit per 32 acres. When two or more lots are proposed, mandatory clustering is required to preserve the area. The house lot is referred to as the “developed area” while the balance of the required acreage (28.8 acres per lot) is referred to as the “conservation area”. The “conservation area” requires a deed restriction as open space with no further development permitted. The zone also permits uses including agriculture, forestry, and recreational uses.

FA-6 Forest Zone

The FA-6 Forest Zone is a transitional forest zone that allows for more density than the other Forest Zones. Detached single family dwellings area are permitted at a maximum density of one unit per six acres, with mandatory clustering for two or more lots. The Zone also permits uses including agriculture, forestry, and recreational uses.

RD Rural Redevelopment Zone

The RD Rural Development Zone permits detached single-family dwellings at a maximum density of one unit per 3.8 acres. When two or more lots are proposed, mandatory clustering is required to preserve the area. The house lot is referred to as the “developed area” while the balance of the required acreage (2.8 acres per lot) is referred to as the “conservation area”. The “conservation area” requires a deed restriction as open space with no further development permitted. The Zone also permits agriculture, forestry, and recreational facilities.

MI Military Installation Zone

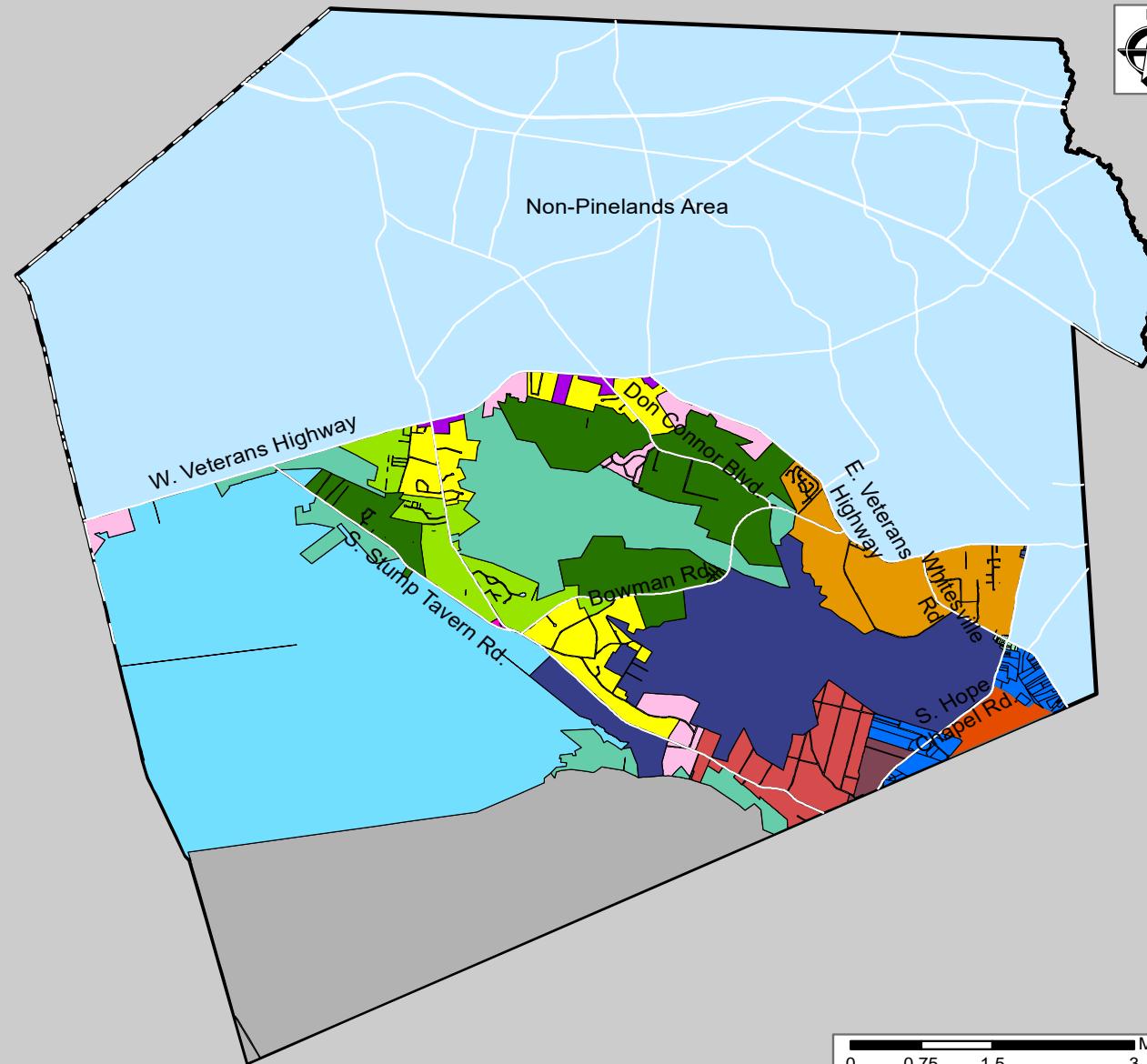
The MI Military Installation Zone permits any use that is associated with the function of Federal installation, given that development meets the standards of Section 244-79 of the Code or an intergovernmental agreement. The use should not require development, including public service infrastructure in the PA, FA-1, FA-2, or FA-3 Zones. Development should be located within the Pinelands Protection Area. No hazardous waste facility, landfill or incinerator is permitted.

PV Pinelands Village Zone

The PV Pinelands Village Zone permits numerous varied uses – and as such, functions as a mixed-use zone. Permitted uses including agriculture, detached single-family dwellings, churches, parks and playgrounds, public and quasi-public schools with institutions of higher learning not conducted as a business, public buildings of a governmental or cultural nature, and clubhouse or community recreation buildings.

MAP 7: ZONING - PINELANDS

JACKSON, NJ



Existing Pinelands Zoning

JACKSON TOWNSHIP
OCEAN COUNTY
NEW JERSEY

Legend

Zone	PVC-2
FA-1	RD
FA-2	RD-1
FA-6	RD-9
MI	RG-2
PA	RG-3
PED-9	RGC-1
PM	RGC-2
PV	
PVC-1	

Source: Jackson Township Zoning Map



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RD-1 Rural Development Zone

The RD-1 Rural Development Zone permits the same uses as the PV Pinelands Village Zone and public service infrastructure, except centralized wastewater treatment collection and facilities shall be permitted for the RD-1 Zone.

RD-9 Rural Development Zone

The RD-9 Rural Development Zone permits detached single-family dwellings at a maximum density of one unit per nine acres. When two or more lots are proposed, mandatory clustering is required to preserve the area. The house lot is referred to as the “developed area” while the balance of the required acreage (8 acres per lot) is referred to as the “conservation area”. The “conservation area” requires a deed restriction as open space with no further development permitted. Single-family dwelling units are permitted on one-acre lots, contingent upon meeting the requirements listed in the Code. The RD-9 Zone also permits uses including agriculture, forestry, and recreational facilities.

RG-2 Regional Growth Zone

The RG-2 Regional Growth Zone permits the same uses as those permitted in the PV Pinelands Village Zone.

RG-3 Regional Growth Zone

The RG-3 Regional Growth Zone permits the same uses as those permitted in the PV Pinelands Village Zone.

PED Pinelands Environmental Development District

The PED Pinelands Environmental Development District aims to permit low-density residential development with a development option for a planned retirement community (the development must be located away from environmentally sensitive lands). Development will be away from areas that are threatened and in areas designed as “receiving areas”. The maximum number of dwelling units within a planned retirement community shall not exceed a total of 600 single-family detached dwelling units. The Zone also permits agriculture, places of worship, municipal parks, playgrounds, and public buildings of a governmental or cultural nature.

PVC-1 Pinelands Village Commercial Zone / RGC-1 Regional Growth Commercial Zone

The PVC-1 Pinelands Village Commercial Zone allows various commercial uses including retail stores, drugstores, hardware stores, stationery stores, restaurants, barbershops, shoe repair stores, tailor shops, offices, and parking lots. The RGC-1 Regional Growth Commercial Zone permits the same uses as those in PVC-1.

PVC-2 Pinelands Village Commercial Zone / RGC-2 Regional Growth Commercial Zone

The PVC-2 Pinelands Village Commercial Zone allows the same commercial uses as the PVC-1 Zone, but also permits additional uses including bars, furniture stores, municipal parks, public buildings, dry goods stores and departments stores. The RGC-2 Regional Growth Commercial Zone permits the same uses as those in PVC-2

JB MDL RGC-3 Joint Base-McGuire-Fort Dix-Lakehurst Compatible Commercial Development Zone

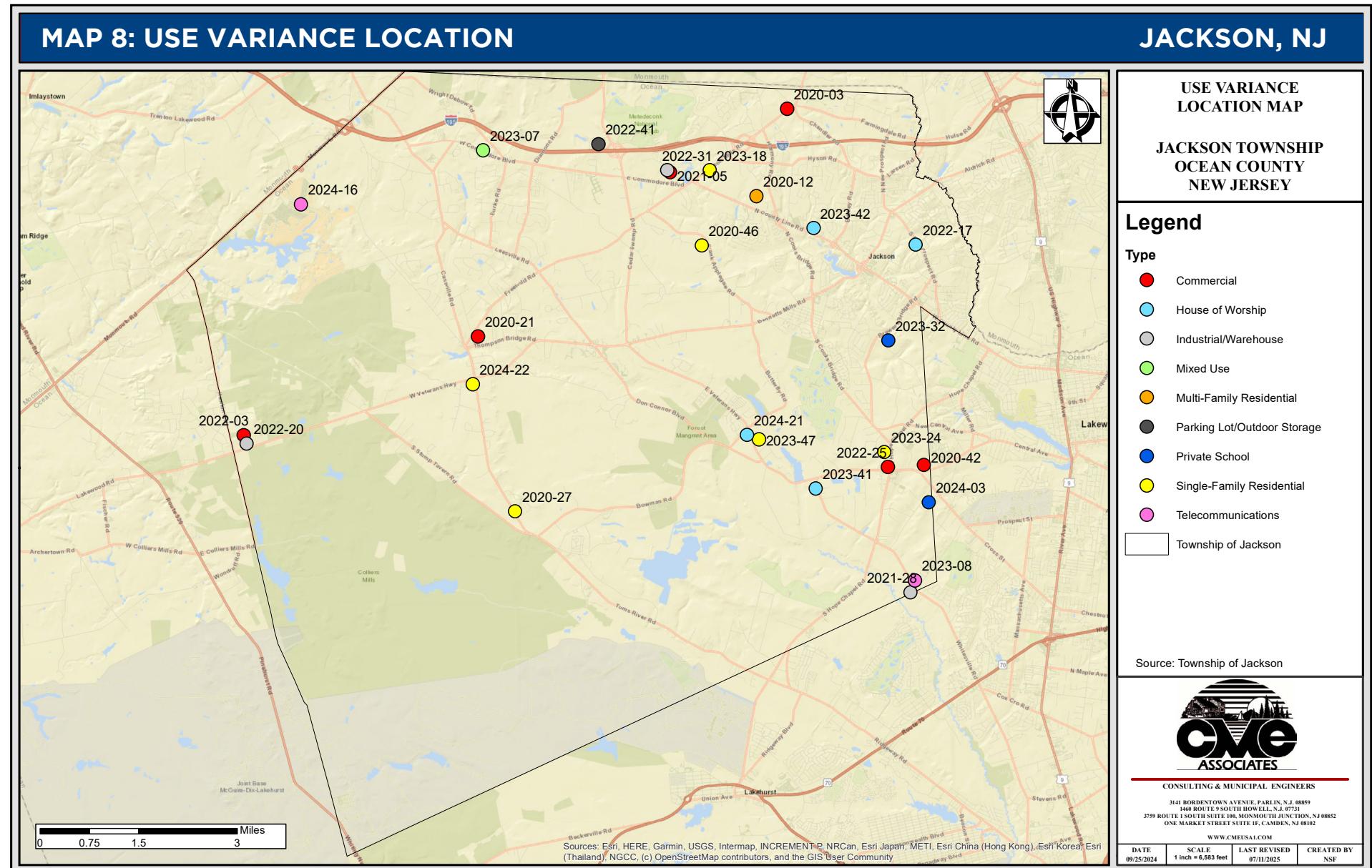
The JB MDL RGC-3 Joint Base-McGuire-Fort Dix- Lakehurst Compatible Commercial Development Zone permits various uses including municipal buildings and associated uses, public uses, technology and research facilities, industrial research, office uses, food processing, laboratories, warehousing, fabrication of metal, paper, and wood products, permitted industry, permitted uses in accordance with Section 244-94 (Pinelands Village Commercial Zone), and single-family residential uses.

PM-1 Pinelands Manufacturing Zone

The PM-1 Pinelands Manufacturing Zone permits office facilities, food processing facilities, laboratories, warehousing, light machinery manufacturing, fabrication of metal, paper, and wood products, permitted industry, industrial parks, and municipal buildings and other public uses.

Use Variances

As part of the Master Plan process, variances granted by the Zoning Board of Adjustment between 2020 and 2024 were reviewed and analyzed. Those projects that received use (or “d” variances) are identified below. This information is useful in identifying if any changes to permitted uses for particular zones are necessary. The location of use variances, identified by the Zoning Board Resolution number, is shown on the Use Variance Map.



Out of the 27 “d” variances granted by the Zoning Board between 2020 and 2024, most (7) were for commercial uses; however, no pattern of uses emerged that would be useful in determining changes to permitted uses in any of the commercial zones. All dealt with specific circumstances surrounding the use or operations proposed; examples included a veterinary hospital, an in-patient counseling center, and an ATV/MX riding and training facility. The next highest number of variances were for single-family projects, including expansion of existing dwelling in commercial areas, two density variances for subdivisions, and one to allow two dwellings on a single lot.

Two telecommunications installation projects received conditional use variances. A review of these approvals suggest that the existing condition that lots on which such facilities are to be installed be a minimum of five (5) acres may be too high and should be reconsidered in light of advances in telecom technology since Article XIV Wireless Telecommunications Towers and Facilities was adopted in 2000.

Table 19: Land Use Breakdown			
Resolution	Address/Location	Block(s) and Lot(s)	Description
Commercial			
2020-03	Jackson Mills Road	Block 902, Lot 10	Use Variance for Veterinary Hospital
2020-21	130 Pushkin Road	Block 11501, Lot 7.02	Use Variance for In-Patient Drug and Alcohol Counseling Center
2020-42	1235 East Veterans Highway	Block 13801, Lots 4.01, 5 and 6.01	Use Variance for 3 Retail office commercial buildings and d(3) for convenience store
2021-05	636 William Street	Block 2201, Lot 47	Amended Use Variance for additional animals
2022-03	Hawkin Road & West Veterans Highway	Block 18201, Lots 29, 30, 21, 32, 35 and 36.01	Use Variance for Private ATV/MX Riding and Training Facility
2022-25	4 N. Hope Chapel Road	Block 21103, Lots 1, 2, 3, 18, 19 and 20	Use Variance for Self-Storage Facility / Preliminary and Final Site Plan Approval

Table 19: Land Use Breakdown

Resolution	Address/Location	Block(s) and Lot(s)	Description
2024-01	330 Whitesville Road	Block 22301, Lots 1 and 2	Amended Use Variance for Gas Station with Convenience Store and Retail Center
Industrial/Warehouse			
2021-28	534 Whitesville Road	Block 22401, Lot 15	Use Variance for multiple industrial uses in existing building(s)
2022-20	1366 West Veterans Highway	Block 18201, Lot 17	Use Variance for Warehouse
2022-31	643 Herman Road	Block 2201, Lot 52	Use Variance for Contractor's Office and Construction Yard
2022-41	Progress Place	Block 2401, Lot 8	Use Variance for Parking Lot for Outdoor Storage / Preliminary and Final Site Plan
Single-Family Residential			
2020-27	485 Toms River Road	Block 18502, Lot 55	Use Variance for Home Occupation - Wood Shop / Carpentry
2020-46	Frank Applegate Road	Block 4402, Lot 73	Density variance for 8 single-family residential lots
2023-18	329 Jackson Mills Road	Block 2101, Lot 30	D(2) Variance for Expansion of Residential Use in Commercial Zone
2023-24	44 & 60 North Hope Chapel Road	Block 21102, Lots 2 and 3	D(5) Density Variance for Subdivision into 6 Single Family Lots
2023-47	E. Veterans Highway	Block 19701, Lots 12, 13.01, 13.02, 13.03, 13.04, and 13.05	D(5) Density Variance for 1 Acre Lots without Public Sewer Connection
2024-22	22-26 Toms River Road	Block 17206, Lots 39 and 41	Use Variance to Permit Two Single-Family Dwellings on 1 Lot

Table 19: Land Use Breakdown

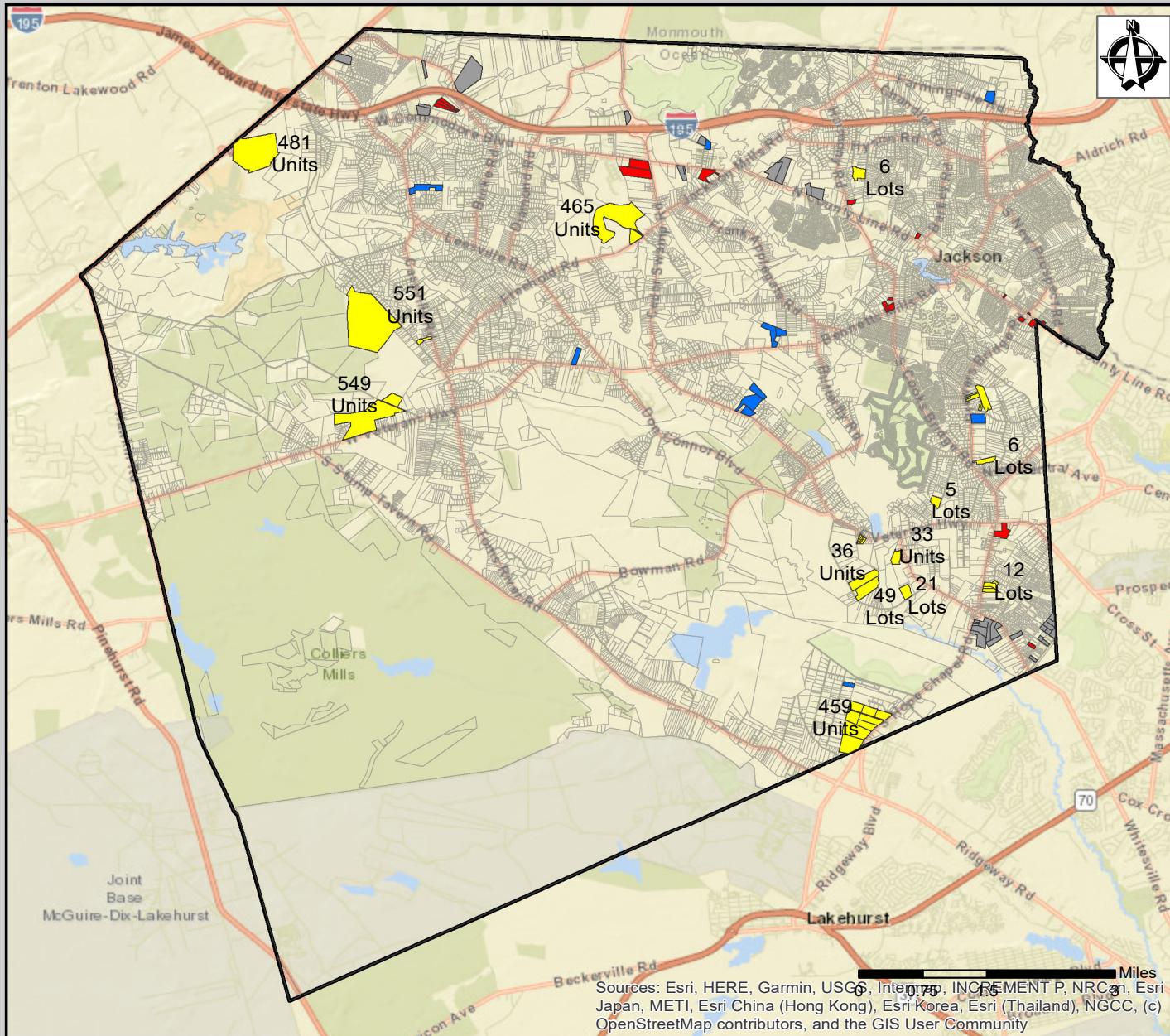
Resolution	Address/Location	Block(s) and Lot(s)	Description
Multi-Family Residential			
2020-12	Harmony Road	Block 4801, Lots 5, 6, 8, 9, and 10	Use Variance for 25 Townhouse Buildings
Mixed-Use			
2023-07	470 W. Commodore Blvd.	Block 2603, Lot 18	Use Variance for Residential and Auto Sales / Repair
House of Worship			
2022-17	146 S. New Prospect Road	Block 6401, Lots 21 and 22	D(3) Conditional Use Variance for House of Worship with Accessory Parsonage
2023-41	26 Whitesville Road	Block 19501, Lot 21 and 22	Conditional Use Variance for Shul and Accessory Mikvah
2023-42	North County Line Road	Block 5202, Lot 1	Conditional Use Variance for House of Worship
2024-21	Grand Avenue and East Veterans Highway	Block 19703, Lots 1 and 2	Use Variance to Construct Mikvah and EMS Building
Private Schools			
2023-32	537 Brewers Bridge Road	Block 7501, Lot 43	Use Variance for Yeshiva including dormitories
2024-03	950 Maplehurst Avenue	Block 21501, Lot 26	Use Variance to Operate a Private School
Telecommunications			
2023-08	Gramme & Edison Avenues	Block 22117, Lot 1	Conditional Use Variance for Telecommunications Facility
2024-16	1 Six Flags Blvd.	Block 3101, Lot 11.01	Conditional Use Variance for Telecommunications Facility

Major Site Plan Approvals

Another important part of the Master Plan process is to review the types of major projects that are being approved by the Township. Based on a review of Planning Board resolutions between 2020 and 2024, there are four categories of major subdivision and site plan approvals: residential, warehouse, commercial, and institutional (schools and houses of worship). The map on the following page shows the location of these approvals. As the map shows, the residential approvals (both subdivisions for single-family developments and site plans for multi-family and townhouse developments) were located in the eastern and western portions of the Township. Commercial and warehouse/industrial developments were largely along the North County Line Road / West Commodore Boulevard corridor, with other larger developments near the South Hope Chapel Road / Whitesville Road intersection. The institutional use approvals were more scattered. The following table provides details on each of the major approvals granted by the Jackson Planning Board.

MAP 9: DEVELOPMENT APPROVALS

JACKSON, NJ



Major Subdivision and Site Plan Approvals
2020-2024

JACKSON TOWNSHIP
OCEAN COUNTY
NEW JERSEY

Legend

- Parcels_2023
- Commercial Approvals
- Institutional Approvals
- Warehouse Approvals
- Residential Approvals

Source: Jackson Township Planning Board



CONSULTING & MUNICIPAL ENGINEERS

3141 BOLTON AVENUE, PINE BELL, N.J. 08859
3140 ROUTE 1 SOUTH, HOBOKEN, N.J. 07030
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSAL.COM

DATE 7/25/2024	SCALE 1 inch = 9,167 feet	LAST REVISED 12/09/2024	CREATED BY NSF
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Table 20: Planning Board Major Approvals, 2020-2024

Resolution	Block	Lot	Address	Applicant/Project Name	Summary (# units, comm/indus. Sq. ft., etc.)
2020-04	21702	32	South Hope Chapel Road	Major Subdivision Approval	Creation of twelve (12) residential building lots and one stormwater management lot on the subject property.
	21801	57, 58, 59, 61			
2020-03	22112	5	220 Faraday Avenue	Preliminary Major Site Plan Approval	Development of Lot 5 in Block 22112 with 19,005 sq. ft. flex space including an 8,605 s.f. office building and associated site improvements
2020-06	10401	5.01	Perrineville Road	Preliminary Major Subdivision and Site Plan Approval	Creation of a residential development which will be comprised of single family, multi-family and townhouses totaling 551 units and a clubhouse.
	11404	52, 69			
2020-16	6501	42.03		Preliminary and Major Site Plan Approval	Construction of a 3-story, 104,211 sf self-storage facility including 675 sf office on the site.
2020-20 / 2021-21	19403	6, 24, 25, 26, 27	Grawton Road	Preliminary Major Site Plan Approval / Final Major Site Plan Approval	The development of 36 dwellings located within nine 2-story multi-family buildings for the site.
2020-18	20101	30	Sam's Road	Preliminary and Final Major Site Plan Approval	The establishment of five (5) residential building lots and one stormwater management lot for the site.
2020-05	22010	2, 6	360 Faraday Avenue	Preliminary and Final Major Site Plan Approval	The construction of a 12,000 SF warehouse/office/manufacturing multi-tenant building for the site.
2021-12	17802	57.01	West Veteran's Highway	Major Subdivision and Preliminary and Final Site Plan Approval	A Preliminary and Final Major Subdivision and Site Plan Approval, Conditional Use Approval, Along With Bulk Variances and Design Waivers for the site.
	10401	5.04			
2021-14	14101	18	211 Brewers Bridge Road	Major Subdivision Approval	The establishment of six (6) residential building lots and one stormwater management lot at the site.
2021-13	6501	42.04	2180 West County Line Road	Major Subdivision Approval	The construction of a new two-story, 6,000 square foot office building for the site.

2021-15	13401	2.02, 4.01, 15, 16, 24, 26	Green Valley Road and Brewers Bridge Road	Preliminary Major Subdivision Approval	The establishment of fifteen (15) residential building lots and two open space/stormwater management lots at the site.
2021-17	4201	1, 2	584 Cedar Swamp Road	Major Subdivision and Preliminary and Final Site Plan Approval	The establishment of 5 individual development tracts on the site.
2021-06 / 2021-06A / 2023-20	4101	20.02	Freehold Road	Preliminary and Final Major Site Plan Approval / Major Subdivision Approval	Establishing 465 townhouse units, a clubhouse, and final site plan approval for 186 units, open space lots, recreation clubhouse lot, roadways, and a pump station for the site.
2021-11 / 2021-11A / 2024-17	3601	2, 3, 5, 6	Cassville Road	Preliminary and Final Major Site Plan Approval	The construction of a 286 seat, 13,043 sf. Church building with 5,000 sf. Basement including classrooms, offices, kitchen, conference rooms, a multi-purpose room, and an accessory storage shed structure for the site. / The establishment of a private high school.
2021-20	19501	35	Grawton Road	Preliminary and Final Major Site Plan Approval	The creation of twenty (20) single-family residential building lots, one multifamily lot, and one stormwater management lot for the site.
2021-19	7403	1, 2	705 Brewers Bridge Road	Preliminary and Final Major Site Plan Approval	The construction of a new two-story, 26,300 square foot general and medical office building at the site.
2021-18	3001	1	Monmouth Road	Preliminary and Final Major Site Plan Approval	The construction of 481 residential units, a club house, and 74,764 SF of commercial space for the site.
2021-23	4801	24	440 North County Line Road	Major Site Plan Approval	The construction of an office/warehouse at the site.
2022-04	22301	5, 6, 16	370 Whitesville Road	Preliminary and Final Major Site Plan Approval	The construction of one 14,940 sf warehouse (reduced to 11,620 sf), and one 78,300 sf warehouse building at the site.
2022-05	401	9	Wright-Debow Road	Preliminary Major Site Plan Approval	The establishment of 4 stand-alone one-story buildings with total floor area of 700,000 sq. ft.

2022-06	7402	2, 3	County Line Road	Preliminary and Final Major Site Plan Approval	The construction of a new two-story, 41,000 square foot office building including a full basement area.
2022-08	7309	12, 13	West Country Line Road	Preliminary and Final Major Site Plan Approval	The establishment of a two-story, 11,340 square foot office building for the site.
2022-11	8601	41	28 North Cooks Bridge Road	Preliminary and Final Major Site Plan Approval	Construction of an 11,335-sf two-story office building for the site.
2022-12	22103	14	320 Edison Avenue	Amended Preliminary and Final Major Site Plan Approval	Construction of a two-story office building and accessory storage facility for the site.
2022-17	5301	12	North County Line Road	Amended Preliminary and Final Major Site Plan Approval	Construction of a two-story multi-tenant building consisting of 13,301 sf of office area, 5,484 sf of retail area, 798 sf mezzanine area, and a basement area of 3,208 sf for the site.
2022-18	2301	10	498 Herman Road	Amended Preliminary and Final Major Site Plan Approval	Construction of a 35,910 square foot warehouse with office space for the site.
2023-03A	2401	6	Cedar Swamp Road/Progress Place	Preliminary and Final Major Site Plan Approval	Construction of a 60,023 sf warehouse with office space for the site.
2023-06	19403	4	233 Grawtown Road	Major Subdivision Approval	The establishment of 49 single family residential building lots, 10 affordable dwelling units, and one stormwater management lot at the site.
2023-07A	2101	16, 17	North County Line Road	Preliminary and Final Major Site Plan Approval	The construction of four one-story multi-unit buildings involving a total of 493,442 square feet at the site.
2023-09	2701	32, 33	West Commodore Boulevard	Preliminary and Final Major Site Plan Approval	The construction of a 154,695 sf warehouse and an office for the site.
2023-12	8701	18, 22, 23	Bennetts Mill Road	Preliminary and Final Major Site Plan Approval	The construction of a 75,000 sf three-story business/professional office building for the site.
2013-13	15601	2, 6	245 East Veterans Highway	Preliminary and Final Major Site Plan Approval	A Preliminary and Final Major Site Plan Approval with Required Variances and Design Waivers for a 4 Building School Campus at the site.
2013-13	15701	15			
2023-14	21301	10.01	21 South Hope Chapel Road	Preliminary and Final Major Site Plan Approval	Establishment of a new retail building for the site.

2023-16	14301	8	Brewers Ridge Road	Preliminary and Final Major Site Plan Approval	Establishment of a new elementary school at the site.
2023-11	23001	22, 23, 24, 25, 26, 27, 28, 29	South Hope Chapel Road	Major Subdivision and Preliminary and Final Site Plan Approval	The establishment of a residential housing development at the site.
2023-17	1102	24.02	1020 Farmingdale Road	Preliminary and Final Major Site Plan Approval	Establishment of 3 new private high school buildings at the site.
2023-18	4301	15	East Commodore Boulevard	Minor Subdivision and Preliminary and Final Major Site Plan Approval	The Creation of two new one-story multi-use buildings at the site.
2023-19A	7310	1	2100 West County Line Road	Preliminary and Final Major Site Plan Approval	The construction of a two-story office building at the site.
2023-20	2201	54	Herman Road	Final Major Site Plan Approval	The construction of a 15,628 sf warehouse with a 2,984 sf 2nd floor non-medical office building at the site.
2023-23	2603	29, 30, 31	Patterson Road	Preliminary and Final Major Site Plan Approval	The construction of a mixed use building for the site.
2023-27	4301	5, 6	East Commodore Boulevard	Preliminary and Final Major Site Plan Approval	The construction of a 70,000 sf building with an 11,400 sf mezzanine office for an Office/Showroom/Garage/Warehouse/Shop.
2023-30	12201	16, 18	Bennetts Mills Road	Preliminary and Final Major Site Plan Approval	Establishment of a daycare facility.
2024-05	301	5	705 Wright DeBow Road	Major Subdivision Approval	Establishment of a contractor's warehouse & an office building.
2024-06	4901	1	430 Cook Road	Major Subdivision Approval	Approved subdivision of the site. The subdivision of existing Lot 1 into six (6) new single-family residential lots (Lots 1.01 through 1.06).
2024-07	4901	13	425 Harmony Road	Preliminary and Final Major Site Plan Approval	Establishment of a two-story office building.
2021-11	19501	25	54 Whitesville Road	Granting Preliminary & Final Major Site Plan Approval and Preliminary & Final Major Subdivision Approval for Whitesville Homes, LLC	An approval for the establishment of single family residential building lots at the site.
2024-13	11801	80	218 West Veterans Highway	Preliminary and Final Major Site Plan Approval	The construction of a church and adjacent structures.

2024-15	22203	11	427 Whitesville Road	Preliminary and Final Major Site Plan Approval	Establishment of a contractor warehouse and a paved parking area.
2024-18	4801	24, 25	450 Business Park	Granting Preliminary & Final Major Subdivision Approval with Required Variances and Design Waivers for 450 Business Park, LLC	The construction of a contractor's office warehouse.
2024-19	102	1	463 Monmouth Road	Preliminary and Final Major Site Plan Approval	The construction of an office/warehouse at the site.
2024-20	22301	3.01, 17, 20, 21, 22, 23, 24,	287-325 South Hope Chapel Road	Preliminary and Final Major Site Plan Approval	Establishment of three 1-story warehouse/office buildings.
2024-21	23001	15	417 Basso Street	Preliminary and Final Major Site Plan Approval	The construction of a private girls secondary school.
2024-23	22009	1, 2, 3, 4, 5, 6		Preliminary and Final Major Site Plan Approval	The construction of a warehouse and office.

Land Use Issues

While the pace of Jackson's population growth has slowed since 2010, according to the U.S. Census, it is still growing. The 6.7% growth between 2010 and 2020 still equates to 3,688 more people living within Jackson. The American Community Survey for 2023 suggests the population of Jackson has reached 60,275, an increase of 1,731 people from 2020. The increasing population will need not just housing but also stores from which to buy everyday products, open space for recreation, and businesses to flourish. Along with the growth in population, there has been growth in commercial and industrial developments. Carefully managing this growth in a way that respects and protects the existing character of Jackson and its neighborhoods will be an issue for the Township over the next ten years. Balancing these competing interests will also provide the means to maintain a "balanced" population that does not lean heavily to one side or the other of the age spectrum.

As a gateway to the Pinelands region, another issue facing the Township is to ensure an adequate amount of open space that integrates the non-Pinelands area with the Pinelands, which would also preserve, or at the very least mitigate the impacts of development on environmentally-sensitive areas. This need for preservation must be balanced with the need for tax ratables from the development of vacant parcels, which is needed to ensure a solid tax base for the provision of municipal services. Alternative methods of providing services could also be considered.

Managing growth in the Township also includes ensuring that there is infrastructure for all developments. This includes utilities (such as sanitary sewer, stormwater management, gas, etc.), and roadway improvements. Increasing traffic, including passenger vehicles on roads designed to handle lower loads has become a significant concern for members of the public and Township officials. Stormwater management and an increasing number of flooding events were also serious concerns raised by the public and will continue to be issues with the on-going effects of climate change.

Another issue facing the Township is the large amount of land that is restricted from full development due to the possible presence of wetlands. This situation requires that future development projects be designed to accommodate multiple functions at once in order to provide the services and amenities the large population of Jackson requires.

Land Use Recommendations

Rezoning Recommendations

The current zoning map and ordinance are largely consistent with addressing the issues noted above, at least in the short-term, however rezoning should be considered. Table 10 details the recommendations.

To determine these re-zonings, the existing land uses (including any developed as non-compliant with the zoning), and approved use variances were reviewed in order to determine if re-zoning is warranted. It is noted that re-zoning is only recommended when the character of the surrounding neighborhood is in keeping with the recommended re-zoning. Zone changes may also be recommended as Township policy decisions. These are recommended when there is a decision made to prioritize conservation, traffic circulation, affordable housing, encouraging a variety of housing types, and other such policy goals.

Table 21: Recommended Rezonings

Block	Lot	Current Zone	Recommended Zone	Rationale
2201	46	MF	LM	Developed with commercial/industrial property; contiguous with LM
2201	47	MF	LM	Noted as commercial development in MOD IV; contiguous with LM
701	63	PRC	R-1	Rezoned to PRC but outside of planned community
701	62	PRC	R-1	Rezoned to PRC but outside of planned community

701	61	PRC	R-1	
701	59	PRC	R-1	
701	58	PRC	R-1	
701	57	PRC	R-1	
701	56	PRC	R-1	
701	53	PRC	R-1	
702	1	PRC	R-9	
702	2	PRC	R-9	
702	3	PRC	R-9	
702	4	PRC	R-9	
702	32	PRC	R-1	
702	33	PRC	R-1	
702	34	PRC	R-1	
702	35	PRC	R-1	
701	645	PRC	R-9	
701	646	PRC	R-9	
701	647	PRC	R-9	
701	648	PRC	R-9	
701	649	PRC	R-9	
701	650	PRC	R-9	
701	651	PRC	R-9	
701	652	PRC	R-9	
701	653	PRC	R-9	
701	654	PRC	R-9	
701	655	PRC	R-9	
701	656	PRC	R-9	
701	657	PRC	R-9	
4801	3	LC	R-1	Contiguous with R-1 lots developed with single family
4801	4	LC	R-1	
4801	7	LC	R-1	
4801	5	LC	MF	Approved by Zoning Board for townhouse development
4801	6	LC	MF	
4801	8	LC	MF	

Table 21: Recommended Rezonings

4801	9	LC	MF	
4801	10	LC	MF	
5601	53	MF	R-15	Developed with a single-family dwelling and contiguous with R-15
5601	54	MF	R-15	Developed with a single-family dwelling and contiguous with R-15
5601	55	MF	R-15	Developed with a single-family dwelling and contiguous with R-15
5601	56	MF	R-15	Developed with a single-family dwelling and contiguous with R-15
5601	57	MF	R-15	Developed with a single-family dwelling and contiguous with R-15
5601	58	MF	R-15	Developed with funeral home, but contiguous with R-15 zone
5601	16	MF	R-15	Contiguous with above parcels and R-15 zone; no ROW access
2603	6.01	MF	LM	Developed with a warehouse
2603	6.02	MF	LM	
2603	6.03	MF	LM	
2603	6.04	MF	LM	
4301	37	ROS	R-20	Developed with a single-family dwelling; contiguous with R-20 zone
4302	10	LC	HC	Surrounded by properties in the HC zone along N. County Line Road – this is the developable area of the property.
4302	47	Mixed: R-1 and LC	R-1	Frontage of property is R-1; contiguous with R-1 zone along same frontage
4303	45	LC	MHP	Existing mobile home park
4302	47	Mixed: R-1 and LC	R-1	Frontage of property is R-1; contiguous with R-1 zone along same frontage
3801	41	Mixed: R-1 and R-3	R-1	Frontage of property is R-1; contiguous with R-1 zone along same frontage
3801	42	Mixed: R-1 and R-3	R-1	Frontage of property is R-1; contiguous with R-1 zone along same frontage

4717		HC / PRC	PRC	Part of PRC development, but not all parcels are zoned PRC; re-zone to correct
7803	2	R-9	NC	Existing commercial property, provides buffer between residences and County Line Road
7002	1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 2, 3, 4, 5, 6, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29	R-1	R-9	Lots undersized for R-1 district. Make R-9 to be contiguous with neighboring R-9 district.
7104	1, 2, 3, 4, 5, 6	R-1	R-9	Lots undersized for R-1 district. Make R-9 to be contiguous with neighboring R-9 district.
7501	43	R-3	R-1	Surrounded by properties in the R-1 zone along Brewers Bridge Road – makes more sense to maintain consistency along the ROW.
7501	21	LC	R-1	Surrounded by properties in the R-1 zone along Brewers Bridge Road – makes more sense to maintain consistency along the ROW.
14301	8, 9, 10, 11, 12, 13, 14	R-3	R-1	Surrounded by properties in the R-1 zone along Brewers Bridge Road – makes more sense to maintain consistency along the ROW.

6801	38	R-1	NC	Surrounded by commercial uses on two sides, with vacant property next to it before residential; across from other commercial use. Makes more sense to rezone for commercial.
19201	1	FA-2	RD-9	In compliance with Board resolution and Court Orders
4801	14	LC	HC	Extend existing HC zone along County Line Road to provide for more commercial opportunities for existing and future residential developments
4801	15	LC	HC	
13701	1-20	R-1	R-15	Consistent with zoning in surrounding neighborhood

LAND USE ELEMENT RECOMMENDATIONS

R-5 Single Family Residential (Conservation) to R-1 Residential

It is recommended that certain areas in the R-5 zone that are developed with single-family residences on smaller lots be re-zoned to R-1 zone.

Proposed Mixed-Use Districts

In order to provide housing opportunities with adequate amenities as well as retail and employment options, all while limiting additional traffic impact, several mixed-use districts are recommended at the following locations: North County Line Road/North Cooks Bridge Road, North/West County Line Road/Bennetts Mills Road, West County Line Road/Brewers Bridge Road, West Veterans Highway/Don Connor Boulevard, and Whitesville Road/Faraday Avenue (see the Land Use Element for more details).

General Recommendations

Public Facilities and Education Zone (PFE) Standards

The Land Use and Development Regulations do not provide standards for the Public Facilities and Education Zone. In order to ensure standard development of these areas, it is recommended that bulk regulations and design standards for these zones be adopted.

Air Installation Compatible Use Planning District Overlay Standards

The Zoning Map identifies an Air Installation Compatible Use Planning District Overlay; there are no standards or regulations for this Overlay in the Land Use and Development Regulations. In order to ensure proper regulation of this area, and ensure the compatibility of the area surrounding the military installation air field with that use, standards and regulations should be adopted.

PRC Planned Retirement Community Standards

The standards of the PRC Planned Retirement Community Zone found at §244-53 of the Land Use and Development Regulations may not meet the existing conditions of the planned retirement communities. A large number of the lots not meeting the conditions (in Blocks 701, 702, and 703) are proposed to be rezoned to either R-1 or R-9 Residential Zones. The standards of the PRC should also be evaluated against existing conditions in the properties remaining in the PRC and modified as needed.

R-1 Standards

There are several sections in the Land Use and Development Regulations that deal with bulk and area standards for properties in the R-1 District. For example, the §244-47 of the Regulations indicate that all new lots created by subdivision after 2010 shall comply with R-3 Residential zoning standards, unless connected to a public sewer. Additionally, an addition would have to comply with the R-3 standards. This can lead to homeowner confusion and expense. The standards should be reviewed and streamlined for ease of understanding by the general public.

Lot Coverage Standards

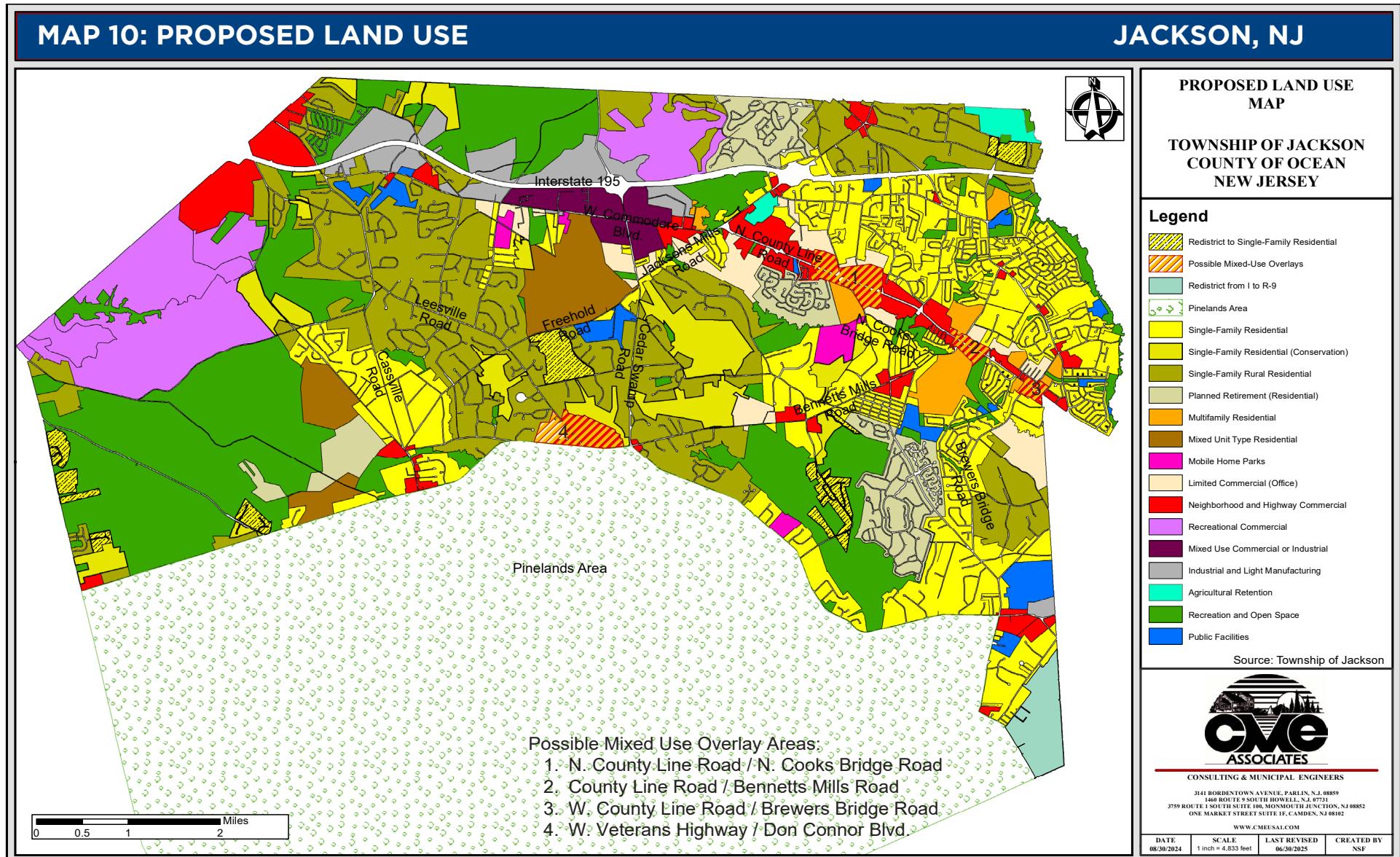
The bulk standards for R-2, R-3, and R-5 Residential Districts do not provide maximum lot coverages. Given the issues with stormwater management, it is recommended that appropriate lot coverage standards be provided for these zones.

Sign Requirements

There are several potential discrepancies or confusing points regarding sign requirements at §244-207, including but not limited to: freestanding height requirements and real estate/subdivision/site development sign requirements. This section should be reviewed and revised to remove discrepancies or confusing points. Additionally, the last update to the sign regulations was in 2015, with most of the regulations adopted in or before 2004. The sign regulations should therefore be reviewed and updated based on current land use standards including lighting for signs, dimensions, and more graphic-based requirements.

Land Use Plan Map Changes

The map below outlines key updates to Jackson's Land Use Plan. No changes to land use or zoning in the Pinelands area is recommended.



Driveway Setbacks

The Land Use and Development Regulations do not currently have requirements for driveway setbacks from property boundaries, which can lead to properties with driveways installed along property lines. This does not comport with one of the purposes of the New Jersey State Municipal Land Use Law: "to provide adequate light, air and open space." As such, appropriate driveway setbacks should be determined and adopted.

Electric Vehicle Standards

The State of New Jersey adopted a Model Ordinance regarding the provision of electric vehicle parking spaces for applications requiring preliminary site plan approval. The Township should adopt the Ordinance into the Land Use and Development Regulations.

Fee Schedule

While there have been adjustments to the fees in §244-12 of the Land Use and Development Regulations, the most recent of which was the mandatory development fee in 2022, the administrative fees for land use applications have not been modified since 2007. All fees should be reviewed and adjusted to contemporary standards for fees for applications.

Fence and Shed Requirements

Many of the variances granted by the Zoning Board of Adjustment over the previous five years relate to the construction of accessory sheds and/or fences on residential properties, including on corner lots where privacy fencing or accessory structures are proposed in a front yard area. While it is appropriate to regulate fencing and sheds, regulations should accommodate some concession to real-world conditions, such as fencing and accessory uses in front yard areas on corner lots. It is recommended that the shed and fencing requirements for all residential zones, especially R-1, be amended to provide fencing, shed, and accessory use/structure exceptions for corner lot front yards.

Homeowner's Association & Recreation Space

Since 2020, the Planning Board for Jackson Township has approved 15 applications for major site plans or subdivisions involving residential units or lots, ranging from a six-lot single-family subdivision to a 549 mixed residential development.

There are currently no set-aside requirements for recreational spaces within these developments. In order to ensure adequate services and recreation space are provided, it is recommended that for all residential developments over 10 units, where each unit is provided less than 1 acre of land, the Land Use and Development Regulations should require a set-aside of recreational space. Additionally, it should be required that a homeowner's association (HOA) be established to maintain all common areas, including the recreational spaces and stormwater retention basins.

Redevelopment Studies

In order to advance the possible mixed-use town centers noted in the land use plan, the Township should investigate the possibility of undertaking redevelopment studies and plans for those areas identified in this Element. Such studies and plans could be useful tools for attracting the necessary development capital required to construct large-scale projects.

Streetscape Design

A key part of promoting town and neighborhood identity is the streetscape of an area. The streetscape provides a connection between the public and private realms, and showcases the town and neighborhood to local residents and to those passing through. Jackson currently does not have robust streetscape design standards for its commercial and mixed-use areas. In order to provide for "a desirable visual environment through creative development techniques and good civic design and arrangement" (MLUL, NJSA 40:55.D-2.j) it is recommended that the Township adopt streetscape standards for its NC Neighborhood Commercial, HC Highway Commercial, and all mixed-use areas either existing or to be created.

RG-2 Regional Growth Zone Commercial Development

The existing Pinelands RG-2 zone in the Township is located in the East Veterans Highway corridor, which could handle additional limited neighborhood commercial development serving the residential uses around it. The RG-2 zone does not permit commercial development, limited or otherwise. While the Township cannot change the zoning and permitted uses on its own, it is recommended that the Township work with the Pinelands Commission to find a suitable solution to provide additional commercial development opportunities along the East Veterans Highway corridor and other areas zoned to RG-2.

Toms River Corridor Buffer Overlay

The Toms River Corridor Buffer Overlay currently requires a 600-foot buffer from wetlands boundaries along the Toms River and Ridgway Branch within the Pinelands National Reserve. While existing structures and uses are permitted to remain with limited expansion opportunities, and while limited exceptions for development are provided for on properties that are effectively consumed by the buffer, much development potential in the Pinelands is hampered. Given the need for expanded housing and employment opportunities in the Township, it is recommended that Jackson work with the Pinelands Commission to review and amend this Buffer Overlay.

Housing Option Variety

The residential zones provided in Jackson are either single-family zones or multi-family zones, with the permitted density in the MF zones not to exceed six (6) dwelling units per acre. In order to provide a variety of housing options for younger families, retired couples or individuals, and others, additional types of multi-family housing should be permitted in carefully chosen zones within the Township. This should be done, at first, in areas that are not yet developed. In future years, consideration should be given to allowing accessory dwelling units in "R" residential zones.

Recreation Facilities

There is an on-going need for outdoor and indoor health, fitness and recreational facilities in Jackson. Gyms, health/fitness clubs, and indoor recreation facilities should be added as permitted uses in the NC Neighborhood Commercial and LC Limited Commercial.

Daycare/Childcare Facilities

With an increasing population of young families, the Township must plan for modern facilities that are or will be needed for young adults and their children. This includes daycare and childcare facilities. At the same time, care must be taken that these businesses are located in appropriate locations. It is recommended that the Township review the land use regulations regarding these facilities and update them to meet State of New Jersey regulations and standards (including in regards to outdoor play areas), and to channel them into appropriate areas along main roads.

Neighborhood Commercial Centers

Given the goal to provide additional opportunities for residents of areas with limited access to neighborhood commercial amenities, it is recommended that the Township examine intersections in the single-family residential districts in the central and western areas of Jackson for appropriate locations for neighborhood commercial uses and possible re-zoning. The following intersections provide a starting point, but are not exhaustive for possible intersections.

- Freehold Road / Leesville Road
- Cassville Road / Leesville Road
- Cedar Swamp Road / Pleasant Grove Road
- South New Prospect Road / Woodlane Road
- East Veterans Highway / Whitesville Road
- East Veterans Highway / Butterfly Road

Density

An appropriate density for Jackson is required that acknowledges the need to increase the population and opportunities for that population (including the Township's affordable housing obligations under the 2025-2035 Fourth Round) while also keeping Jackson's identity as a suburb on the fringe of the Pinelands area. While it is acknowledged that a higher density will be required, it is recommended that a maximum density of no more than 8 dwelling units per acre be permitted in multi-family zones.

MUNC/HC and MUNC/LM

Jackson has seen many changes to its demographics and land use patterns since the MUNC/HC and MUNC/LM zones were established, and some of the permitted uses and regulations may be outdated as they relate to the area covered by these zones. It is recommended that the Township review the MUNC/HC and MUNC/LM permitted uses, bulk standards, and other requirements or design standards in light of these changes and adopt standards that address the changing characteristics of these areas.

Compliance with Consent Orders

In 2023 the Township entered into Consent Orders regarding religious uses within Jackson with the State of New Jersey and the federal Department of Justice. While most of the ordinance changes required by the Orders were undertaken, it is

recommended that the Township review these Orders (especially the federal Order) and adopt any additional land use requirements therein.

Cemeteries

As the population of Jackson (and the Ocean County region as well) continues to grow, there will be a growing need for cemeteries, especially cemeteries that specialize in interment for religious groups with specific burial needs. The Township currently permits cemeteries and mausoleums as conditional uses in the R-2, R-3, and R-5 zones. It is recommended that the Township review whether cemeteries can be permitted as conditional uses in additional areas of the Township.

Rear and Side Yards for Corner Lots

As currently interpreted, the Land Use and Development Regulations require two front yards and two side yards for corner lots. Since side yard setback requirements are generally lower than rear yard setback requirements, this reduces the yard area for a “rear” yard on a corner lot. It is recommended that the Township review the Regulations and adopt adequate regulations to ensure at least one rear yard area is provided for a corner lot.

Banquet Halls

As the population of Jackson and the surrounding Ocean County region continues to grow, there is a need for facilities for family and community celebrations. Currently, Jackson Township permits banquet facilities only in the HCMU Highway Commercial Mixed-Use Zone, along Monmouth Road between Interstate 195 and Six Flags Great Adventure. It is recommended that the Township examine adding a definition of banquet facilities to the Land Use and Development Regulations and adding banquet facilities as permitted or conditional uses in other appropriate areas of the Township.

Food Trucks

Food trucks have become a popular feature of American life over the last 20 years. They can act as amenities and economic opportunities for residents, but can also create land use and circulation issues. It is recommended that the Township review the municipal code and identify appropriate regulations related to permitted locations and necessity of permits, and adopt the regulations.

Mail Boxes

As residential development continues in Jackson, ensuring adequate mail delivery is a goal for multiple local, state and federal agencies.

To facilitate adequate and efficient mail delivery, it is recommended that developers of projects with more than 10 homes should be required to contact the United States Postal Service regarding the proper installation of mailboxes, including the possibility of gang mailboxes.

Land Clearing

Much of the residential development occurring on Jackson are on previously vacant, undeveloped properties where land clearing must occur prior to construction. However, if clearing happens too far in advance of construction, visually unappealing and environmentally hazardous conditions may be the result. It is recommended that the Township should research and implement possible solutions to ensuring construction follows soon after land clearing. Additionally, Township should review the background and history of the current tree ordinance in order to amend and update the ordinance accordingly.

Solar-Ready Roofing

Ensuring an adequate supply of renewable energy is a critical task for all levels of government. Roofing on commercial developments offer a possible location for future solar arrays. It is recommended that the Township should adopt site plan and architectural standards providing that roofing on future commercial developments must be built to accommodate solar energy arrays.

Coming Soon Project Signs

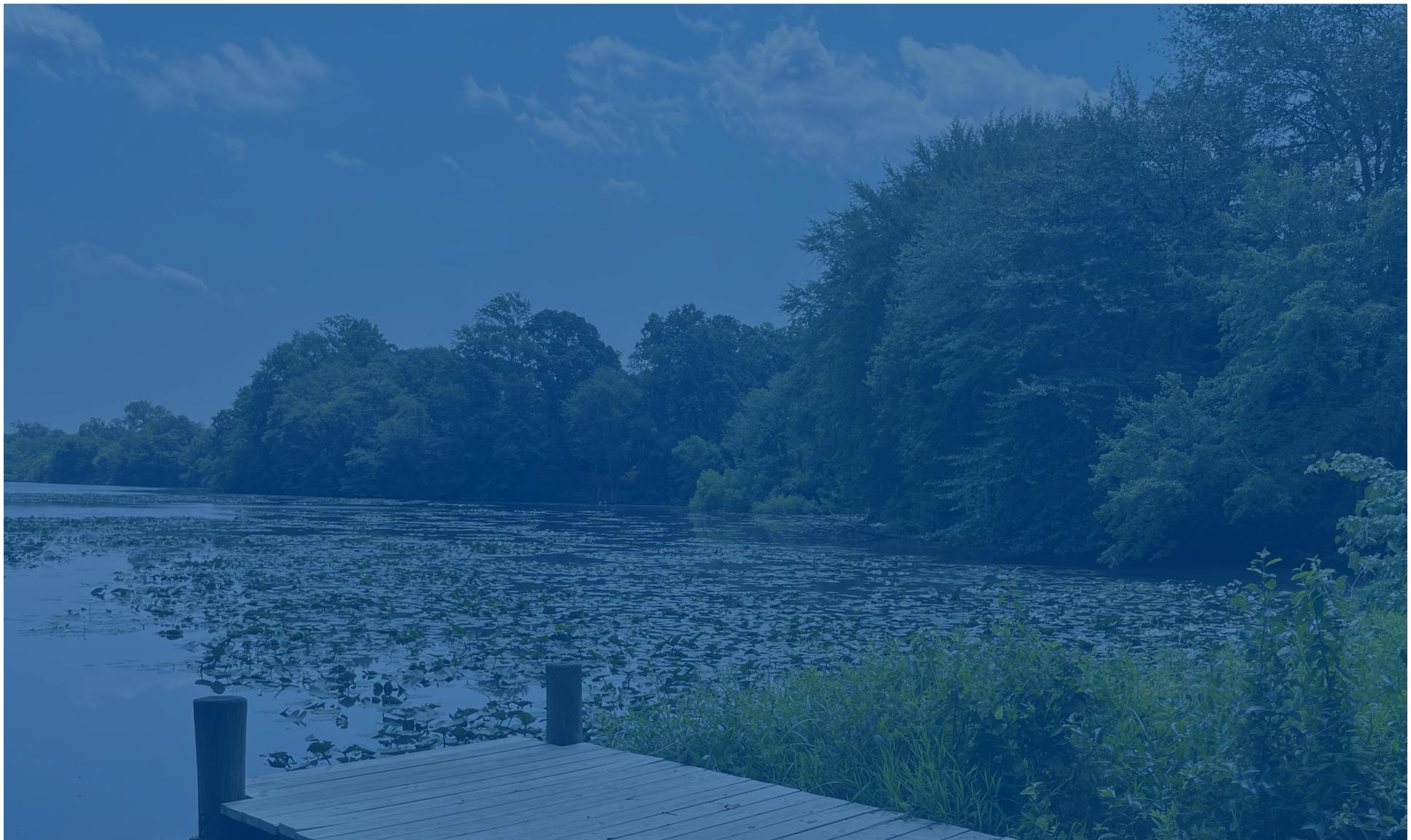
There is a public interest in knowing and understanding what development projects will be “coming soon” to a location once approval has been granted and site development has begun. It is recommended that the Township adopt a regulation requiring developers of projects that do not include a residential component to install a temporary sign showing the proposed development.

RD-9 Mixed Use Overlay

Some of the properties zoned to the RD-9 Rural Development zone in the Pinelands are located in a strategic location along South Hope Chapel Road near the intersection of several municipalities, and would therefore be suitable for commercial, and corporate office uses along with higher density residential uses. It is recommended that this area should be studied in coordination with the Pinelands to determine if a mixed-use overlay permitting residential and office uses can be instituted.

4

CLIMATE CHANGE VULNERABILITY ASSESSMENT



Climate Change-Related Vulnerability Assessment

What is a Climate Change Vulnerability Assessment?

Vulnerability is the extent to which people, places, systems, or things are prone to, or are unable to cope with, adverse impacts of climate change. Conducting a Vulnerability Assessment is the first step in creating local climate resiliency strategies to manage those risks and support initiatives designed to protect the community from disaster and enhance operational responses. The process involves assessing vulnerable areas, critical facilities, assets, and infrastructure to map a municipality's current vulnerability/risk to climate-related hazards, including extreme weather, temperature, fire, flooding and sea level rise scenarios with considerations for forecasted future conditions. The assessment will enhance preparedness, risk reduction and avoidance, inform land use planning decisions, including evacuation and sustaining municipal operability and quality of life during and immediately following a natural disaster.

On February 4, 2021, Governor Phil Murphy signed Senate Bill No. 2607 into law, amending the Municipal Land Use Law to create a climate change hazard vulnerability assessment, policy statement and resilience strategies requirement. The goal of this amendment was to increase municipalities' management of climate-related risks at a policy level. Municipalities were required to incorporate a climate change-related hazard vulnerability assessment into any Master Plan Land Use Element adopted after the date of amendment signing.

The law specifically requires that the following priorities be met by a municipality in preparation of a climate change hazard vulnerability assessment.

- (i) Municipalities to analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards;
- (ii) Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified above related to that development;



Johnson Memorial Park

- (iii) Identify 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 operational state;
- (iv) Analyze the potential impact of natural hazards on relevant components and elements of the Master Plan;
- (v) Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- (vi) Include 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; and
- (vii) Rely on the most recent natural hazard projections and best available science provided by the New Jersey DEP.

Municipal Context

Jackson is an inland municipality and is a significant part of the Barnegat Bay watershed. The headwaters of two important rivers, the Toms River and the Metedeconk River, originate in Jackson and flow southeastward through the Township. These waterways and their tributaries contribute to the presence of sizeable wetland areas throughout the Township. In addition to this, the Township is characterized by a significant portion of natural reserve in the form of New Jersey Pine Barrens. As a result, about 47 percent of the Township's land comprises conservation area, including reserved open space and a military facility to the south.

Hazard Vulnerability Assessment

Jackson is vulnerable to climate change-related hazards, most pressingly inland flooding from major storms to dam failures. Due to the presence of pinelands, it is also exposed to the risk of wildfires. The following assessment of current and future vulnerabilities is listed based on the findings noted in the 2018 Ocean County Hazard Mitigation Plan (HMP), New Jersey Climate Change Resource Center, NJ Adapt tools and climate change resources published by the NJDEP. Jackson may consider installing evacuation route signs.



Increased Temperature

The 2020 Scientific Report on Climate Change states that New Jersey is one of the fastest warming states in the country. According to the latest report published by the New Jersey Climate Change Resource Center, New Jersey's annual temperatures have risen by approximately 4 °F since 1900 – roughly twice the global (over land and ocean surface) average and about 1.4 times the global over land average. This warming trend is expected to accelerate with further climate change, leading to increased heat stress-related health conditions, especially among vulnerable populations; more widespread damage to built infrastructure, such as roads and electrical wires; and exacerbation of conditions contributing to wildfires. By 2100, the annual average temperature in New Jersey is projected to be 3.7–6.2 °F or 7.4–11.7 °F above the 1991–2020 normal with moderate and very high greenhouse gas emissions, respectively.

Despite Jackson not being heavily urbanized and having significant forest cover that aids in balancing the microclimate, there have been many cases related to excessive heat wave warnings over the past few years especially during the months of June and July.

Hurricanes (Severe Weather Events)

In recent years, New Jersey has seen a marked increase in hurricanes, tropical storms, and extreme precipitation events. Hurricanes Irene and Sandy, which struck in 2011 and 2012 respectively, served as stark reminders of the region's vulnerability to these hazards. Moreover, Ocean County has been ranked as the most hurricane-vulnerable area in New Jersey. Although the County Hazard Mitigation Plan (HMP) classifies its coastal townships as more vulnerable to wind and storm surge effects, tropical storms can also track inland areas causing heavy rainfall and strong winds, putting Jackson at risk in the future. In addition to the major storms mentioned earlier, the following are some records of tropical storms in the recent past that have affected the Township or neighboring areas:

- Tropical Storm Elsa (2021) – Heavy wind and rain, spawned tornadoes;
- Tropical Storm Ida (2021) – Heavy flooding.

Flooding

According to the Federal Emergency Management Agency (FEMA), special flood hazard areas are often referred to as having a 1% annual chance of flood risk (resulting from a "100-year storm") or a 0.2% annual chance of flood risk (resulting from a "500-year storm"). New Jersey communities should anticipate and prepare for coastal storms that may result in flooding.

Jackson is susceptible to inland flooding due to its hydrological patterns. According to the County HMP, Jackson is also highly vulnerable to dam failures as it is home to one Class I High Hazard and two Class II significant hazard dams. Jackson Mills and Butterfly Bogs Dams are listed as Class II Significant Hazard dams. Flooding related to dam failures can pose a serious threat to communities located downstream from high-hazard dams.

Tornado and Windstorms

Historically, tornadoes have been rare in New Jersey. However, Jackson has experienced an increase in tornado activity in recent years. In April 2023, the town faced substantial damage to property and public infrastructure when an EF-2 tornado struck, accompanied by heavy winds and thunderstorms.

It is important to note that Jackson has one of the largest numbers of mobile homes in the County which are extremely vulnerable to high winds. The County HMP states that, "Jackson is one of the most vulnerable townships to tornadoes and windstorms because these communities have the largest populations and/or number of manufactured structures."

Wildfires

The presence of extensive Pinelands has historically made Ocean County prone to severe wildfires. Almost 30,385 acres (47%) of Jackson is covered in Pinelands making it particularly vulnerable to wildfires. Pineland fires burn extremely hot and spread rapidly and are a high threat to people, livestock and wildlife. Recent incidents in the past few years highlight the severity of this threat:

- June 2023, an 82-acre wildfire, named Glory, broke out near E Commodore Boulevard and Cedar Swamp Road in Jackson, putting 30 structures at risk.
- July 2020, a 204-acre wildfire in a remote area of the Colliers Mill Wildfire Management Area broke out.

- October 2024, lack of rain pushed most of the State into an extreme drought including the three-county Pinelands region, one that is more serious than any severe droughts that have previously occurred.

Wildfires fueled by climate changes also threaten toxic Superfund sites. The U.S. Environmental Protection Agency list of Superfund sites that are vulnerable to wildfires includes Jackson township landfill at Lakehurst Avenue.¹ Additionally, the township has listed one critical facility that is vulnerable to wildfire.

Other Hazards

Jackson Township is at relatively low risk for other major hazards, such as drought, earthquake, hail, lightning, and landslides.

Critical Resources

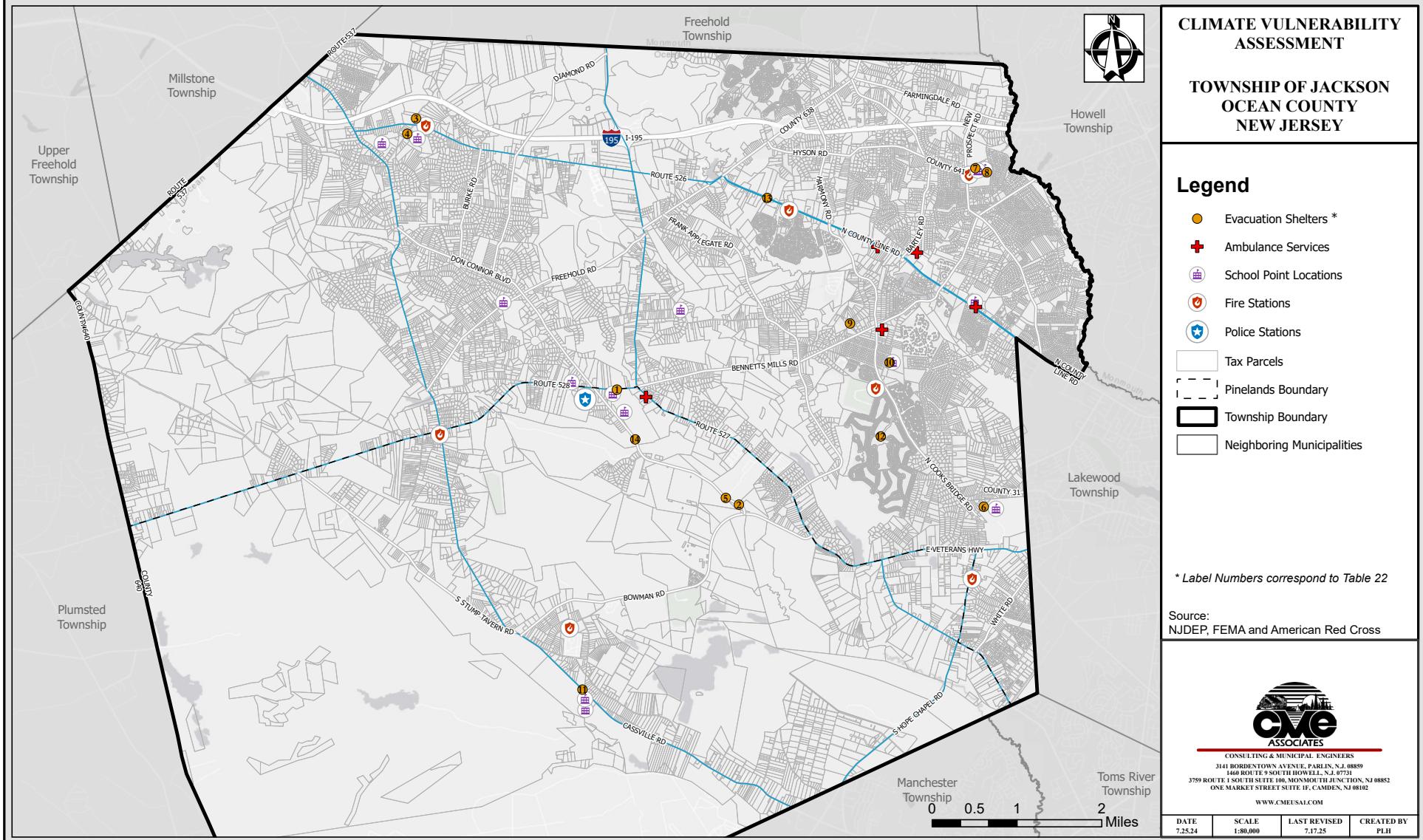
Critical facilities and resources in Jackson Township are essential for maintaining functionality especially when placed under the stress of an emergency, whether caused by a man-made or natural hazard. Should any of these events impact the municipality as predicted, maintaining critical facilities must be prioritized. The following section identifies these key assets and notes any risks or vulnerabilities that these facilities face because of climate change. All properties were examined with the help of the NJ Flood Mapper tool with an emphasis on proximity to FEMA flood hazard areas. Select critical assets are shown on Map 11 : Critical Resources on the following page.

¹ <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0200549&msspp=med>



MAP 11: CRITICAL RESOURCES MAP

JACKSON, NJ



**Zoomed in Map to highlight locations of critical resources within the Township

Evacuation Shelters/National Shelter System Facilities

Jackson Liberty High School is listed as the primary public shelter for Jackson in the case of any declared emergency.² According to FEMA and the American Red Cross database, the following sites in the Table below are listed as possible emergency shelter facilities for Jackson in the event of a disaster. These shelters are not particularly exposed to inland flooding or other climate-change-related hazards. It is noted that Sylvia Rosenauer Elementary School was permanently closed in September 2024. While the site is listed in the database, its long-term status as a site available for emergency situations is unclear and the Township should work with other government agencies to ensure an updated shelter list and that adequate facilities are present.

Table 22: List of Evacuation Shelters

	Facility	Address	Capacity
1	Switlik Elementary School	75 West Veterans Highway	419
2	Jackson Senior Center	45 Don Connor Boulevard	250
3	Carl W Goetz Middle School	835 Patterson Road	1,409
4	Elms Elementary School	780 Paterson Road	543
5	Jackson Middle School	101 Don Connor Boulevard	1,410
6	Jackson Liberty High School	125 North Hope Chapel Road	1,300
7	Howard C. Johnson Elementary School	1021 Larsen Road	295
8	Crawford - Rodriguez Elementary School	1025 Larsen Road	372
9	Veterans of Foreign War Post 4703	54 Magnolia Drive	100
10	Lucy N. Holman Elementary School	125 Manhattan Street	381
11	Ocean County Vocational Technical School	850 Toms River Road	100
12	Westlake Golf And Country Club	1 Pine Lakes Circle	250

2

<https://sheriff.co.ocean.nj.us/frmEvacuations>

13	Jackson Mills Fire Company #1	465B North County Line Road	1
14	Jackson Township Senior Center	Don Connor Blvd	0

Evacuation Routes

Interstate-195 is a major hurricane evacuation route that serves as the primary mid-state link from the NJ Turnpike/ Interstate 295 corridor to the Jersey Shore and the Garden State Parkway. County roads 571 and 527 are additional hurricane evacuation routes that run through the southern extents of the Township. Jackson Township does not have any roads under state jurisdiction. According to the NJ Flood Mapper Built Infrastructure Exposure Snapshot, 22 out of the 34 NJ Bridges present in Jackson are exposed in 1% Annual Chance Flood area.

Schools

There are presently 14 school campuses and a number of approved school applications (public & private) in Jackson, of which none are located within special flood hazard areas. As seen in Table 11, several of these schools are also designated evacuation shelter facilities for the community by FEMA. Based on the locations of some schools, they may require flood resiliency improvements in the future. A list of schools in the Township are highlighted in the Table below.

Table 23: List of Public and Private Schools

Facility	Address
Goddard School Of Jackson	178 W. Veterans Hwy
Preparatory Academy, The	109 East Pleasant Grove Road
Alpha School	2210 West County Line Road
Carl W. Goetz Middle School	835 Patterson Road
Crawford-Rodriguez Elementary School	1025 Larsen Road
Howard C. Johnson Elementary School	1021 Larsen Road
7-8 School	101 Don Connor Boulevard
Lucy N. Holman Elementary School	125 Manhattan Street
Switlik Elementary School	75 West Veterans Highway
N.J. Regional Day - Jackson	890 Toms River Road
Ocean County Vocational Technical School Jackson Center	850 Toms River Road

Elms Elementary School	780 Patterson Road
Jackson Liberty High School	125 North Hope Chapel Road
Jesus' Harvest Time Academy	404 Freehold Rd.

Police, Fire and Emergency Medical Service Stations

There are four fire districts within Jackson and a total of six fire stations, the locations of which appear to allow quick access to all parts of Jackson without impediment (e.g., flooded roadway) in the event of an emergency. All fire stations are located outside of flood hazard areas.

Table 24: List of Police and Fire Stations

Label	Station Name	Address
Police Station HQ		102 Jackson Drive
Jackson Fire Co. No. 1 Station 55		113 N New Prospect Road
Cassville Volunteer Firehouse (District 2)		785 Miller Ave
Whitesville Volunteer Firehouse (District 2)		81 South Hope Chapel Road
Jackson Fire District 3 HQ		200 Kierych Memorial Drive
Jackson Fire Station 54 (District 4)		465 N County Line Road
Jackson Mills Fire Station (54-1) (District 4)		550 W Commodore Blvd

Jackson Township's Office of Emergency Management (OEM) in collaboration with Ocean County actively participates in the preparation of Hazard Mitigation Plans for the Township. In the event of a disaster, the OEM is responsible for organizing, planning and responding to the event. It also deals with post recovery and the protection of all critical assets. The OEM additionally facilitates the emergency notification system that updates the community of any important information in a timely manner. The Township supports sign-up text message and robo-call systems.



Future Build Out Analysis

A build-out analysis is conducted to evaluate the future development potential of Township lands if they were to be built to the maximum permissible limit based on current zoning standards. The methodology employed is loosely based on the Association of New Jersey Environmental Commission's (ANJEC) Smart Growth Survival Kit, that includes a section on planning and build out analysis.³

Methodology

NJ MOD IV tax data contains information regarding the Land Use Code of all properties in each dataset. One of these Land Use Codes, Code 1, is an indicator that a property is vacant and unimproved, forming the basis of this analysis.

All vacant parcels on which no improvements or active uses exist are considered potentially developable. However, those under public/institutional ownership or within environmentally sensitive areas are considered constrained and hence excluded from the list. In the case of Jackson, all vacant sites located within special flood hazard zones, wetlands covering 50% or more, critical wildlife habitats, or listed as contaminated sites were removed from consideration.

The remaining sites are then evaluated against their pre-existing zoning regulations to ensure compliance with maximum lot size requirements. The analysis proceeds to calculate allowable square footage/number of dwelling units based on maximum building coverage, density, and FAR, as applicable.

Vacant Land

There are 1,115 vacant parcels totaling around 5,830 acres scattered throughout the township. About 15% of Jackson is designated as Open Space, crucial for conservation due to environmental concerns.

After initial analysis, 4,271.6 acres of land (428 parcels) were considered non-developable as they overlapped with potential hazard areas or were covered in more than 50% wetlands. Effectively, about 73% of the current vacant land in the Township is constrained and cannot be developed.

³

<https://anjec.org/wp-content/uploads/2020/12/smart-growth-planning.pdf>

Potentially Developable Land

The following tables show the total acreage that could be potentially developable given their underlying zoning standard based on compliance with minimum lot size:

Table 25: Developable Area (in acres) by Zoning

Non-Pinelands Region	
Zoning	Total Developable Area (in acres)
HC	50.3386
I	150.72
LC	12.3
MR-AH-8	3.06
MUNC/HC	15.05
MUNC/LM	6.77
NC	70.88
R-1	116.078
R-15	3.01
R-3	87.19
R-5	44.73
R-9	6.71
ROS	9.39
Total	576.22 acres

Pinelands Region

Zoning	Total Developable Area (in acres)
FA-1	23.36
FA-2	45.22
FA-6	51.09
PA	30.87
PM	84.05
PV	31.75
PVC-1	0.49
PVC-2	13.03
RD	88.11
RD-1	130.55
RD-9	73.28
RG-2	10.15
RGC-1	9.7684
Total	591.71 acres

Using the pre-existing zoning and area of all properties, the build-out potential for each developable vacant parcel has been calculated and attached as (Appendix A). These parcels are also shown in Map 12: Build Out Analysis. Should these properties build out to their maximum capacity under the current zoning, the following increase in uses would occur:

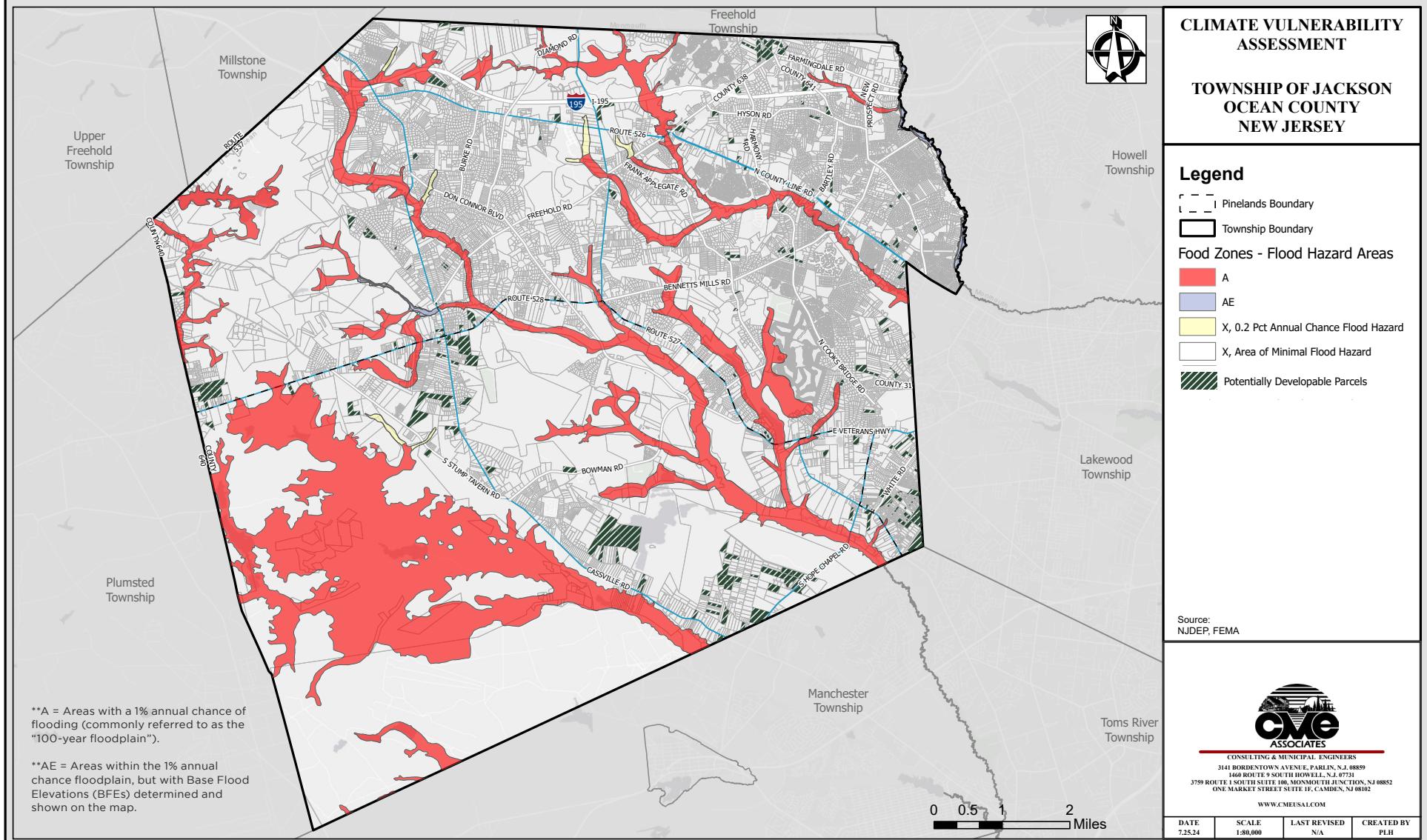
Table 26: Developable Area (in sq. ft & DU) by Use	
Region	Developable Area (in acres and sq. ft.)
Non - Pinelands	<ul style="list-style-type: none"> An additional 68 dwelling units under residential space An additional 246.88 acre or 10,754,093 sq. ft. of industrial space An additional 123.5 acres or 5,379,660 sq. ft. of commercial space
Pinelands	<ul style="list-style-type: none"> An additional 126 dwelling units under residential space An additional 168.1 acres or 7,322,436 sq. ft. of commercial/industrial space An additional 11.64 acres or 507,038 sq. ft. of commercial space

It is to be noted that there are no redevelopment areas in Jackson currently. The Township may consider conducting an analysis of abandoned and underdeveloped areas to determine potential redevelopment incentives.



MAP 12: BUILD OUT ANALYSIS

JACKSON, NJ



Social Vulnerability

The Social Vulnerability Index (SVI) is developed by the U.S. Centers for Disease Control (CDC) and refers to the “resilience of communities (the ability to survive and thrive) when confronted by external stresses on human health, stresses such as natural or human-caused disasters, or disease outbreaks. Reducing social vulnerability can decrease both human suffering and economic loss”. The identification of socially vulnerable population is based on several factors, according to the CDC and per Federal Poverty Guidelines, including;

- a. Socio-economic status: Income below 150% of poverty level, unemployed, high cost burden, no high school diploma, no health insurance;
- b. Household characteristics: Aged 65 or older, aged 17 or younger, civilian with a disability, single-parent households, English language proficiency;
- c. Racial and ethnic minority status: Hispanic or Latino (of any race); Black and African American, Not Hispanic or Latino; American Indian and Alaska Native, Not Hispanic or Latino; Asian, Not Hispanic or Latino; Native Hawaiian and Other Pacific Islander, Not Hispanic or Latino; Two or More Races, Not Hispanic or Latino; Other Races, Not Hispanic or Latino; and
- d. Housing type & transportation: Multi-unit structures, mobile homes, crowding, no vehicle, group quarters.

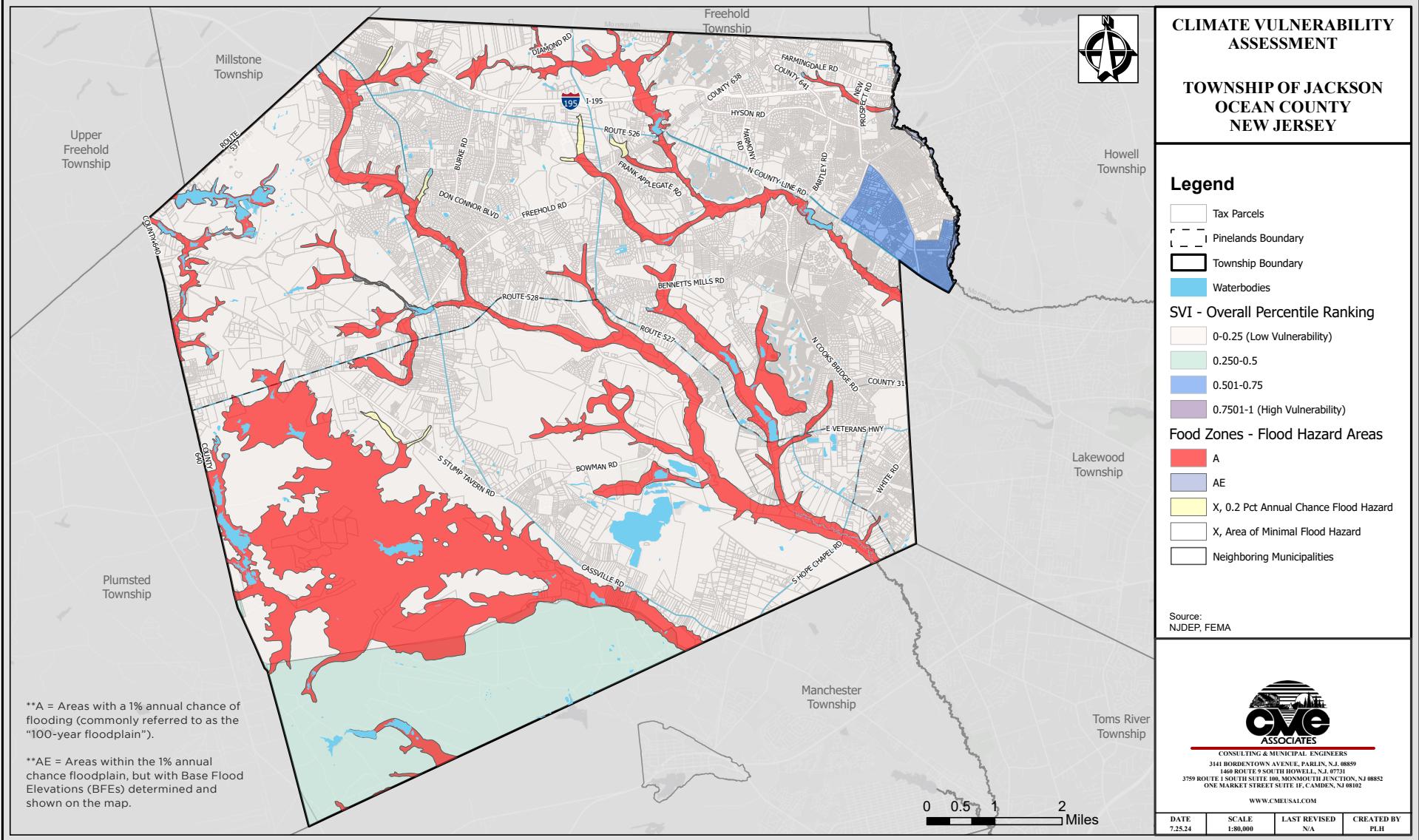
A Social Vulnerability Index Map highlighting the most vulnerable areas in Jackson is shown on the following page.



County Route 571

MAP 13: SOCIAL VULNERABILITY ASSESSMENT

JACKSON, NJ



As shown above, the most socially vulnerable areas of Jackson is concentrated in the north-eastern portion of the Township, bound by West County Line Road to the south, Bennetts Mills Rd to the west, South New Prospect Road and Valley Road to the north and the municipal border with Howell Township to the east. This area is defined as "High vulnerability" based on the CDC's categorization metrics.



CONSULTING & MUNICIPAL ENGINEERS
3141 BORDENTOWN AVENUE, PARLIN, NJ 08859
1460 ROUTE 9 SOUTH HOWELL, NJ 07731
3759 ROUTE 1 SOUTH SUITE 100, NEW JERSEY JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMIAUSAL.COM

DATE: 7.25.24	SCALE: 1:80,000	LAST REVISED: N/A	CREATED BY: PLH
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Resiliency Planning – Strategies and Design Standards

Land Use

Jackson Township has incorporated resiliency in land use through including provisions for zoning in environmentally sensitive lands in the form of the Conservation Zone Overlay in the Non-Pinelands region. The purpose and intent of the zone is to, “recognize the extensive riparian lands, streams, lakes, surface water bodies, wetlands, and woodlands that contain vegetation and habitats.” It is to recognize and anticipate significant impacts on these lands resulting from any future development. In addition to the Conservation Zone Overlay, the Township can also promote more sustainable development practices in the form of requiring Electric Vehicle Charging Stations (EVCS's) for all new forms of non-residential development that occurs in the Township. In July of 2021, Governor Phil Murphy signed The Electric Vehicle Charging Station Law. The law includes several provisions to increase the number of EVCS's that must be added to new development, specifically by incorporating the addition of “Make-Ready” parking spaces to new development. Some highlights of the EVCS Act are as follows:

- EVCS are permitted accessory uses in all zones and do not require a variance to be included in any development application.
- Parking facilities of any multifamily development that includes more than five units must reserve 15% of parking spaces to be “Make-Ready”, with a six-year phase in period.
- A “Make-Ready” parking space will count as two spaces when calculating a development's compliance with minimum parking requirements, up to a maximum 10% reduction.
- A “Make-Ready” space is pre-wired with the electrical infrastructure to facilitate the future installation of EVCS.
- The Jackson Fire Department recommends that EVCSs be set back from structures a minimum distance.

The State adopted new stormwater management rules in 2021 that are “intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge.” These new rules will help manage flooding from stormwaters over the long-term. The Township amended its Stormwater Control ordinance in 2021 to be in conformance with the NJDEP's updated regulations and has adopted new rules applicable to new developments in non-pinelands. In the case of Pinelands, the Pinelands Protection Commission amended their stormwater regulations in March 2023.⁴

⁴ https://www.jacksonwpnj.net/DocumentCenter/View/13839/Ord-13-23_Ordinance-Amending-Chapter-244-Land-Use-and-Development-Regulations_PDF

The State now also requires all new public and private developments to incorporate the use of green infrastructure as a stormwater management technique to combat further pollution of New Jersey's waterways. Instead of using pipes and other “grey infrastructure”, the new rule now requires green techniques such as rain gardens and other permeable surfaces to be employed to match more closely with the natural water cycle.

Housing

While the available housing options in Jackson are designed to promote robust, adequate, and appropriate housing options for the residents of the Township, resiliency and sustainability are key for future development. The concept of Town Center style housing and development aligns well with the principles of smart growth that contribute to resiliency:

- Walkable neighborhoods
- Integrating multiple uses
- Access to multi-modal transportation
- Preserving open space, farmland, natural beauty, and critical environmental areas

Such development is a well-organized approach to sustainability and is recommended in the Township especially in potential areas of redevelopment.

Circulation

Jackson Township has an extensive network of County roads. The 2022 new roads paving project shows the Township's significant investment and efforts towards improving road infrastructure. A well-maintained road network not only prevents accidents but also prepares and aids evacuation routes, in case of hurricanes or any other hazardous events. Signage maintenance should also be considered. It is hence recommended that critical roads especially Route 571 (Toms River Rd) and Route 527 (E Veterans Highway) be timely reassessed and reevaluated for maintenance to ensure swift emergency response.

Additionally, the Township should undertake preparation of sustainable mobility initiatives such as bike and pedestrian plans and ‘a complete streets’ plan, if possible, to select areas near downtown and business districts.

Parks, Open Space and Recreation

The principles of parks, open space, and recreation are closely related to resilient principles in New Jersey. The presence of 8 parks, and several other open spaces in Jackson preserves and enhances natural ecosystems that promote resiliency. These spaces are also crucial during times of disaster as they could serve as temporary emergency shelters for residents. The Township should evaluate the environmental risks and potential hazards related to these spaces and integrate these sites in their hazard preparedness plans.

Community Facilities

While there are many community facilities in Jackson, these types of facilities do not tend to be related to principles relating to resiliency. However, the United States Green Building Council provides incentives and certifications to buildings and projects that aim to progress resilient principles. The Green Building Council accomplishes this via the designation and awarding of Leadership in Energy and Environmental Design (LEED) certifications. The following is a list of the LEED-certified projects that have taken place in Jackson that contribute to green and sustainable building practices. The project building, location, date, and certification level are included.

Table 27: LEED Certified Projects in Jackson				
Building Name	Address	Certification Date	Certification Level	
PNC Bank Branch	331 N County Line Road	3/22/2011	Silver	
Jackson Memorial High School	101 Don Connor Boulevard		NWF Certified Wildlife Habitat	
Howling Woods Farm	1371 West Veterans Highway	3/28/2012	NWF Certified Wildlife Habitat	
Converse Factory Store	537 Monmouth Rd	11/06/2017	Silver	

These projects are certified through the application process via the U.S. Green Building Council. LEED provides a framework for healthy, highly efficient, and cost-saving green buildings. LEED certification is also a globally recognized symbol of sustainability achievement and leadership. It is recommended that the Township encourage and promote development projects that incorporate potentially LEED-certified green buildings.



Camp Joy

Recycling

Jackson Township has a curbside recycling program that ensures proper disposal and recycling of materials that contribute to the resilient nature of the program. This includes proper disposal of households' recyclable waste materials on a regular schedule, Christmas trees, tires, waste oil, appliances & scrap metal, and paint & paint-related products. Additionally, the Township Public Works Department strongly encourages all Jackson residents to bring all acceptable recyclable bulky waste materials to the Municipal Transfer Station and Bulky Waste Compactor.

Impact to Elements of the Master Plan

The health, safety and general welfare of the people of Jackson is impacted by natural hazards, including those exacerbated by climate change. For example, any new development that is within a special flood hazard area or wetlands will have to contend with the challenges of the environment, such as at the eastern portion of Whitesville Road or the portion of Toms River Road that is developable within the Pinelands Area which is potentially vulnerable to wildfires. As a response, it is critical to integrate resiliency with other elements of the Master Plan. Mitigation measures may need to focus on existing properties and roadways that get impacted due to these hazards. Promoting smart growth and mobility in Jackson will also promote resiliency during hazardous events. In addition, the Township should also continue to educate the public about the use of critical facilities in the events of emergency. Together, the elements of the Master Plan support the Township's plans to prevent and mitigate the effects of climate change-related hazards.

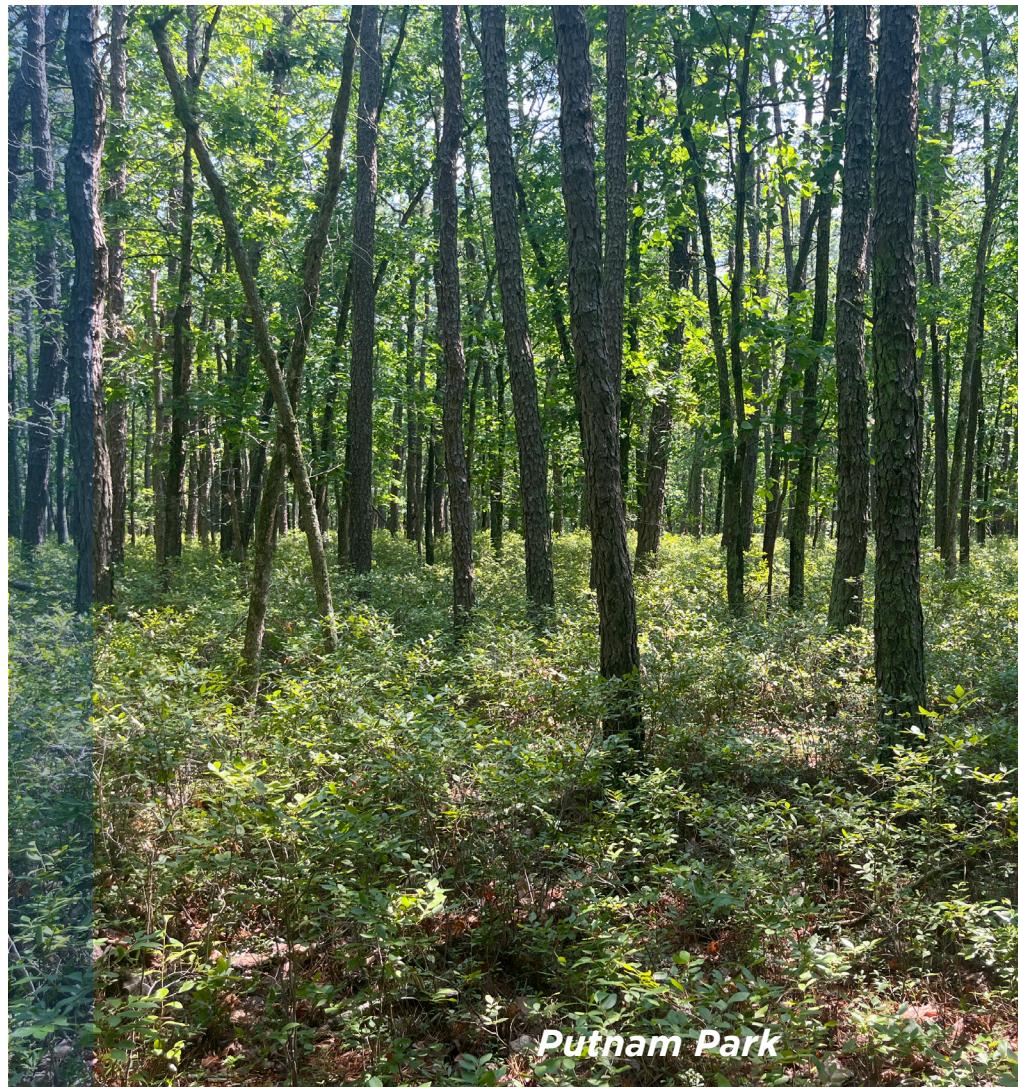
Consistency Statement

In conjunction with the NJDEP Climate Change Resilience Strategy 2021, Jackson Township recognizes the importance of resilient policies and strategies to prepare for the impending dangers and the lasting impacts of climate change. Jackson Township shall review other intersecting plans, including but not limited to, Floodplain Management Regulations, Emergency Operations Plan, the County Hazard Mitigation Plan, and efforts to update them.

Jackson Township will continue to coordinate with other township stakeholders, neighboring municipalities, the County, the State, and Federal programs to plan for hazards and mitigate their impacts.

Future planning and mitigation efforts shall be consistent with the Climate Change related Hazard Vulnerability Assessment (CCRHVA) and shall use its findings as a basis for future actions.

In the event of any disaster, the CCRHVA shall be reviewed for consistency with the most current understanding of hazard impacts, and efforts shall be made to update it in a timely manner.



Recommendations

Jackson Township Environmental Commission

The Commission is established for the protection, development or use of natural resources, including water resources, located within the territorial limits of Jackson Township. The Commission shall have power to conduct research into the use and possible use of the open land areas of the Township and may coordinate the activities of unofficial bodies organized for similar purposes and may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets that, in its judgment, it deems necessary for its purposes. It shall keep an index of all open areas, publicly or privately owned, including open marshlands, swamps and other wetlands, to obtain information on the proper use of such areas, and may from time to time recommend to the Planning Board plans and programs for inclusion in the Master Plan and the development and use of such areas. The Township should encourage resident participation in the efforts of this Commission.

Sustainable New Jersey

Jackson Township is registered with Sustainable Jersey, which is a voluntary program that allows municipalities to formally document and develop their 'green' initiatives in multiple areas of local governance. The program looks to bolster ongoing initiatives in communities statewide to best position their policies for success today and in the future.

It is recommended that the Township undertake sustainable efforts in the area of energy efficiency, waste management, transportation, community engagement and implement actions such as energy audits, green building initiatives, recycling programs, educational campaigns, etc.

Climate Adaptation

The following is some of the recommendations in line with the County Hazard Mitigation Plan for the Township:

- a. Outreach
 - Developing a pre-flood plan for public information projects that will be implemented during and after a flood.
 - Encouraging community participation in precipitation or storm monitoring programs.

- Organizing resident group meetings to share evacuation information, an emergency notification system and resilience strategies especially in areas of high social vulnerability.
- b. Mitigation
 - Reevaluating all Township owned open spaces, parks or properties acquired through Green Acres or other acquisition programs that are vulnerable to hazardous events.
 - Identifying and updating maps for areas of soil erosion or instituting higher regulations for buildings in areas subject to erosion.
 - Working in collaboration with Jersey Central Power and Light (JCP&L) to encourage the installation of underground electrical service and the replacement of existing overhead wires with underground service when water and sewer service lines are being installed.
- c. Preparedness
 - Working in collaboration with Ocean County and neighboring municipalities to expand sheltering options and evacuation routes;
 - Establishing a flood/wildfire warning system;
 - Developing a program for post-hazard event assessment of municipal preparedness;
 - Creating an access and functional needs (AFN) population database.
 - Working in collaboration with the County and State to confirm and amend evacuation routes and provide appropriate signage.
- d. FEMA Mapping
 - Making sure all flood maps are publicly accessible and available on the Township's website, the municipal buildings and libraries.



JACKSON FOREST

MICHAEL REINA-MAYOR

5

CIRCULATION ELEMENT



Jackson Mills Road

Introduction

Purpose of the Circulation Element

The Municipal Land Use Law defines a Circulation Plan Element as the following:

“A 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.” 40:55D-28.b (4).

The principal purpose of a Circulation Plan element is to accommodate the efficient transportation of people and goods throughout the community, in a safe and convenient manner. A Circulation Plan first identifies the existing transportation network and then makes recommendations for improvements to these facilities. Most of this element will focus on the public street network but it also includes a description of public transportation, pedestrian, and bicycle access.

Circulation facilities often fall under the jurisdiction of different public entities, including state and county organizations, due to their reaching across municipal boundaries. Due to this, circulation improvements often require collaboration among many different agencies at different levels of government. This is certainly the case in Jackson, which has a large network of Ocean County roads.

Regional Location

Jackson Township is located in the northwestern corner of Ocean County and, while not a “hub”, it does maintain regional connections through County roads and Interstate 195 from the Trenton area to the Jersey Shore area. Interstate 195 also provides connections to the New Jersey Turnpike to the west and the Garden State Parkway in the east; and provides the connections needed for distance commuting.



Justice Complex Parking Lot

Roadway Network

Road Jurisdiction

Responsibility for the public road network is divided among federal, county, and local governments. Road jurisdiction reflects the relationship between levels of government with respect to public street responsibility. The following provides an overview of the road responsibilities for each level of government.

Federal: Highways of national importance are federally designated and the majority of capital funding is provided by the federal government. Interstates, while federally designated, are under the jurisdiction of the State. Roads on military installations are under federal jurisdiction.

State: Expressways and arterial highways that supplement the interstate system are owned and maintained by State government. Jackson Township does not have any State roads; Routes 9 and 70 are located near Jackson but do not enter Jackson's borders. Interstate 195 runs east to west through the northern portion of the Township, and while federally-designated, it is under the jurisdiction of the State.

County: Typically the County has jurisdiction over the sub-regional collector road network. Jackson has over 100 miles of Ocean County roads, including most major and minor collector routes and some with low traffic volumes that nevertheless serve an important travel route and/or an important traffic generator. The table below provides all roads in the Township under County jurisdiction.

Table 28: County Roads in Jackson

Road No.	Rt. No.	Road Name (Segment)
1	539	Pinehurst Road (Plumsted Twp. Line to Manchester Twp. Line)
3	547/639	So. & No. Hope Chapel Road (Manchester Twp. Line to Lakewood Twp. Line)
4		White Rd. (Whitesville Rd. to Cross St.)
5	528/527	West & East Veterans Hwy. (Plumsted Twp. Line to Lakewood Twp. Line)
8		Butterfly & Frank Applegate Roads (East Veterans Hwy. to Jackson Mills Rd.)

9	526	West & East Commodore Blvd. & North & West County Line Rd. (Monmouth County Line to Lakewood Twp. Line)
10	636	Bennetts Mills and Aldrich Roads (Cedar Swamp Rd. & East Veterans Hwy. to Monmouth County Line)
12	641	Hyson Rd., part of N. New Prospect Rd. & S. New Prospect Rd. (Jackson Mills Rd. to W. County Line Rd.)
14		Larsen Rd. (No. New Prospect Rd. to Monmouth County Line)
16		Bartley Rd. (No. County Line Rd. to Hyson Rd.)
17	527	Whitesville Rd. (Dover Twp. Line to East Veterans Hwy.)
18		Harmony Rd. (No. County Line Rd. to Jackson Mills Rd.)
22	638	Jackson Mills Rd. (Cedar Swamp Rd. to Monmouth County Line)
24	527	Cedar Swamp Rd. (East Veterans Hwy. & Bennetts Mills Rd. to Township Line)
26		Diamond Rd. (Leesville Rd. to Monmouth County Line)
27	571	Toms River Rd. & Cassville Rd. (West Commodore Blvd. to Manchester Twp. Line)
28		Burke Rd. (Leesville Rd. to West Commodore Blvd.)
31		Central Ave. (Lakewood Twp. Line to No. Hope Chapel Rd.)
34		Leesville Rd. & Don Connor Blvd. (Bowman Rd. to Cassville Rd.)
40	638	Freehold Rd. (Cassville Rd. to Cedar Swamp Rd.)
42		So. Stump Tavern Rd. (Toms River Rd. to West Veterans Hwy.)
44		No. New Prospect Rd (Farmingdale Rd. to Hyson/Larsen Rd.)
46		Thompson Bridge Rd. (Cassville Rd. to West Veterans Hwy.)
50		Farmingdale Rd. (Jackson Mills Rd. to Monmouth County Line)
52		Bowman Rd. (Toms River Rd. to East Veterans Hwy.)
54		No. & So. Cooks Bridge Rd. (No. County Line Rd. to No. Hope Chapel Rd.)
57	626	Cross St. (Lakewood Twp. Line to East Veterans Hwy.)
59		Farraday Ave. (Whitesville Rd. to Lakewood Twp. Line)
61	640	Hawkin Rd. (Township Line: Monmouth Rd. to Colliers Mills Rd.)

Municipal: Those routes that provide land access to land development and serve to collect the traffic from local generators are typically under municipal jurisdiction. In Jackson Township, there are over 255 miles of roads under municipal jurisdiction.

Private: Private roads are roads serving apartment buildings, recreational facilities, and commercial/office complexes. In some cases, private roads serve many of the same functions as public streets while not being under municipal jurisdiction.

The following table provides the total road mileage for each jurisdiction in the Township.

Table 29: Road Miles by Governmental Jurisdiction

Jurisdiction	Number of Miles
Federal	26.95 (military installation)
State	23.30 (Interstate 195 and ramps, both East and West)
Ocean County	113.91
Jackson Township	256.79
Private	23.81
Total	444.76

The Circulation Map “Existing Road Jurisdiction” on the following page shows the jurisdictions of the entire roadway network in Jackson Township.

Road Classification System

Classification of streets and roads is a key component of establishing a hierarchy within road networks and helps to determine where appropriate development can take place. As streets are classified into different levels of functionality, other forms of development such as pedestrian infrastructure and bicycle facilities can follow and work harmoniously with the existing network.

The classification system used for this Plan is the Federal Highway Administration’s (FHWA) functional highway classification system. The MLUL specifically states that the Circulation Plan Element is to take into account the FHWA classifications. The FHWA classification system tends to be highway oriented covering the interstate and regional highway network.



The character of the traffic determines its classification within the system. The classification for the Township was prepared by the New Jersey Department of Transportation.

The FHWA's classification system is summarized below. Within Jackson, only the following classifications of roads have been made by NJDOT: Interstates, Major Collectors, Minor Collectors, and Local Roads. The classifications of the public road network in Jackson is shown in the Circulation Map on the following page "Existing FHWA Road Classification".

Interstates: Interstate highways are intended to provide for the inter-regional movement of people, goods, and services, are designed to connect to other interstate highways and are typically characterized by limited access, grade separated highways that are devoid of traffic lights and capable of handling very high peak traffic volumes. Pedestrian and bicycle access are not provided to interstates. Interstates are designed and constructed to maximize their mobility function, and abutting land uses are not directly served by them.

Interstate 195 is classified by the NJDOT as an Interstate Highway for its full length in Jackson Township. There are three interchanges along Interstate 195 that serve Jackson Township.

These are: Exit 16 at Monmouth Road (CR #537); Exit 21 at Cedar Swamp Road (CR #527) and Exit 22 at Jackson Mills Road (CR #638). The interchange at C.R. #537 primarily serves the Six Flags Great Adventure (SFGA) complex and adjacent areas while the other two interchanges provide access to the more developed portions of Jackson Township.

Freeways & Expressways: Freeways are designed with the intent of providing regional connectivity via a highway where access and egress points are limited to on- and off-ramp locations or a very limited number of at-grade intersections. Pedestrian and bicycle access is typically not provided to these types of streets. Freeways are designed and constructed to maximize their mobility function, and abutting land uses are not directly served by them. There are no identified freeways in Jackson Township.

Principal Arterials

Principal Arterials are designed primarily to serve major centers of metropolitan areas and can provide a high degree of mobility and access to vehicles and in some instances can provide access for bicycles/pedestrians. Unlike freeways, abutting land uses can be served directly. Principal Arterials provide major local and subregional access and potentially provide access to freeways and expressways. Although varying between principal arterial roads, at-grade intersections may be limited. There are no identified principal arterial roads in the Township.

Minor Arterials: Minor Arterials provide service for trips of moderate or local length, and have the capacity to serve geographic areas that are smaller than Principal Arterials while offering connectivity to the higher Arterial system. Minor Arterials also typically have the capacity to handle pedestrian/bicycle traffic as the roadways' abutting land uses are served directly. There are no identified minor arterial roads in the Township.

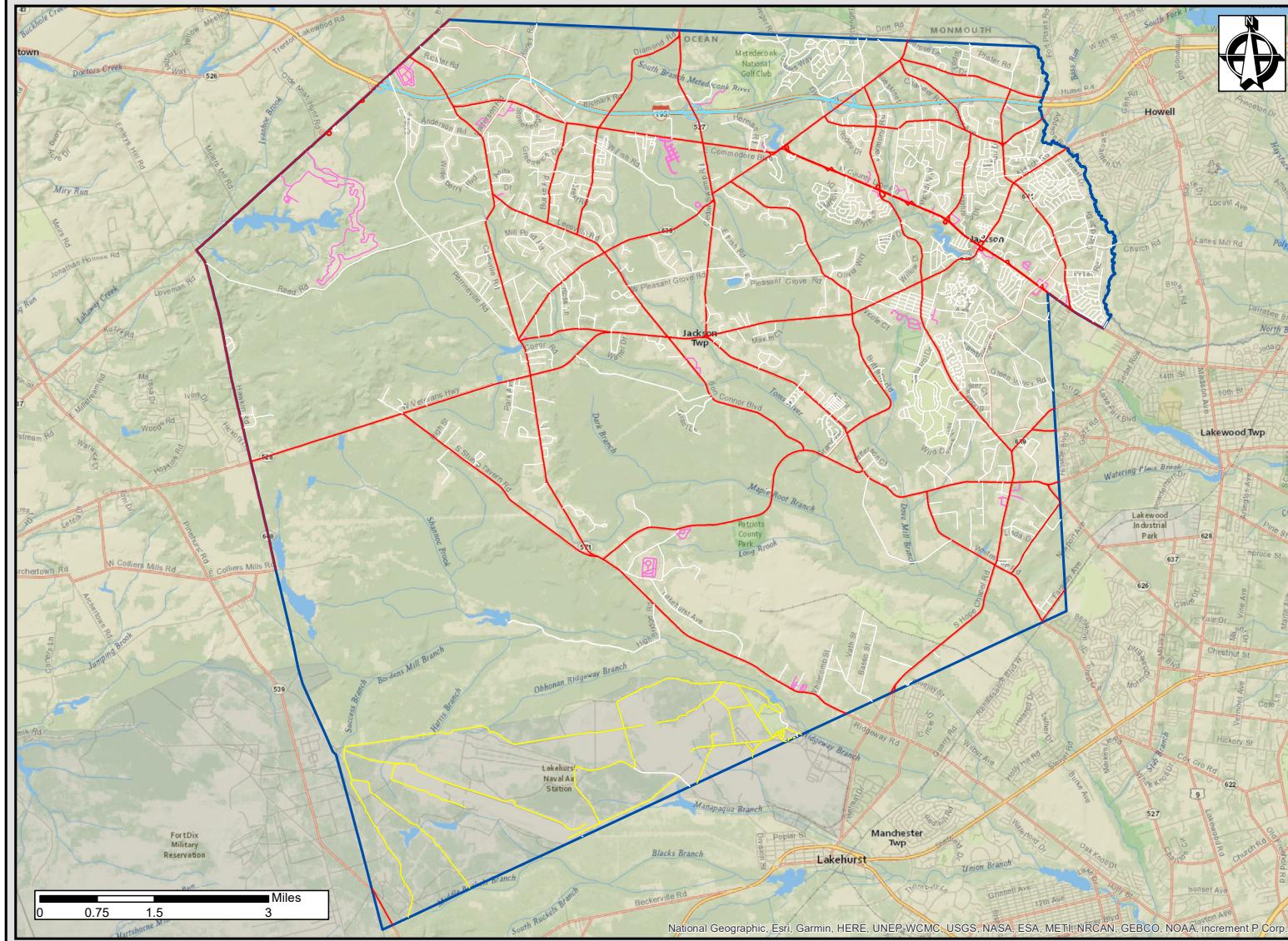
Major Collectors: The NJDOT has classified routes that supplement the Minor Arterial network as Major Collectors. These routes either provide important connections between arterial routes or major concentrations of land development, or are segments of arterials that serve lower volumes of traffic.

Minor Collectors: Minor Collectors are similar to Major Collectors in their function, but tend to have shorter lengths, lower driveway densities, lower speed limits, lower traffic volumes, lower number of travel lanes and are spaced at smaller intervals.

Local Roads: Local streets provide direct access to abutting land uses and are primarily responsible for residential areas to connect to the larger Connector and Arterial Street networks. Local streets are typically shorter in length than the other classifications and are pivotal in providing effective local access for residents as the Local Road networks tends to be the largest network of streets within a municipality. Local streets carry low levels of traffic and have very low speed limits. Local streets sometimes must also carry provisions and space for on-street parking. Jackson has passed a number of residential parking ordinances.

MAP 15: EXISTING ROAD JURISDICTION

JACKSON, NJ



EXISTING ROAD JURISDICTION

TOWNSHIP OF JACKSON
COUNTY OF OCEAN
NEW JERSEY

Legend

Jurisdiction

Municipal

County

State

Federal

Private

Jackson Township Boundary



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3141 BORDENTOWN AVENUE, PARLIN, NJ 08859
1460 ROUTE 9 SOUTH HOWELL, NJ 07731
3759 ROUTE 1 SOUTH SUITE 100 MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 11, CAMDEN, NJ 08102

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Travel Trends

According to Longitudinal Employer-Household Data (LEHD) data from the Census Bureau, in 2021, there were 18,688 employed residents in Jackson (private jobs only). Of these residents, approximately 8 percent worked in Jackson with the remaining 92 percent working in other places. As shown in Table 30, most Jackson residents who don't work in the Township work in the surrounding three counties: Ocean (in which Jackson is located), Monmouth, and Burlington. Over 50 percent of working residents have commute times greater than 30 minutes, as shown in Table 31.

Table 32 summarizes the means of transportation to work for Jackson's employed residents. The vast majority of employed residents (85.9 percent) drive alone to work. Another 10 percent drove to work in a carpool.

Table 30: Location of Work for Jackson Residents, 2021

Location	Count	Share
Jackson Township	1,538	8.2%
Ocean County, NJ	3,886	20.8%
Monmouth County, NJ	4,676	25.0%
Middlesex County, NJ	1,638	8.8%
Mercer County, NJ	1,137	6.1%
Burlington County, NJ	728	3.9%
Bergen County, NJ	533	2.9%
Union County, NJ	464	2.5%
Essex County, NJ	393	2.1%
Somerset County, NJ	393	2.1%
Camden County, NJ	387	2.1%
All Other Locations	2,915	15.6%
	18,688	100.0%

Source: Census LEHD On-the-Map

Table 31: Travel Time to Work for Jackson Residents

Time	Number of Workers Over Age 16	Percentage of Workers
Less than 10 Minutes	1,450	5.7%
10 to 14 Minutes	2,507	9.9%
15 to 19 Minutes	2,114	8.3%
20 to 24 Minutes	3,642	14.3%
25 to 29 Minutes	1,794	7.1%
30 to 34 Minutes	3,916	15.4%
35 to 44 Minutes	2,768	10.9%
45 to 59 Minutes	2,997	11.8%
60 or More Minutes	4,234	16.7%
Total	25,422	100.0%

Source: U.S. Census ACS 5-Year Estimates 2017-2022 (Table B08134)

Means of Travel to Work

Table 32: Means of Travel to Work for Jackson Residents

Mode	Number of Workers Over Age 16	Percentage of Workers
Car, Truck, or Van - Drove Alone	21,831	85.9%
Car, Truck, or Van - Car-pooled	2,567	10.1%
Public Transportation	537	2.1%
Taxicab, Motorcycle, Bicycle, Walked or Other	487	1.9%
Worked at Home	0	0.0%
Total	25,422	100.0%

Source: U.S. Census ACS 5-Year Estimates 2017-2022 (Table B08134)

Table 33: Location of Residence for Persons Employed in Jackson, 2021

Location	Count	Share
Jackson Township	1,538	20.4%
Ocean County, NJ	2,353	31.3%
Monmouth County, NJ	1,442	19.2%
Burlington County, NJ	421	5.6%
Middlesex County, NJ	371	4.9%
Mercer County, NJ	288	3.8%
Camden County, NJ	96	1.3%
Union County, NJ	89	1.2%
Atlantic County, NJ	79	1.1%
Essex County, NJ	66	0.9%
Morris County, NJ	63	0.8%
All Other Locations	715	9.5%
	7,521	100.0%

Source: U.S. Census LEHD On-the-Map

Traffic Congestion

Traffic Volume Data: The Circulation Map “Highest Traffic (AADT) Counts” shows the ten road segments and intersections with the highest traffic volume in Jackson Township based on the AADT readings of traffic counts made available by the Ocean County Engineer’s Office. While the scope of current traffic counts is not sufficient to develop a precise and comprehensive map of traffic patterns, the Map is intended to provide a general indication of the areas with the highest traffic patterns. As shown on Map 16, the highest traffic occurs in the eastern portion of the Township. Most of the road segments and intersections are along Major Collector streets and are under County jurisdiction, although South Cooks Bridge Road is a Minor Collector and two intersections occur on Manhattan Street (at South Cooks Bridge Road and Bennetts Mills Road).

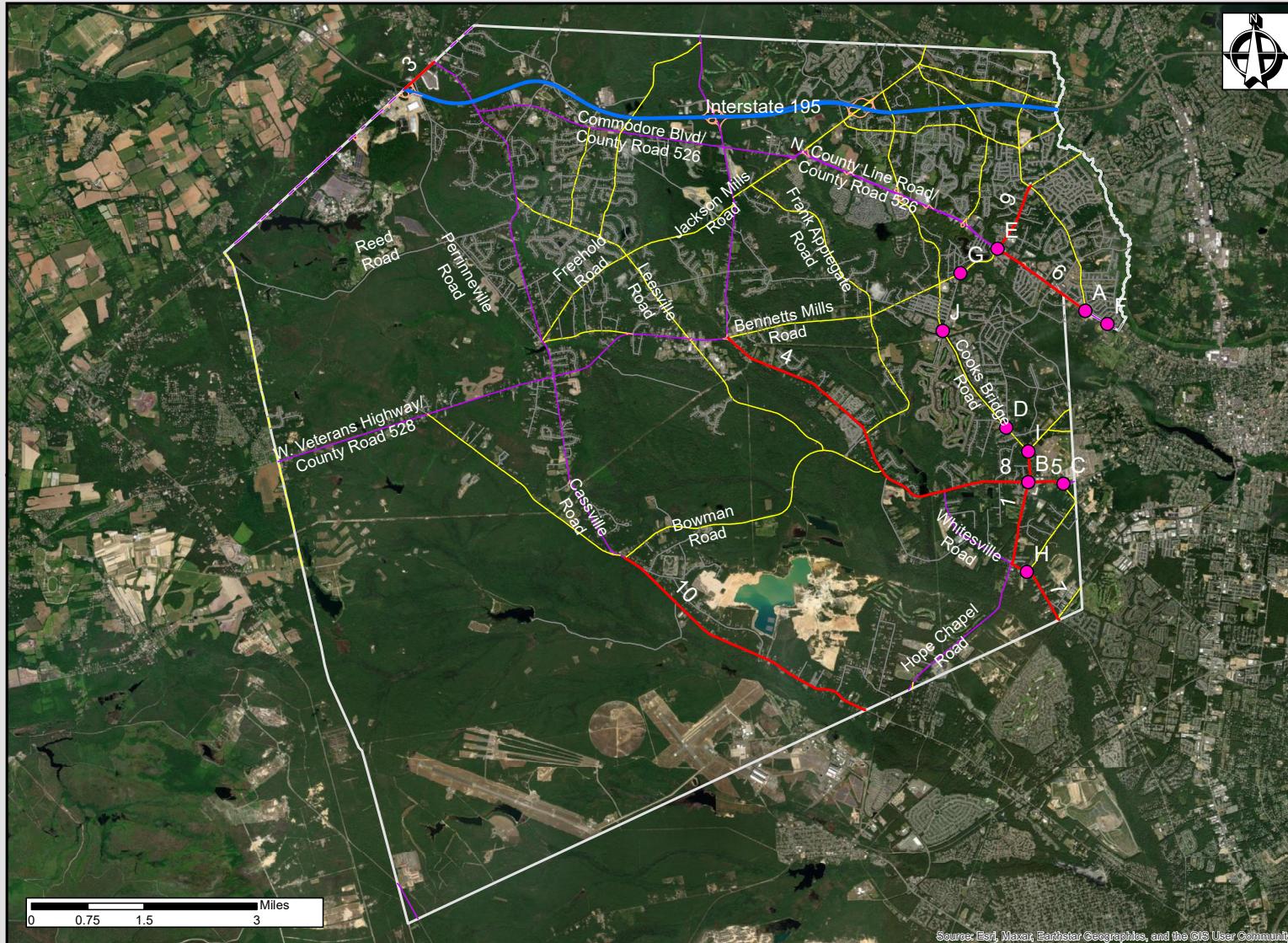
These segments and intersections must be part of the focus for any improvements moving forward, especially given the additional projects that have been approved in the last five years. Table 23 provides the list of the top ten heavily trafficked road sections, while Table 34 provides the list of top ten trafficked intersections. It is noted that the location of these road segments and intersections in eastern Jackson may have impacts on the surrounding local residential roads.

Table 34: High Traffic Roads in Jackson

ID Number (on Map)	Road Name	Jurisdiction	Description
1	S. Hope Chapel Rd. (Between Whitesville Rd & E. Veterans Highway)	County	Mostly two-lane (one in either direction), with some dedicated left turn lanes onto more significant cross roads.
2	N. Hope Chapel Rd. (Between E. Veterans Highway & S. Cooks Bridge Road)	County	Mostly two-lane (one in either direction) with some dedicated left turn lanes.
3	Monmouth Rd. (Between I-195 & Cassville Rd.)	County	Mostly two-lane (one in either direction), with on- and off-ramps from Interstate 195, and some dedicated left turn lanes
4	E. Veterans Highway (Between Bennetts Mills Rd. & Bowman Rd.)	County	Mostly two-lane (one in either direction) with some dedicated left and right turn lanes.
5	E. Veterans Highway (Between S. Hope Chapel Rd. & Cross Street)	County	Mostly two-lane (one in either direction) with stretches with dedicated middle turn lane.
6	W. County Line Road (Between Bennetts Mills Rd. & S. New Prospect Rd.)	County	Mostly four-lane (two in either direction) with median and some dedicated right turns
7	Whitesville Rd. (East of S. Hope Chapel Rd.)	County	Two-lane (one in either direction), dedicated turn lanes at S. Hope Chapel and E. Veterans Highway

MAP 16: HIGHEST TRAFFIC (AADT) COUNTS

JACKSON, NJ



HIGHEST TRAFFIC (AADT) COUNTS

TOWNSHIP OF JACKSON
COUNTY OF OCEAN
NEW JERSEY

Legend

- High Traffic Intersection
- High Traffic Road Segments
- FHWA Classification**
- Interstate Highway
- Major Collector
- Minor Collector
- Local Roads
- Ramps
- Jackson Township Boundary

Labels 1-10 refer to entries on Table 34
Labels A-J refer to entries on Table 35

Source: NJGIN



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3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
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8	E. Veterans Highway (West of Whitesville Rd.)	County	Two-lane (one in either direction), with two lanes at Whitesville Rd. intersection.
9	Bennetts Mills Rd. (Between N. New Prospect Rd. & N. County Line Rd.)	County	Mostly two-lane (one in either direction), with multiple lanes at N. New Prospect Rd. and N. County Line Rd.
10	Toms River Rd. (Between Bowman Rd. & S. Hope Chapel Rd.)	County	Two-lane (one in either direction) with multiple lanes at S. Hope Chapel Rd. and some dedicated left turn lanes.

Table 35: High Traffic Intersections in Jackson

ID Number (on Map)	Intersection	Jurisdiction	Description
A	W. County Line Rd. at S. New Prospect Rd.	County	Signalized; two lanes in both directions; no left turns from W. County Line Rd. (jughandle exit); left turn from S. New Prospect
B	N. Hope Chapel Rd / S. Hope Chapel Rd. at E. Veterans Highway	County	Signalized; two lanes in all directions; dedicated left turns in all directions
C	E. Veterans Highway at Cross Street	County	Signalized; dedicated right and left turn lanes in three directions
D	S. Cooks Bridge Rd. at Brewers Bridge Rd.	County	Three-way intersection; signalized; dedicated right and left turn lanes

E	Bennetts Mills Rd. at N. County Line Rd. / W. County Line Rd.	County	Signalized with three jug-handles for left turns (dedicated direct left turn only from north-bound Bennetts Mills Rd.)
F	W. County Line Rd. at Brookwood Parkway	County	Three-way intersection, non-signalized, no dedicated turn lanes
G	Bennetts Mills Rd. at Manhattan St.		Three-way intersection, signalized, dedicated left and right turn lanes from Bennetts Mill Rd., dedicated left and right from Manhattan St.
H	Whitesville Rd. at White Rd.		Three-way intersection, non-signalized, no dedicated turn lanes
I	N. Hope Chapel Rd. at S. Cooks Bridge Rd.	County	Three-way intersection, signalized, dedicated left and right turn lanes from N. Hope Chapel Rd., dedicated turn lanes from S. Cooks Bridge Rd.
J	S. Cooks Bridge Rd. at Manhattan St.		Signalized, dedicated left turn lanes in all directions, dedicated right turns in all but one direction (south-bound S. Cooks Bridge Rd. onto Kierych Memorial Dr.)

Ocean County commissioned an Update to the Transportation Model in 2017 that included a “limited calibration focusing on Lakewood, Brick, Toms River, and Jackson.” This Update provided a list of road segments that were projected to be high traffic volume “hot spots” (as measured by peak volume over capacity ratio, or V/C, values of 1.0 or higher) in 2040. These segments are listed in Table 36. Most of these segments are located in the eastern half of the Township, although County Road 571 (Toms River Road) extends into the northwestern section of Jackson and West Veterans Highway is located in the far west.

Both of these western roads are important, as several new developments have been approved or are under construction along them or in their vicinity.

Table 36: Projected High Traffic Road Sections in Jackson				
Road Name	Jurisdiction	Limit	Number of Through Lanes / Direction	Model Estimated PM Peak Volume / Capacity Ratio
S. Hope Chapel Rd. / Cooks Bridge Rd.	County	Between Toms River Rd. and No. County Line Rd.	1	1.2
N. Hope Chapel Rd.	County	Between E. Veterans Highway and Clear Stream Rd. / Township Boundary	1	1.0
Toms River Rd. (CR 571)	County	Between S. Hope Chapel Rd. and W. Commodore Blvd.	1	1.2
W. Veterans Highway (CR 528)	County	Between S. Stump Tavern Rd. and Pinehurst Rd.	1	1.6
Bennetts Mills Rd.	County	Between Butterfly Rd. and S. New Prospect Rd.	1	1.1
W. Commodore Blvd.	County	Between Cassville Rd. and Jackson Mills Rd.	1	1.2

Source: Ocean County Transportation Model: 2017 Model Update

Based on information and meetings provided by the Jackson Township Police Department in 2023, there has been an increase in traffic congestion and safety complaints within residential developments, especially those within the R-1 Residential zone. Traffic studies should be conducted on these developments to ascertain the extent of the problem and provide possible solutions. Additionally, the Township Engineer has identified a significant number of safety and noise complaints related to road opening work, as well as complaints related to the condition of roadway repairs (either temporary or final).

County Capital Road Improvements

Given the importance of County roads to Jackson Township, Ocean County is in the process of developing road improvements to maintain service for residents and commuters. The table below indicates the proposed County road improvement projects, as well as a project for Monmouth County (which borders the northwestern part of Jackson).

Table 37: Proposed Ocean County Improvements in Jackson		
Location	Type	Year Expected
Jackson Woods at Freehold Road and Cedar Wamp	Intersection Realignment	Under Construction
Farmingdale Road	Replacement of Road Culvert (Structure No. 1511-004	2024
Diamond Road at West Commodore Blvd. (CR 526)	Traffic Signal	2024
Brewers Bridge Road over South Branch of Metedeconk River	Replacement of Bridge (Structure No. 1511-005)	2025
Whitesville Road at South Hope Chapel Road	Intersection Improvements	2025
North Hope Chapel Road at New Central Avenue	Modern Roundabout	2025
North County Line Road, Jackson Mills Road to Bennetts Mills Road	Reconstruction and Resurfacing of North County Line Road	2025
Whitesville Road (CR 527) at Faraday Avenue	Traffic Signal	2026
Whitesville Road at White Road	Traffic Signal	2026
Cooks Bridge Road (between North Hope Chapel Road and North County Line Road)	Reconstruction and Widening	2028

Larsen Road	Culvert (Structure No. 1511-003)	2028
Monmouth Road (CR 537) – Monmouth County Project	Roadway Expansion, Round-about, New Entrance to Jackson Premium Outlets	2028-2029

Given the distribution of approved major site plans in the Township, additional improvements will be needed in the eastern portion of Jackson; however, improvements must also be considered in the western areas of the Township, especially along West Veterans Highway and Freehold Road, where there are approved plans for large multi-family or mixed-use projects.

Public Transit

Since the 2009 Circulation Plan Element, not much has changed in public transit. The existing public transit is provided in Jackson Township by four bus services: New Jersey Transit (NJT) Bus, Academy Bus Service, and two Ocean County bus programs. NJT operates an Asbury Park to Philadelphia bus route that travels along West/East Veterans Highway through Cassville. Academy Bus Service provides commuter bus service to three locations in New York City: Port Authority, Midtown/Crosstown, and Wall Street. A Township Park & Ride Facility is still located on Township property on Cedar Swamp Road in close proximity to Interstate 195.

As stated in the 2009 Master Plan, Jackson Township should continue to work with New Jersey Transit, Ocean County, and private commuter services to explore additional public transit options for the residents of Jackson.

The proposed Middlesex, Ocean and Monmouth (MOM) extension of NJT rail service has not advanced beyond where it was at the time of the 2009 Master Plan. Efforts to create such an extension remain stalled and are unlikely to advance any time soon.

Shared Use of Public Roads

The 2009 Circulation Plan Element recommended that Jackson along with Ocean County should prepare a shared use plan to identify road segments and networks where pedestrian and biking facilities could be instituted. It does not appear that any such shared use plan was prepared; as such, this recommendation is still relevant.

Jackson's growing population needs additional modes of transportation for recreational and utilitarian purposes; providing for additional non-vehicular facilities would help in this regard.

Sidewalks

The Land Use and Development Regulations at §244-203 currently require that sidewalks and curbing are needed for any development for which approval from the Planning Board or Zoning Board of Adjustment is needed. However, a developer may request to make a payment in lieu of sidewalk and curbing to the Jackson Township Pedestrian Safety Fund. To be granted a waiver from providing sidewalks and curbs, and make a payment to the Fund instead, the appropriate land use Board must consider:

- a. The presence or absence of curbing and sidewalks in the general vicinity of the subject property.
- b. The practical difficulty as established by the applicant of installing such improvements in or adjacent to the subject property due to exceptional topographic conditions, drainage concerns and/or the deleterious impact on surrounding properties as a result of the installation of such improvements.
- c. The recommendation of the Board or Township Engineer.

Based on information provided by the Township Engineer and Planning Board, many developers provide the payment in lieu of providing sidewalks and curbing. Given the growing number of developments in the Township, and the need for pedestrian circulation, the requirement for sidewalks should be strengthened or the Fund contribution calculation modernized to account for increased costs. Specific areas identified by the Township Engineer where a need for sidewalks has been identified or requested by residents or property owners include:

1. White Road and residential streets off White Road
2. New Central Avenue
3. Butterfly Way (Markus Court to Ambassador Court)
4. Route 538 South Cooks Bridge Road (North Hope Chapel Road to Pitney Lane)
5. Bennetts Mills Road (between Goldweber and South Cooks Bridge Road)
6. South/North New Prospect Road (West County Line Road to Hyson Road)
7. Green Valley Road
8. Bates Road
9. Frank Applegate Road

Street Design

The 2009 Circulation Plan Element recommended the use of cluster development to reduce the length of streets, and that loop streets (instead of culs-de-sac) should be encouraged. These recommendations remain relevant.

Additionally, because of its prominence as the commercial center of the Township, street design standards should be identified and adopted for the North and West County Line Road corridor in the northeast section of the Township. This corridor is also becoming more mixed use with multi-family developments being added either directly adjacent to or close by the corridor; this Master Plan has also proposed three mixed-use town center developments along this corridor that would benefit from such street design standards. Other proposed town centers should also provide street design standards.

Recommendations

Recommendations for high traffic road segments and intersections:

1. Consideration should be given if (a) a road segments V/C (the volume of traffic over the capacity of the road) is greater than 1 or (b) there is a history of left turning accidents/rear end accidents/sideswipe accidents relating to left turns, to expanding the general cross section of the roadway between major intersections from one lane of traffic in each direction with a varying shoulder, to one lane in each direction, a two way center left turn lane/gore area, and a shoulder with the width complying to County standards.
2. The recommendation of minimum expansion of the roadway cross-section should be considered along other roads where planned developments are anticipated.
3. Wherever there is a blue line in between the double yellow centerline, the blue line should be eliminated as the blue line merges the double yellow centerline into one line which is not the intent of the centerline. The blue line is not a traffic control device and per the current MUTCD non-traffic control devices should be removed from the roadways.
4. Consideration should be given to expanding intersections to provide exclusive left and/or right turn lanes (especially signalized intersections) so left turn traffic does not block through traffic.
5. Consideration should be given to warrant analyses for traffic signals where intersection improvements are considered. According to the MUTCD, traffic signal recommendations should be based on an engineering study. Should traffic signals be warranted, installation of traffic signals should be completed within a given time frame (e.g. 6 months) of the engineering study (performed by a Professional Engineer currently licensed in the State of New Jersey) recommending the installation of traffic signals.
6. If a traffic signal is not currently warranted, but a proposed development is coming in the vicinity of the intersection, the issue of a traffic signal warrant analysis should be revisited with each site plan application. Should a traffic signal be warranted, the installation of the traffic signal should be completed prior to the first certificate of occupancy whose development triggered the need for a traffic signal.
7. For all traffic signal installations, the signal should include either radar or video detection. For County intersections, the choice of detection should be approved by the County. Also, the need for preemption should be reviewed by the Township. If the Township wants preemption, preemption devices should be included. Any roadway/intersection widening and/or updates to signing and striping should also be included for intersections with traffic signal installations being considered.
8. Should a traffic signal be warranted near a railroad crossing, the engineering study should include an analysis of the need for pre-signals and other railroad crossing signal measures indicated in the Manual on Uniform Traffic Control Devices (MUTCD).
9. Priority road segments for review include West Veterans Highway west of Cassville Road, Cassville Road north of West Veterans Highway, and Cooks Bridge Road.

Street Classification Changes: Most of the road segments identified as high-traffic in this Element are designated as either Major Collectors or Minor Collectors. Given the existing traffic and the projected traffic for the road segments, it is recommended that the Township work with the Ocean County Engineering Department to identify possible changes to these designations to reflect current and projected use of the roads.

Traffic Studies: Many of the high traffic road segments and intersections, as well as projected traffic hot spots, are located along roads with direct links to residential neighborhoods. The conditions on the highly trafficked roads may affect conditions in the residential neighborhoods, as the Jackson Police Department has identified increased traffic congestion and safety complaints within residential developments as a major concern. For this reason, it is recommended that the Township undertake traffic studies of residential neighborhoods bordering the high traffic road segments or intersections in order to provide guidance on improvements or traffic calming measures.

Street Opening Ordinance: Due to the complaints and safety issues identified by the Township Engineer, the Street Opening Ordinance should be reviewed and revised to updated modern standards for bond amount, moratorium period, and design standards.

Public Transit: The Township still has limited bus service, especially through NJ Transit, which is expected to remain the main mode of public transit. Given the expanding population and the demographics of the population, Jackson Township should continue to work with New Jersey Transit, Ocean County, and private commuter services to explore additional public transit options for the residents of Jackson.

Shared Use Plan: As with the 2009 Circulation Plan Element, it is recommended that Jackson along with Ocean County should prepare a shared use plan to identify road segments and networks where pedestrian and biking facilities could be instituted because of the expanding population and varied needs of the population.

Sidewalk Ordinance: The Land Use and Development Regulations at §244-203 regarding sidewalks should be reviewed and updated to strengthen the requirement for developers to provide sidewalks for proposed projects. Additionally, the formula for calculating sidewalk fund contributions should be updated to current values in order to provide contributions that will cover current costs of sidewalk installation.

Cluster Development and Loop Streets: Cluster development to reduce the length of streets should be encouraged. Loop streets (instead of culs-de-sac) should also be encouraged.

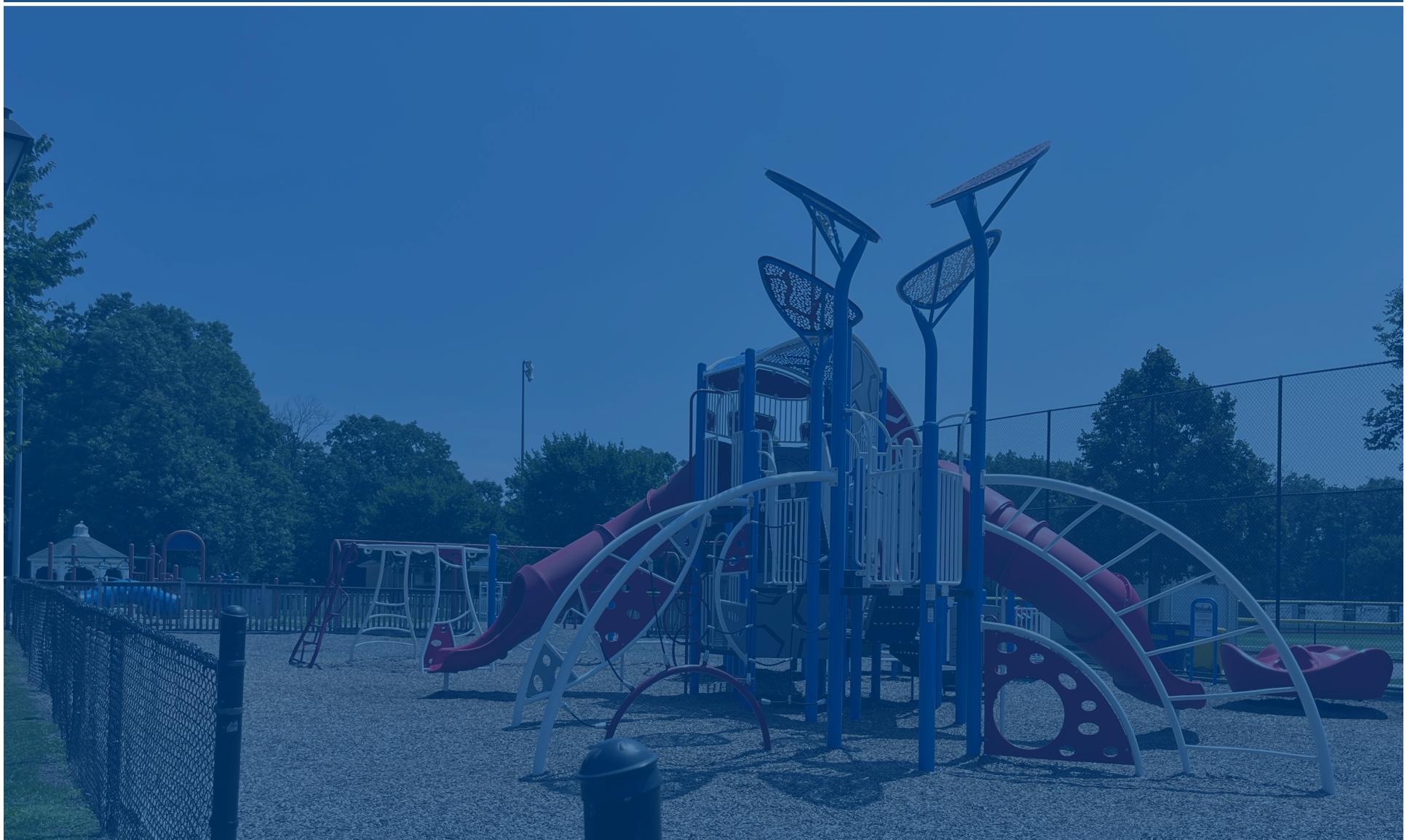
Street Design Standards: Street design standards should be identified and adopted for the North and West County Line Road corridor in the northeast section of the Township, as this corridor is the central commercial corridor of the Township. Other proposed town centers should also provide street design standards to create senses of place.



Pushkin Memorial Park

6

OPEN SPACE & RECREATION ELEMENT



Introduction

Open spaces, parks and recreation facilities are vital to maintaining Jackson Township's quality of life and contributing to its reputation as a desirable place to live and work. These public spaces provide residents valuable recreational opportunities, open areas for leisure, and social interaction. In addition to parks, Jackson's conservation spaces and forest lands also serve as areas of preservation for wildlife habitats and other natural environments as well as a visual relief from urbanization.

An Open Space and Recreation Plan (OSRP) is a component of the municipal Master Plan that lays out a specific vision for public parks, recreation, and open space preservation. It also reflects upon the Township's existing conditions and needs, identifies service gaps and makes recommendations towards the future development of these spaces. This Plan has been prepared in accordance with the Green Acres guidelines published by the New Jersey Department of Environmental Protection, at N.J.A.C. 7:36. It also aims to build upon the goals mentioned in the previous 2009 Open and Recreation Plan.

Inventory of Existing Open Space and Recreational Facilities

Today, Jackson Township contains a total of approximately 19,129 acres of open space and recreational lands. Open space includes active recreation, passive recreation, and conservation lands.

This represents approximately forty-two percent (42%) of the total land area of Jackson. The following table details the current inventory of preserved lands and recreational facilities in Jackson Township.⁵

Table 38: Inventory of Preserved Open Space Area

Category	Acres	% of Total Township Area
State Owned Open Space	13,835	30.2%
Ocean County Owned Open Space	4296.8	9.4%
Municipal Open Space	997.4	2.1%
TOTAL	19,129.2	41.7%

The location for all existing State, County, and Municipal owned open spaces in the Township is shown in Map 17 on the following page.

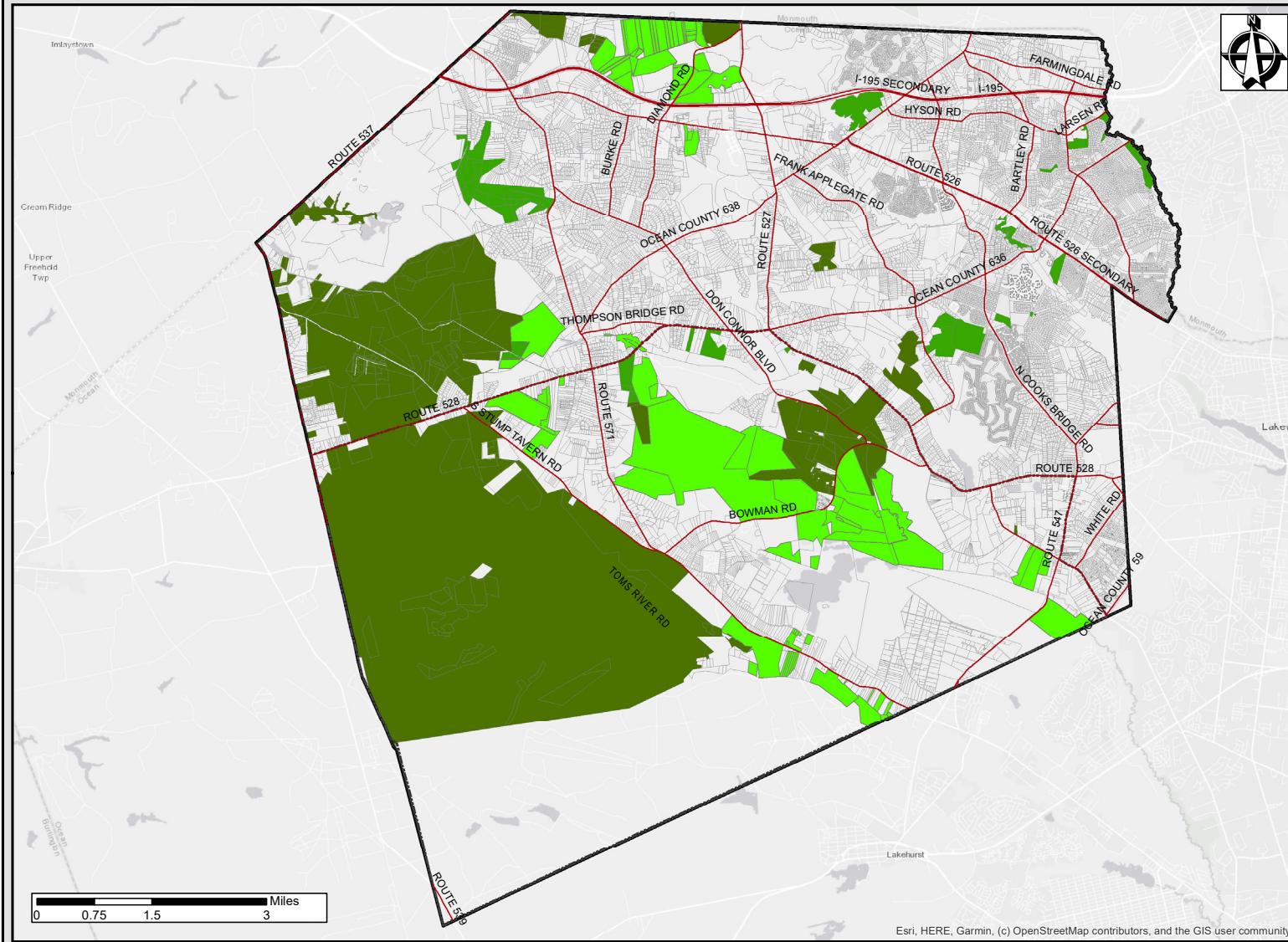


Holman School Park

⁵ State, Local and Nonprofit Open Space of New Jersey, NJDEP Bureau of GIS

MAP 17: EXISTING OPEN SPACE

JACKSON, NJ



EXISTING OPEN SPACE MAP

TOWNSHIP OF JACKSON
OCEAN COUNTY
NEW JERSEY

Legend

- Main Roads
- Tax Parcels
- Jackson_PinelandsBoundary
- Jackson Township Boundary

NJDEP Open Space

OWNERTYPE

- County
- Municipal
- State

CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, NJ 08859
1460 ROUTE 9 SOUTH HOWELL, NJ 07735
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSAL.COM

DATE	SCALE	LAST REVISED	CREATED BY
7.25.24	1:80,000	N/A	PLH



Recreation and Open Space Inventory (ROSI)

Open space and recreation areas are protected through a variety of land preservation tools with varying degrees of permanence. The ROSI is a list of set-aside lands under a state-run program called the Green Acres (filed with New Jersey Department of Environmental Protection) with a mission “to achieve a system of interconnected open spaces, whose protection will preserve and enhance New Jersey’s natural environment and its historic, scenic, and recreational resources for public use and enjoyment.”

Lands that are once itemized on this register cannot be disposed, developed or converted to anything other than recreation and conservation purposes. Table 39 below provides the list of all properties in Jackson Township held under ROSI.

Table 39: ROSI List for Township of Jackson

Key	Park/Facility	Address	Type	Block	Lot	Acres
1	Woodlane Park	1279 Aldrich Road	Municipal	6003	3	35.7
1	Woodlane Park		Municipal	6003	2	13.9
1	Woodlane Park		Municipal	6106	3	11.5
1	Woodlane Park		Municipal	6003	4	6.3
1	Woodlane Park		Municipal	6106	2	4.4
2	Camp Joy	New Prospect Rd	Municipal	5806	4	26
3	Harfield Mini Park		Municipal	5814	1	6
4	Lake Enno Park	Lakeview Drive	Municipal	8401	11	26
4	Lake Enno Park		Municipal	8307	31	12.6
4	Lake Enno Park		Municipal	8307	17	1.0
4	Lake Enno Park		Municipal	8307	20	0.30
4	Lake Enno Park		Municipal	8401	16	0.29
4	Lake Enno Park		Municipal	8401	17	0.35
4	Lake Enno Park		Municipal	8401	18	0.20
4	Lake Enno Park		Municipal	8401	19	0.18
4	Lake Enno Park		Municipal	8401	20	0.50
4	Lake Enno Park		Municipal	8401	21	0.48
4	Lake Enno Park		Municipal	8401	22	0.46
4	Lake Enno Park		Municipal	8401	32	3.40
4	Lake Enno Park		Municipal	8401	23	0.22
4	Lake Enno Park		Municipal	8401	30	0.62
4	Lake Enno Park		Municipal	8401	31	1.22

5	Marsyell/ Armstrong Site	W County Line Road	Municipal	7901	4	25.82
6	Flair Mini Park (Rear Site)	Cooks Bridge Road	Municipal	13001	48	22.14
6	Flair Mini Park	Buckingham Drive	Municipal	13001	39	1.84
6	Flair Mini Park		Municipal	13101	14	0.41
7	Holman School Lot	133 Manhattan St.	Municipal	13001	50	11.93
8	Johnson Memorial Park	192 Kierych Memorial Drive	Municipal	12701	11	94.64
8	Johnson Memorial (Rear)	Butterfly Road Site	Municipal	12701	15	65.05
9	65 Johnson Lane	65 Johnson Lane	Municipal	12301	21	1.38
10	Jackson Little League	E Veteran's Highway	Municipal	16601	7	2.54
10	Jackson Little League		Municipal	16601	9	43.33
11	Patriots Park	483 Bowman Rd	County	16401	1	122.1
11	Patriots Park		County	19201	2	91.16
12	Justice Complex	1 Jackson Drive	Municipal	16701	4	2.61
12	Justice Complex		Municipal	16701	1	73.27
12	Justice Complex		Municipal	16701	3	1.9
13	G. Putnam Park	495 W Veterans Highway	Municipal	17001	14	3.90
13	G. Putnam Park		Municipal	17001	15	7.75
13	G. Putnam Park		Municipal	11701	24	5.50
13	G. Putnam Park		Municipal	11701	10	42.64
14	Pushkin Lane	Pushkin Lane	Municipal	11501	7.01	48.1
15	72 Cassville Rd	72 Cassville Rd	Municipal	17302	10	3.96
16	Rova Farms	120 Cassville Rd	Municipal	11301	3	34.2
17	Hovbilt Site	Prosptown Rd	Municipal	10401	5.03	21.45
17	Prosptown Rd		Municipal	11201	8.01	11.14

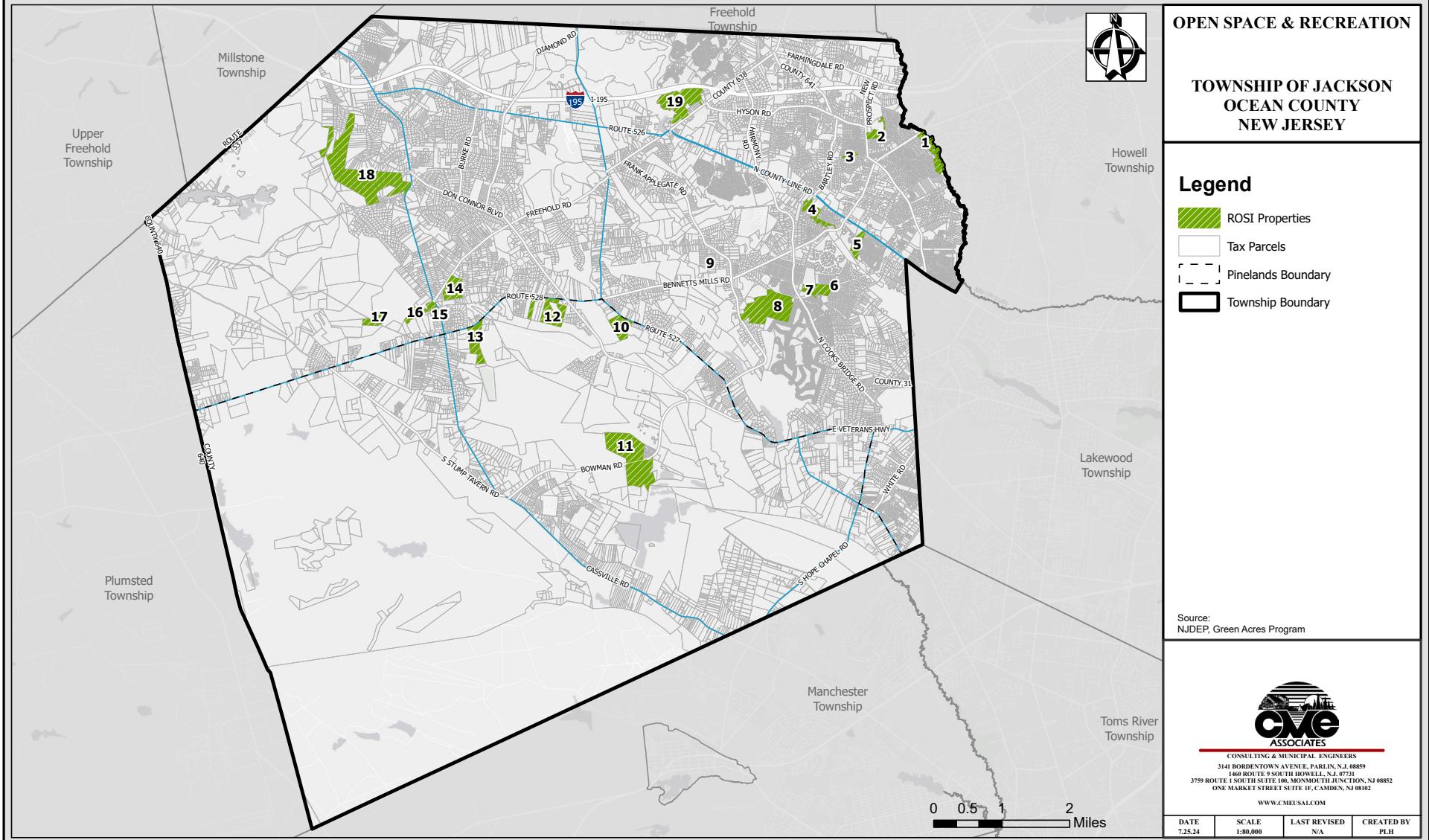
18	Francis Mills	Perrineville Road	Municipal	3101	26	9.00
18	Francis Mills		Municipal	3101	27	7.09
18	Francis Mills		Municipal	3503	25	8.41
18	Francis Mills		Municipal	3503	2	31.66
18	Francis Mills		Municipal	3503	65	43.25
18	Francis Mills		Municipal	3503	4	56.48
18	Francis Mills		Municipal	3503	15	5.92
18	Francis Mills		Municipal	3503	16	31.44
18	Francis Mills		Municipal	3503	19	5.07

According to State records and mapping, Jackson Township has 67 open space parcels, and approximately 1,120 acres of land listed under ROSI. Apart from one County owned park, Patriots Park located along Bowman Road, all properties are municipal owned parks and open spaces. Map 18 on the following page shows the location of all open spaces listed under ROSI.



MAP 18: RECREATION AND OPEN SPACE INVENTORY (ROSI - 2024)

JACKSON, NJ



Municipal and Playgrounds Parks

According to the Township's recreation department, there are eight active municipal parks in Jackson. These spaces include vacant undeveloped land in residential neighborhoods, pocket parks with playgrounds, and larger athletic complexes with multiple sports fields. Some of these parks also hold regular annual events for Jackson residents. According to the GIS mapping of open spaces published by the State of New Jersey, Jackson Township owns approximately 995 acres of developed recreational space. These are operated and maintained by the Recreation Department of Jackson Township.

The following is a detailed description of all eight parks that were examined on site. Some of these parks also include short-term recommendations based on input from the Recreation Department.

John F. Johnson Jr. Memorial Park

Block 12701 Lot 11

Address: 192 Kierych Memorial Drive

Size: 396 acres

Park Description

Located in the northeastern section of the Township, south of Bennetts Mills Road, Johnson Memorial Park is the largest and most active municipal park in the Township. The free, annual community celebration on the occasion of Jackson Day (September 15th) takes place at this park. There are two (2) access points to the park, both along Kierych Memorial Drive and a paved road going around the entire park and connecting these two points.

The Fire District 3 Headquarters is located just north of the main entrance to the Park. According to the Township and as per our field observations, the sports/athletic fields present on the site include two (2) basketball courts with metal fences, three (3) baseball fields, one (1) bocce ball court, three (3) tennis courts with metal fences, and one (1) soccer field. It also includes one (1) children's playground (Age 2 to 5 years), one (1) dog park and few picnic tables.



Justice Complex
Block 16701 Lot 1,3, and 4
Address: 1 Jackson Drive
Size: +/- 39 Acres

Park Description

Located in the central portion of the Township, just south of W. Veterans Highway, the Justice Complex is among the most popular open space facilities in Jackson. Opened in 1998, the site provides many active recreational opportunities. The amenities at this park include: one (1) multipurpose turf, one (1) soccer field, two (2) mini grass soccer fields, one (1) softball field, two (2) turf league fields, two (2) grass little league fields, one (1) 60/90 baseball diamond and soccer/football field, complemented by two (2) tennis courts, two (2) handball courts, two (2) basketball courts, restrooms, a pavilion with a picnic table, and periodic seating support for comfortable use of the site.

According to Jackson Township's Department of Public Works (DPW), a children's playground equipment proposal has recently been approved for installation at the park. This playground area will be designed for the age group 2 - 12 years and will be called the 'Field of Dreams'.



Woodlane Park

Block 6003 Lot 2-4, Block 6106 Lot 2,3

Address: 1279 Aldrich Road

Size: +/- 72 acres

Park Description

This is a community park that is located along the eastern border with Howell Township, serving the residents living in the northeastern section of the Township. In terms of facilities, there is one (1) soccer/football field and one (1) children's playground. According to the Township's DPW, the park is scheduled for upgrades to the children's playground facility and basketball court. The upgraded playground will feature multiple structures catering to age groups 5 to 12 along with an ADA compliant extension.

Site-Specific Recommendations:

- Based on the Recreation Department representative recommendations, the park is an ideal site for a weekly farmers market for residents living in the eastern section of the Township. Similar public events are likely to aid in activating the space.



Woodlane Park



Woodlane Park

Gill Putnam Memorial Park

Block 17001 Lot 14,15

Address: 528 W. Veterans Highway

Size: +/- 56 acres

Park Description

Located to the south of W. Veteran's Highway, near Cassville Crossroads, this recreational park was formerly known as Jackson State Forest. It is located along the Pinelands region boundary and hence features pinelands around the open space. The site is ideal for picnics and hiking trails. In terms of facilities, there is a baseball field and a playground.

Site-Specific Recommendations

- Based on a field visit, the site is not maintained and is in need of regular upkeep of the primary facilities present such as a vehicle parking lot, sidewalks, clear signage at access points, etc.
- The site has great potential to become an active picnic site. The Township should consider upgrading amenities including sheltered and open picnic areas including walking and biking trails.
- Topsoil, seeding, and other landscaping improvements are recommended to be provided.



Gill Putnam Memorial Park



Gill Putnam Memorial Park

Lake Enno

Block 8401 Lot 16-23, 30-32, Block 8307 Lot 17,20,31

Address: 46 Lakeview Drive

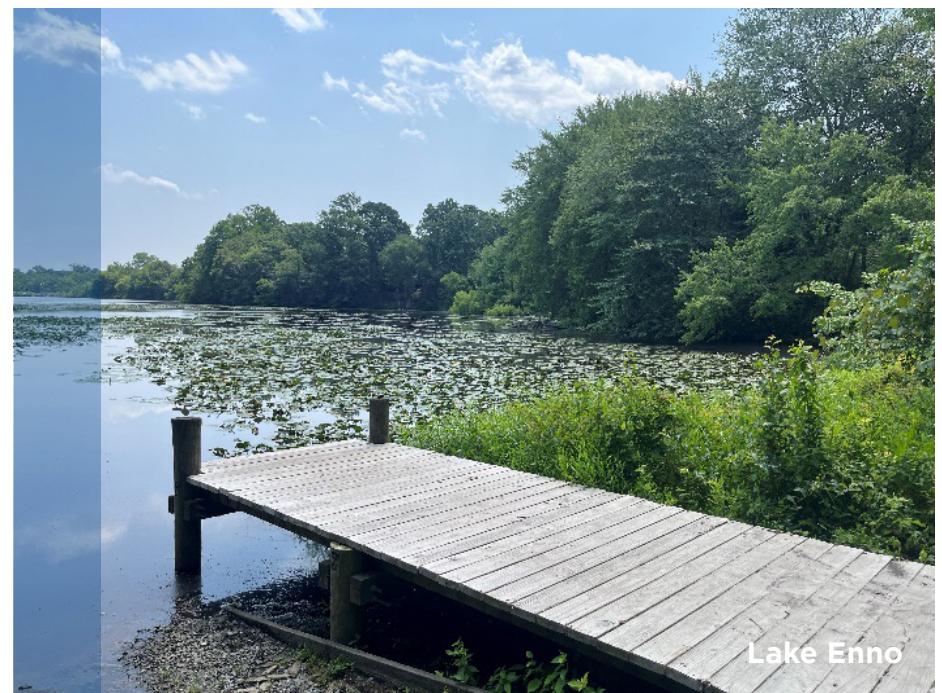
Size: +/- 48 acres

Park Description

Lake Enno, also known as Bennet's Pond, is a relatively large but shallow lake located to the west of the intersection of Bennet Mills Road with County Line Road. The recreational facilities for the park have been developed along the lake's boundary. It features an observation deck, a picnic area with grills, and a fishing pier. There is currently one gravel road vehicle access point via Circle Drive that is designed as a cul-de-sac. The driveway contains informal spots for parking, features trashcans and a portable toilet facility.

Site-Specific Recommendations

- Given the central location of the site, it has potential to attract more residents through regular maintenance and the addition of more park amenities such as open garden spaces along with furnishings, play equipment fixtures, and a dedicated walking path.
- Adding a clear signage at the entry point via Circle Drive is recommended.
- It is recommended that the water quality of the lake be checked to see if additional water activities could be introduced at the site.
- It is also recommended that a walking/ biking trail be introduced to increase the footfall at the park.



Camp Joy

Block 5806 Lot 4

Address: New Prospect Road

Size: +/- 26 acres

Park Description

This park is located in the northeastern section of the Township along New Prospect Road, just south of Crawford Rodriguez Elementary School and Howard C. Johnson Elementary School. There are two vehicle access points for the park, one via school entry points through Newark Avenue and another directly via New Prospect Road.

It primarily serves as an athletic facility as it includes three (3) baseball fields, one (1) basketball court and one (1) children's playground which has recently undergone upgrades as confirmed by the Township DPW. The park is well maintained and remains actively used by the public.



Flair Mini Park

Block 13101 Lot 39, Block 13001 Lot 48

Address: Buckingham Drive

Size: +/- 2.25 acres

Park Description

Flair Ridge or Flair Mini is a neighborhood park located in the eastern portion of the Township at the southern intersection of Birmingham Drive with Buckingham Drive. It contains two lots, one on each side of Buckingham Drive. The eastern site is a children's playground featuring tot-lot play equipment while the western site is a sports field that includes one (1) softball field and one (1) basketball court. The park has pedestrian access for neighboring residential areas through sidewalks. There is no off-street parking available at the site.

Site-Specific Recommendations

- The sports field at the park looks poorly maintained. It is recommended that the Township take necessary steps to activate the park area.



Harfield Mini Park

Block 5814 Lot 1

Address: 19 Ralph Place

Size: +/- 6 acres

Park Description

Harfield Mini is a neighborhood park in the northeastern section of the Township. It is located west of Neal Street, between Ralph Place and Andover Drive at the southern intersection of Birmingham Drive with Buckingham Drive. A major portion of this site to the west is currently undeveloped and covered with trees. The active part of the site contains a tot-lot playground and a basketball court. It also features swings, benches, and other park facilities such as trashcans and portable toilets. The park is actively used and well maintained.

Site-Specific Recommendations:

- Given the large area of the site, additional landscaping or athletic facilities are recommended to be installed to further activate the space.
- The Township should take advantage of the width of this park and consider installing bicycle and walking paths around the perimeter as well as some exercise equipment for adults.



Summary of Jackson Township's Recreation Department Programs

Jackson offers year-round recreation programs for residents, featuring a diverse range of activities. It provides a variety of instructional programs and seasonal events designed for all ages. Key venues for public events, cultural and sports, include Johnson Memorial Park and the Justice Complex. Athletic tournaments are held at the athletic fields of Township schools.

The Township's website features a dedicated recreation page that includes an updated events calendar and relevant announcements. The Recreation Department manages nine sports facilities, all located at 1 Jackson Drive, Justice Complex, which are available for reservation for the public. An inventory table is shown to the right.

During the summer months, the Township organizes a Summer Camp for children, which is divided into age groups: K & 1st graders, 2nd & 3rd graders, 4th & 5th graders, and 6th to 8th graders. Additional sports programs include wrestling, soccer, and basketball, with instructional classes offered in each sport. Registrations for all programs are conducted through the Township's website. A weekly pickleball clinic for all ages is also set to be organized at Johnson Memorial Park.

Other annual events hosted by the Recreation Department include a summer concert series, Jackson Day Event (September), and a Fall Festival, among others. Details about these activities are regularly updated on the website.

TABLE 40: Recreational Facility Inventory

	Soccer Fields	Softball Fields	Multipurpose Fields	Little League baseball	Baseball Fields	Football Fields	Tennis Courts	Basketball Courts	Street Hockey	Picnic Area	Playground	Dog Park	Fishing/ Boat Pier
Johnson Memorial Park	5	3				4				1	1	1	
G. Putnam Park							1				1	1	
Justice Complex	2	2	2	1	1				1		1		
Camp Joy				3			1						
Woodlane Park	2												
Harfield Park								1			1		
Flair Ridge Park		1						1			1		
Holman Field			1			2							
Lake Enno										1			1
Vista Sambol Center	4												
Patriot's Park	6												

Board of Education Recreation Facilities

In addition to its municipally owned and operated Township resources, the Township's Board of Education operates several public schools that feature recreational facilities. The following two schools include indoor as well as outdoor facilities that are regularly utilized for sports events hosted by the Recreation Department:

- Elms Elementary School
Address: 780 Patterson Rd
- Crawford Rodriguez School
Address: 1025 Larsen Rd

Trails Network

Trails and bikeways are two of the most important pieces of an open space and recreation network. Trails can be located within a park or can function on their own as linear parks providing opportunities for passive recreation as well as forming a connection between multiple points along the linear path. An interconnected network of trails, greenways, and bikeways are an integral component of a first-class open space and parking system. When parks and open spaces are connected by trails and bikeways, it provides better public access to those spaces and reduces the need to provide asphalt and parking within the parks.

A trail is generally an off-road pathway, either paved or unpaved, that allows for bicycles, pedestrians, or hikers to travel along the path without interference from vehicles such as cars or trucks. Although a trail can be located beside a roadway within the right-of-way, a bikeway or bike path can be either on road or off-road and is simply a pathway where bicycles are permitted to use the right-of-way. This can be an off-road trail, or it can be on a street with either a dedicated bicycle lane, or within a street shared by both bicycles and vehicles.

There are several existing trails in Jackson, although there is not yet an interconnected network of trails.

Existing Trails

Jackson Pathfinders is a volunteer organization whose goals are to identify, map, forge and maintain trails in the Township. The trails are used for a variety of activities such as walking, hiking, jogging, mountain biking and horseback riding. They operate under the direction of the Recreation Department and are supported by the Town Council.

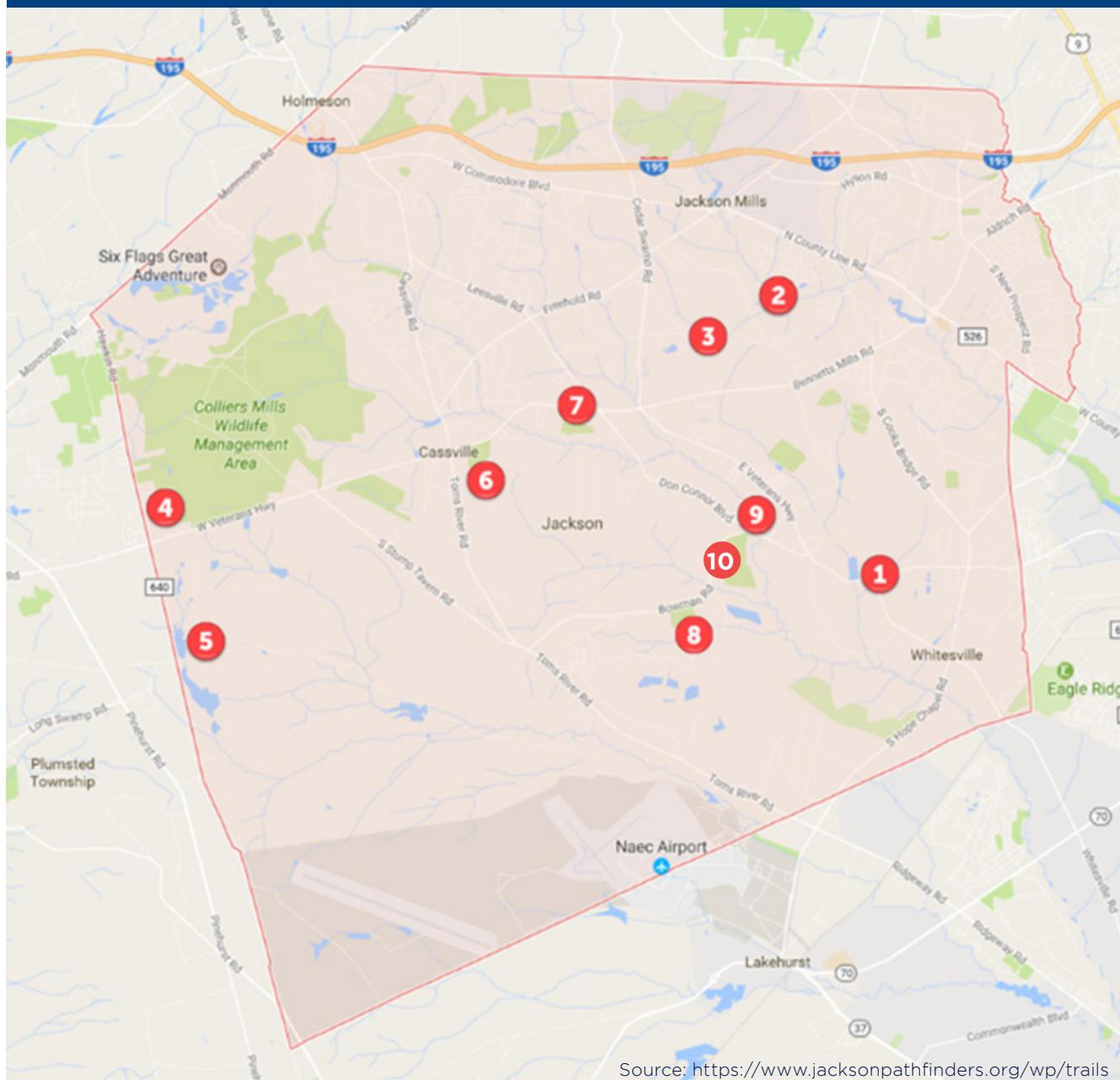
The Google map screenshot on the following page shows the location of the trails. Below is the list of existing trails that have been mapped and are maintained by the Pathfinders:

Table 41: Trail Networks

Map Key	Name of the Park/Facility	Address
1	Purple Heart Trail	820 E Veterans Highway
2	Silver Stream & Kitay Trails	235 Frank Applegate Road
3	Pleasant Grove Bogs Trail	E Pleasant Grove Road
4	Quail Lake Trail	Colliers Mills Wildlife Management Area
5	West Colliers Mills Trail	Colliers Mills Wildlife Management Area
6	Jackson Forest Trail	495 W Veterans Highway
7	Jackson Jungle Children's Trail	1 Jackson Drive
8	Patriots Park & Long Brook Trail	483 Bowman Road
9	Trails at the FREC	496 Don Connor Boulevard
10	Resource Center, State Forest Service Nursery	370 E. Veterans Highway

FIGURE 5: TRAIL NETWORKS

JACKSON, NJ



- 1 PURPLE HEART TRAIL
- 2 SILVER STREAM & KITAY TRAILS
- 3 PLEASANT GROVE BOGS TRAIL
- 4 QUAIL LAKE TRAIL
- 5 WEST COLLIERS MILLS TRAIL
- 6 JACKSON FOREST TRAIL
- 7 JACKSON JUNGLE CHILDREN'S TRAIL
- 8 PATRIOTS PARK & LONG BROOK TRAIL
- 9 TRAILS AT THE FREC
- 10 ADDITIONAL TRAILS AT THE FREC

Resource Assessment

In planning for open space, the Township must consider the environmental impacts of development and identify those areas in greatest need of protection. While new construction on undeveloped land always has at least some negative impacts on environmental quality, not all lands are equally sensitive to development. Some lands can be cleared and paved with minimal disturbance to wildlife habitat, air or water quality, while other lands may foster a much more delicate balance of plants and animals within an ecosystem that supports the vitality of the entire region. With this in mind, it is important to identify those areas where development may be appropriate and where it might have the greatest negative impacts, and to focus conservation efforts on those areas where development would do the most harm.

Garden State Greenways Mapping

The Garden State Greenways Program, a part of the New Jersey Conservation Foundation, is a collaborative planning tool designed to help communities coordinate and plan for open space across boundaries. Garden State Greenways encourages linking parks, recreation, and farmland to form an interconnected system of preserved lands throughout the State. This is achieved primarily through providing maps, data, and other information for municipalities and other regional bodies for their use in planning for their communities.

The Garden State Greenways mapping is broken down into specific areas of environmental and open space concerns and can be viewed individually. Several of those individual maps are discussed below.

Priority Lands for Ecological Integrity

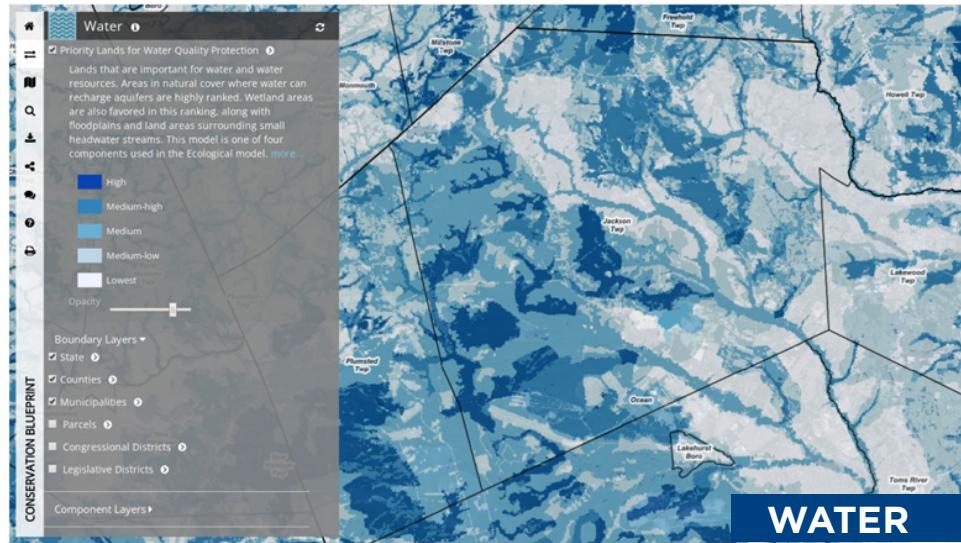
Priority lands or ecological integrity are those identified as being the most important for protecting the quality of the environment. These lands are vital to maintaining the overall health of the ecosystems of the lands and waters in the state. As illustrated in the map on the next page, there are very few areas of high priority left in the Township as most of the Pinelands region located in the Lower western half of Jackson already falls under protected open space. This includes the State Nature Preserve at Colliers Mills Wildlife Management Area. The Naval Air Warfare Center at Lakehurst in the southern end of the Township falls under Medium High Priority. The central part of the Township below W. Commodore Boulevard falls under medium-high priority and aligns with low density residential zoning.



Edgewood Park

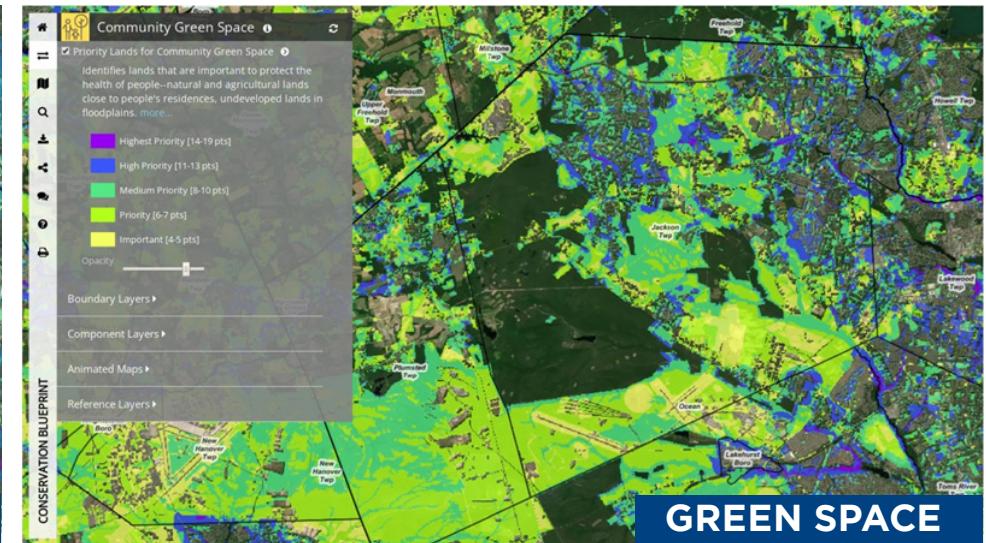
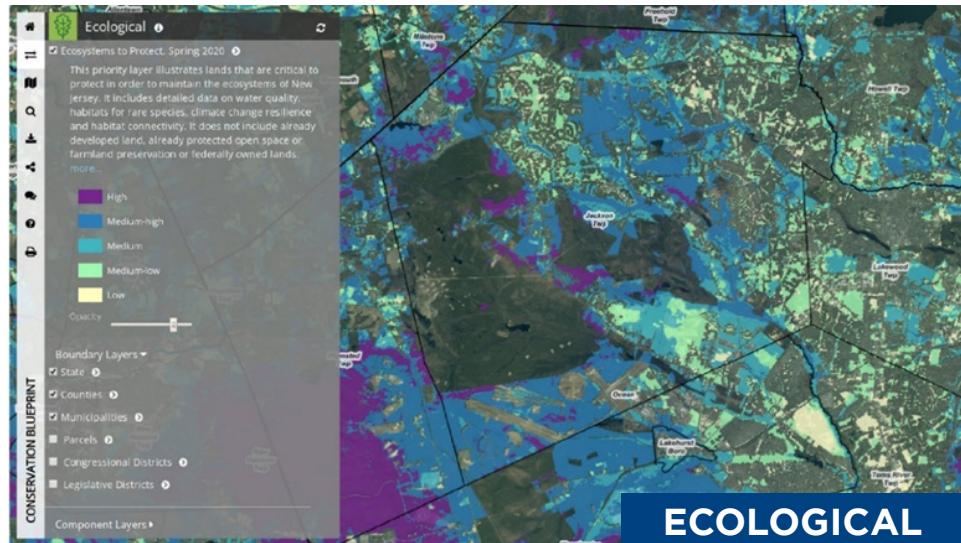
FIGURE(S) 6, 7 & 8: PRIORITY LAND MAPS

JACKSON, NJ



Priority Lands for Water

The water quality priorities mapping shows those areas that are most important for protecting the quality of surface and ground water resources. As expected, the lands most important for protecting surface water quality are also the lands that are closest to surface waters. These are the lands that surround the brooks and rivers that are present around forest area in and around the pinelands and nature reserves especially towards the southern end of the Township. Compliant with land use, these areas are already protected under open space.





Lake Enno



Priority Lands for Community Greenspace

The priority lands for community greening data and mapping are intended to identify the lands in New Jersey that might be the most appropriate for open space and recreation purposes. The focus of these priority lands is not as much on protecting the environment, but on meeting recreation needs and connecting people with nature. With the southern portion of the Township substantially covered by forest area, it does not come up as highest priority for community greenspace. There appears to be a nominal area falling under highest priority for community green space suggesting that Jackson Township has sufficient lands for recreation and open space. The northeastern portion has scattered, small pockets of lands that show high priority lands for community open space.

Recreation Needs Analysis

There are several methodologies for determining an appropriate number of parks and recreation space within any given area. These methods are based on a percentage of the land area of a municipality, the population of the area, or the proximity to a park for any given resident.

These methods for measuring the adequacy of park space consider recreation lands only. For the following analysis, open space lands that are primarily nature preserves or conservation areas have been removed from the calculations of the acreage of parks and recreation areas. Although nature preserves do allow for some passive recreation, these standards are intended to be a guideline for providing active recreation spaces to suit the needs of a community. The following parks have been included in the calculation to determine recreation space in Jackson:

- Johnson Memorial Park
- Justice Complex
- Francis Mills
- Gill Putnam Park
- Camp Joy
- Lake Enno Park
- Woodlane Park
- Harfield Mini Park
- Flair Ridge Park
- Holman School Lot
- Jackson Little League

Using the following three methods can provide a basic understanding of whether or not the Township has sufficient park lands in comparison to a few established standards for measuring park space and determining recreational space needs.

Balanced Land Method

The Balanced Land method, introduced by the New Jersey Department of Environmental Protection (NJDEP), uses the guidelines to calculate minimum recreation land requirements for municipalities as they approach build-out. This approach incorporates land as a finite resource for which there are other legitimate competing uses. Thus, it recommends that 3 percent of developable area within a municipality should be devoted to parks and hence acquired for public recreation. The amount of land devoted to public recreational uses within a municipality may either be higher (surplus) or lower (deficit) than the recommended 3 percent.

When a municipality has a surplus of recreational lands it means that this space is sufficient, and the municipality does not need to do as much work to create such lands. If there is a deficit of recreational lands, the municipality should take action to provide more land for this use.

Jackson Township measures approximately 100.55 square miles in total. According to the latest MOD IV parcels data, the Township contains 60,332 acres of combined land use. Based on NJDEP mapping data, about 17,240 acres of the township's land is constrained due to the presence of wetlands and floodplains, leaving 43,092 acres of developable lands. Within the Township, there are approximately 1037.4 acres of parklands currently. Using the guidelines from National Regional Parks Association (NRPA), the Township should seek to meet the following recreation space goals:

- 43,092 acres of developable land \times 0.03 (3 percent) = 1,293 acres of parklands needed
- 1,293 acres of parkland requirement - 1,037 acres of existing parkland = 256 acres of parkland deficit

According to the balances land method as prescribed by NJDEP, Jackson Township needs an additional 256 acres of parks in order to satisfy its recreational land requirements. However, it is important to note that this approach is not context specific. The 3 percent standard is a national guideline

that is used for urban, suburban, and rural areas alike. Jackson Township is a suburban area with a majority of its land under preserved forestlands that cannot be converted into developed open space.

Population Method

An additional method developed by the National Regional Parks Association (NRPA) is the population method. This approach to estimating parks and recreation space needs uses the population of the town, rather than its land area, as the determining factor. The guideline recommendation provided by NRPA is that there should be a minimum of ten (10) acres of parkland per 1,000 persons in population within a municipality, or broken down more simply, 1 acre of parkland for every 100 persons in the area.

Jackson's population density is 707 persons per square mile. It is to be noted that since much of the land is constrained from future development, developed areas of the Township would have higher density. The ACS 2022 5-year estimates place the Township population at 58,793 people.

- 1037 acres/ 58,793 persons \times 1000 = 17.64 acres of parklands per 1,000 residents
- Excess of 7.64 acres per 1,000 residents

Proximity to Parks

While the analyses above consider the overall acreage of parks and recreation spaces in each municipality, they do not consider where those acres are located, whether they are clustered, or evenly distributed throughout the area. One rule of thumb, and a general standard for parks and recreation planning within a community, is that parks should be accessible to the population in that most people should be able to get to a public park or recreation space in a 10-minute walk or less.

Where a person can walk to a park, there have been demonstrated public health benefits, in that populations that can walk to parks show lower rates of obesity, diabetes, and other health issues related to exercise. This is largely attributed to the exercise that residents get simply walking to and from the park. Also, where people live within a 10-minute walk of a park, they are more likely to walk to, and use, the park facilities. The further away people live, the less likely they are to use the facilities.

To determine whether or not residents of Jackson can reach a park within a 10-minute walk, all of the recreation spaces were mapped and a radius of one-half mile drawn around each of these parks. As shown in Map 19, a one-half mile radius represents the distance that the average adult person will walk at a normal pace of approximately 3 miles per hour, in 10 minutes.

The mapping indicates that there are several pockets of developed residential areas in the Township that don't fall under the 10-minute walk radius. While the northeastern portion of the Township along Route 526 and 528 have the presence of many recreational spaces, areas along County Road 638 in the north and areas to the east of Toms River Road lack walking access to existing parklands.

Recommendations

As noted in the Needs Assessment, Jackson Township seems to have considerable space devoted to open space but not enough under parks and recreation use. Most of the open space sites are not entirely developed or maintained for recreational purposes. Additionally, only a part of some of these sites are accessible to the residents of the Township. There is a need for these areas to be regularly examined and updated to provide for the recreational needs of the population.

The environmentally sensitive lands that are called out as being the highest priority for conservation, are mostly already preserved under the Pinelands region, and with the plans of upgrading most parks, much of the Township's needs for athletic fields are being met. In this light, the following recommendations are oriented towards improving and updating the existing public park spaces, as well as identifying more areas for expansion. The following strategies and action items are recommended to be taken by the Township to achieve the goals of this Plan:

1. Revitalize the Township's Environmental Commission to enable improved collaboration and informed decision making regarding open space areas.

As mentioned in the Township's website, "The Commission shall have power to conduct research into the use and possible use of the open land areas of the Township and may coordinate the activities of unofficial bodies organized for similar purposes. It shall keep an index of all open spaces, publicly or privately owned, including open marshlands, swamps and other wetlands, in order to obtain information on the proper use of such areas."

2. Utilize the Garden State Greenways maps to identify locations with the highest priority for preservation, including the Pinelands region and ensure to align it with proposed land use.
3. All parcels zoned POS (Public Open Space) should be added to the ROSI list.
4. Develop more parks such as Flair Mini or Harfield Mini Park, in order to serve pockets of residential areas with limited access to existing developed open space. For example, Edgewood Park, south of Larsen Road, is an undeveloped open space with the potential to be activated as a neighborhood park.
5. Ensure that all parks and playgrounds facilities are compliant with the American Disabilities Act (ADA) to ensure that they are welcoming to all members of the community.
6. Parts of undeveloped open spaces like the Butterfly Bogs Area as well as the area surrounding Silver Stream Trail should be developed for recreational purposes and be open for regular public use.
7. Confirm the Township's intentions for the Township-owned vacant/undeveloped properties identified in the Master Plan. If the intent is to keep these properties as open space, consider re-zoning as POS Public Open Space or providing other restrictions.
8. Consider adopting an historic preservation ordinance and designating historic properties. Incorporate historic properties into the Township's parks and open space system. By preserving historic properties as parks or open space, the landscape surrounding remains a part of the important context of the historic resource.
9. Continually review environmental regulations such as floodplain management.
10. Review and reconcile the discrepancies in the Township's Recreation and Open Space Inventory (ROSI): Confirm the addition of Block 19901 Lot 1 (Butterfly Bogs Recreation Area) containing 653 acres of open space to the list.

Recreation

1. Coordinate with the County, surrounding municipalities, and other agencies as needed to develop safe and reliable bicycle and pedestrian connections to County parks (Patriots Park).
 - a. Examine the possibility of adopting a complete streets policy and ordinance for specific well-traveled high volume streets and in commercial areas.
 - b. Provide transportation to County facilities.
 - c. Work with the County and surrounding municipalities (Howell and Plumsted) to identify infrastructure needs to provide access to the parks.
2. All future large residential developments (over 10 units) should incorporate open space facilities in order to ensure adequate recreation space requirements. Consider including dedication of land by the redeveloper to the Township for recreational spaces.

Administrative/Programming

1. Continue regular maintenance of current parks facilities and open space areas.
 - a. Prepare an inventory and assessment of all equipment at Township active parks. Use this assessment to develop a capital improvements plan for the eventual repair or replacement of parks and recreation equipment. This capital improvements plan should be reviewed and updated every 3-5 years.
2. Survey Township residents and parks' users to determine what activities they would like to see within existing park spaces.
3. Establish "Friends of" groups for the local parks system made up of volunteer residents who help maintain the parks they use the most and provide the Township with an organization to coordinate with on any improvements to a park in the future.
4. Establish a social media presence for the Township Parks and Recreation Department to communicate with residents through networks such as Facebook, Twitter, Instagram and the Township website. Social media can provide a convenient platform for sending messages about park events, closures, or other activities that reach an audience quickly and effectively.

Proposed Open Space

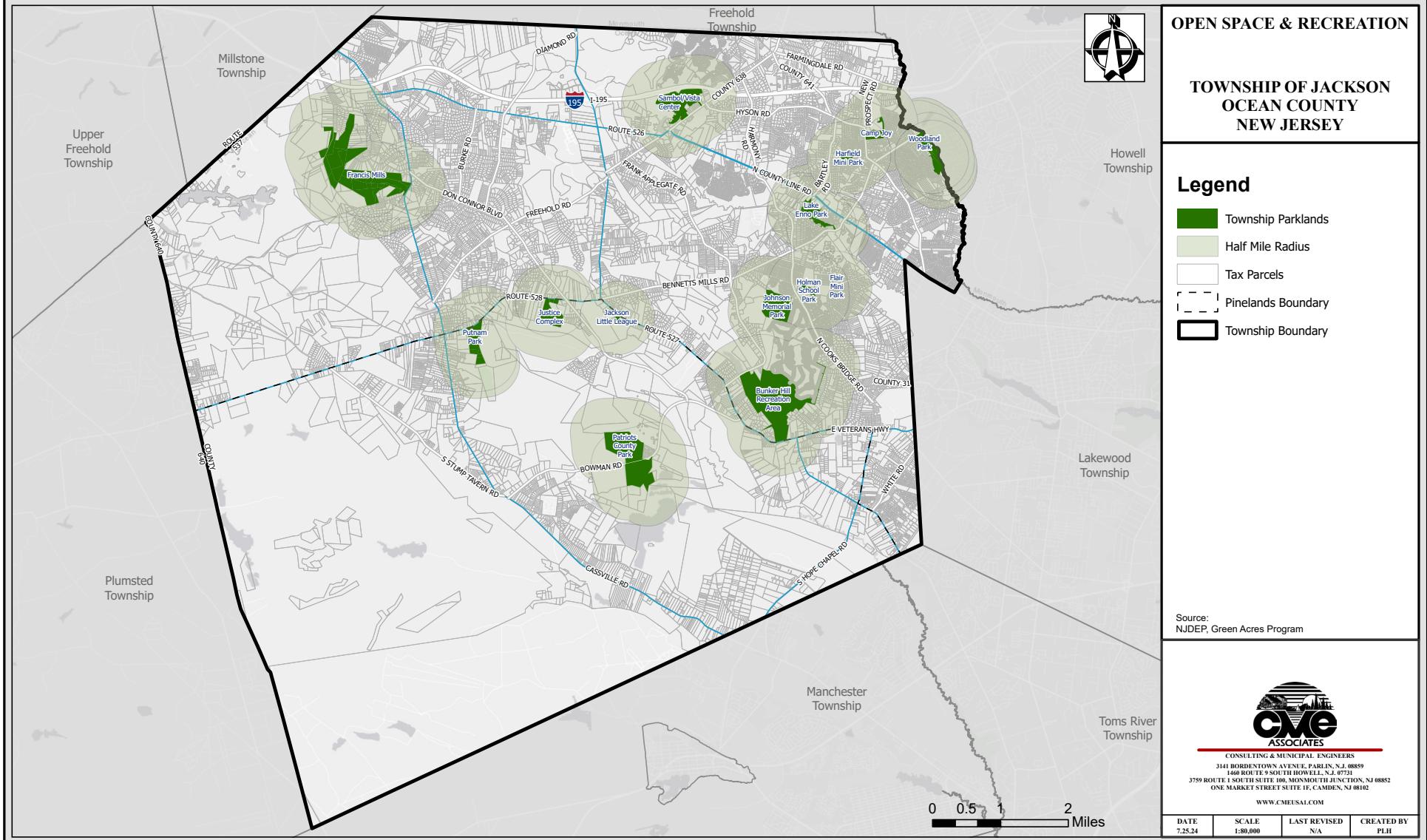
Map 20 outlines privately owned parcels that should be considered for acquisition to expand the existing public open space lands. The identified parcels, a total of roughly 2821 acres, are the same as those listed in the 2009 Master Plan. The previous Plan identified these constrained parcels and recommended them as suitable for future open space development. However, these parcels still remain vacant and have not yet been acquired.

These areas face limitations based on their location and regulatory requirements, and most are also suggested for Recreation Open Space (ROS) zoning in the proposed land use plan. It's important to note that including these parcels in future considerations is not mandatory, but rather a suggestion for long-term open space planning.

Additionally, the township has identified 221 properties already under township ownership that are recommended for future open space or recreational use. Map 21 and Appendix #2# provide details on these properties, which are not located within the Pinelands, not currently listed on the Recreation and Open Space Inventory (ROSI) and not zoned as ROS. These sites represent additional opportunities for future open space or recreation development.

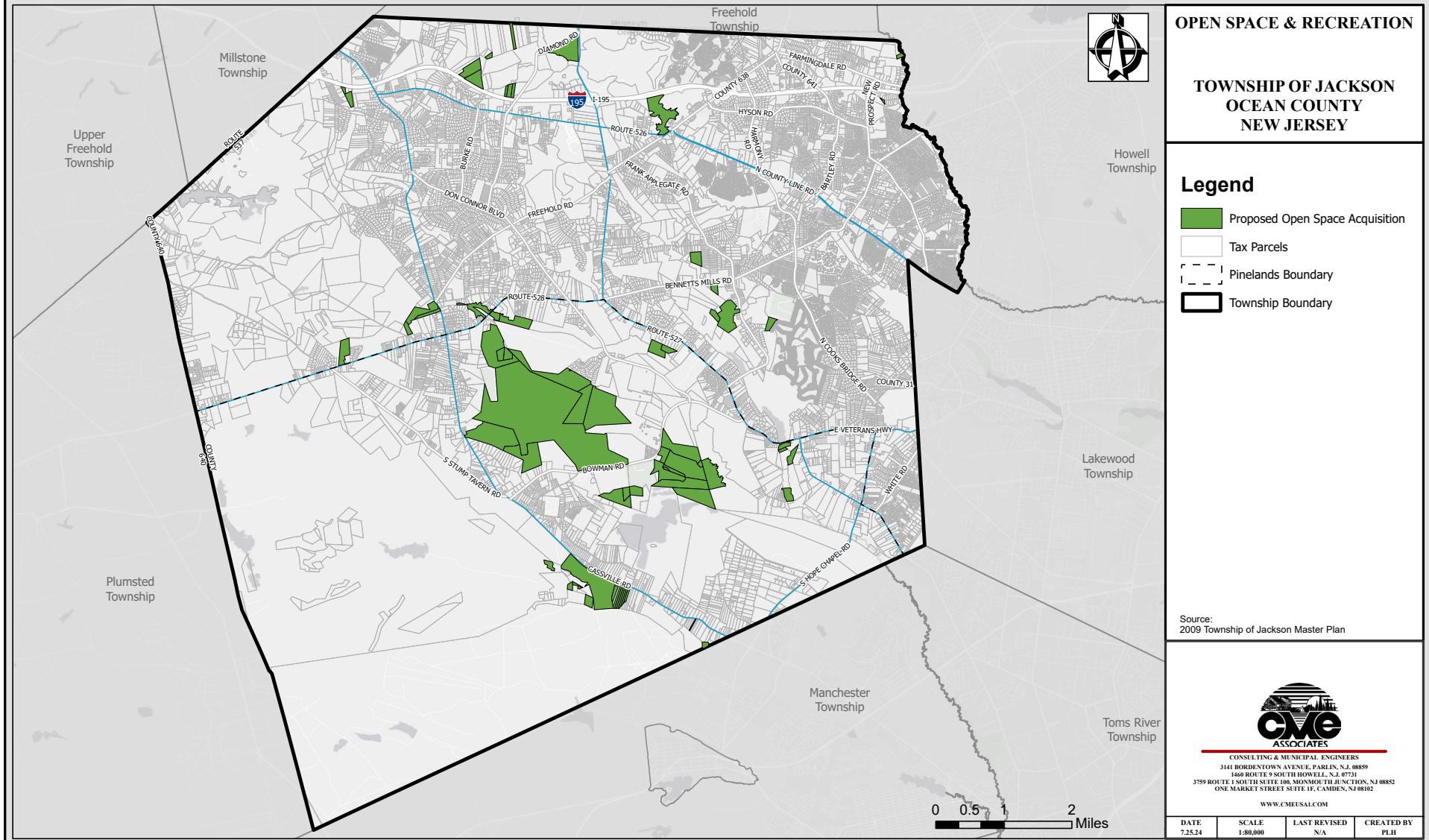
MAP 19: PROXIMITY TO PARKS

JACKSON, NJ



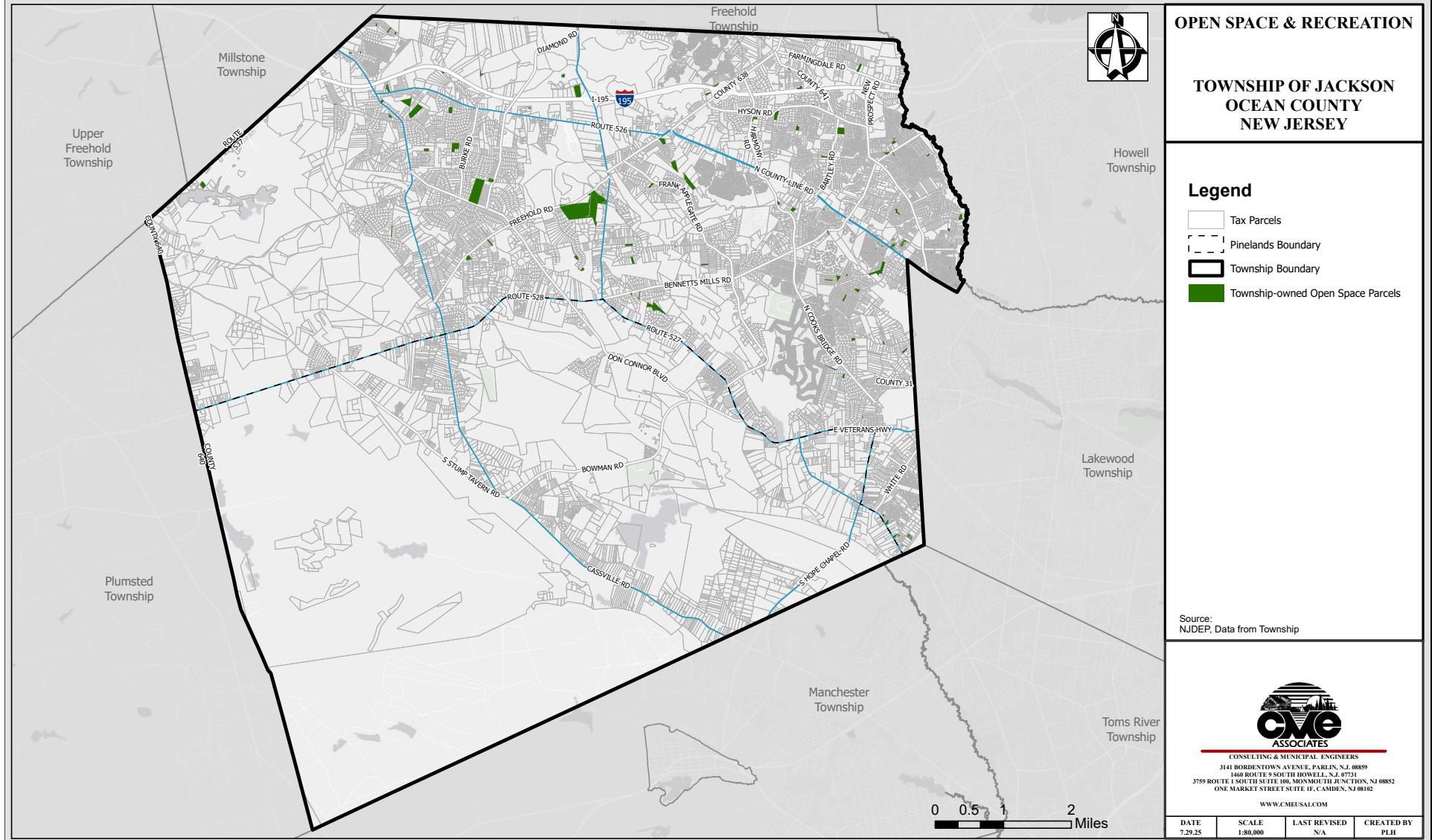
MAP 20: PROPOSED OPEN SPACE ACQUISITION

JACKSON, NJ



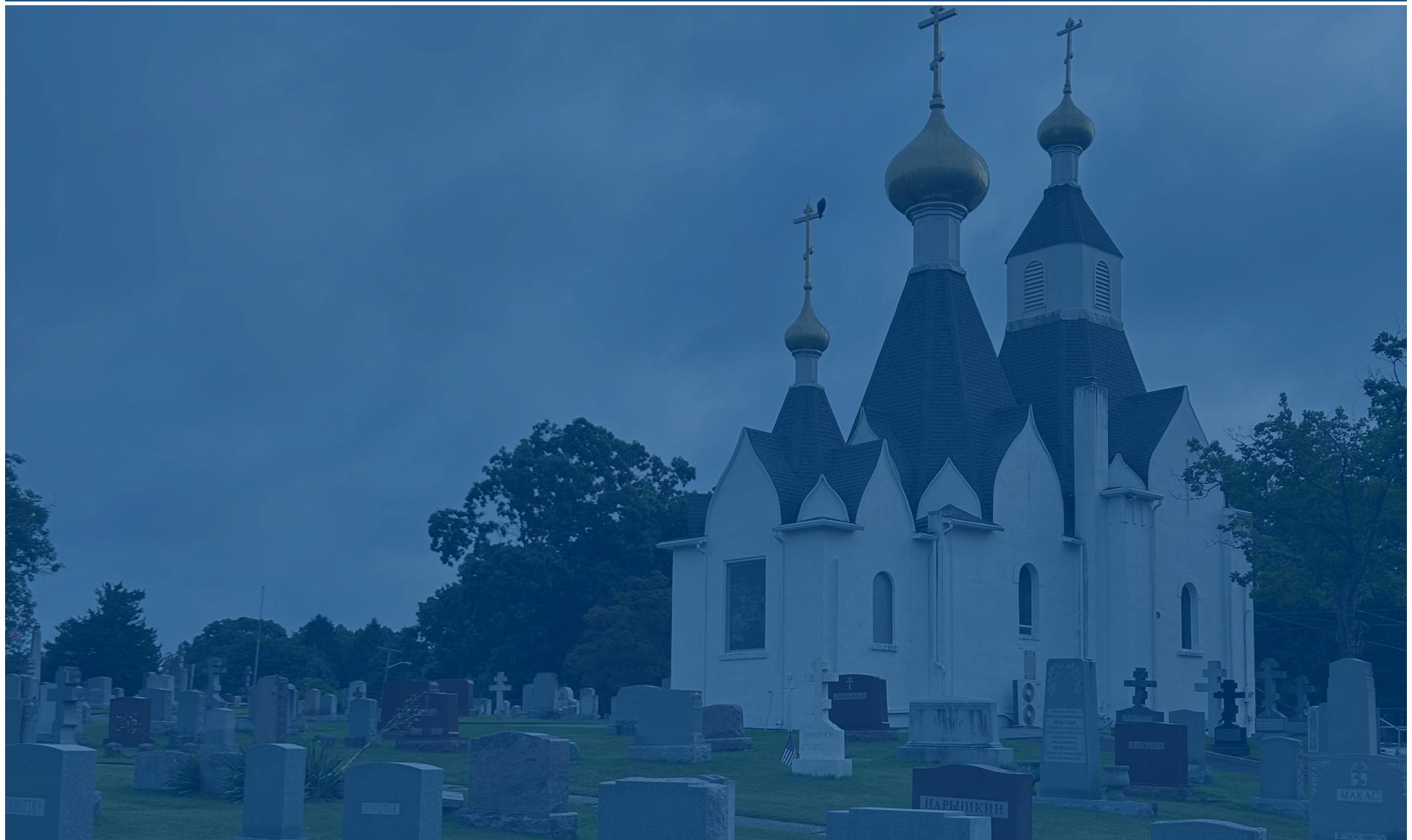
MAP 21: RECOMMENDED TOWNSHIP-OWNED PROPERTIES FOR OPEN SPACE

JACKSON, NJ



7

HISTORIC PRESERVATION ELEMENT



Introduction

Jackson's recorded history dates back 330 years to the Monmouth Patent of 1665, purchased from the Lenni Lenape by settlers from Long Island and Rhode Island. Over the years, Jackson has evolved from a settlement of pioneer families to a thriving community. Named in honor of President Andrew Jackson, the township originally encompassed 170 square miles, later reduced to 100.4 square miles, making it the largest municipality in Ocean County and the third largest in New Jersey.

Agriculture and forestry were Jackson's primary industries until the mid-20th century. The township was notable for its cranberry bogs and charcoal production. Post-World War I, poultry farming became a significant industry until its decline in the 1950s. The construction of the Garden State Parkway in the late 1950s spurred residential development, transforming Jackson from an agricultural hub to a suburban community.⁶

Today, Jackson looks back with pride over its history and the areas that housed its earliest settlements. There are many physical remains of Jackson's rural industrial past in the form of mills, farmhouse residences, general stores, and church structures.

As the Township evolves over time, it becomes imperative to preserve important aspects of the community character in a proactive manner. The potential diminishing quality of historic buildings and sites adversely effects the economic value and quality of life. Historic preservation efforts must anticipate these risks and work towards maintaining and enhancing the area with Jackson's historic environment.

This Historic Preservation Plan Element identifies areas and sites that are in need of preservation and provides recommendations with action towards preserving the same within the community.



Statutory Requirements

New Jersey Municipal Land Use Law (MLUL)

Local governments in New Jersey derive their authority to identify, evaluate, designate and regulate historic resources from the state's Municipal Land Use Law (MLUL) enabling legislation for historic preservation zoning (NJSA 40:55D-1 through 136). MLUL requires that all historic sites and historic districts designated in local zoning ordinances be based on identifications in the historic preservation plan element of the municipality's master plan. Thus, if a municipality has an ordinance to protect historic places, it must also have a related historic preservation master plan element. Jackson did not include this element during its last comprehensive Master Plan in 2009. This element is prepared with this Master Plan to identify the important historic sites in Jackson Township.

This plan element was developed in accordance with the requirements of New Jersey's Municipal Land Use Law. The plan element components are as follows:

- (a) indicate the location and significance of historic sites and historic districts;
- (b) identify the standards used to assess worthiness for historic site or district identification; and
- (c) analyze the impact of each component and element of the master plan on the preservation of historic sites and districts.

National Historic Preservation Act (NHPA)

The NHPA was passed in 1966 and stands as the first and most comprehensive historic preservation legislation at the federal level. The NHPA established the National Register of Historic Places (National Register/NR), an inventory of national historic resources, as well as a set of criteria for evaluating the historic significance of properties that have been proposed for inclusion in the National Register. The NHPA also established a list of National Historic Landmarks (NHL) and criteria for their designation, as well as an administrative network of State Historic Preservation Officers (SHPOs). The NJ HPO within the New Jersey Department of Environmental Protection (NJDEP) serves as the SHPO for the State of New Jersey.

A historic resource must have historic significance in order to be protected. The NHPA Act developed the following four criteria to determine historic significance. To merit protection, a historic site, object, or district, must satisfy one or more of these criteria:

1. The property is associated with events that have made a significant contribution to the broad patterns of our history.
2. The property is associated with the lives of persons significant in our past.
3. The property embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
4. The property provides or is likely to provide important information about history or prehistory.

New Jersey Register of Historic Places Act (NJRHPA)

The NJRHPA was passed in 1970 and was readopted in 1997. It allows historic properties to be nominated and entered in the New Jersey Register of Historic Places (State Register/SR). The State Register is maintained by the NJ HPO. It is the official list of historic resources located in New Jersey that have been determined to meet one or more of the criteria for evaluating significance as defined in the NJRHPA. The criteria for evaluating significance are the same as the National Register's Criteria for Evaluation that are mentioned above.

There are multiple tax incentives for buildings listed in or eligible for the State and National Registers. The federal agency, National Park Service (NPS) administers a historic preservation tax incentives program with the support of the Internal Revenue Service and the SHPOs. Two types of tax credits are available through the Tax Reform Act of 1986 for the rehabilitation of existing buildings. In both cases, the tax credit percentage is derived from the amount spent on the rehabilitation project. A 20% tax credit is available for the rehabilitation of designated historic buildings. The rehabilitation project must comply with the Secretary of the Interior's Standards for Rehabilitation, and the credit is applicable to historic buildings that are either listed, or determined eligible for listing, in the National Register. This tax credit is not applicable to properties used exclusively as the owner's private residence; the property must be depreciable and used for the production of income.

Inventory of Historic and Cultural Resources

National Register of Historic Places

Based on the latest list of National Register of Historic Places (NRHP), there are thirteen (13) sites including multiple resource area (MRA) and districts in Jackson Township that are of historical significance and deserve protection. Most of these sites and the two districts mentioned in the list falls in the northeastern portion of the Township.

In 1982, Jackson Township nominated Cassville to the National Register of Historic Places as a historic multiple resource area, a previous format to register groups of properties related by historical association or theme. Some of this area has since been officially listed as it still features several historic structures built from the post-World War II era that reflect the early settlement period and contributes to the community character.

Historic districts typically are characterized by one or more historic landmarks and intervening or surrounding property significantly affecting, or affected by, the quality and character of the historic landmark(s). Similarly, Cassville Multiple Resource Area consisted of two districts: Cassville Crossroads and Rova Farms. The Crossroads is located at the intersection of two roads, County Rd 571 and 528 while the Rova Farms property is located a little to the north on Route 571.

Rova Farms is presently being developed by the Township as an expansive recreation area. The area originally consisted of several contributing buildings but only a few remain intact to date. Map 1: Historic Sites identifies the historic district and three other historic sites in the area. Table 42 lists the same along with their location. These sites are further described in the following sections to the right.

The historic Harmony Church on Harmony road was recently purchased from the Township. It is repurposed by an active church community that has maintained its historic look and provides cemetery maintenance.

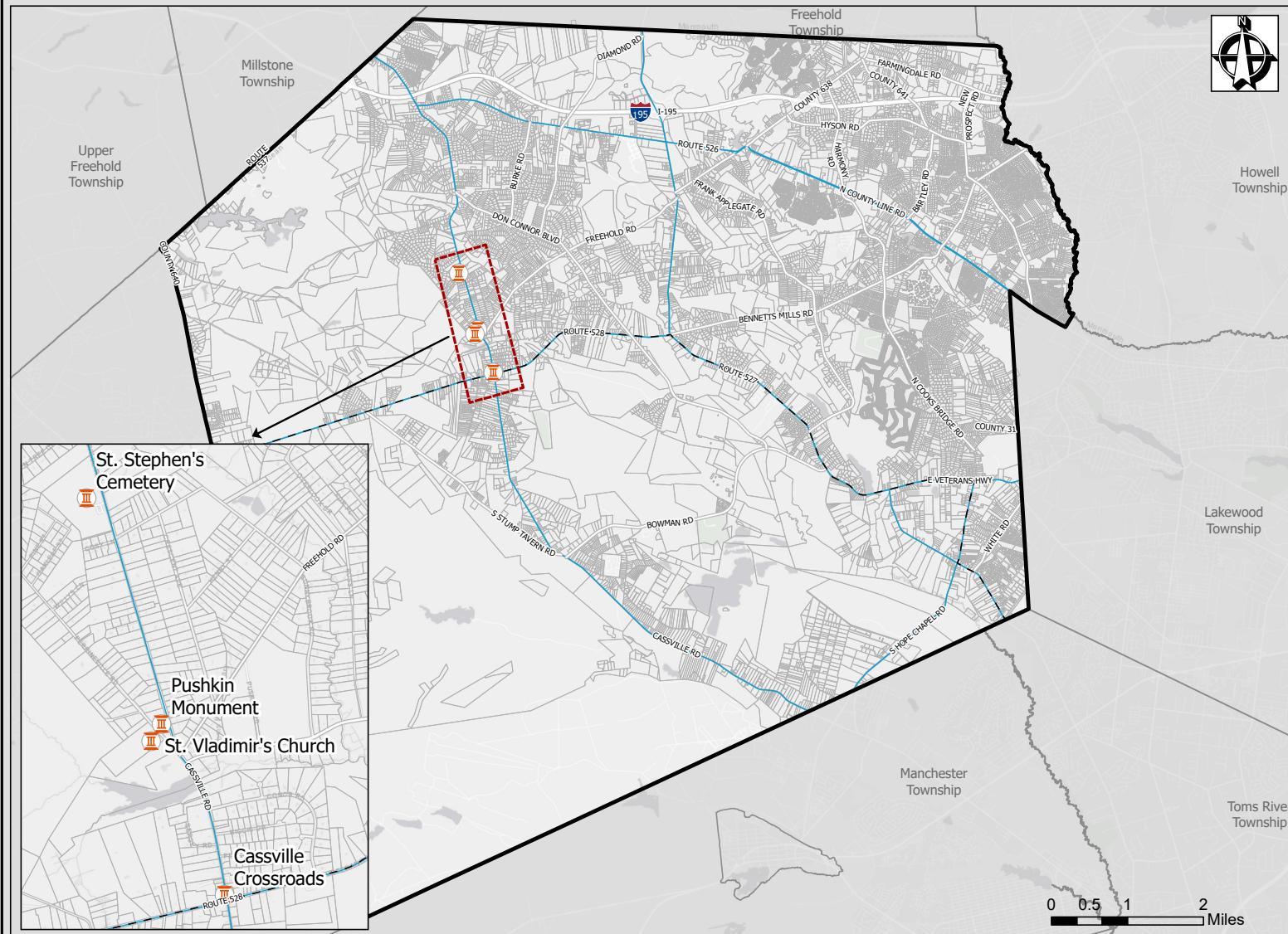
Table 42: Historic Sites & Resources listed in the State and National Registers

No.	Site	Property Location	Block	Lot
1	Burton Scott Farm Prehistoric Site (28-OC-112)*			
2	Cassville Cranberry Bog Complex*			
3	Cassville MRA			
4	Cassville Crossroads Historic District - Kathy's Kitchen - Cassville Tavern Restaurant & Bar - Cassville Fire Station	CR 571 & CR 528	11602 11602 17206	29 28 37
5	Rova Farms Historic District		11301	3
6	Saint Vladimir's Russian Orthodox Church	134 Perrineville Road	11301	1
7	Pushkin Memorial Park	Perrineville Road	11404	61
8	Prosptown-Cassville Road			
9	Cassville Prehistoric Site (28-OC-154)*			
10	Charcoal Kilns*			
11	Cook House*			
12	New Jersey Southern Railroad Historic District			
13	Donna Matthews House Archaeological Site*			
14	St. Mary's Russian Orthodox Church & Cemetery	316 Cassville Road	11404, 27	
15	Russian Proving Ground (28-OC-178)*			

*These sites could not be located on the map. Site location and current existence to be confirmed from the Township.

MAP 22: HISTORIC SITES

JACKSON, NJ



HISTORIC PRESERVATION

**TOWNSHIP OF JACKSON
OCEAN COUNTY
NEW JERSEY**

Legend

- Pinelands Boundary
- Township Boundary
- Tax Parcels
- III Historic Sites

Source:
National Registers of Historic Places, NJ/NRHP



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ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102
WWW.CMEUSAL.COM

DATE 7.25.24	SCALE 1:80,000	LAST REVISED N/A	CREATED BY PLH
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Cassville Crossroads Historic District

Area Description

Cassville Crossroads Historic District was listed in the year 1982 for its significance in agriculture, architecture, art, commerce and religion. Geographically, Cassville is situated within the New Jersey Pine Barrens. The crossroads predominantly feature three buildings one of which is an active retail use: David's Catering, Cassville Tavern Restaurant & Bar which is closed and is currently under renovation, and the Station 56 Fire Station.

There is also a cemetery located to the northwestern corner of the road junction. In addition to this, the residential structures within Cassville are characteristic of village architecture throughout Jackson Township.



ROVA Farms/Park Redevelopment

Area Description

The Cassville section of Jackson experienced an influx of Russian immigrants in 1934, leading to the formation of the Russian Consolidated Mutual Aid Society of America (ROVA). This area has since been known as ROVA Farms.

ROVA Farms began as a tourist attraction in the 1930s, originally encompassing 1,400 acres of lakefront property along Cassville Lake, purchased from the Van Hise family. It served as a recreational area and a countryside retreat for the immigrant community.

Recently, Jackson Township acquired the historic ROVA Farms site with plans to repurpose it as a public recreation area. The former restaurant facility on the property, which had fallen into disrepair, has been demolished to preserve the site. The Township intends to transform the area into a passive recreation space featuring picnic areas, nature-inspired trails, open green spaces, and a kayak launch, marking a significant improvement in preservation efforts.

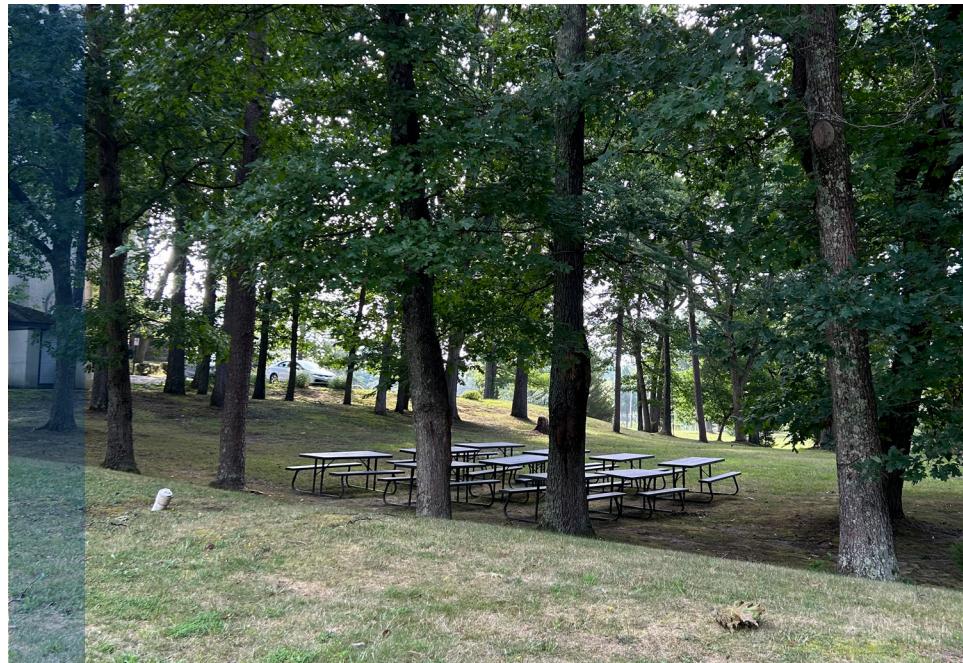


St. Vladimir's Memorial Church & Pushkin Memorial Park

Area Description

Just north of the ROVA Farms site stands St. Vladimir's Memorial Church, notable for its striking golden onion dome. This church was constructed on the site of a 19th-century Presbyterian church, on land formerly owned by the Van Hise family. The cornerstone for the Russian Orthodox Church was laid in 1938, with construction completed in 1988.

Directly across the street from St. Vladimir's Memorial Church is the Pushkin Memorial Garden, a thoughtfully designed open space featuring a bronze statue of the poet Alexander Pushkin. Established in 1949 by local farm residents, this garden has become a cherished gathering place and was regarded as a beautiful summer resort throughout much of the 20th century.



St. Mary's Russian Orthodox Church & Cemetery

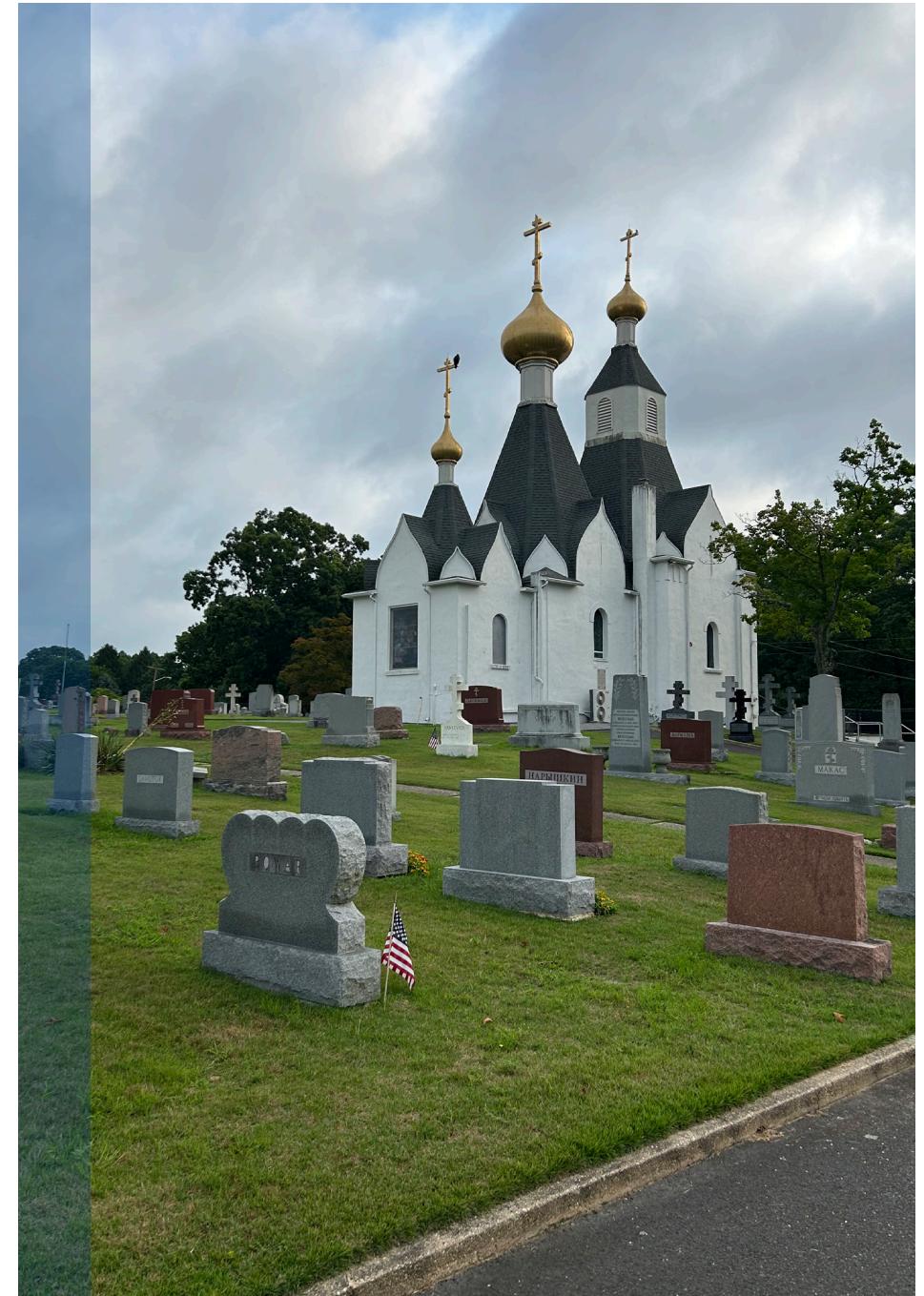
Area Description

St. Mary's Russian Orthodox Church, chartered on February 25, 1952, originally as the Nativity of the Holy Virgin Church, is a unique and beautiful example of "Moscow style" architecture. Built and consecrated with the blessing of His Eminence, Metropolitan Leonty (Turkevich), it stands within the grounds of St. Vladimir's Cemetery at 316 Cassville Road, Jackson, New Jersey.

St. Vladimir's Russian Orthodox Cemetery was organized in 1939 by the ROVA Society. The foundation and cornerstone of St. Mary's were laid in 1940 by the Ladies Auxiliary of the First Branch of ROVA.⁷



7 Saintmaryjackson.org

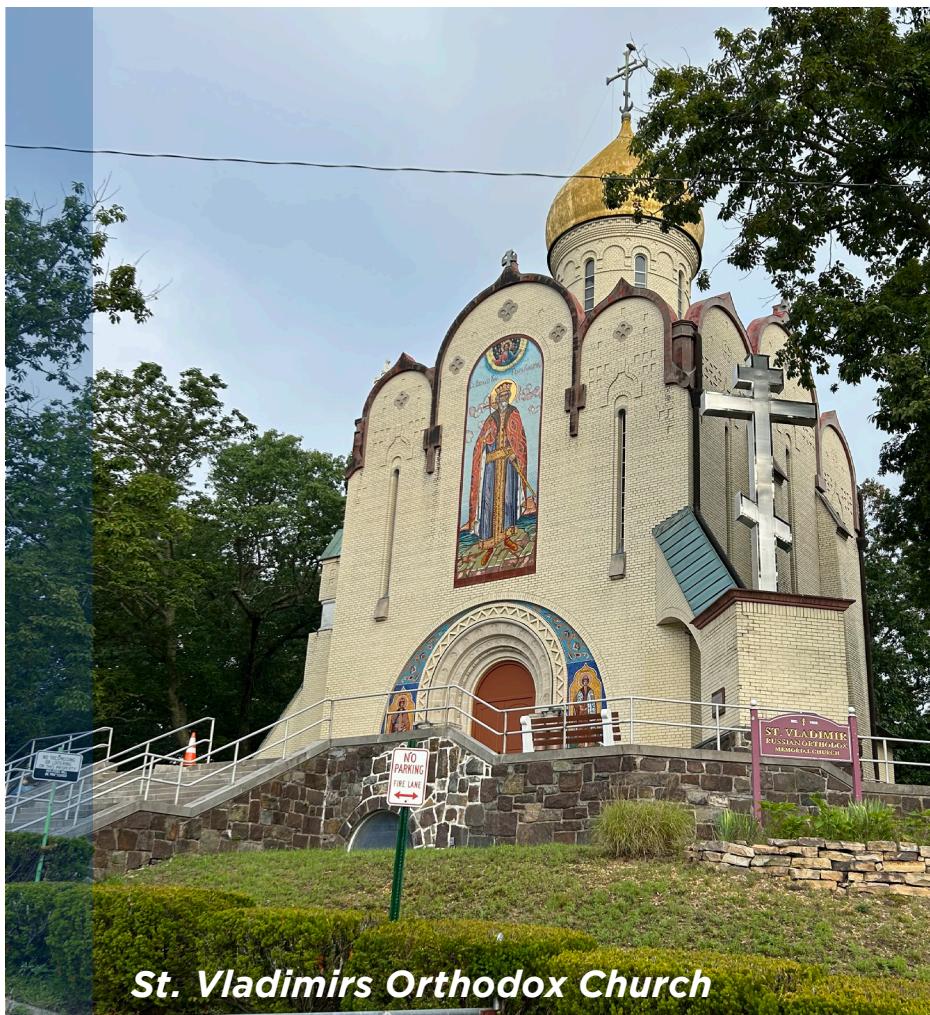


Recommendations

The following recommendations offer an action plan by building upon existing and potential initiatives to provide direction for future historic preservation activities in Jackson. The recommendations work to address current issues and to advance the Township's historic preservation goal and objectives.

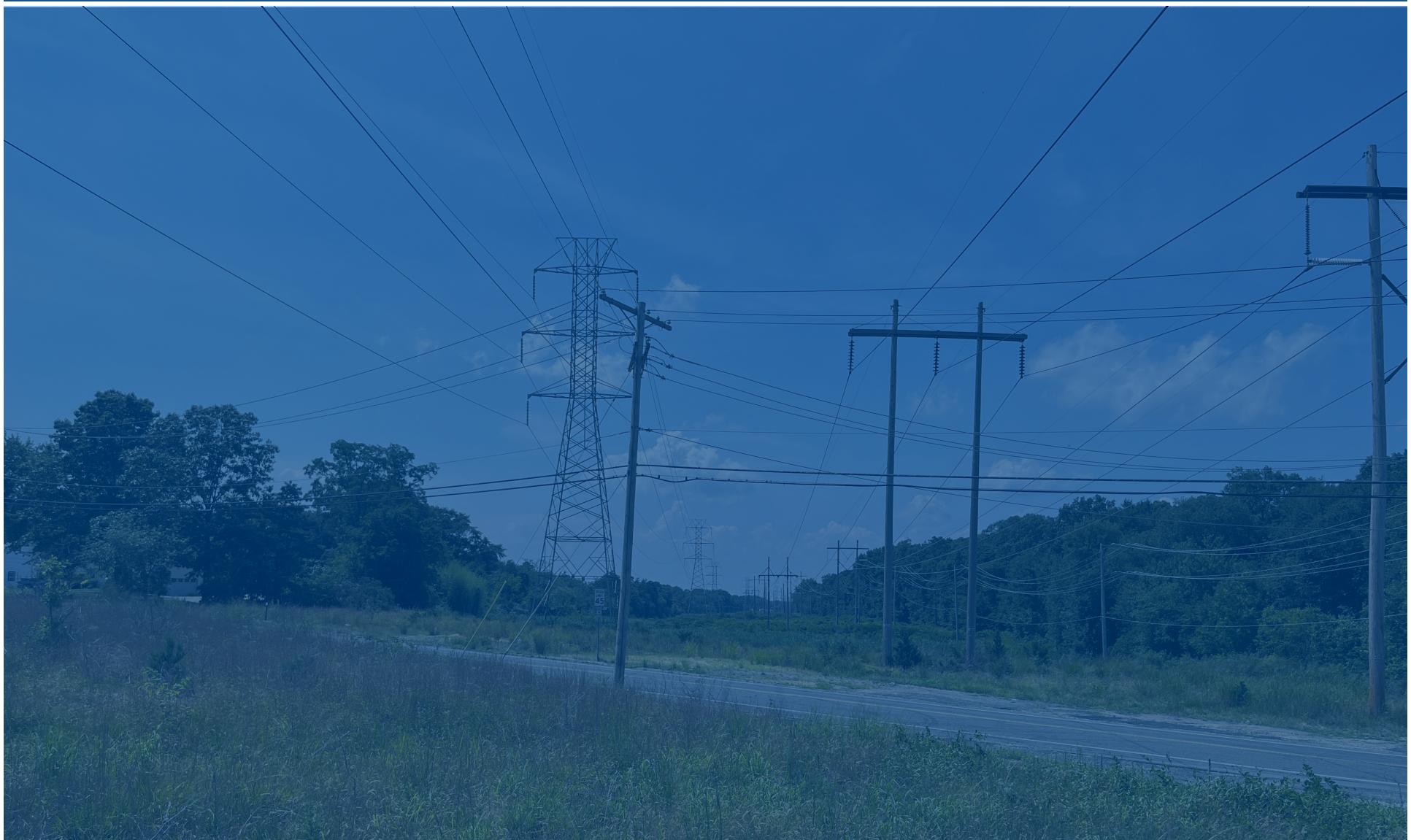
- [Re-Institutionalize the Jackson Historic Preservation Commission \(HPC\):](#) Jackson previously had an active Historic & Cultural Commission which disbanded at some point over the years. It is recommended that the Commission be revived to enable better implementation of the upcoming action plan for the historic district.
- [Review List under NJ and National Register of Historic Places:](#) The Township should undertake a comprehensive investigation and review of all sites and resources listed on the New Jersey and National Registers of Historic Places. This process will involve verifying the current status of each site to determine whether they still exist and remain intact. Following this assessment, it is recommended that the Township's Historic Preservation Commission (HPC) revise the official list of historic sites accordingly.
- [Update Current Inventory of Historic Sites:](#) The Township should consider preparing an updated historic resources survey to identify sites of historical significance in Jackson. It is also recommended that the Township work on creating an official record that documents existence/change of status of previously listed buildings.
- [Revised Design Guidelines for Historical District:](#) The Township should reevaluate and revise, where appropriate, to include more extensive design standards in its Land Use Ordinance for structures within the designated Historic District. Some key recommendations include:
 - Installing signage throughout Cassville Historic District to enhance visibility and promote its historical significance.
 - Creating safe and aesthetically pleasing streetscapes compatible with the course of development.
 - Exploring incentives to encourage maintenance and proper façade restoration of historically notable buildings especially in the Cassville Historic District.

- [Community Education and Collaboration:](#) The Historic Preservation Commission, once reestablished, should educate the community about historic preservation and its benefits to cultivate a sense of appreciation to the Township's history. Additionally, the commission should collaborate with other Township departments such as the Recreation Department to organize and promote events focused on local heritage.
- Consider merging and expanding the presently active ROVA committee into the Historical Preservation Commission.



8

UTILITIES SERVICE ELEMENT



Introduction

Purpose of the Utility Service Element

The Municipal Land Use Law indicates that a Master Plan may include:

"A 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 storm water 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-14), the plan element shall address the provision of utilities in the receiving zone as provided thereunder." 40:55D-28.b (5).

This Utility Service Element focuses on the provision of water and sewer infrastructure, two critical utilities for a municipality like Jackson that is seeing its population expand. The purpose of this Utility Service Plan is to achieve coordination between the JTMUA and the Jackson Township governing body and Planning Board. The authority and jurisdictions of the relevant agencies are recognized.

Jurisdiction

The public water supply/distribution system and wastewater collection services are under the purview of the Jackson Township Municipal Utilities Authority (JTMUA). Utilities Authorities in New Jersey are autonomous entities capable of setting user rates to cover the cost of infrastructure development and maintenance. While JTMUA is responsible for conveying wastewater to pump stations or another municipality, the Ocean County Utilities Authority (OCUA) provides the actual wastewater treatment at two of the three regional treatment plants in the County.



Edgewood Park

Wastewater Management

Wastewater Management Planning Areas

Jackson Township is located within two of the three (3) wastewater management planning areas in Ocean County: the Northern Planning Area and the Central Planning Area. The Central Planning Area is similar to, but not the same as, the Pinelands Area. The designated wastewater planning agency is the Ocean County Planning Board which prepared and adopted a County Wastewater Management Plan (WMP) in 2015 which was amended in 2017. The WMP was approved by the New Jersey Department of Environmental Protection (NJDEP), meaning that it conforms to Water Quality Management Regulations promulgated by the NJDEP, as well as any other regulations related to its preparation.

Existing Sewer Service

The Existing Sanitary Sewer Map prepared by the JTMUA and provided on the following page indicates the limits of the sewer service areas in Jackson Township. The map also indicates the existing sewer mains in the Township which provides a reasonably accurate indication of the area that is currently being served. Most of the existing sewer service is within the Northern Planning Area.

The 2009 Utility Service Element recommended that the JTMUA and the Township work toward a common database that will clearly indicate the parcels that are connected to the central wastewater collection system. This recommendation remains relevant.

Wastewater Conveyance

The JTMUA owns and maintains a wastewater collection system which includes 133 miles of gravity sewer mains and 27 pump stations, which provides service to customers in the Township.

As a result of the rapid growth that has occurred in the Township, a number of distinct collection systems with pumping stations and force mains have been constructed and continue to be constructed. The conveyance system that has evolved is the result of project-specific planning rather than based on a community system approach. In most cases, the existing system is meeting service needs without any recurring problems and future demands can be satisfied with design modifications to the existing system.

Wastewater Treatment

As noted above, the JTMUA system collects and conveys wastewater to the Ocean County Utilities Authority (OCUA) regional wastewater system for treatment and disposal. The JTMUA discharges to the OCUA system through two (2) regional interconnections. Wastewater from the Northern Planning Area discharges to the OCUA conveyance system which leads to the OCUA treatment plant located in Brick Township. Wastewater flow from the Central Planning Area discharges into the OCUA system via an adjacent Township which then discharges to the OCUA treatment plant located in Stafford Township. The regional wastewater treatment facilities operated by the OCUA are described below.

The Northern Water Pollution Control Facility (NWPCF) is a secondary wastewater treatment facility located in Brick Township. The NWPCF processes domestic sewage and some light industrial waste. After treatment, the plant's effluent is disinfected and discharged to the Atlantic Ocean via an outfall pipe, which extends over 1 mile out into the ocean.

The Southern Water Pollution Control Facility (SWPCF) is a secondary wastewater treatment facility located in Stafford Township. After treatment, the plant's effluent is disinfected and discharged to the Atlantic Ocean via an outfall pipe about 1 mile in length.

Proposed Sewer Service Area

The Future Proposed Sanitary Sewer System map prepared by the JTMUA in 2024 and provided herein indicates the limits of the proposed sewer service area in Jackson Township based on NJDEP regulatory guidance and the location of proposed or approved developments.

The proposed expansions are shown in orange. The map also illustrates the gravity and force mains that have been proposed by major developers to serve their respective developments. There is a need to ensure coordination between the utility system approvals granted by the JTMUA and the land use approvals granted by the Township Planning Board.

FIGURE 9: EXISTING SANITARY SEWER MAP

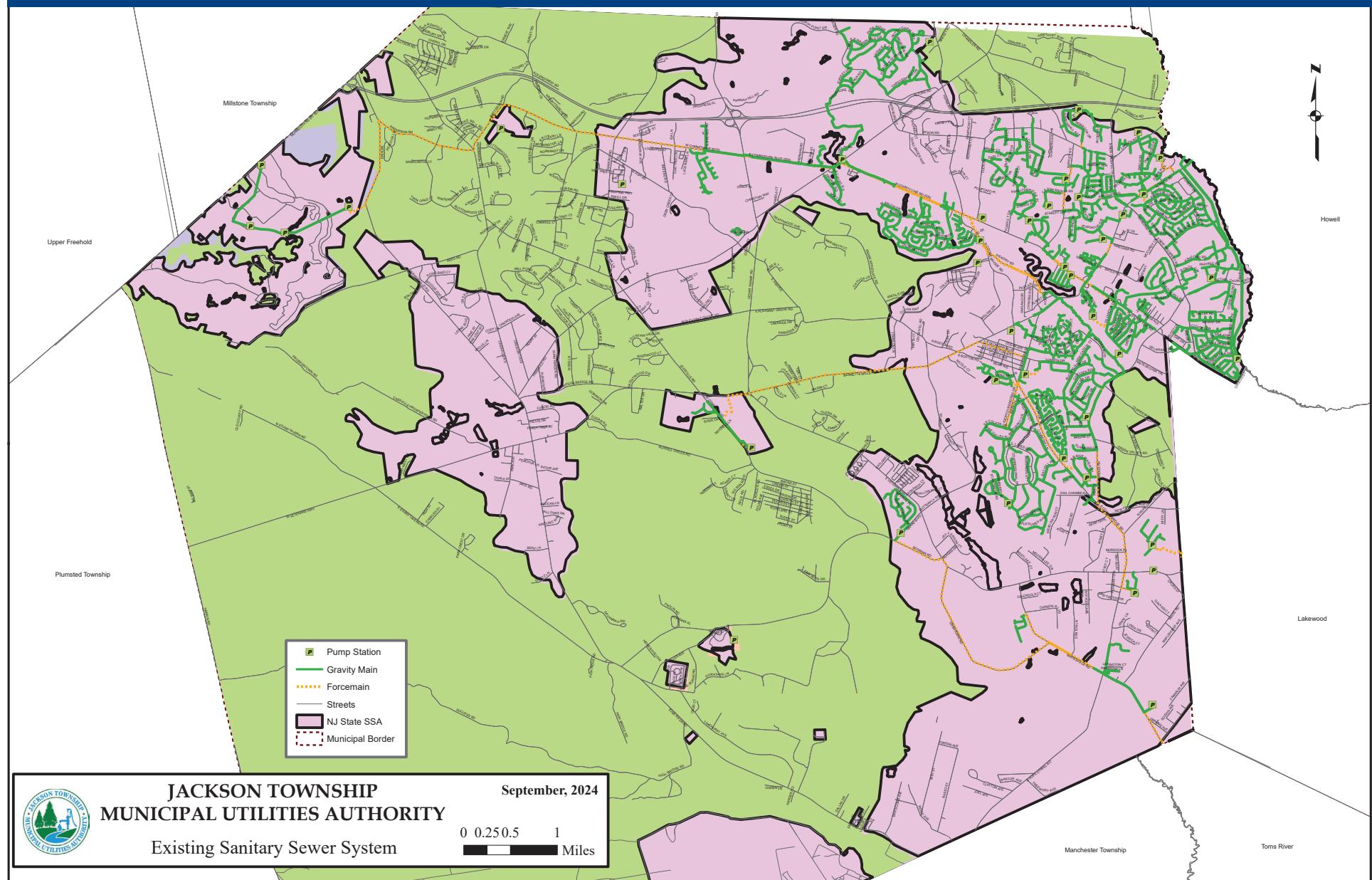
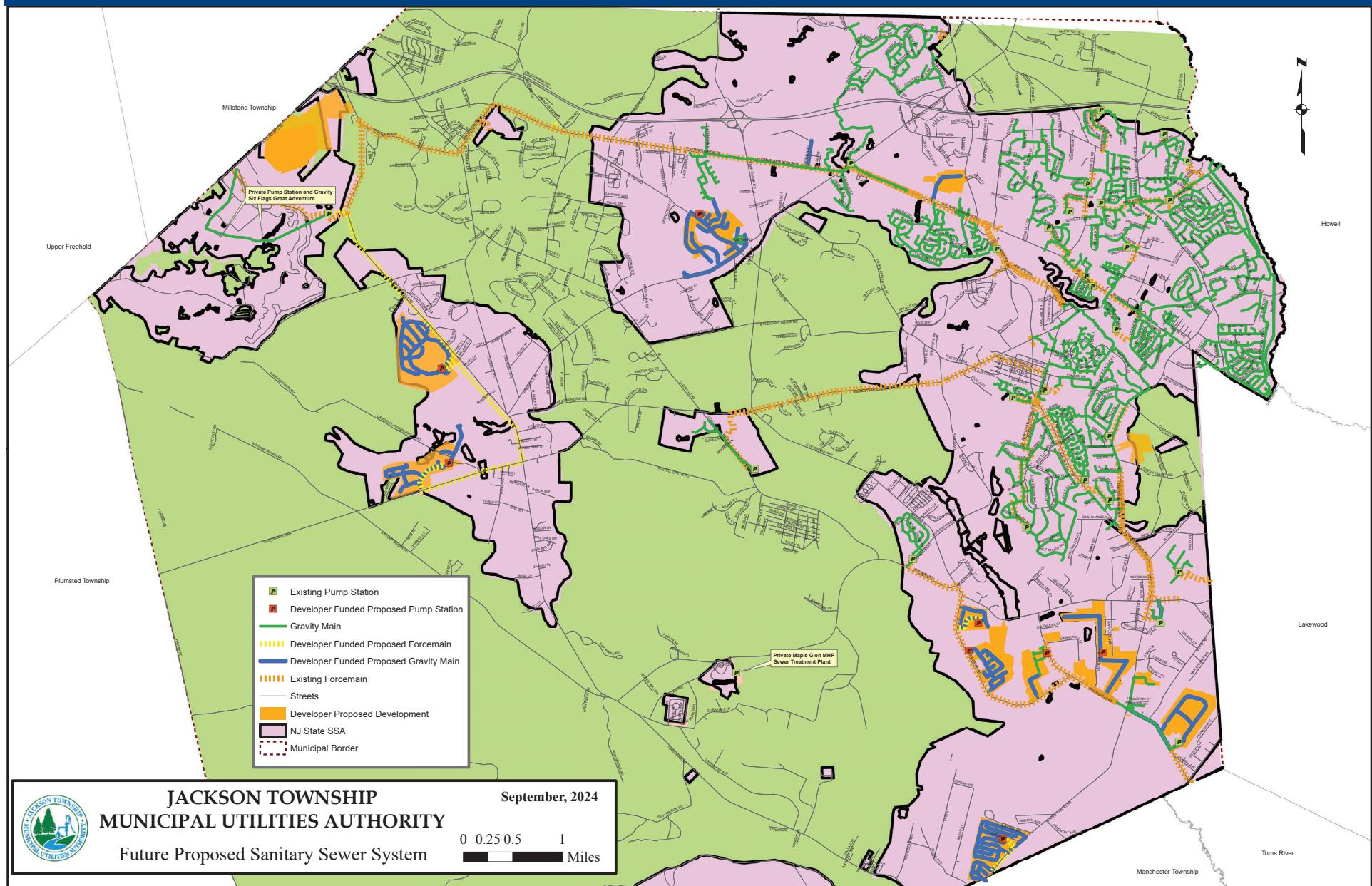


FIGURE 10: FUTURE PROPOSED SANITARY SEWER MAP



In that regard, water and sewer facilities that are specifically shown as regional interconnections or pump stations on the JTMUA water and sewer master plans may be constructed by developers prior to final approval of their land development applications at their own risk. No internal water or sewer mains that are designed to provide service to the proposed land development may be constructed prior to final land development approval by the Planning Board.

The 2009 Utility Service Element recommended that Township Ordinances be modified to clarify the permitted regional utility system construction work. This recommendation is still relevant.

Sewer Service Area Expansion

The 2009 Utility Service Element recommended that the Township and the JTMUA consider a means of encouraging tie-ins to the sewer system when it is made available. This recommendation remains relevant and should be pursued.

The 2009 Utility Service Element also recommended that the JTMUA review means of extending sewer service to land developments where there are known problems or where the intensity far exceeds dilution capabilities in a manner that is equitable to all ratepayers of the utility system and which encourages interconnection. As above, this recommendation remains relevant and should be pursued.

Water Supply Management

Water Supply Source

The JTMUA supplies water to its customers in Jackson Township from a series of wells primarily in the Potomac-Magothy-Raritan (PRM) aquifer. The Legler Village component of the system relies on wells in the Vincentown Formation.

The Existing Water Distribution System map indicates the location of the JTMUA wells. In general, there are nine (9) wells in the northeastern part of the Township; two wells in the Legler area; and four (4) wells in the Six Flags Great Adventure (SFGA) complex. Three of the SFGA wells are within the Delaware River Basin. The map also indicates the location of water treatment plants and water storage tanks.

Water Demand

The JTMUA currently operates the water distribution systems in the northeastern corner of the Township and the SFGA in the northwestern corner of the Township. The JTMUA and SFGA systems were interconnected in 2020. The JTMUA system has the ability to generate 10.39 million gallons per day, but has a maximum annual average day demand of 3 mgd.

Existing Water Service Area

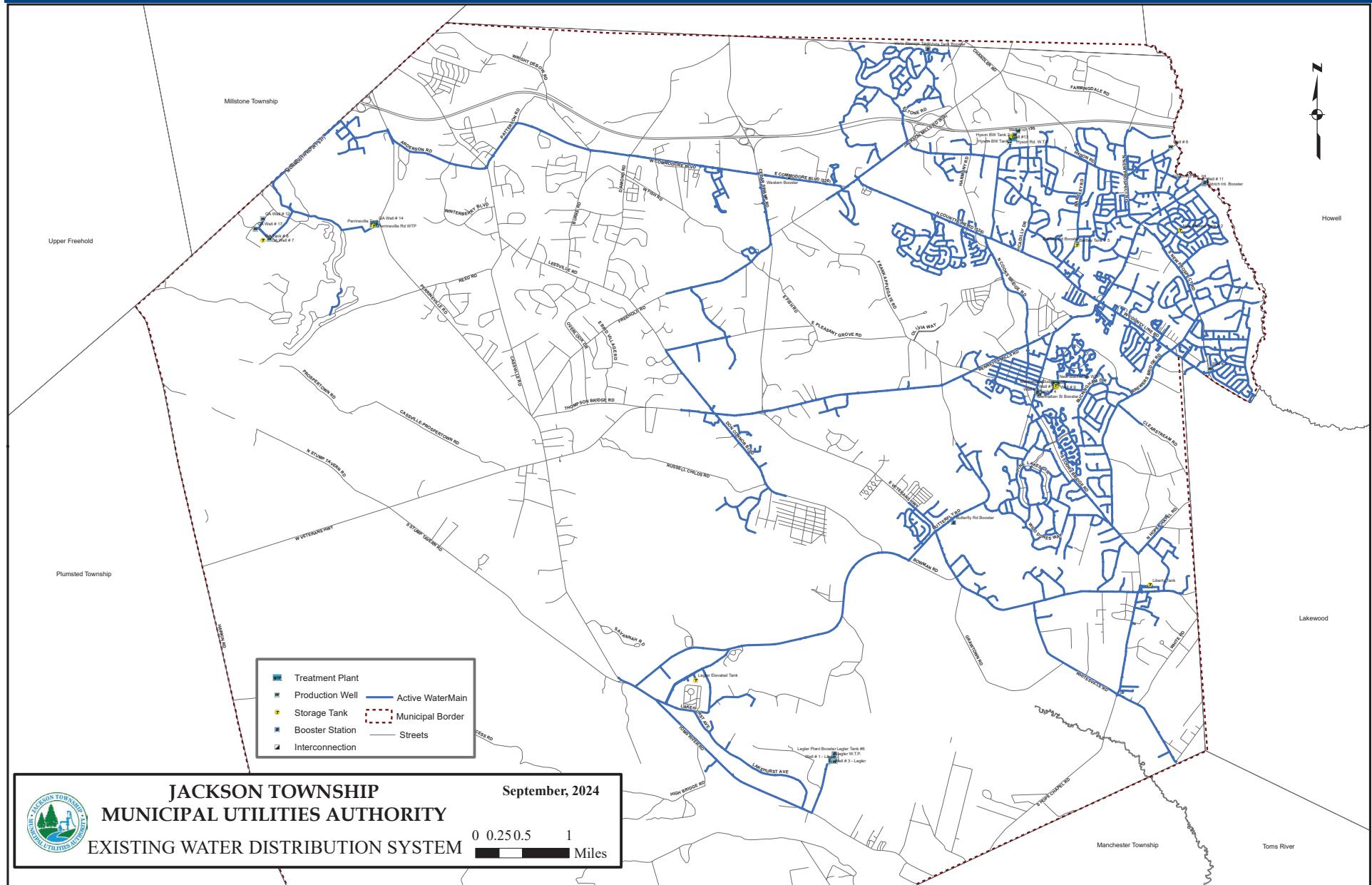
The Existing Water Distribution System map indicates the general layout of existing water mains and related facilities in the Township and indicates the aerial extent of the water service area. While the water service area is very similar to the area currently being served by the wastewater collection system, there are substantive differences since some areas of the Township have public water but not public sewer.

Existing Treatment Facilities

The JTMUA ground water supply sources are considered high quality requiring only disinfection in the upper aquifers and iron and manganese removal for the lower PRM aquifers. The existing water treatment facilities are as follows:

- Manhattan Street WTP: The Manhattan Street Water Treatment Plant was constructed in 1975 and was upgraded in 2010. It was designed to treat 2,000 gallons per minute (gpm). Two (2) adjacent wells (numbers 8 and 9) are used as the water supply source for the treatment plant. The treated water is directed to storage tanks 3 and 4 at the Manhattan Street WTP site.
- Hyson Road WTP: The Hyson Road WTP was constructed in 2007 and was designed to treat 3,000 gpm. Two (2) adjacent wells (numbers 13 and 15) are used as the water supply source for the treatment plant. The treated water from this plant flows directly into the JTMUA water distribution system.
- Six Flags (SFGA) WTP: The JTMUA also operates a water treatment plant serving the SFGA complex.

FIGURE 11: EXISTING WATER DISTRIBUTION SYSTEM MAP



Proposed Water Service

Water Demand

The JTMUA projects that the water demand in the Township will increase to an annual average daily demand of 6.4 million gd and a maximum daily demand of 11.8 mgd.

Future Water Supply Capabilities

This Master Plan indicates that the total yield of current water supply sources is approximately 9.7 million gallons per day and is sufficient to satisfy existing peak demands.

Based on the water demand projections in the JTMUA Water Master Plan, additional water supply sources need to be developed in the next 10 years. The Water System Master Plan recommends that the JTMUA pursue the development or redevelopment of wells in the Vincentown formation to maximize the use of that aquifer and recommends that the JTMUA begin a site screening approach for additional wells in the PRM aquifer outside of the Critical Area buffers.

Proposed Improvements

The JTMUA Water System Master Plan proposes various improvements to the water supply and distribution system to serve existing needs and future development. The proposed improvements can be categorized as water distribution; water supply and treatment; and water storage improvements. The proposed improvements consist of just water distribution improvements. A substantial portion of the cost would be borne by land developers.

The Proposed Water Distribution System map provided by JTMUA indicates the proposed water supply well and distribution main improvements that are needed to serve Jackson Township. The new water mains are proposed by developers to serve approved developments.

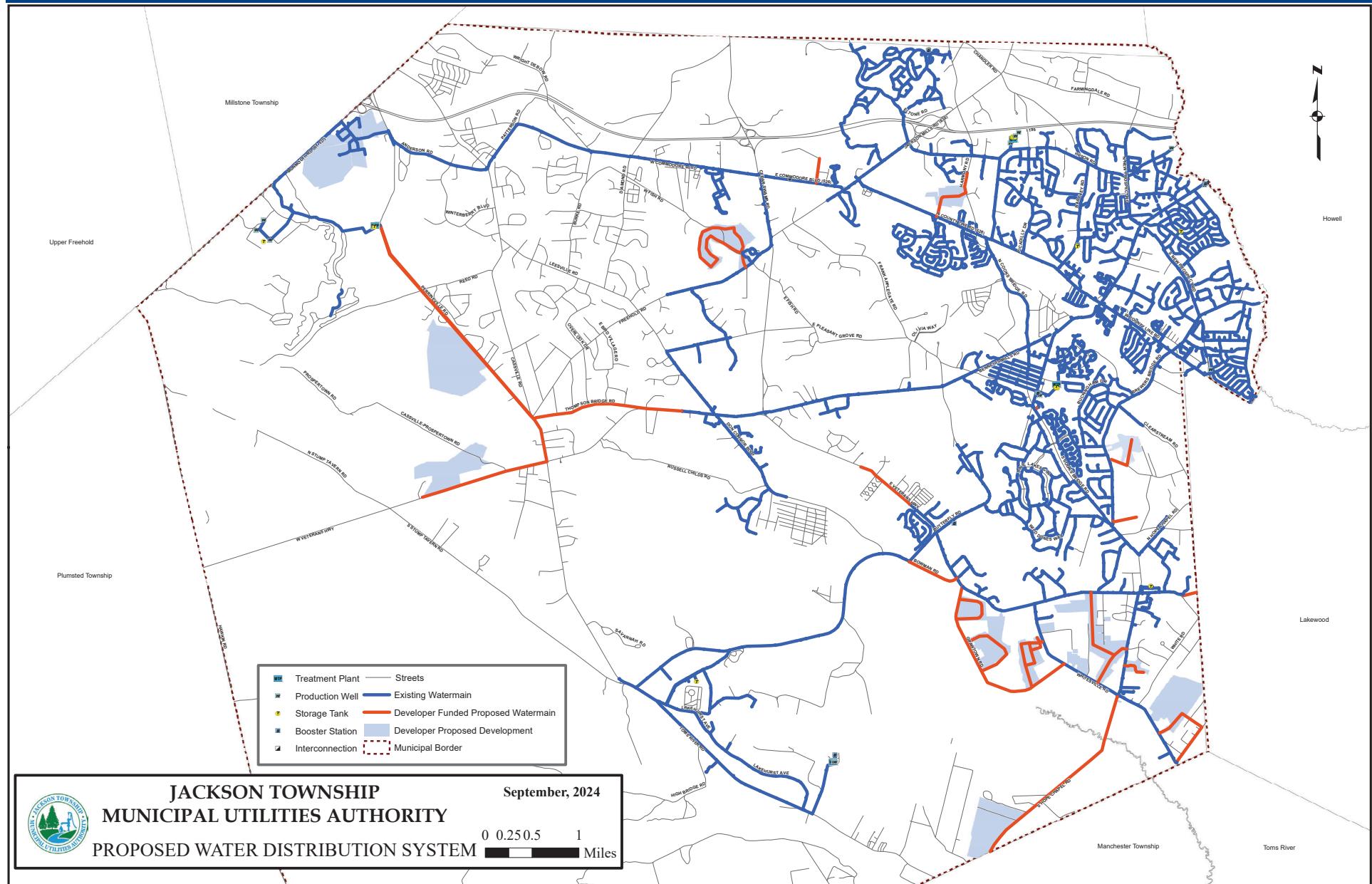
Water Main Interconnection Recommendations

The Water Master Plan recommends the construction of specific water main interconnections along existing County and Township roads to connect to existing and proposed water service areas.

- Add Connection between the JTMUA and SFGA systems. A new transmission main traversing the corridor that is parallel to and south of Interstate 195 was constructed after 2009. A second connection is proposed along Thompson Bridge Road and Perrineville Road. This connection is part of the water main development for a residential project along Perrineville Road.



FIGURE 12: PROPOSED WATER DISTRIBUTION SYSTEM MAP





Lake Enno

9

ECONOMIC DEVELOPMENT ELEMENT



Introduction

This Element is intended to provide background on the trends related to workforce and non-residential growth in the Township. It offers recommendations that aid in promoting the health of current businesses, encourage new capital investment to provide more jobs and increase the Township's tax base. In order to get an idea of the location of local business centers in the Township and get more insights of the local economy, the newly established Economic Development Committee was interviewed and consulted in the process.

Jackson Township has a suburban economy, with residential focus and limited developable land for commercial growth owing to its large nature preserved areas. Despite the current conditions, the Township is development friendly as it is emerging to be a warehouse hub. As shown in the data presented under Jackson Today in the Land Use Element, the Township presents a healthy mix of demographics with an almost 30 percent increase in the population of young adults (age 20 -34) over the past decade.

This is a promising trend that is key to driving growth within the Township. Jackson also benefits from a population with median household incomes 1.3 times higher than the County average, suggesting economic stability. This is further reflected in the housing market data, where the median value of owner-occupied homes exceeds the county average, indicating high levels of homeownership and affordability.

The initial sections analyze the current economic conditions of the Township, identify and describe major commercial centers/corridors, and then proposes action items that the Township departments could undertake to maintain a sustainable and healthy economic base.



Wok and Roll Asian Fusion Restaurant

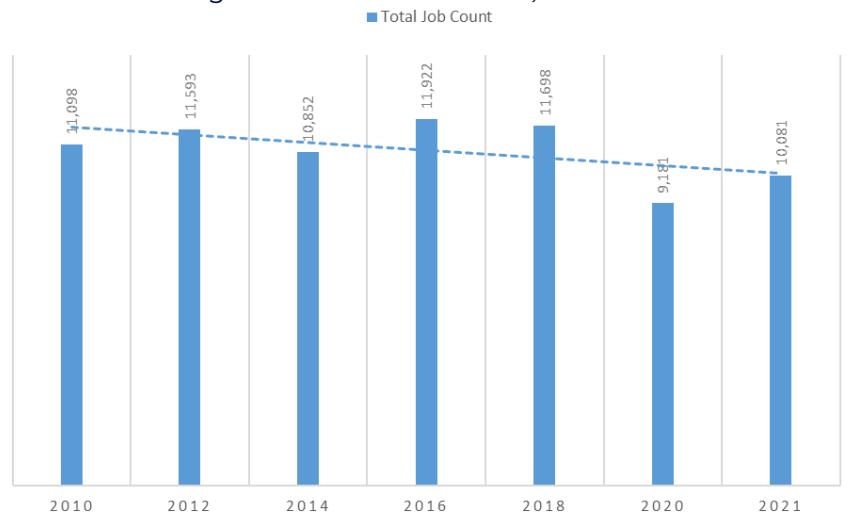
Economic Profile

The following provides background on Jackson's employment landscape, the geography of employment, and the range of industry sectors represented by Jackson's businesses and institutions.

Employment

According to the U.S Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) program, the total job count in Jackson has shown an overall downward trend, punctuated with some fluctuations. In the year 2016, the growth peaked at 11,922 jobs. However, it witnessed a significant dip leading up to 2020, likely due to the impacts of the COVID-19 pandemic. There seems to be a gradual recovery since then as the economy looks to stabilize moving forward.

Figure 13: Total Job Count, 2010-2021

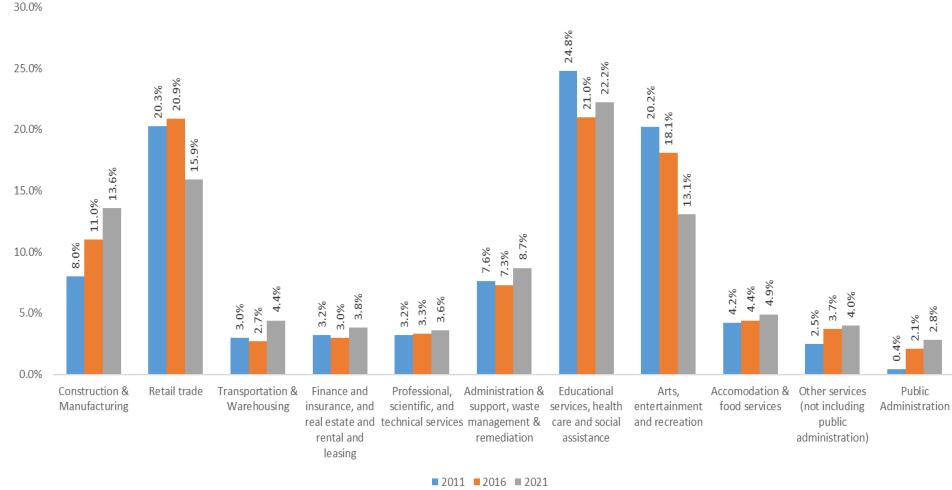


As shown above, employment levels exhibit significant variation across sectors. Specifically, the construction and manufacturing sectors have shown significant job gains, while retail trade, educational and health services sectors have reported declines in employment. The entertainment and recreation sector has experienced a notable downturn over the past decade; however, it continues to maintain a substantial share of the market.

This trend aligns with the nonresidential land use composition in the Township, particularly the presence of Six Flags Great Adventure Park, which contributes significantly to local job creation.

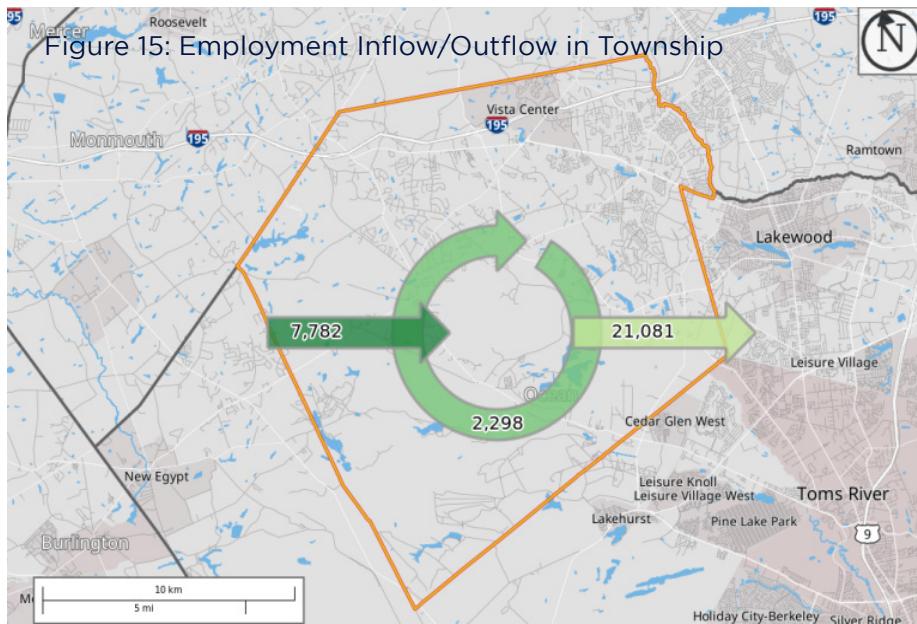
In addition, the warehousing sector has witnessed a steady increase in employment over the past five years, suggesting positive growth in this area. There is a pressing need to incentivize development of retail and commercial centers to address the 5% decline in the retail trade sector since 2016.

Figure 14: Job Growth, 2011-2021



Commuting Patterns

In 2021, the number of Jackson residents who worked outside the Township was greater than the number of workers coming to Jackson to work from outside the Township, as shown in Figure 15, on the following page. There were 7,782 people who were employed in the Township but did not reside within Jackson, whereas 21,081 people who reside in Jackson were employed elsewhere.



Source: "On the Map" U.S. Census, LEHD, 2021

Only a small fraction of jobs in Jackson are held by Township residents. Instead, the majority of residents commute to neighboring municipalities as well as major employment hubs.

The table to the right shows the top 10 locations where Jackson residents were employed in 2021. Of Jackson's employed population of 23,379 people, approximately 55% worked within Ocean County, major centers including Lakewood and Toms River.

3.2% of the employed population worked in New York City. Outside of the major employment locations listed below, 78.9% of working Jackson residents worked in "other" locations.

Most workers employed in Jackson reside in Toms River (6.6%). Smaller shares of workers in the Township reside in Lakewood, Pine Lake Park and even New York City, and other nearby cities and towns.

Table 43: Breakdown of the Top Ten Locations Residents were Employed in 2021

Place of Employment	Jackson Residents		People working in Jackson		
	Count	Share	Place of Residence	Count	Share
Lakewood, NJ	958	4.1%	Toms River CDP, NJ	662	6.6%
Toms River, NJ	902	3.9%	Lakewood CDP, NJ	148	1.5%
New York City, NY	740	3.2%	Pine Lake Park CDP, NJ	116	1.2%
West Freehold CDP, NJ	551	2.4%	New York city, NY	108	1.1%
Trenton City, NJ	409	1.7%	Vista Center CDP, NJ	97	1.0%
Freehold Borough, NJ	339	1.5%	Beachwood borough, NJ	96	1.0%
Tinton Falls Borough, NJ	307	1.3%	Point Pleasant borough, NJ	95	0.9%
Newark City	273	1.2%	Browns Mills CDP, NJ	90	0.9%
Eatontown Borough, NJ	242	1.0%	Ocean Acres CDP, NJ	80	0.8%
Jersey City, NJ	209	0.9%	West Freehold CDP, NJ	77	0.8%
All Other Locations	18,449	78.9%	All Other Locations	8,511	84.4%



Jackson Township Employers

Jackson's biggest private employer is Six Flags Great Adventure that employs in the range of 3,000 to 5,000 workers, both full time and seasonally. In fact, this ranks in the top 5 employers in the whole of Ocean County. Construction companies have the second highest employee count. Jackson Premium Outlets also provides retail employment across approximately 70 stores.

Tax Base Assessment

The tables below present an assessment of the tax base for both Jackson Township and Ocean County, between 2013 and 2023. Notably, the share of the Township's tax base derived from residential use by assessed valuation is fairly close to the County average, standing at 84.5% compared to 86.9%. This suggests that, like Ocean County, the Township also largely relies on residential growth to maintain its tax base. Meanwhile, the combined commercial and industrial tax base in Jackson stands at 9.5% with only 1.5% tax parcel share. Similarly, Ocean County's tax base classified as commercial is also limited to 9%. These numbers have seen little improvement since 2013.

Table 44: Breakdown of the Tax Base by Property Classification, Township of Jackson, 2023

	Parcels		Assessed Valuation	
	Number	Percent	Number	Percent
Vacant Land	1,467	7.4%	\$238,866,300	3.4%
Residential	17,984	90.2%	\$5,959,596,400	84.5%
Farm Homestead	61	0.3%	\$22,680,600	0.3%
Farmland	97	0.5%	\$1,039,500	0.0%
Commercial	269	1.3%	\$614,220,400	8.7%
Industrial	48	0.2%	\$45,422,700	0.6%
Apartments	19	0.1%	\$172,321,000	2.4%
TOTAL	19,945		\$7,054,146,900	

Table 45: Breakdown of the Tax Base by Property Classification, Ocean County, 2023

	Parcels		Assessed Valuation	
	Number	Percent	Number	Percent
Vacant Land	22640	8.1%	2,410,379,800	2.2%
Residential	248906	89.0%	94,351,260,200	86.9%
Farm Homestead	236	0.1%	86,742,200	0.1%
Farmland	467	0.2%	4,186,800	0.0%
Commercial	6,789	2.4%	8,709,562,498	8.0%
Industrial	407	0.1%	1,158,305,900	1.1%
Apartments	365	0.1%	1,835,038,600	1.7%
	279,810		108,555,475,998	

Table 46: Breakdown of Tax Base by Property Classification, Township of Jackson, 2013

	Parcels		Assessed Valuation	
	Number	Percent	Number	Percent
Vacant Land	1,606	8.1%	177,539,100	2.7%
Residential	17,682	89.5%	5,758,469,920	86.5%
Farm Homestead	70	0.4%	25,466,100	0.4%
Farmland	97	0.5%	781,800	0.0%
Commercial	247	1.2%	561,902,600	8.4%
Industrial	50	0.3%	45,329,600	0.7%
Apartments	15	0.1%	84,381,800	1.3%
TOTAL	19,767		6,653,870,920	

Table 47: Breakdown of Tax Base by Property Classification, Ocean County, 2013

	Parcels		Assessed Valuation	
	Number	Percent	Number	Percent
Vacant Land	29,161	10.5%	2,107,092,200	2.4%
Residential	240,123	86.5%	74,239,055,543	86.2%
Farm Homestead	263	0.1%	93,266,900	0.1%
Farmland	468	0.2%	5,138,396	0.0%
Commercial	6,725	2.4%	7,603,135,540	8.8%
Industrial	422	0.2%	904,618,900	1.1%
Apartments	355	0.1%	1,176,802,700	1.4%
	277,517		86,129,110,179	

Commercial Corridors

The main commercial and industrial activities in Jackson, including retail stores and office spaces, are concentrated in the northern section of the township, mostly along County Line Road or Commodore Boulevard. Alongside these commercial stretches, Interstate I-195 is home to light industrial properties, including a significant number of warehouses.

The northwestern section of the Township houses the popular Six Flags Adventure Theme Park, which spans approximately 510 acres. These facilities represent important employment hubs within Jackson, contributing to its local economy.

While the Township lacks a central business district or a dedicated downtown area, there are a few nodes dispersed throughout the Township with a notable presence of commercial/retail stores serving their local residential neighborhoods.

The following section details the characteristics and zoning of each of these areas and highlights potential opportunities for future growth.

North County Line Road

Located in the northeastern section of Jackson, Route 526, also known as North County Line Road, is a major arterial road stretching from east to west connecting Jackson to neighboring townships. In terms of land use, it predominantly features commercial properties having frontage on the road.

Some of these properties serve as local retail centers for the residential pockets located in the vicinity including low-density convenience retail such as the Bennetts Mills Plaza and Cooks Landing. There are a few self-storage facilities along the road such as Public Storage and Life Storage.

The zoning for all the properties with frontage on the road is Highway Commercial (HC) or Neighborhood Commercial (NC). Given its location and linkage to other Township areas, this area has the opportunity to become an active commercial corridor by attracting more commercial development.

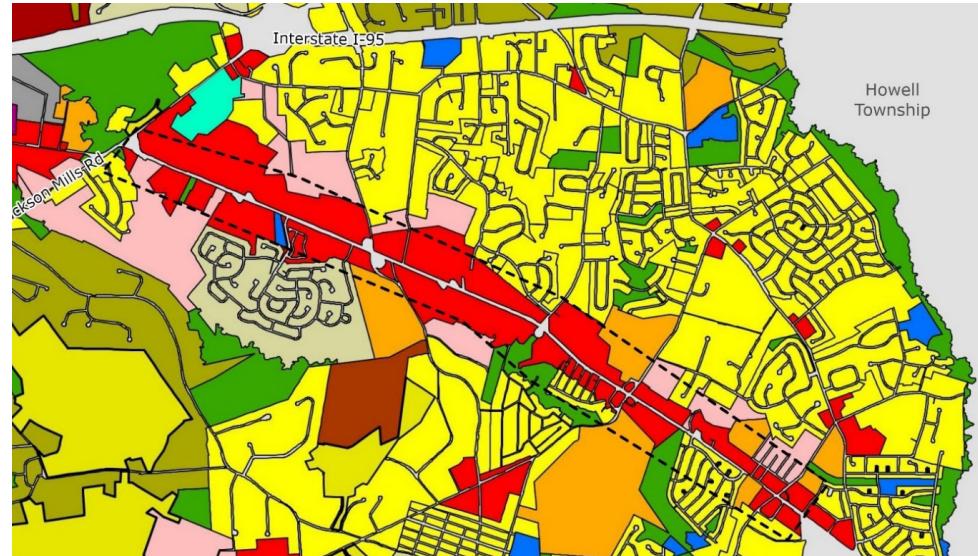


Figure 16: North County Line Commercial Corridor

West Commodore Boulevard

West Commodore Boulevard, an extension of Route 526 in the northwestern section of the Township, begins at its intersection with Cedar Swamp Road and ends at Cassville Road. As shown in Figure 17 on the following page, this County Road runs parallel to Interstate Highway I-195 and shares a few of its land use characteristics.

At the Commodore Boulevard - Cedar Swamp junction, the area is zoned under Mixed Use Neighborhood Center/Highway Commercial (MUNC/HC). There is an existing retail store called Glory's Liquors, and a newly constructed and recently opened Wawa fuel and convenience store".

Moving westward along the road, the land use and zoning transitions to industrial and light manufacturing. This area includes a few automobile service centers, small-contractor warehousing and self-storage facilities. This area has very few convenience retail stores.

The encircled area along the Township boundary is zoned under Commercial Recreation (CR-1 & CR-2) which is another potential growth area.

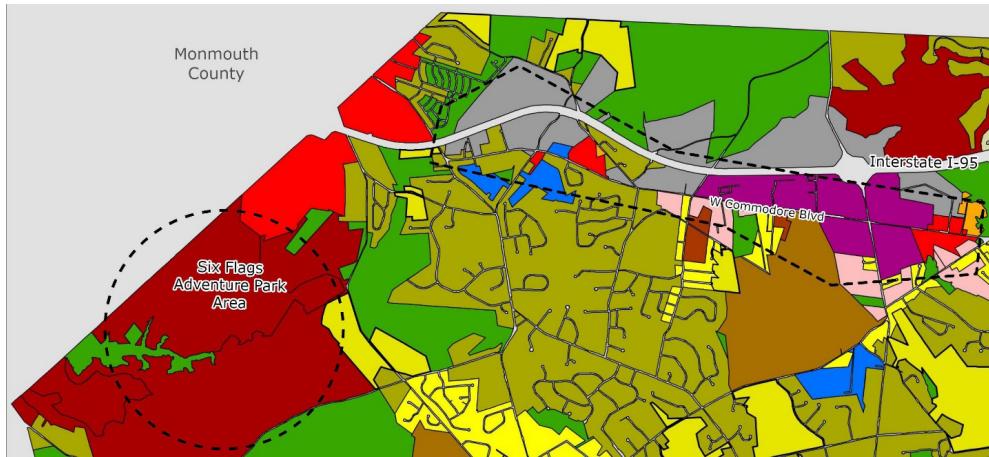


Figure 17: W. Commodore Boulevard Commercial Corridor

Recommendations

Diversify job market by attracting new commercial and light industrial projects

The Township should focus on expanding opportunities for non-residential growth through attracting capital projects in the light industrial and commercial zones mostly located along W. Commodore Boulevard. This includes high value freestanding facilities such as warehousing that has great potential along Interstate 195.

The Land Use Element includes some recommendations for amending and expanding the existing commercial corridors in a way that enhances these zones. This will lead to job creation for resident workers as well as a strong commercial tax base, which would help alleviate the high reliance on residential uses. In addition, the Economic Development Committee recommends areas along the following roads which could be potential future commercial corridors:

- North Hope Chapel Road
- Toms River Road
- County Line Road

Enhance and promote commercial corridor identities

The Township should ensure that development along commercial corridors align with existing land use patterns and zoning regulations.

For instance, promoting mixed-use development along North County Line Road can complement the apartment complexes in the area, enhancing a sense of place for the neighborhood.

It is important for these corridors to establish distinct identities for their increased functionality and sustained growth. Establish a downtown area and revitalize existing local businesses.

Several commercial nodes in the Township have the potential to be developed as downtown areas. Jackson Township, in coordination with a dedicated subcommittee, should identify these locations and activate them through place-making strategies to attract both new and existing local businesses. Improving public space utilization can promote economic vitality along commercial corridors. Recreational and open spaces adjacent to these zones can host public events, further engaging the community.

Establish a downtown area and revitalize existing local businesses

The Township should also consider investing in visually appealing streetscapes in these areas.

Encourage Tourism Industry by Leveraging Environmental and Historical Resources

The Township has a significant presence of conservation areas and open spaces, resulting in fewer developable parcels. However, there are numerous biking and cycling trails already developed by the recreation department that present a valuable opportunity. There is also the Historical District around the Cassville Crosswords that can be thoughtfully developed. The upcoming Rova Farms, near the Cassville area, is proposed to be developed as a historical cultural center.

The Township, in collaboration with other departments, can leverage these resources, to foster tourism growth and encourage local business growth. This approach not only preserves the landscape but also enhances the Township's appeal as a destination for visitors. Initiatives could include guided historical tours, educational programs about local ecology, and eco-friendly activities that highlight the region's natural beauty.



Jackson Crossing
Courtesy: Eastern Union Funding

10

CONCLUSION



Hartfield Park

The Jackson Township Council tasked the Planning Board to develop a Master Plan for 2025 through 2035 in accordance with NJ State NJSA 40:55D-1. Although the State requires only 4 elements for this round, the subcommittee, wishing to provide consistency, chose to incorporate all 8 elements.

Residents of Jackson, be they lifelong, recent, elderly, or youthful will benefit from this Master Plan as they remember and prepare for Jackson's future decade. Those who have made Jackson home for decades know that the "mills" of Colliers Mills, Jackson Mills, Bennetts Mills, Lanes Mills, and Francis Mills, refers to logs for building harking back to early residents providing wood for building. Names like Crawford, Elms, Goetz, Holman, Johnson, McAuliffe, Rodriguez, Rosenauer, and Switlick honor residents who made significant contributions to Jackson's history. To gain deeper insight into the town's past, visit the town's website to read Miller's "History of Jackson Township" and the Jackson branch of the Ocean County Library that houses references including O'Donnell & Ippolito's "Jackson Township."

The Township Council spearheaded and financed this arduous process and Consulting & Municipal Engineers and the Planning Board subcommittee members: Lisa DeMarzo, Shimshi Heller, Mordechai Burnstein, and Chair Michele Campbell spent months in preparation. We hope the information and recommendations herein provide many years of useful data to assist in planning Jackson's future.

LAND USE ELEMENT RECOMMENDATIONS

R-5 Single Family Residential (Conservation) to R-1 Residential

It is recommended that certain areas in the R-5 Zone that are developed with single-family residences on smaller lots be rezoned to R-1 Zone.

Proposed Mixed-Use Districts

In order to provide housing opportunities with adequate amenities as well as retail and employment options, all while limiting additional traffic impact, several mixed-use districts are recommended at the following locations: North County Line Road/North Cooks Bridge Road, North/West County Line Road/Bennetts Mills Road, West County Line Road/Brewers Bridge Road, West Veterans Highway/Don Connor Boulevard, and Whitesville Road/Faraday Avenue (see the Land Use Element for more details).

General Recommendations

Public Facilities and Education Zone (PFE) Standards

The Land Use and Development Regulations do not provide standards for the Public Facilities and Education Zone. In order to ensure standard development of these areas, it is recommended that bulk regulations and design standards for these zones be adopted.

Air Installation Compatible Use Planning District Overlay Standards

The Zoning Map identifies an Air Installation Compatible Use Planning District Overlay; there are no standards or regulations for this Overlay in the Land Use and Development Regulations. In order to ensure proper regulation of this area, and ensure the compatibility of the area surrounding the military installation air field with that use, standards and regulations should be adopted.

PRC Planned Retirement Community Standards

The standards of the PRC Planned Retirement Community Zone found at §244-53 of the Land Use and Development Regulations may not meet the existing conditions of the planned retirement communities. A large number of the lots not meeting the conditions (in Blocks 701, 702, and 703) are proposed to be rezoned to either R-1 or R-9 Residential Zones. The standards of the PRC should also be evaluated against existing conditions in the properties remaining in the PRC and modified as needed.

R-1 Standards

There are several sections in the Land Use and Development Regulations that deal with bulk and area standards for properties in the R-1 District. For example, §244-47 of the Regulations indicate that all new lots created by subdivision after 2010 shall comply with R-3 Residential zoning standards, unless connected to a public sewer. Additionally, an addition would have to comply with the R-3 standards. This can lead to homeowner confusion and expense. The standards should be reviewed and streamlined for ease of understanding by the general public.

Lot Coverage Standards

The bulk standards for R-2, R-3, and R-5 Residential Districts do not provide maximum lot coverages. Given the issues with stormwater management, it is recommended that appropriate lot coverage standards be provided for these zones.

Sign Requirements

There are several potential discrepancies or confusing points regarding sign requirements at §244-207, including but not limited to: freestanding height requirements and real estate/subdivision/site development sign requirements. This section should be reviewed and revised to remove discrepancies or confusing points. Additionally, the last update to the sign regulations was in 2015, with most of the regulations adopted in or before 2004. The sign regulations should therefore be reviewed and updated based on current land use standards including lighting for signs, dimensions, and more graphic-based requirements.

Driveway Setbacks

The Land Use and Development Regulations do not currently have requirements for driveway setbacks from property boundaries, which can lead to properties with driveways installed along property lines. This does not comport with one of the purposes of the New Jersey State Municipal Land Use Law: "to provide adequate light, air and open space." As such, appropriate driveway setbacks should be determined and adopted.

Electric Vehicle Standards

The State of New Jersey adopted a Model Ordinance regarding the provision of electric vehicle parking spaces for applications requiring preliminary site plan approval. The Township should adopt the Ordinance into the Land Use and Development Regulations.

Fee Schedule

While there have been adjustments to the fees in §244-12 of the Land Use and Development Regulations, the most recent of which was the mandatory development fee in 2022, the administrative fees for land use applications have not been modified since 2007. All fees should be reviewed and adjusted to contemporary standards for fees for applications.

Fence and Shed Requirements

Many of the variances granted by the Zoning Board of Adjustment over the previous five years relate to the construction of accessory sheds and/or fences on residential properties, including on corner lots where privacy fencing or accessory structures are proposed in a front yard area. While it is appropriate to regulate fencing and sheds, regulations should accommodate some concession to real-world conditions, such as fencing and accessory uses in front yard areas on corner lots. It is recommended that the shed and

fencing requirements for all residential zones, especially in R-1, be amended to provide fencing, shed, and accessory use/structure exceptions for corner lot front yards.

Homeowner's Association

Since 2020, the Planning Board for Jackson Township has approved 15 applications for major site plans or subdivisions involving residential units or lots, ranging from a six-lot single-family subdivision to a 549 mixed residential development. There are currently no set-aside requirements for recreational spaces within these developments. In order to ensure adequate services and recreation space are provided, it is recommended that for all residential developments over 10 units, where each unit is provided less than 1 acre of land, the Land Use and Development Regulations should require a set-aside of recreational space. Additionally, it should be required that a homeowner's association (HOA) be established to maintain all common areas, including the recreational spaces and stormwater retention basins.

Redevelopment Studies

In order to advance the possible mixed-use town centers noted in the land use plan above, the Township should investigate the possibility of undertaking redevelopment studies and plans for those areas identified in this Element. Such studies and plans could be useful tools for attracting the necessary development capital required to construct large-scale projects.

Streetscape Design

A key part of promoting town and neighborhood identity is the streetscape of an area. The streetscape provides a connection between the public and private realms, and showcases the town and neighborhood to local residents and to those passing through. Jackson currently does not have robust streetscape design standards for its commercial and mixed-use areas. In order to provide for "a desirable visual environment through creative development techniques and good civic design and arrangement" (MLUL, NJSA 40:55.D-2.j) it is recommended that the Township adopt streetscape standards for its NC Neighborhood Commercial, HC Highway Commercial, and all mixed-use areas either existing or to be created.

RG-2 Regional Growth Zone Commercial Development

The existing Pinelands RG-2 zone located in the East Veterans Highway corridor, which could handle additional limited neighborhood commercial development serving the residential uses around it. The RG-2 zone does not permit commercial development, limited or otherwise. While the Township cannot change the zoning and permitted uses on its own, it is recommended that the Township work with the Pinelands Commission to find a suitable solution to provide additional commercial development opportunities along the East Veterans Highway corridor and other areas zoned to RG-2.

Toms River Corridor Buffer Overlay

The Toms River Corridor Buffer Overlay currently requires a 600-foot buffer from wetlands boundaries along the Toms River and Ridgway Branch within the Pinelands National Reserve. While existing structures and uses are permitted to remain with limited expansion opportunities, and while limited exceptions for development are provided for on properties that are effectively consumed by the buffer, much development potential in the Pinelands is hampered. Given the need for expanded housing and employment opportunities in the Township, it is recommended that Jackson work with the Pinelands Commission to review and amend this Buffer Overlay.

Housing Option Variety

The residential zones provided in Jackson are either single-family zones or multi-family zones, with the permitted density in the MF zones not to exceed six (6) dwelling units per acre. In order to provide a variety of housing options for younger families, retired couples or individuals, and others, additional types of multi-family housing should be permitted in carefully chosen zones within the Township. This should be done, at first, in areas that are not yet developed. In future years, consideration should be given to allowing accessory dwelling units in "R" residential zones.

Recreation Facilities

There is an on-going need for outdoor and indoor health, fitness and recreational facilities in Jackson. Gyms, health/fitness clubs, and indoor recreation facilities should be added as permitted uses in the NC Neighborhood Commercial and LC Limited Commercial.

Daycare/Childcare Facilities

With an increasing population of young families, the Township must plan for modern facilities that are or will be needed for young adults and their children. This includes daycare and childcare facilities. At the same time, care must be taken that these businesses are located in appropriate locations. It is recommended that the Township review the land use regulations regarding these facilities and update them to meet State of New Jersey regulations and standards (including in regards to outdoor play areas), and to channel them into appropriate areas along main roads.

Neighborhood Commercial Centers

Given the goal to provide additional opportunities for residents of areas with limited access to neighborhood commercial amenities, it is recommended that the Township examine intersections in the single-family residential districts in the central and western areas of Jackson for appropriate locations for neighborhood commercial uses and possible re-zoning. The following intersections provide a starting point, but are not exhaustive for possible intersections.

- Freehold Road / Leesville Road
- Cassville Road / Leesville Road
- Cedar Swamp Road / Pleasant Grove Road
- South New Prospect Road / Woodlane Road / McCurdy Lane
- East Veterans Highway / Whitesville Road
- Brewers Bridge Road / Clearstream Road
- East Veterans Highway / Butterfly Road

Density

An appropriate density for Jackson is required that acknowledges the need to increase the population and opportunities for that population (including the Township's affordable housing obligations under the 2025-2035 Fourth Round) while also keeping Jackson's identity as a suburb on the fringe of the Pinelands area. While it is acknowledged that a higher density will be required, it is recommended that a maximum density of no more than 8 dwelling units per acre be permitted in multi-family zones.

MUNC/HC and MUNC/LM

Jackson has seen many changes to its demographics and land use patterns since the MUNC/HC and MUNC/LM zones were established, and some of the permitted uses and regulations may be outdated as they relate to the area covered by these zones. It is recommended that the Township review the MUNC/HC and MUNC/LM permitted uses, bulk standards, and other requirements or design standards in light of these changes and adopt standards that address the changing characteristics of these areas.

Compliance with Consent Orders

In 2023 the Township entered into Consent Orders regarding religious uses within Jackson with the State of New Jersey and the federal Department of Justice. While most of the ordinance changes required by the Orders were undertaken, it is recommended that the Township review these Orders (especially the federal Order) and adopt any additional land use requirements therein.

Cemeteries

As the population of Jackson (and the Ocean County region as well) continues to grow, there will be a growing need for cemeteries, especially cemeteries that specialize in interment for religious groups with specific burial needs. The Township currently permits cemeteries and mausoleums as conditional uses in the R-2, R-3, and R-5 zones. It is recommended that the Township review whether cemeteries can be permitted as conditional uses in additional areas of the Township.

Rear and Side Yards for Corner Lots

As currently interpreted, the Land Use and Development Regulations require two front yards and two side yards for corner lots. Since side yard setback requirements are generally lower than rear yard setback requirements, this reduces the yard area for a “rear” yard on a corner lot. It is recommended that the Township review the Regulations and adopt adequate regulations to ensure at least one rear yard area is provided for a corner lot.

Banquet Halls

As the population of Jackson and the surrounding Ocean County region continues to grow, there is a need for facilities for family and community celebrations. Currently, Jackson Township permits banquet facilities only in the HCMU Highway Commercial Mixed-Use Zone, along Monmouth Road between Interstate 195 and Six Flags Great Adventure. It is recommended that the Township examine adding a definition of banquet facilities to the Land Use and Development Regulations and adding banquet facilities as permitted or conditional uses in other appropriate areas of the Township.

Food Trucks

Food trucks have become a popular feature of American life over the last 20 years. They can act as amenities and economic opportunities for residents, but can also create land use and circulation issues. It is recommended that the Township review the municipal code and identify appropriate regulations related to permitted locations and necessity of permits, and adopt the regulations.

Mail Boxes

As residential development continues in Jackson, ensuring adequate mail delivery is a goal for multiple local, state and federal agencies. To facilitate adequate and efficient mail delivery, it is recommended that developers of projects with more than 10 homes should be required to contact the United States Postal Service regarding the proper installation of mailboxes, including the possibility of gang mailboxes.

Land Clearing

Much of the residential development occurring on Jackson are on previously vacant, undeveloped properties where land clearing must occur prior to construction. However, if clearing happens too far in advance of construction, visually unappealing and environmentally hazardous conditions may be the result. It is recommended that the Township should research and implement possible solutions to ensuring construction follows soon after land clearing. Additionally, Township should review the background and history of the current tree ordinance in order to amend and update the ordinance accordingly.

Solar-Ready Roofing

Ensuring an adequate supply of renewable energy is a critical task for all levels of government. Roofing on commercial developments offer a possible location for future solar arrays. It is recommended that the Township should adopt site plan and architectural standards providing that roofing on future commercial developments must be built to accommodate solar energy arrays.

RD-9 Mixed Use Overlay

Some of the properties zoned to the RD-9 Rural Development zone in the Pinelands are located in a strategic location along South Hope Chapel Road near the intersection of several municipalities, and would therefore be suitable for commercial, and corporate office uses along with higher

density residential uses. It is recommended that this area should be studied in coordination with the Pinelands to determine if a mixed-use overlay permitting residential and office uses can be instituted.

Coming Soon Project Signs

There is a public interest in knowing and understanding what development projects will be “coming soon” to a location once approval has been granted and site development has begun. It is recommended that the Township adopt a regulation requiring developers to install a temporary sign showing the proposed development.

CLIMATE CHANGE VULNERABILITY RECOMMENDATIONS

Jackson Township Environmental Commission

The Commission is established for the protection, development or use of natural resources, including water resources, located within the territorial limits of Jackson Township. The Commission shall have power to conduct research into the use and possible use of the open land areas of the Township and may coordinate the activities of unofficial bodies organized for similar purposes and may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets that, in its judgment, it deems necessary for its purposes. It shall keep an index of all open areas, publicly or privately owned, including open marshlands, swamps and other wetlands, to obtain information on the proper use of such areas, and may from time to time recommend to the Planning Board plans and programs for inclusion in the Master Plan and the development and use of such areas. The Township should encourage resident participation in the efforts of this Commission.

Sustainable New Jersey

Jackson Township is registered with Sustainable Jersey, which is a voluntary program that allows municipalities to formally document and develop their ‘green’ initiatives in multiple areas of local governance. The program looks to bolster ongoing initiatives in communities statewide to best position their policies for success today and in the future.

It is recommended that the Township undertake sustainable efforts in the area of energy efficiency, waste management,

transportation, community engagement and implement actions such as energy audits, green building initiatives, recycling programs, educational campaigns, etc.

Climate Adaptation

The following are some of the recommendations in line with the County Hazard Mitigation Plan for the Township:

- a. Outreach: Developing a pre-flood plan for public information projects that will be implemented during and after a flood;
 - Encouraging community participation in precipitation or storm monitoring programs;
 - Organizing resident group meetings to share evacuation information, an emergency notification system and resilience strategies especially in areas of high social vulnerability.
- b. Mitigation: Reevaluating all Township owned open spaces, parks or properties acquired through Green Acres or other acquisition programs that are vulnerable to hazardous events.
 - Identifying and updating maps for areas of soil erosion or instituting higher regulations for buildings in areas subject to erosion.
 - Working in collaboration with Jersey Central Power and Light (JCP&L) to encourage the installation of underground electrical service and the replacement of existing overhead wires with underground service when water and sewer service lines are being installed.
- c. Preparedness: Working in collaboration with Ocean County and neighboring municipalities to expand sheltering options and evacuation routes;
 - Establishing a flood/wildfire warning system;
 - Developing a program for post-hazard event assessment of municipal preparedness;
 - Creating an access and functional needs (AFN) population database.
 - Working in collaboration with the County and State to confirm and amend evacuation routes and provide appropriate signage.

d. FEMA Mapping: Making sure all flood maps are publicly accessible and available on the Township's website, the municipal buildings and libraries.

CIRCULATION PLAN ELEMENT RECOMMENDATIONS

Recommendations for high traffic road segments and intersections:

1. Consideration should be given if (a) a road segments V/C (the volume of traffic over the capacity of the road) is greater than 1 or (b) there is a history of left turning accidents/rear end accidents/sideswipe accidents relating to left turns, to expanding the general cross section of the roadway between major intersections from one lane of traffic in each direction with a varying shoulder, to one lane in each direction, a two way center left turn lane/ gore area, and a shoulder with the width complying to County standards.
2. The recommendation of minimum expansion of the roadway cross-section should be considered along other roads where planned developments are anticipated.
3. Wherever there is a blue line in between the double yellow centerline, the blue line should be eliminated as the blue line merges the double yellow centerline into one line which is not the intent of the centerline. The blue line is not a traffic control device and per the current MUTCD non-traffic control devices should be removed from the roadways.
4. Consideration should be given to expanding intersections to provide exclusive left and/or right turn lanes (especially signalized intersections) so left turn traffic does not block through traffic.
5. Consideration should be given to warrant analyses for traffic signals where intersection improvements are considered. According to the MUTCD, traffic signal recommendations should be based on an engineering study. Should traffic signals be warranted, installation of traffic signals should be completed within a given time frame (e.g. 6 months) of the engineering study (performed by a Professional Engineer currently licensed in the State of New Jersey) recommending the installation of traffic signals.
6. If a traffic signal is not currently warranted, but a proposed development is coming in the vicinity of the intersection, the issue of a traffic signal warrant analysis should be revisited

with each site plan application. Should a traffic signal be warranted, the installation of the traffic signal should be completed prior to the first certificate of occupancy whose development triggered the need for a traffic signal.

7. For all traffic signal installations, the signal should include either radar or video detection. For County intersections, the choice of detection should be approved by the County. Also, the need for preemption should be reviewed by the Township. If the Township wants preemption, preemption devices should be included. Any roadway/intersection widening and/or updates to signing and striping should also be included for intersections with traffic signal installations being considered.
8. Should a traffic signal be warranted near a railroad crossing, the engineering study should include an analysis of the need for pre-signals and other railroad crossing signal measures indicated in the Manual on Uniform Traffic Control Devices (MUTCD).
9. Priority road segments for review include West Veterans Highway west of Cassville Road, Cassville Road north of West Veterans Highway, and Cooks Bridge Road.

Street Classification Changes

Most of the road segments identified as high-traffic in this Element are designated as either Major Collectors or Minor Collectors. Given the existing traffic and the projected traffic for the road segments, it is recommended that the Township work with the Ocean County Engineering Department to identify possible changes to these designations to reflect current and projected use of the roads.

Traffic Studies

Many of the high traffic road segments and intersections, as well as projected traffic hot spots, are located along roads with direct links to residential neighborhoods. The conditions on the highly trafficked roads may affect conditions in the residential neighborhoods, as the Jackson Police Department has identified increased traffic congestion and safety complaints within residential developments as a major concern. For this reason, it is recommended that the Township undertake traffic studies of residential neighborhoods bordering the high traffic road segments or intersections in order to provide guidance on improvements or traffic calming measures.

Street Opening Ordinance

Due to the complaints and safety issues identified by the Township Engineer, the Street Opening Ordinance should be reviewed and revised to updated modern standards for bond amount, moratorium period, and design standards.

Public Transit

The Township still has limited bus service, especially through NJ Transit, which is expected to remain the main mode of public transit. Given the expanding population and the demographics of the population, Jackson Township should continue to work with New Jersey Transit, Ocean County, and private commuter services to explore additional public transit options for the residents of Jackson.

Shared Use Plan

As with the 2009 Circulation Plan Element, it is recommended that Jackson along with Ocean County should prepare a shared use plan to identify road segments and networks where pedestrian and biking facilities could be instituted because of the expanding population and varied needs of the population.

Sidewalk Ordinance:

The Land Use and Development Regulations at §244-203 regarding sidewalks should be reviewed and updated to strengthen the requirement for developers to provide sidewalks for proposed projects. Additionally, the formula for calculating sidewalk fund contributions should be updated to current values in order to provide contributions that will cover current costs of sidewalk installation.

Cluster Development and Loop Streets

Cluster development to reduce the length of streets should be encouraged. Loop streets (instead of culs-de-sac) should also be encouraged.

Street Design Standards

Street design standards should be identified and adopted for the North and West County Line Road corridor in the northeast section of the Township, as this corridor is the central commercial corridor of the Township. Other proposed town centers should also provide street design standards to create senses of place.

OPEN SPACE & RECREATION PLAN ELEMENT RECOMMENDATIONS

1. Revitalize the Township's Environmental Commission to enable improved collaboration and informed decision making regarding open space areas.
As mentioned in the Township's website, "The Commission shall have power to conduct research into the use and possible use of the open land areas of the Township and may coordinate the activities of unofficial bodies organized for similar purposes. It shall keep an index of all open spaces, publicly or privately owned, including open marshlands, swamps and other wetlands, in order to obtain information on the proper use of such areas."
2. Utilize the Garden State Greenways maps to identify locations with the highest priority for preservation, including the Pinelands region and ensure to align it with proposed land use.
3. All parcels zoned POS (Public Open Space) should be added to the ROSI list.
4. Develop more parks such as Flair Mini or Harfield Mini Park, in order to serve pockets of residential areas that have difficulty to access to developed open space. For example, Edgewood Park, south of Larsen Road, is an undeveloped open space with the potential to be activated as a neighborhood park.
5. Ensure that all parks and playgrounds facilities are compliant with the American Disabilities Act (ADA) to ensure that they are welcoming to all members of the community.
6. Parts of undeveloped open spaces like the Butterfly Bogs Area as well as the area surrounding Silver Stream Trail should be developed for recreational purposes and be open for regular public use.
7. Confirm the Township's intentions for the Township-owned vacant/undeveloped properties identified in the Master Plan. If the intent is to keep these properties as open space, consider re-zoning as POS Public Open Space or providing other restrictions.
8. Consider adopting an historic preservation ordinance and designating historic properties. Incorporate historic properties into the Township's parks and open space system. By preserving historic properties as parks or open space, the landscape surrounding remains a part of the important context of the historic resource.
9. Continually review environmental regulations such as floodplain management.

10. Review and reconcile the discrepancies in the Township's Recreation and Open Space Inventory (ROSI): Confirm the addition of Block 19901 Lot 1 (Butterfly Bogs Recreation Area) containing 653 acres of open space to the list.

Recreation

1. Coordinate with the County, surrounding municipalities, and other agencies as needed to develop safe and reliable bicycle and pedestrian connections to County parks (Patriots Park).
 - a. Examine the possibility of adopting a complete streets policy and ordinance for specific well-traveled high volume streets and in commercial areas.
 - b. Provide transportation to County facilities.
 - c. Work with the County and surrounding municipalities (Howell and Plumsted) to identify infrastructure needs to provide access to the parks.
2. All future large residential developments (over 10 units) should incorporate open space facilities in order to ensure adequate recreation space requirements. Consider including dedication of land by the redeveloper to the Township for recreational spaces.

Administrative/Programming

1. Continue regular maintenance of current parks facilities and open space areas.
Prepare an inventory and assessment of all equipment at Township active parks. Use this assessment to develop a capital improvements plan for the eventual repair or replacement of parks and recreation equipment. This capital improvements plan should be reviewed and updated every 3-5 years.
2. Survey Township residents and parks' users to determine what activities they would like to see within existing park spaces.
3. Establish "Friends of" groups for the local parks system made up of volunteer residents who help maintain the parks they use the most and provide the Township with an organization to coordinate with on any improvements to a park in the future.
4. Establish a social media presence for the Township's Parks and Recreation Department to communicate with residents through networks such as Facebook, Twitter, Instagram, and the Township website.

Social media can provide a convenient platform for sending messages about park events, closures, or other activities that reach an audience quickly and effectively.

Proposed Open Space

Map 20 (see the Open Space and Recreation Plan Element) outlines privately owned parcels that should be considered for acquisition to expand the existing public open space lands. The identified parcels, a total of roughly 2,821 acres, are the same as those listed in the 2009 Master Plan. The previous Plan identified these constrained parcels and recommended them as suitable for future open space development. However, these parcels still remain vacant and have not yet been acquired.

These areas face limitations based on their location and regulatory requirements, and most are also suggested for Recreation Open Space (ROS) zoning in the proposed land use plan. It's important to note that including these parcels in future considerations is not mandatory, but rather a suggestion for long-term open space planning. Additionally, the township has identified 211 properties already under township ownership that are recommended for future open space or recreational use. Map 21 and Appendix #2# provide details on these properties, which are not located within the Pinelands, not currently listed on the Recreation and Open Space Inventory (ROSI) and not zoned as ROS. These sites represent additional opportunities for future open space or recreation development.

HISTORIC PRESERVATION PLAN ELEMENT

Re-Institutionalize the Jackson Historic Preservation Commission (HPC)

Jackson previously had an active Historic & Cultural Commission which disbanded at some point over the years. It is recommended that the Commission be revived to enable better implementation of the upcoming action plan for the historic district.

Review List under NJ and National Register of Historic Places

The Township should undertake a comprehensive investigation and review of all sites and resources listed on the New Jersey and National Registers of Historic Places. This process will involve verifying the current status of each site to determine whether they still exist and remain intact.

Following this assessment, it is recommended that the Township's Historic Preservation Commission (HPC) revise the official list of historic sites accordingly.

Update Current Inventory of Historic Sites

The Township should consider preparing an updated historic resources survey to identify sites of historical significance in Jackson. It is also recommended that the Township work on creating an official record that documents existence/change of status of previously listed buildings.

Revised Design Guidelines for Historical District

1. The Township should reevaluate and revise, where appropriate, to include more extensive design standards in its Land Use Ordinance for structures within the designated Historic District. Some key recommendations include: Installing signage throughout Cassville Historic District to enhance visibility and promote its historical significance.
2. Creating safe and aesthetically pleasing streetscapes compatible with the course of development.
3. Exploring incentives to encourage maintenance and proper façade restoration of historically notable buildings especially in the Cassville Historic District.

Community Education and Collaboration:

1. The Historic Preservation Commission, once reestablished, should educate the community about historic preservation and its benefits to cultivate a sense of appreciation to the Township's history. Additionally, the commission should collaborate with other Township departments such as the Recreation Department to organize and promote events focused on local heritage.
2. Consider merging and expanding the presently active ROVA committee into the Historical Preservation Commission.

UTILITIES SERVICE PLAN ELEMENT RECOMMENDATIONS

1. The 2009 Utility Service Element recommended that the JTMUA and the Township work toward a common database that will clearly indicate the parcels that are connected to the central wastewater collection system. This recommendation remains relevant.

2. The 2009 Utility Service Element recommended that Township Ordinances be modified to clarify the permitted regional utility system construction work. This recommendation is still relevant.
3. The 2009 Utility Service Element recommended that the Township and the JTMUA consider a means of encouraging tie-ins to the sewer system when it is made available. This recommendation remains relevant and should be pursued.
4. The 2009 Utility Service Element also recommended that the JTMUA review means of extending sewer service to land developments where there are known problems or where the intensity far exceeds dilution capabilities in a manner that is equitable to all ratepayers of the utility system and which encourages interconnection. As above, this recommendation remains relevant and should be pursued.
5. Based on the water demand projections in the JTMUA Water Master plan, additional water supply sources need to be developed in the next 10 years. The Water System Master Plan recommends that the JTMUA pursue the development or redevelopment of wells in the Vincentown formation to maximize the use of that aquifer and recommends that the JTMUA begin a site screening approach for additional wells in the PRM aquifer outside of the Critical Area buffers.
6. The Water Master Plan recommends the construction of specific water main interconnections along existing County and Township roads to connect to existing and proposed water service areas.
7. Add Connection between the JTMUA and SFGA systems. A new transmission main traversing the corridor that is parallel to and south of Interstate 195 was constructed after 2009. A second connection is proposed along Thompson Bridge Road and Perrineville Road. This connection is part of the water main development for a residential project along Perrineville Road.

ECONOMIC DEVELOPMENT PLAN ELEMENT RECOMMENDATIONS

Diversify job market by attracting new commercial and light industrial projects

The Township should focus on expanding opportunities for non-residential growth through attracting capital projects in the light industrial and commercial zones mostly located along W. Commodore Boulevard. This includes high value freestanding facilities such as warehousing that has great potential along Interstate 195.

The Land Use Element includes some recommendations for amending and expanding the existing commercial corridors in a way that enhances these zones. This will lead to job creation for resident workers as well as a strong commercial tax base, which would help alleviate the high reliance on residential uses. In addition, the Economic Development Committee recommends areas along the following roads which could be potential future commercial corridors:

- North Hope Chapel Road
- Toms River Road
- County Line Road

Enhance and promote commercial corridor identities

The Township should ensure that development along commercial corridors align with existing land use patterns and zoning regulations. For instance, promoting mixed-use development along North County Line Road can complement the apartment complexes in the area, enhancing a sense of place for the neighborhood. It is important for these corridors to establish distinct identities for their increased functionality and sustained growth. Establish a downtown area and revitalize existing local businesses.

Several commercial nodes in the Township have the potential to be developed as downtown areas. Jackson Township, in coordination with a dedicated subcommittee, should identify these locations and activate them through place-making strategies to attract both new and existing local businesses. Improving public space utilization can promote economic vitality along commercial corridors. Recreational and open spaces adjacent to these zones can host public events, further engaging the community.

Establish a downtown area and revitalize existing local businesses

The Township should also consider investing in visually appealing streetscapes in these areas.

Encourage Tourism Industry by Leveraging Environmental and Historical Resources

The Township has a significant presence of conservation areas and open spaces, resulting in fewer developable parcels. However, there are numerous biking and cycling trails already developed by the recreation department that present a valuable opportunity.

There is also the Historical District around the Cassville Crosswords that can be thoughtfully developed. The upcoming Rova Farms, near the Cassville area, is proposed to be developed as a historical cultural center. The Township, in collaboration with other departments, can leverage these resources, to foster tourism growth and encourage local business growth. This approach not only preserves the landscape but also enhances the Township's appeal as a destination for visitors. Initiatives could include guided historical tours, educational programs about local ecology, and eco-friendly activities that highlight the region's natural beauty.

Appendix A

Build-out Potential for Developable Vacant Parcels

Area	Zoning	ZONE NAME	BLOCK	LOT	PROP LOC	CALC ACRE	SQR FT	Min Lot Area	Max Building Coverage	FAR	Io. of Dwelling Unit	Build Out Area	Build Out (Acres)
Non Pinelands	LC	LIMITED COMMERCIAL	4801	9	506 HARMONY ROAD	1.3	56628	1	25%	3		42471	0.975
Non Pinelands	LC	LIMITED COMMERCIAL	4801	6	CHALLENGER WAY	4	174240	1	25%	3		130680	3
Non Pinelands	HC	HIGHWAY COMMERCIAL	21401	1	WHITE ROAD	1.8	78408	40000	30%	3		70567.2	1.62
Non Pinelands	R-3	RURAL RESIDENTIAL	3601	75	517 LEESVILLE ROAD	3.23	140698.8	130000			1		
Non Pinelands	HC	HIGHWAY COMMERCIAL	2603	29	PATTERSON ROAD	5.5	239580	40000	30%	3		215622	4.95
Non Pinelands	MR-AH-8	Mixed Residential-Affordable Housing	10301	26.01	410 PERRINEVILLE ROAD	1.04	45302.4	9000					
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	18201	18	1362 W VETERANS HIGHWAY	3.95	172062	20000	25%	3		129046.5	2.9625
Non Pinelands	R-3	RURAL RESIDENTIAL	804	12	284 CHANDLER ROAD	7.56	329313.6	130000			3		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	11602	17	504 WEST VETERANS HIGHWAY	1.19	51836.4	43560			1		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	11602	15	6 CONOR ROAD	1.21	52707.6	43560			1		
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	13802	4	CROSS STREET	1.79	77972.4	20000	25%	3		58479.3	1.3425
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	13802	3	7 EAST VETERANS HIGHWAY	2.1	91476	20000	25%	3		68607	1.575
Non Pinelands	HC	HIGHWAY COMMERCIAL	5301	12	146 N COUNTY LINE ROAD	1.92	83635.2	40000	30%	3		75271.68	1.728
Non Pinelands	R-3	RURAL RESIDENTIAL	13501	2	CLEARSTREAM ROAD	5.01	218235.6	130000			2		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	2004	9	JACKSON MILLS ROAD (NEAR)	4.7	204732	43560			5		
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	1302	9	CHANDLER ROAD	4.48	195148.8	20000	25%	3		146361.6	3.36
Non Pinelands	ROS	RECREATION AND OPEN SPACE	2507	45	INDIERO ROAD	1.92	83635.2	0					
Non Pinelands	R-5	SINGLE FAMILY RESIDENTIAL (CONSERVATION)	201	3.01	912 HURLEY ROAD	5.6	243936	215000			1		
Non Pinelands	I	INDUSTRIAL	22009	1	511 BRUSH AVENUE	2.65	115434	2	40%	4			4.24
Non Pinelands	LC	LIMITED COMMERCIAL	6504	14	CPL L MARCIANTE MEM DR	2.18	94960.8	1	25%	3		71220.6	1.635
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	1301	20	HANOVER ROAD	1.37	59677.2	43560			1		
Non Pinelands	I	INDUSTRIAL	22009	4	555 BRUSH AVENUE	5.04	219542.4	2	40%	4			8.064
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	13701	13	390 NEW CENTRAL AVENUE	1.3	56628	43560			1		
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	903	9	JACKSON MILLS ROAD	3.8	165528	20000	25%	3		124146	2.85
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	11402	37	HENRY STREET	1.36	59241.6	43560			1		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	1401	13	GOMBERG AVENUE	2.24	97574.4	43560			2		
Non Pinelands	R-5	SINGLE FAMILY RESIDENTIAL (CONSERVATION)	18101	3	HAWKIN ROAD	6.35	276606	215000			1		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	8501	25	N COOKS BRIDGE RD	5	217800	43560			5		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	701	39	550 JACKSON MILLS ROAD	1.25	54450	43560			1		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	14301	14	257 BREWERS BRIDGE ROAD	9.36	407721.6	43560			9		
Non Pinelands	MUNC/HC	MIXED-USE NEIGHBORHOOD CENTER/HIGHWAY COMMERCIAL	2301	30	CEDAR SWAMP ROAD	6.8	296208	40000	30%	3		266587.2	6.12
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	12501	5	BUTTERFLY ROAD	1	43560	20000	25%	3		32670	0.75
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	903	13	CHANDLER ROAD	0.68	29620.8	20000	25%	3		22215.6	0.51
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	1401	12	GOMBERG AVENUE	1.05	45738	43560			1		
Non Pinelands	MUNC/LM	MIXED-USE NEIGHBORHOOD CENTER/LIGHT INDUSTRIAL	2403	9	140 W COMMODORE BOULEVARD	3.58	155944.8	3	40%	4		5.728	
Non Pinelands	R-3	RURAL RESIDENTIAL	4402	86	CEDAR SWAMP ROAD	6.32	275299.2	130000			2		
Non Pinelands	ROS	RECREATION AND OPEN SPACE	2507	43	INDIERO ROAD	0.53	23086.8	0					
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	15401	21	17 SWALLOW TAIL COURT	1.08	47044.8	43560			1		
Non Pinelands	R-3	RURAL RESIDENTIAL	18201	31	W VETERANS HIGHWAY	7.95	346302	130000			3		
Non Pinelands	ROS	RECREATION AND OPEN SPACE	18201	36.01	253 HAWKIN ROAD	6.25	272250	0				237968.28	5.463
Non Pinelands	HC	HIGHWAY COMMERCIAL	2101	26	285 JACKSON MILLS ROAD	6.07	264409.2	40000	30%	3			
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	19601	2	4 CRANBERRY HARVEST COURT	1.09	47480.4	43560			1		
Non Pinelands	R-3	RURAL RESIDENTIAL	18201	30	W VETERANS HIGHWAY	6.74	293594.4	130000			2		
Non Pinelands	R-3	RURAL RESIDENTIAL	902	41	BREEZY ROAD	4.96	216057.6	130000			2		
Non Pinelands	R-3	RURAL RESIDENTIAL	18201	29	HAWKIN ROAD (REAR)	17.06	743133.6	130000			6		
Non Pinelands	I	INDUSTRIAL	22009	6	589 BRUSH AVENUE	3.42	148975.2	2	40%	4			5.472
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	903	5	CHANDLER ROAD (REAR)	1.2	52272	20000	25%	3		39204	0.9
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	902	10	660 JACKSON MILLS ROAD	1.44	62726.4	20000	25%	3		47044.8	1.08
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	902	9	450 CHANDLER ROAD	1.92	83635.2	20000	25%	3		62726.4	1.44
Non Pinelands	MUNC/HC	MIXED-USE NEIGHBORHOOD CENTER/HIGHWAY COMMERCIAL	2301	1	CEDAR SWAMP ROAD (REAR)	2.23	97138.8	40000	30%	3		87424.92	2.007
Non Pinelands	MUNC/HC	MIXED-USE NEIGHBORHOOD CENTER/HIGHWAY COMMERCIAL	2301	2	CEDAR SWAMP ROAD (REAR)	6.02	262231.2	40000	30%	3		236008.08	5.418
Non Pinelands	R-3	RURAL RESIDENTIAL	3601	145	ANITA DRIVE	3.87	168577.2	130000			1		
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	902	8	470 CHANDLER ROAD	10.21	444747.6	20000	25%	3		333560.7	7.6575
Non Pinelands	I	INDUSTRIAL	21601	124	WHITE ROAD (REAR)	7.31	318423.6	2	40%	4			11.696
Non Pinelands	R-5	SINGLE FAMILY RESIDENTIAL (CONSERVATION)	18201	35	HAWKIN ROAD (REAR)	5.47	238273.2	215000			1		
Non Pinelands	HC	HIGHWAY COMMERCIAL	5601	63	90 N COUNTY LINE ROAD	4.28	186436.8	40000	30%	3		167793.12	3.852
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	1001	68	530 DEROSE LANE	1.09	47480.4	20000	25%	3		35610.3	0.8175
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	8701	15	650 BENNETTS MILLS ROAD	2.88	125452.8	43560			3		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	21401	3.02	CROSS STREET	6.16	268329.6	43560			6		
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	8101	5.01	27 S COOKS BRIDGE ROAD	2.25	98010	20000	25%	3		73507.5	1.6875
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	11801	71	W VETERANS HIGHWAY	2.4	104544	20000	25%	3		78408	1.8
Non Pinelands	HC	HIGHWAY COMMERCIAL	2603	30	PATTERSON ROAD	5.6	243936	40000	30%	3		219542.4	5.04
Non Pinelands	HC	HIGHWAY COMMERCIAL	2603	31	PATTERSON ROAD	5.6	243936	40000	30%	3		219542.4	5.04
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	1001	63	710 FARMINGDALE ROAD	7.4	322344	20000	25%	3		241758	5.55
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	11402	35	HENRY STREET	1.38	60112.8	43560			1		
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	11801	74	W VETERANS HIGHWAY	1.2	52272	20000	25%	3		39204	0.9
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	19601	9	5 CRANBERRY HARVEST COURT	1.02	44431.2	43560			1		
Non Pinelands	I	INDUSTRIAL	21602	1	ELBERON AVENUE	4.08	17724.8	2	40%	4			6.528
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	9201	12	FRANK APPLEGATE ROAD	2.24	97574.4	43560			2		
Non Pinelands	I	INDUSTRIAL	22001	1	SEAMEADOW AVENUE	4.94	215186.4	2	40%	4			7.904
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	8702	9	BENNETTS MILLS ROAD	1.65	71874	20000	25%	3		53905.5	1.2375
Non Pinelands	R-3	RURAL RESIDENTIAL	10301	2	REED ROAD	9.02	392911.2	130000			3		
Non Pinelands	HC	HIGHWAY COMMERCIAL	5601	2	BARTLEY ROAD	5.55	241758	40000	30%	3		217582.2	4.995
Non Pinelands	HC	HIGHWAY COMMERCIAL	2101	29	JACKSON MILLS ROAD	1.74	75794.4	40000	30%	3		68214.96	1.566
Non Pinelands	I	INDUSTRIAL	22003	3	SARATOGA AVENUE	4.57	199069.2	2	40%	4			7.312
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	11408	4	LEONE BOULEVARD	1.04	45302.4	43560			1		
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	11501	11	266 THOMPSON BRIDGE ROAD	0.48	20908.8	20000	25%	3		15681.6	0.36
Non Pinelands	I	INDUSTRIAL	21913	2	TARPON AVENUE	4.07	177289.2	2	40%	4			6.512
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	17301	10	W VETERANS HIGHWAY	2.49	108464.4	43560			2		

Appendix A

Build-out Potential for Developable Vacant Parcels

Non Pinelands	I	INDUSTRIAL	21913	2	TARPON AVENUE	4.07	177289.2	2	40%	4			6.512
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	17301	10	W VETERANS HIGHWAY	2.49	108464.4	43560			2		
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	8701	22	BENNETTS MILLS ROAD	2.88	125452.8	20000	25%	3		94089.6	2.16
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	8702	2	26 S COOKS BRIDGE RD	1.51	65775.6	20000	25%	3		49331.7	1.1325
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	9201	10	FRANK APPLEGATE ROAD	1.19	51836.4	43560			1		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	9201	17	FRANK APPLEGATE ROAD	4.11	179031.6	43560			4		
Non Pinelands	ROS	RECREATION AND OPEN SPACE	8307	15	S LAKEVIEW DRIVE	0.46	20037.6	0					
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	15701	4	BUTTERFLY ROAD	1.28	55756.8	43560			1		
Non Pinelands	R-5	SINGLE FAMILY RESIDENTIAL (CONSERVATION)	18201	32	W VETERANS HIGHWAY	16	696960	215000			3		
Non Pinelands	I	INDUSTRIAL	22006	3	MORSE AVENUE	2.6	113256	2	40%	4			4.16
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	21401	15	WHITE ROAD	4.93	214750.8	43560			5		
Non Pinelands	I	INDUSTRIAL	21908	3	HOLLYWOOD AVENUE	4.85	211266	2	40%	4			7.76
Non Pinelands	I	INDUSTRIAL	21912	2	HOUSTON AVENUE	4.29	186672.4	2	40%	4			6.864
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	21102	3	60 N HOPE CHAPEL ROAD	5	217800	43560			5		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	6401	20	138 S NEW PROSPECT ROAD	2	87120	43560			2		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	8701	13	BENNETTS MILLS ROAD REAR	1.17	50965.2	43560			1		
Non Pinelands	I	INDUSTRIAL	22004	3	MADDEN AVENUE	5.06	220413.6	2	40%	4			8.096
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	11404	82	WILLY'S LANE	1.56	67953.6	43560			2		
Non Pinelands	I	INDUSTRIAL	22009	5	575 BRUSH AVENUE	4.25	185130	2	40%	4			6.8
Non Pinelands	I	INDUSTRIAL	21601	158	SUMMIT AVENUE	3.75	163350	2	40%	4			6
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	21801	78	WHITESVILLE ROAD	1.02	44431.2	20000	25%	3		33323.4	0.765
Non Pinelands	I	INDUSTRIAL	21903	2	HOUSTON AVENUE	3.82	166399.2	2	40%	4			6.112
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	21801	73	WHITE ROAD	1.2	52272	43560			1		
Non Pinelands	LC	LIMITED COMMERCIAL	6505	8	SOLAR AVE & DUFREE ST	1.47	64033.2	1	25%	3		48024.9	1.1025
Non Pinelands	I	INDUSTRIAL	21904	2	HOUSTON AVENUE	3.05	132658	2	40%	4			4.88
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	21901	14	BRADSHAW AVENUE	6.51	283575.6	43560			7		
Non Pinelands	I	INDUSTRIAL	22010	1	451 BRUSH AVENUE	4.52	196891.2	2	40%	4			7.232
Non Pinelands	I	INDUSTRIAL	21910	3	MADDEN AVENUE	5.03	219106.8	2	40%	4			8.048
Non Pinelands	I	INDUSTRIAL	21911	1	SARATOGA AVENUE	4.66	202898.6	2	40%	4			7.456
Non Pinelands	I	INDUSTRIAL	21601	168	SUMMIT AVENUE	4.39	191228.4	2	40%	4			7.024
Non Pinelands	I	INDUSTRIAL	21601	201	MORSE AVENUE	2.23	97138.8	2	40%	4			3.568
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	10301	26.06	9 PRESIDENTIAL CIRCLE	1.04	45302.4	43560			1		
Non Pinelands	MR-AH-8	Mixed Residential-Affordable Housing	10301	26.03	3 PRESIDENTIAL CIRCLE	1.02	44431.2	9000					
Non Pinelands	I	INDUSTRIAL	21907	3	MORSE AVENUE	3.72	162043.2	2	40%	4			5.952
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	6701	2	S NEW PROSPECT & BREWERS	3.01	131115.6	25000	25%	3		98336.7	2.2575
Non Pinelands	I	INDUSTRIAL	21905	1	MADDEN AVENUE	4.66	202898.6	2	40%	4			7.456
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	7401	12	DELAWARE TRAIL	3.31	144183.6	43560			3		
Non Pinelands	I	INDUSTRIAL	21909	2	FARRINGTON AVENUE	5.03	219106.8	2	40%	4			8.048
Non Pinelands	R-3	RURAL RESIDENTIAL	14201	14	JACKSON PINES ROAD	3.97	172933.2	130000			1		
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	6303	16	WOODLANE ROAD	0.93	40510.8	20000	25%	3		30383.1	0.6975
Non Pinelands	I	INDUSTRIAL	22005	5	FARRINGTON AVENUE	3.63	158122.8	2	40%	4			5.808
Non Pinelands	I	INDUSTRIAL	22101	1	SEAMEADOW AVENUE	3.96	172497.6	2	40%	4			6.336
Non Pinelands	ROS	RECREATION AND OPEN SPACE	19701	44	E VETERANS HWY	0.23	10018.8	0					
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	11601	43	460 W VETERANS HIGHWAY	9.47	412513.2	43560			9		
Non Pinelands	I	INDUSTRIAL	21906	1	MADDEN AVENUE	5.04	219542.4	2	40%	4			8.064
Non Pinelands	I	INDUSTRIAL	22002	10	BRUSH AVENUE	4.57	199069.2	2	40%	4			7.312
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	10301	26.08	15 PRESIDENTIAL CIRCLE	1.1	47916	43560			1		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	10301	26.10	4 PRESIDENTIAL CIRCLE	1.14	49658.4	43560			1		
Non Pinelands	LC	LIMITED COMMERCIAL	2101	5.02	59H CHALLENGER WAY	1.49	64904.4	1	25%	3		48678.3	1.1175
Non Pinelands	LC	LIMITED COMMERCIAL	2101	5.01	485 HYSON ROAD	1.86	81021.6	1	25%	3		60766.2	1.395
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	10301	26.05	7 PRESIDENTIAL CIRCLE	1.01	43995.6	43560			1		
Non Pinelands	MR-AH-8	Mixed Residential-Affordable Housing	10301	26.04	5 PRESIDENTIAL CIRCLE	1	43560	9000					
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	6401	31	MC CURDY LANE	1.208	52620.48	43560			1		
Non Pinelands	I	INDUSTRIAL	22009	3	500 FARADAY AVENUE	3.55	154638	2	40%	4			5.68
Non Pinelands	I	INDUSTRIAL	22009	2	55 HOUSTON AVENUE	2.39	104108.4	2	40%	4			3.824
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	17302	20	26 CASSVILLE ROAD	3	130680	43560			3		
Non Pinelands	HC	HIGHWAY COMMERCIAL	4717	5	387 N COUNTY LINE ROAD	1.22	53143.2	40000	30%	3		47828.88	1.098
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	17302	24	W VETERANS HIGHWAY	1.03	44866.8	20000	25%	3		33650.1	0.7725
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	902	43.01	528 CHANDLER RD	5.37	233917.2	20000	25%	3		175437.9	4.0275
Non Pinelands	R-5	SINGLE FAMILY RESIDENTIAL (CONSERVATION)	18201	36.02	251 HAWKIN ROAD	5.71	248727.6	215000			1		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	20201	15.01	11 FAIRWAY DRIVE	1.03	44866.8	43560			1		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	20201	15.08	2 FAIRWAY DRIVE	1.03	44866.8	43560			1		
Non Pinelands	R-3	RURAL RESIDENTIAL	13501	6.05	6 SUPREME COURT	3.08	134164.8	130000			1		
Non Pinelands	R-5	SINGLE FAMILY RESIDENTIAL (CONSERVATION)	401	16.01	893 HURLEY ROAD	5.6	243936	215000			1		
Non Pinelands	HC	HIGHWAY COMMERCIAL	4801	23.01	412 N COUNTY LINE RD	2.353	102496.68	40000	30%	3		92247.012	2.1177
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	14001	32.08	11ZAK COURT	1.25	54450	43560			1		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	14001	32.13	10ZAK COURT	2.49	108464.4	43560			2		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	14001	32.14	8IZAK COURT	1.12	48787.2	43560			1		
Non Pinelands	I	INDUSTRIAL	22111	1.02	545 WHITESVILLE ROAD	22.31	971823.6	2	40%	4			35.696
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	21801	62	WHITE ROAD	5.3	230868	43560			5		
Non Pinelands	R-3	RURAL RESIDENTIAL	13601	10	262 N HOPE CHAPEL ROAD	3.27	142441.2	130000			1		
Non Pinelands	HC	HIGHWAY COMMERCIAL	6501	42.03	2160 W COUNTY LINE ROAD	3.3886	147607.416	40000	30%	3		132846.6744	3.04974
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	10301	26.11	2 PRESIDENTIAL CIRCLE	1.01	43995.6	43560			1		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	10301	26.02	1 PRESIDENTIAL CIRCLE	1.01	43995.6	43560			1		
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	10301	26.09	6 PRESIDENTIAL CIRCLE	1.11	48351.6	43560			1		
Non Pinelands	I	INDUSTRIAL	21502	2	MAPLEHURST AVENUE	3.28	142876.8	2	40%	4			5.248
Non Pinelands	R-1	SINGLE FAMILY RESIDENTIAL	19601	11	11 CRANBERRY HARVEST COUR	1.09	47480.4	43560			1		
Non Pinelands	HC	HIGHWAY COMMERCIAL	7402	2	COUNTY LINE ROAD	3.147	137083.32	40000	30%	3		123374.988	2.8323
Non Pinelands	HC	HIGHWAY COMMERCIAL	7403	2	705 BREWERS BRIDGE ROAD	2.17	94525.2	40000	30%	3		85072.68	1.953
Non Pinelands	R-3	RURAL RESIDENTIAL	902	43.02	528 CHANDLER RD	5.15	224334	130000			2		
Non Pinelands	NC	NEIGHBORHOOD COMMERCIAL	903	12	CHANDLER ROAD	9.1	396396	20000	25%	3		297297	6.825

Build-out Potential for Developable Vacant Parcels

Area	Zoning	ZONE NAME	BLOCK	LOT	PROP LOC	CALC ACRE	SQR FT	Min Lot Area	Max Building Coverage	FAR	No. of Dwelling Units	Build Out (Acres)
Pinelands	FA-6	Forest Zone	17001	26	TOMS RIVER ROAD	7.98	347608.8	6			1	
Pinelands	FA-6	Forest Zone	17101	9.09	TOMS RIVER ROAD	11.15	485694	6			2	
Pinelands	FA-6	Forest Zone	18502	50	MERLIN DRIVE	6.36	277041.6	6			1	
Pinelands	FA-6	Forest Zone	17201	2	TOMS RIVER ROAD	25.6	1115136	6			4	
Pinelands	PVC-1	Regional Growth Commercial	18501	10	TOMS RIVER ROAD	0.49	21344.4	20,000	50%			0.245
Pinelands	RGC-1	Regional Growth Commercial	22301	3.01	338 WHITESVILLE ROAD	4.9384	215116.704	20,000	50%			2.4692
Pinelands	RGC-1	Regional Growth Commercial	22601	11	WHITESVILLE ROAD	4.83	210394.8	20,000	50%			2.415
Pinelands	PM	Pinelands Manufacturing	22903	2	S HOPE CHAPEL ROAD	4.35	189486	2	50%	4		8.70
Pinelands	PM	Pinelands Manufacturing	22902	8	S HOPE CHAPEL ROAD	8.5	370260	2	50%	4		17.00
Pinelands	PM	Pinelands Manufacturing	23001	18	MARTON AVENUE	26.5	1154340	2	50%	4		53.00
Pinelands	PM	Pinelands Manufacturing	23001	46	MARTON AVENUE (REAR)	6.2	270072	2	50%	4		12.40
Pinelands	PM	Pinelands Manufacturing	23003	1	TATUM STREET	15.99	696524.4	2	50%	4		31.98
Pinelands	PM	Pinelands Manufacturing	23001	12.02	439 BASSO STREET	2.56	111513.6	2	50%	4		5.12
Pinelands	PM	Pinelands Manufacturing	23001	23	DIVISION DRIVE	10.56	459993.6	2	50%	4		21.12
Pinelands	PM	Pinelands Manufacturing	23001	20.07	1 MARTON AVE	4.26	185565.6	2	50%	4		8.52
Pinelands	PM	Pinelands Manufacturing	23001	44	MARTON AVENUE	2.7	117612	2	50%	4		5.40
Pinelands	PM	Pinelands Manufacturing	23001	45	S HOPE CHAPEL ROAD	2.43	105850.8	2	50%	4		4.86
Pinelands	PA	Preservation Area	18401	2	S STUMP TAVERN ROAD	5	217800	3.2			2	
Pinelands	PA	Preservation Area	17701	3	W VETERANS HIGHWAY	5	217800	3.2			2	
Pinelands	PA	Preservation Area	18204	3	HAWKIN ROAD (REAR)	7.1	309276	3.2			2	
Pinelands	PA	Preservation Area	17601	5	S STUMP TAVERN ROAD (REAR)	13.77	599821.2	3.2			4	
Pinelands	FA-1	Forest Zone	11701	25	TOMS RIVER ROAD (REAR)	7.16	311889.6	3.2			2	
Pinelands	FA-1	Forest Zone	11701	26	TOMS RIVER ROAD (REAR)	16.2	705672	3.2			5	
Pinelands	PVC-2	Pinelands Village Commercial	17206	19	TOMS RIVER ROAD	1.4	60984	20,000	50%			0.7
Pinelands	PVC-2	Pinelands Village Commercial	11701	33	TOMS RIVER ROAD	7.37	321037.2	20,000	50%			3.685
Pinelands	PVC-2	Pinelands Village Commercial	11701	4	W VETERANS HIGHWAY	1	43560	20,000	50%			0.5
Pinelands	PVC-2	Pinelands Village Commercial	11701	35	TOMS RIVER ROAD	0.47	20473.2	20,000	50%			0.235
Pinelands	PVC-2	Pinelands Village Commercial	11701	2	W VETERANS HIGHWAY	2.79	121532.4	20,000	50%			1.395
Pinelands	RD	Rural Development	18901	14	LAKEHURST AVENUE	3.97	172933.2	3.8			1	
Pinelands	RD	Rural Development	19101	7	LAKEHURST AVENUE (REAR)	66.07	2878009.2	3.8			17	
Pinelands	RD	Rural Development	18901	1	LAKEHURST AVENUE	12	522720	3.8			3	
Pinelands	RD	Rural Development	18901	5	LAKEHURST AVENUE	6.07	264409.2	3.8			2	
Pinelands	RD-9	Rural Development	19001	11.02	LAKEHURST ROAD (REAR)	36.73	1599958.8	9			4	
Pinelands	RD-9	Rural Development	19101	6	LAKEHURST AVENUE (REAR)	36.55	1592118	9			4	
Pinelands	PV	Pinelands Village	17206	51	TOMS RIVER ROAD	4.3	187308	3.2			1	
Pinelands	PV	Pinelands Village	17001	13	SYDOR AVENUE	16.85	733986	3.2			5	
Pinelands	PV	Pinelands Village	17001	72	TOMS RIVER ROAD	3.75	163350	3.2			1	
Pinelands	PV	Pinelands Village	11701	9	W VETERANS HIGHWAY (REAR)	6.85	298386	3.2			2	
Pinelands	FA-2	Forest Zone	16801	12	BOWMAN ROAD	10.04	437342.4	3.2			3	
Pinelands	FA-2	Forest Zone	17501	5.02	301 S STUMP TAVERN ROAD	35.18	1532440.8	3.2			11	
Pinelands	RG-2	Regional Growth	20501	22	CANNON BOULEVARD	3.35	145926	3.2			1	
Pinelands	RG-2	Regional Growth	20901	4	101 E VETERANS HIGHWAY	6.8	296208	3.2			2	
Pinelands	RD-1	Rural Development	23201	15	TOMS RIVER ROAD	4.14	180338.4	3.2			1	
Pinelands	RD-1	Rural Development	23001	29	S HOPE CHAPEL ROAD	28.05	1221858	3.2			9	
Pinelands	RD-1	Rural Development	23202	16	RIDGE AVENUE	3.96	172497.6	3.2			1	
Pinelands	RD-1	Rural Development	23202	38	WHITECOMB STREET	4.75	206910	3.2			1	
Pinelands	RD-1	Rural Development	23202	8	RIDGE AVENUE	4.92	214315.2	3.2			2	
Pinelands	RD-1	Rural Development	23202	7	RIDGE AVENUE	5.57	242629.2	3.2			2	
Pinelands	RD-1	Rural Development	23202	42	563 WHITECOMB STREET	4.9	213444	3.2			2	
Pinelands	RD-1	Rural Development	23303	14	TOMS RIVER ROAD	4.2	182952	3.2			1	
Pinelands	RD-1	Rural Development	23101	1	WHITECOMB STREET	5.28	229996.8	3.2			2	
Pinelands	RD-1	Rural Development	18903	3	1143 TOMS RIVER ROAD	5.4	235224	3.2			2	
Pinelands	RD-1	Rural Development	18903	7	TOMS RIVER ROAD	3.83	166834.8	3.2			1	
Pinelands	RD-1	Rural Development	23108	14	VATH STREET	5	217800	3.2			2	
Pinelands	RD-1	Rural Development	23103	4	RIDGE AVENUE	5.28	229996.8	3.2			2	
Pinelands	RD-1	Rural Development	23103	18	VATH STREET	5	217800	3.2			2	
Pinelands	RD-1	Rural Development	23103	3	RIDGE AVENUE	9.95	433422	3.2			3	
Pinelands	RD-1	Rural Development	23103	19	VATH STREET	5	217800	3.2			2	
Pinelands	RD-1	Rural Development	23103	17	VATH STREET	5	217800	3.2			2	
Pinelands	RD-1	Rural Development	23103	5	SHEFFIELD STREET	5.09	221720.4	3.2			2	
Pinelands	RD-1	Rural Development	23103	9	VATH STREET	3.3	143748	3.2			1	
Pinelands	RD-1	Rural Development	23103	8	SHEFFIELD STREET	5.03	219106.8	3.2			2	
Pinelands	RD-1	Rural Development	23105	2	SHEFFIELD STREET	3.3	143748	3.2			1	
Pinelands	RD-1	Rural Development	23105	1	SHEFFIELD STREET	3.6	156816	3.2			1	

Appendix B

Recommended Township-owned Properties For Open Space

S.NO.	BLOCK	LOT	LOCATION	PROPERTY CLASS	ZONING	ACRES
1	9801	5	W FREEHOLD ROAD	15C	PFE	52.19
2	9801	14	W FREEHOLD ROAD (REAR)	15C	PFE	20.54
3	3701	110	835 PATTERSON ROAD	15C	PFE	10.82
4	9801	10	W FISH ROAD	15C	PFE	10.27
5	15801	77	OLENA DRIVE REAR	15C	R3/	9.59
6	7701	78	VILLANOVA DRIVE	15C	R9	7.93
7	3701	61	COBAIN ROAD	15C	R3	6.80
8	4303	25	24 MOET COURT	15C	LC	5.38
9	4501	2	FRANK APPLEGATE RD (REAR)	15C	LC	4.59
10	1601	1	COOK ROAD	15C	R1	3.52
11	4304	22	BELLAGIO ROAD	15C	R1	3.39
12	3101	35	MONMOUTH ROAD (REAR)	15C	CR1	3.10
13	9801	9	W FREEHOLD & W FISH ROADS	15C	PFE	2.90
14	2604	20	W COMMODORE BOULEVARD	15C	R3	2.77
15	1102	26.02	FARMINGDALE ROAD	15C	R3	2.24
16	9701	31.05	LAKESIDE DRIVE	15C	R3	2.01
17	9701	31.34	PARKSIDE DRIVE	15C	R3	1.96
18	11901	8.24	WINTERGREEN COURT	15C	R3	1.82
19	1501	33	341 MURRAY DRIVE	15C	R1	1.81
20	8501	34	HICKORY ROAD	15C	R1	1.81
21	4501	3	FRANK APPLEGATE RD (REAR)	15C	LC	1.79
22	13001	1	BUCKINGHAM DRIVE (REAR)	15C	R15	1.79
23	4501	1	FRANK APPLEGATE RD (REAR)	15C	LC	1.68
24	7601	23	BREWERS BRIDGE ROAD	15C	R15	1.54
25	6602	11	HICKORY HILL ROAD	15C	R15	1.44
26	11502	3	FREEHOLD ROAD	15C	R1	1.41
27	11506	2	FREEHOLD ROAD	15C	R3	1.39
28	5812	30	W CONNECTICUT CONCOURSE	15C	R1	1.37
29	4402	21	FRANK APPLEGATE (REAR)	15C	R3	1.37
30	5812	53	ALDRICH ROAD	15C	R1	1.34
31	13105	49	LIVERPOOL COURT (REAR)	15C	R15	1.31
32	3902	36	DIAMOND ROAD	15C	R3	1.30
33	12201	13	62 JOHNSON LANE	15C	R1	1.30
34	804	16	CLAREMONT AVENUE	15C	R3	1.23
35	13601	27	DENMARK LANE	15C	R3	1.18
36	5401	32	CEDAR KNOLL RD REAR	15C	R1	1.10
37	502	9	PROGRESS PLACE (REAR)	15C	LM	1.09
38	20001	27	GAIL CHAMBERS REAR	15C	R1	1.03
39	501	29	BISMARCK ROAD	15C	LM	1.02
40	6902	41	BETHEL CHURCH ROAD	15C	R1	1.01

S.NO.	BLOCK	LOT	LOCATION	PROPERTY CLASS	ZONING	ACRES
41	6902	42	BETHEL CHURCH ROAD	15C	R1	1.01
42	2007	3	SMITHBURG COURT	15C	HC	0.97
43	3902	35	DIAMOND ROAD	15C	R3	0.96
44	8501	28	887 N COOKS BRIDGE ROAD	15C	R1	0.95
45	4101	14	190 FREEHOLD ROAD	15C	PMUR	0.93
46	2002	2	ELTONE ROAD	15C	R1	0.93
47	13002	19	LONDON DRIVE (REAR)	15C	R15	0.91
48	11502	2	FREEHOLD ROAD	15C	R3	0.91
49	20201	15.09	GAIL CHAMBERS RD	15C	R1	0.90
50	22203	17	WHITESVILLE ROAD	15C	I	0.88
51	10305	24	CASSVILLE ROAD	15C	R1	0.88
52	6508	1	7 CPL L MARCIANTE MEM DR	15C	HC	0.87
53	15801	35	BENNETTS MILLS ROAD	15C	R3	0.86
54	2710	6	CASSVILLE ROAD	15C	R3	0.84
55	2711	5	SWANSON & MACK	15C	LM	0.73
56	9801	16	CEDAR SWAMP ROAD	15C	PFE	0.70
57	6004	4	51 FOREST DRIVE	15C	R20	0.57
58	9801	8	W FREEHOLD ROAD	15C	PFE	0.55
59	8001	22	BENNETTS MILLS ROAD	15C	R1	0.53
60	6506	38	LOUISE STREET	15C	LC	0.51
61	103	23	WRIGHT-DEBOW ROAD	15C	R3	0.50
62	22203	21	STERLING AVENUE	15C	I	0.47
63	13401	9	355 BLACK OAK ROAD	15C	R3	0.47
64	104	23	WRIGHT-DEBOW ROAD	15C	R3	0.46
65	2603	1	PATTERSON ROAD	15C	LM	0.46
66	4301	8	3 COMMODORE BOULEVARD	15C	HC	0.45
67	104	28	WRIGHT-DEBOW ROAD	15C	R3	0.45
68	103	12	855 WRIGHT-DEBOW ROAD	15C	R3	0.44
69	22115	4	BRUSH AVENUE	15C	I	0.40
70	5902	11	ALDRICH ROAD	15C	R15	0.39
71	804	1	CHANDLER ROAD	15C	R3	0.38
72	101	13	RICHTER & ARNOLD	15C	R3	0.36
73	15801	30	CHERISE COURT	15C	R3	0.35
74	2801	36	CASSVILLE RD (BACK LOT)	15C	R3	0.35
75	22205	2	LAFAYETTE AVENUE	15C	R1	0.35
76	2801	38	CASSVILLE RD (BACK LOT)	15C	R3	0.34
77	6506	4	ARCADIA STREET	15C	LC	0.33
78	22115	3	BRUSH AVENUE	15C	I	0.33
79	2801	37	CASSVILLE RD (BACK LOT)	15C	R3	0.31
80	7602	12	NEW CASTLE COURT (REAR)	15C	R15	0.31

Appendix B

Recommended Township-owned Properties For Open Space

S.NO.	BLOCK	LOT	LOCATION	PROPERTY CLASS	ZONING	ACRES
81	15301	22	BUTTERFLY ROAD	15C	R5	0.31
82	3401	97	ANDERSON ROAD	15C	R3	0.30
83	2503	3	GROSS STREET	15C	LM	0.29
84	9801	12	W FISH ROAD	15C	PFE	0.29
85	101	9	BERWYN LANE (REAR)	15C	R3	0.26
86	9702	8	E FISH ROAD	15C	R3	0.23
87	22115	2	BRUSH AVENUE	15C	I	0.22
88	2711	4	SWANSON & MACK	15C	LM	0.22
89	2711	2	SWANSON & MACK	15C	LM	0.21
90	2711	7	SWANSON & MACK	15C	LM	0.21
91	2711	3	SWANSON & MACK	15C	LM	0.21
92	2711	1	SWANSON & MACK	15C	LM	0.21
93	2711	8	SWANSON & MACK	15C	LM	0.21
94	2711	9	SWANSON & MACK	15C	LM	0.21
95	22008	7	BRUSH AVENUE	15C	I	0.20
96	21101	6	MURDOCK PLACE	15C	R20	0.20
97	22114	10	BRUSH AVENUE	15C	I	0.20
98	10305	10	PERRINEVILLE ROAD	15C	R1	0.20
99	9801	6	PORTER ROAD	15C	PFE	0.20
100	701	13	HARMONY ROAD	15C	R3	0.19
101	8301	6	PINECREST AVENUE	15C	HC	0.18
102	6508	9	CPL L MARCIANTE MEM DR	15C	HC	0.18
103	22008	6	BRUSH AVENUE	15C	I	0.18
104	4401	10	COURTESY ROAD	15C	R3	0.17
105	5810	36	W CONNECTICUT CONCOURSE	15C	R15	0.17
106	7205	1	OHIO COURT	15C	R9	0.16
107	7705	1	CORNELL COURT	15C	R9	0.14
108	22115	1	BRUSH AVENUE	15C	I	0.14
109	22104	16	WESTINGHOUSE AVE	15C	I	0.13
110	2505	3	DOCARE ROAD	15C	LM	0.13
111	22104	15	WESTINGHOUSE AVE	15C	I	0.13
112	22104	11	WESTINGHOUSE AVE	15C	I	0.12
113	22104	18	EDISON AVENUE	15C	I	0.12
114	22104	12	WESTINGHOUSE AVE	15C	I	0.12
115	22104	5	FARADAY AVENUE	15C	I	0.12
116	22117	3	GRAMME AVENUE	15C	I	0.12
117	22104	14	WESTINGHOUSE AVE	15C	I	0.12
118	22104	13	WESTINGHOUSE AVE	15C	I	0.12
119	22104	6	FARADAY AVENUE	15C	I	0.12
120	22104	3	FARADAY AVENUE	15C	I	0.12

S.NO.	BLOCK	LOT	LOCATION	PROPERTY CLASS	ZONING	ACRES
121	22104	4	FARADAY AVENUE	15C	I	0.12
122	6508	7	W COUNTY LINE ROAD	15C	HC	0.12
123	7211	1	NEVADA COURT	15C	R9	0.12
124	9801	13	W FISH ROAD (REAR)	15C	PFE	0.11
125	9801	15	W FISH ROAD (REAR)	15C	PFE	0.11
126	12101	20	E PLEASANT GROVE ROAD	15C	R3	0.11
127	7102	1	EMORY COURT	15C	R9	0.11
128	6506	35	LOUISE STREET	15C	LC	0.10
129	6506	5	LOUISE STREET	15C	LC	0.10
130	7707	1	MARYMOUNT CT	15C	R9	0.10
131	7703	1	VASSAR COURT	15C	R9	0.10
132	9801	11	W FISH ROAD	15C	PFE	0.10
133	7103	1	UTICA COURT	15F	R9	0.10
134	6504	5	SALLY STREET	15C	LC	0.09
135	6508	8	CPL L MARCIANTE MEM DR	15C	HC	0.09
136	6508	3	W COUNTY LINE ROAD	15C	HC	0.09
137	9501	30	FRANK APPLEGATE ROAD	15C	R1	0.09
138	4402	80	E FISH ROAD	15C	R3	0.09
139	7809	1	YALE CT	15C	R9	0.09
140	13201	19	BREWERS BRIDGE ROAD	15C	R15	0.09
141	7105	1	DREW COURT	15C	R9	0.08
142	7808	1	COLUMBIA CT	15C	R9	0.08
143	7303	1	CITADEL DRIVE	15C	R9	0.08
144	9702	11	E FISH ROAD	15C	R3	0.08
145	7110	1	KINGS COURT	15C	R9	0.07
146	22104	21	WESTINGHOUSE AVE	15C	I	0.06
147	22104	8	FARADAY AVENUE	15C	I	0.06
148	22104	7	FARADAY AVENUE	15C	I	0.06
149	21501	7	WHITE ROAD	15C	R1	0.06
150	22104	20	WESTINGHOUSE AVE	15C	I	0.06
151	21501	29	BELNAIR AVENUE	15C	I	0.06
152	6506	1	ARCADIA STREET	15C	LC	0.06
153	22112	6	FARADAY AVENUE	15C	I	0.06
154	9801	4	W FREEHOLD ROAD (REAR)	15C	PFE	0.06
155	21501	8	BELNAIR AVENUE	15C	R1	0.06
156	9702	10	E FISH ROAD	15C	R3	0.05
157	6002	1	CONNECTICUT CONCOURSE	15C	R15	0.05
158	22114	12	BRUSH AVENUE	15C	I	0.05
159	6506	28	LOUISE STREET	15C	LC	0.05
160	6506	33	LOUISE STREET	15C	LC	0.05

Appendix B

Recommended Township-owned Properties For Open Space

S.NO.	BLOCK	LOT	LOCATION	PROPERTY CLASS	ZONING	ACRES
161	6506	21	LOUISE STREET	15C	LC	0.05
162	6506	32	LOUISE STREET	15C	LC	0.05
163	6506	7	LOUISE STREET	15C	LC	0.05
164	6506	16	LOUISE STREET	15C	LC	0.05
165	6504	2	SALLY STREET	15C	LC	0.05
166	6506	25	LOUISE STREET	15C	LC	0.05
167	6506	23	LOUISE STREET	15C	LC	0.05
168	6506	12	LOUISE STREET	15C	LC	0.05
169	6504	4	SALLY STREET	15C	LC	0.05
170	6506	30	LOUISE STREET	15C	LC	0.05
171	6506	29	LOUISE STREET	15C	LC	0.05
172	6505	9	ARCADIA STREET	15C	LC	0.05
173	6506	22	LOUISE STREET	15C	LC	0.05
174	6506	11	LOUISE STREET	15C	LC	0.05
175	6506	31	LOUISE STREET	15C	LC	0.05
176	6504	17	SOLAR AVE & DUFREE STREET	15C	LC	0.05
177	6506	26	LOUISE STREET	15C	LC	0.05
178	6506	34	LOUISE STREET	15C	LC	0.05
179	6506	27	LOUISE STREET	15C	LC	0.05
180	6506	18	LOUISE STREET	15C	LC	0.05
181	6506	15	LOUISE STREET	15C	LC	0.05
182	6506	3	ARCADIA ST (VACATED 1986)	15C	LC	0.05
183	6506	2	ARCADIA STREET	15C	LC	0.05
184	6506	17	LOUISE STREET	15C	LC	0.05
185	6504	18	SOLAR AVE & DUFREE STREET	15C	LC	0.05
186	6506	24	LOUISE STREET	15C	LC	0.05
187	1301	13	MONTEFIORE AVE	15C	R1	0.05
188	6506	10	LOUISE STREET	15C	LC	0.05
189	6506	9	LOUISE STREET	15C	LC	0.05
190	6506	14	LOUISE STREET	15C	LC	0.05
191	6504	3	SALLY STREET	15C	LC	0.05
192	6506	8	LOUISE STREET	15C	LC	0.05
193	6506	6	LOUISE STREET	15C	LC	0.05
194	2704	10	PATTERSON ROAD	15C	R3	0.04
195	8702	5	OCEAN AVENUE	15C	R1	0.04
196	20001	43	COOKS BRIDGE ROAD (REAR)	15C	R1	0.04
197	7308	25	MELODY LANE	15C	R9	0.03
198	6508	4	W COUNTY LINE ROAD	15C	HC	0.03
199	6508	5	W COUNTY LINE ROAD	15C	HC	0.03
200	6508	6	W COUNTY LINE ROAD	15C	HC	0.03

S.NO.	BLOCK	LOT	LOCATION	PROPERTY CLASS	ZONING	ACRES
201	903	4	CHANDLER ROAD (REAR)	15C	R3	0.03
202	21504	1	OAKHURST AVENUE	15C	I	0.02
203	701	14	HARMONY ROAD	15C	R3	0.02
204	7308	17	OAK DRIVE	15C	R9	0.02
205	11502	1.01	FREEHOLD ROAD	15C	R3	0.02
206	1302	14	WOODLAWN AVENUE	15C	R1	0.02
207	2602	14	HAMILTON ROAD	15C	R3	0.01
208	11901	15.02	CEDAR SWAMP ROAD	15C	R3	0.01
209	5804	63	ALAN TERRACE	15C	R15	0.01
210	5804	84	BRUCE TERRACE	15C	R15	0.01
211	5804	73	ROBERT TERRACE	15C	R15	0.01
212	3902	58	443 LEESVILLE ROAD	15C	R3	31.32
213	2401	7	PROGRESS PLACE	15C	LM	9.09
214	1402	5	403 BARTLEY ROAD	15C	R20	6.05
215	3601	4	CERRINA ROAD (REAR)	15C	R3	1.64
216	1801	6	569 HARMONY ROAD	15C	R1	1.15
217	14501	4.19	SUMMERS DRIVE	15F	R1	1.11
218	11901	8.25	WINTERGREEN COURT	15C	R3	1.02
219	7001	18.02	100 VALLEY ROAD	15F	R1	0.71
220	1801	11.01	569 HARMONY ROAD	15C	R1	0.34
221	5810	56	DAWN CYPRESS LANE	15C	R20	0.09

Appendix C

Jackson Township, New Jersey Demographic Analysis



Agenda

- 01 Project Background**
- 02 Data & Approach**
- 03 Preliminary Results**
- 04 Discussion**

Project Background

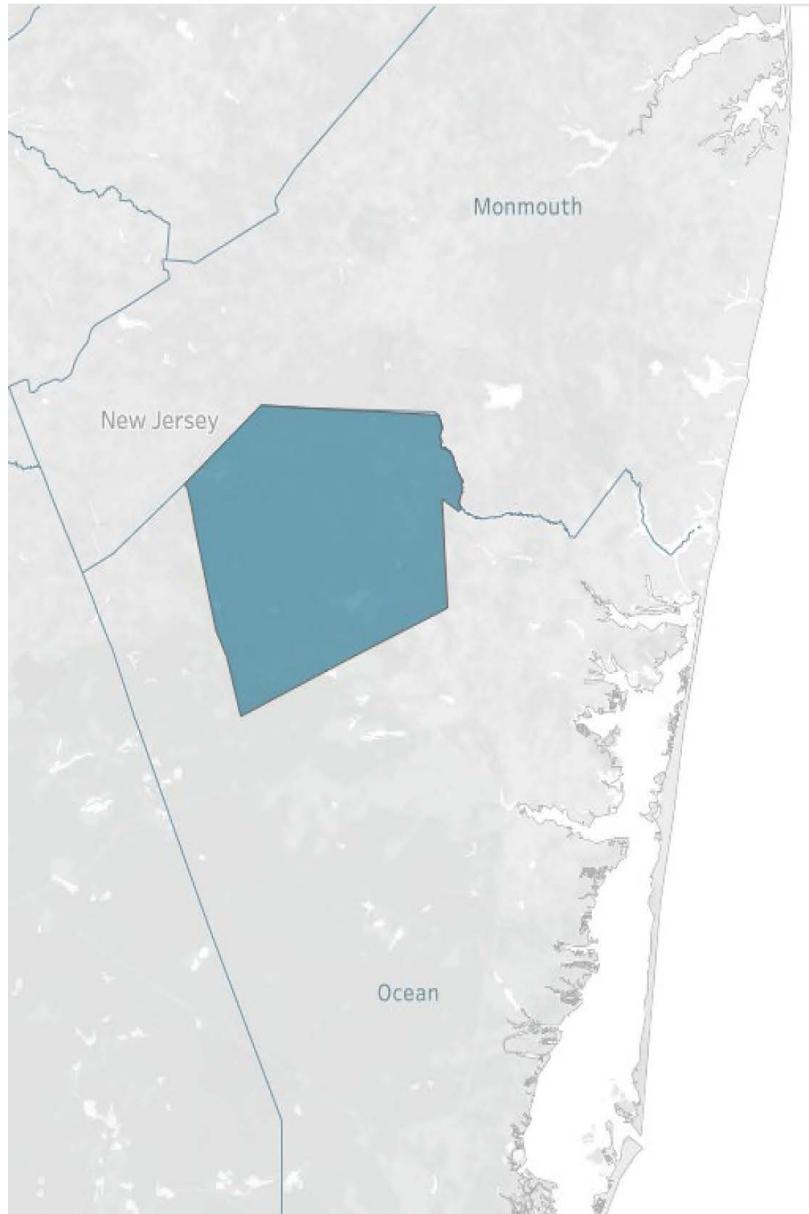
Project Goals

- Model population growth for Jackson Township
- Identify population flows into and out of the township
- Project future population and changes on key sociodemographic variables

Project Background

Data Sources & Analytical Approach

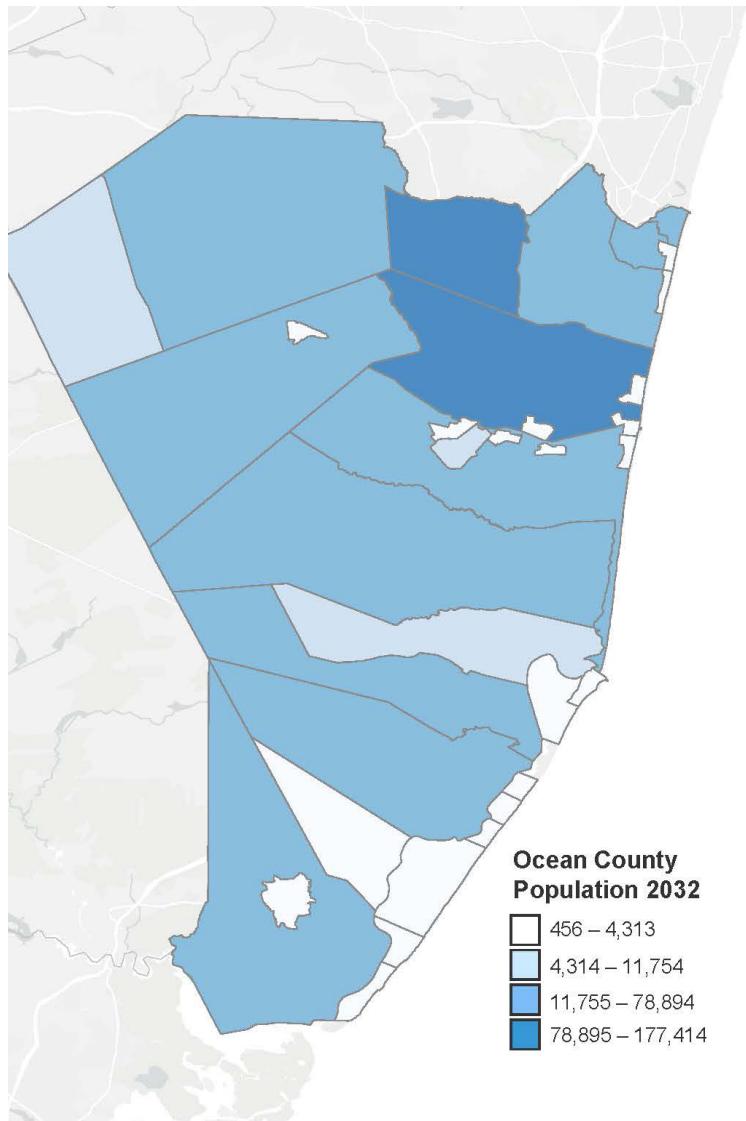
- US Census Population Estimates Program Data 2010-2023
- Claritas Population and Projections Data 2023
- Center for Migration Studies of New York (CMS NY) State & Sub-State Migration Estimates 2021
- CMS NY Undocumented Immigrants in the United States, by State, Region of Origin, and Year, 2010-2019
- ESRI Community Analyst Data, 2024
- Census Migration Flow Data (Metro-to-Metro) ACS 5-year estimates data 2016 – 2020
- American Jewish Yearbook (2019, 2021)



Jackson Township & Ocean County

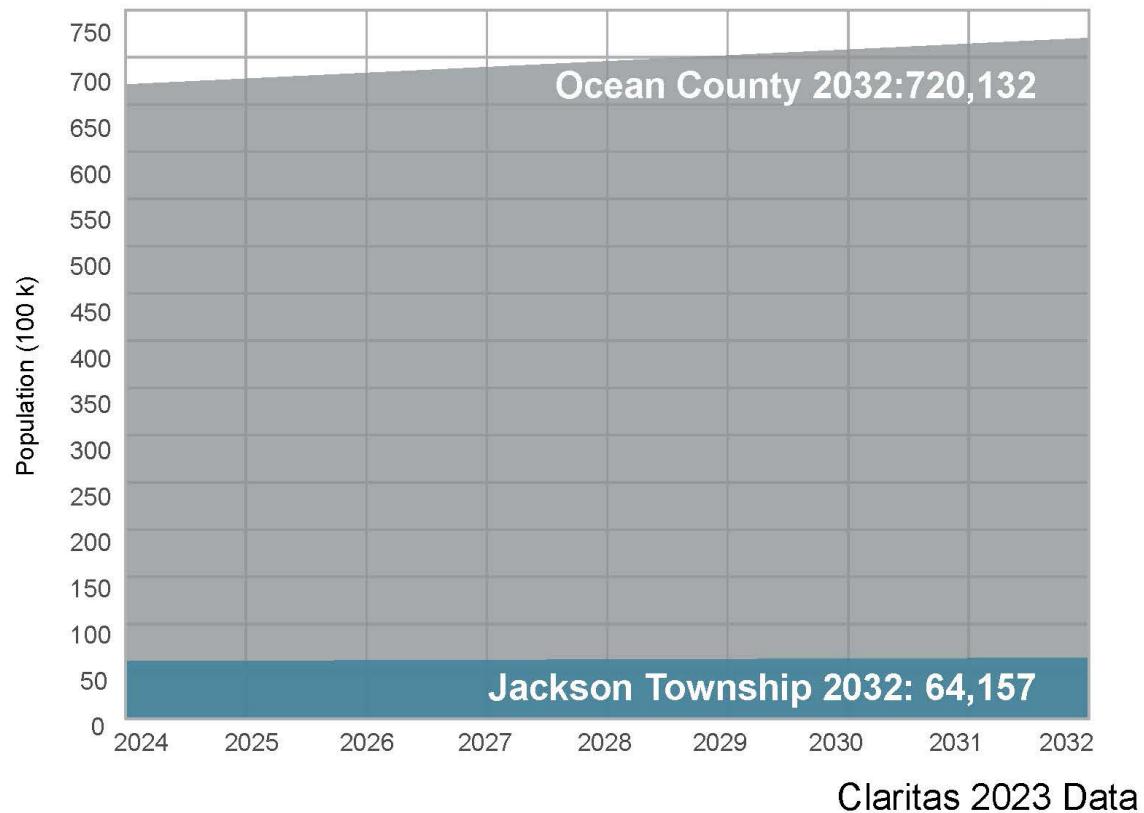
Total population	58,544	659,197
Total households	21,540	251,524
Median home value	\$516,651	\$446,302
Median household income	\$110,340	\$85,997
Home ownership	83.6%	80.0%
Percent Bachelor's degree+	40.5%	34.9%

ESRI Community Analyst 2024



Claritas Model

Population Growth in Ocean County

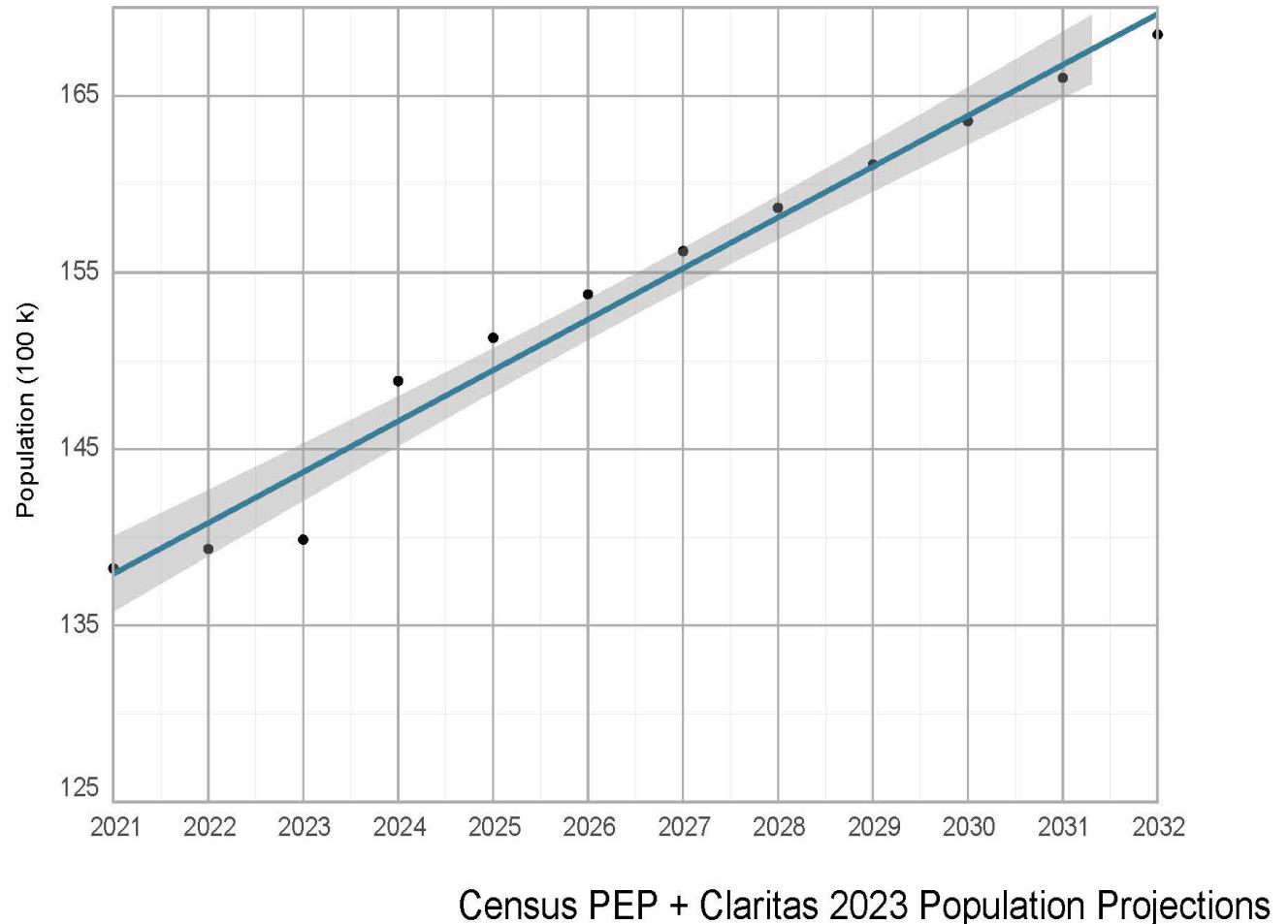


Claritas Linear Adjusted Population Model (CLPM)

CLPM estimates population in Jackson Township based on trends in surrounding areas and anticipates faster growth

Variance around CLPM defines estimate bounds

Percent variance accounted for by CLPM: **97%**



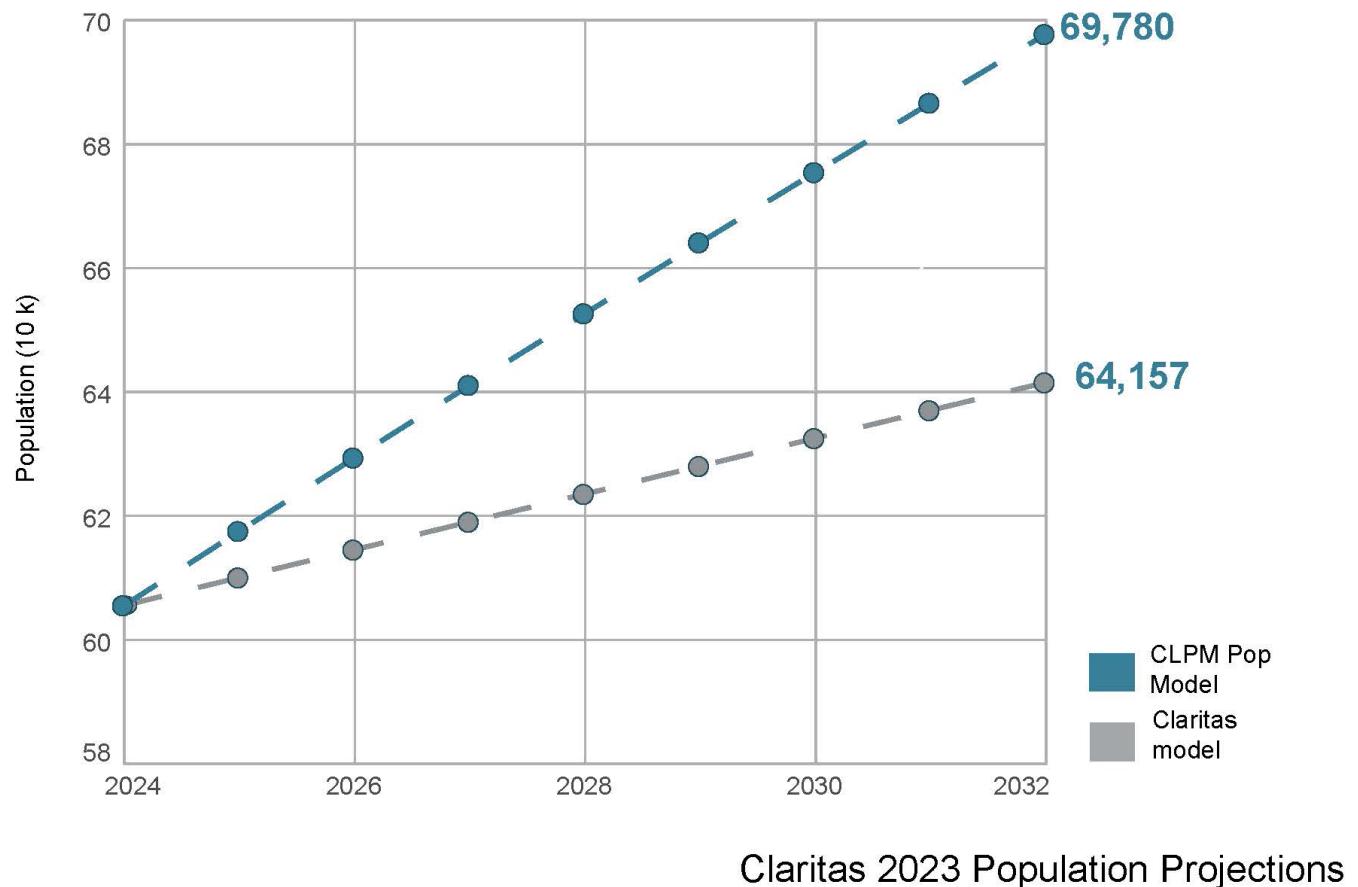
CLPM Population Projections

Jackson Township CLPM Estimates

Estimated township
population (2032):
69,780

Average percent
population growth:
1.8% ± 0.13%

Projected 2032
estimate over base
Claritas model: **8.7%**

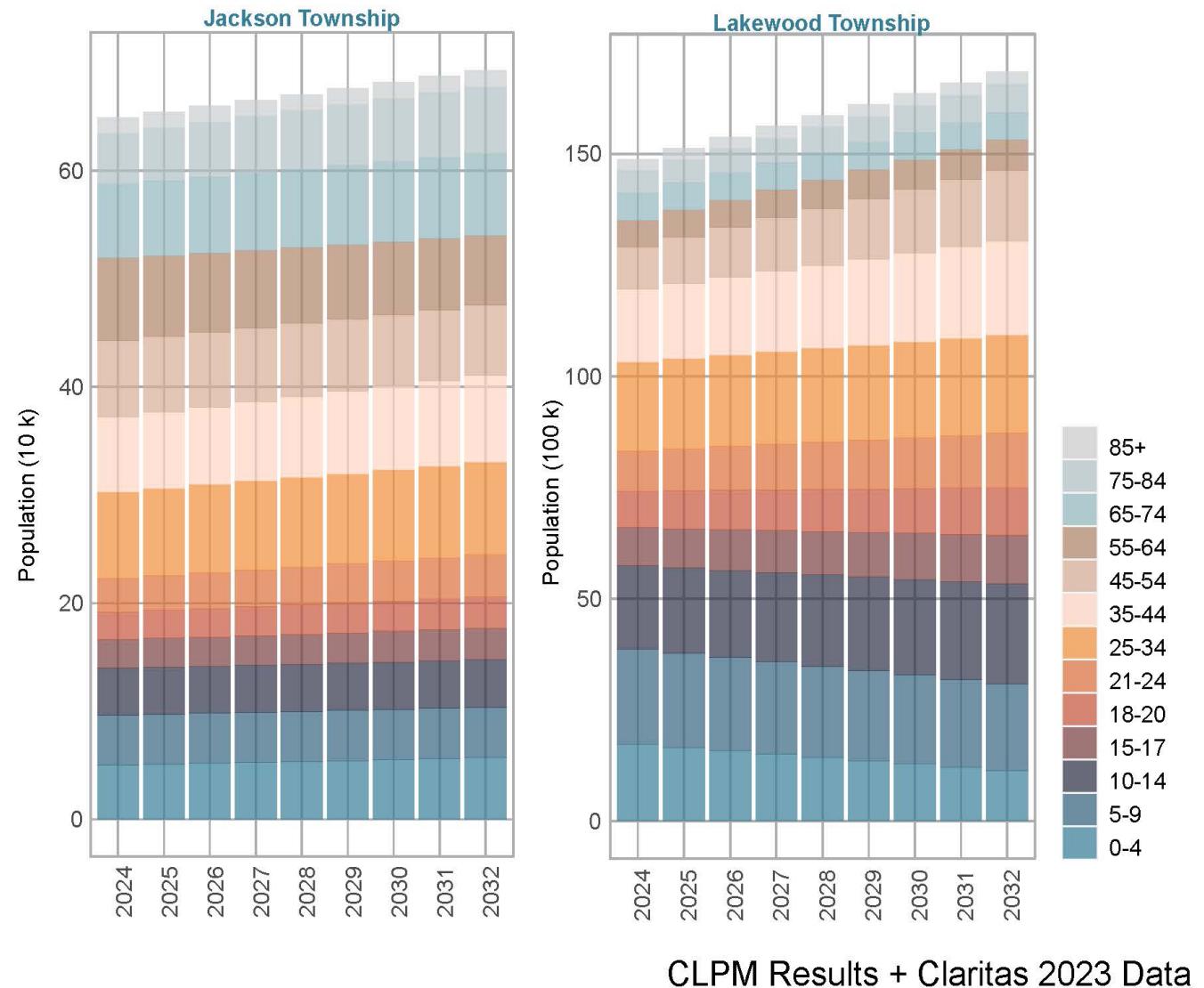


Results

Jackson Township population change

CLPM predicts steadily growing share of population under 18 in Jackson Township

Population ages 65+ shaped by demographic shift + retirement migration

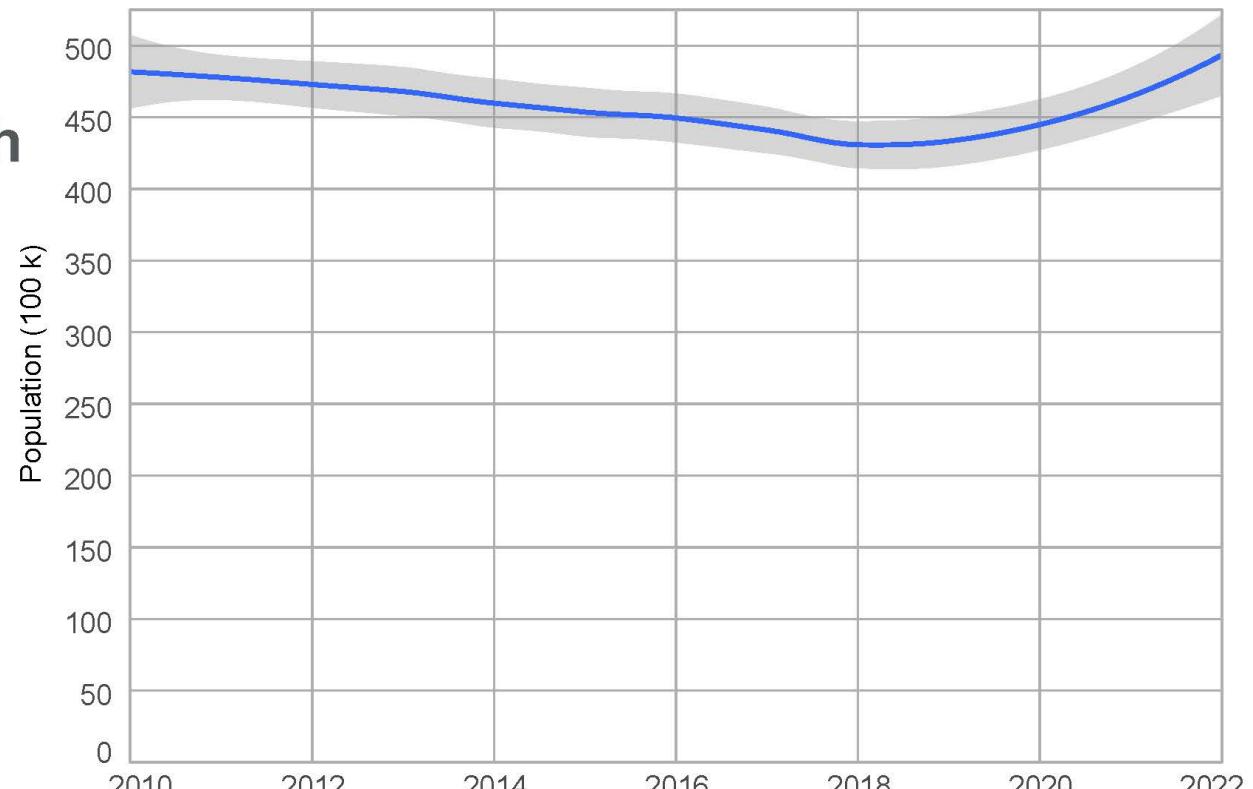


Results

International migration + growth

New Jersey foreign-born population
2023: **2,250,431**

Net change
population non-US
citizens, New
Jersey 2020-2023*:
+48,397



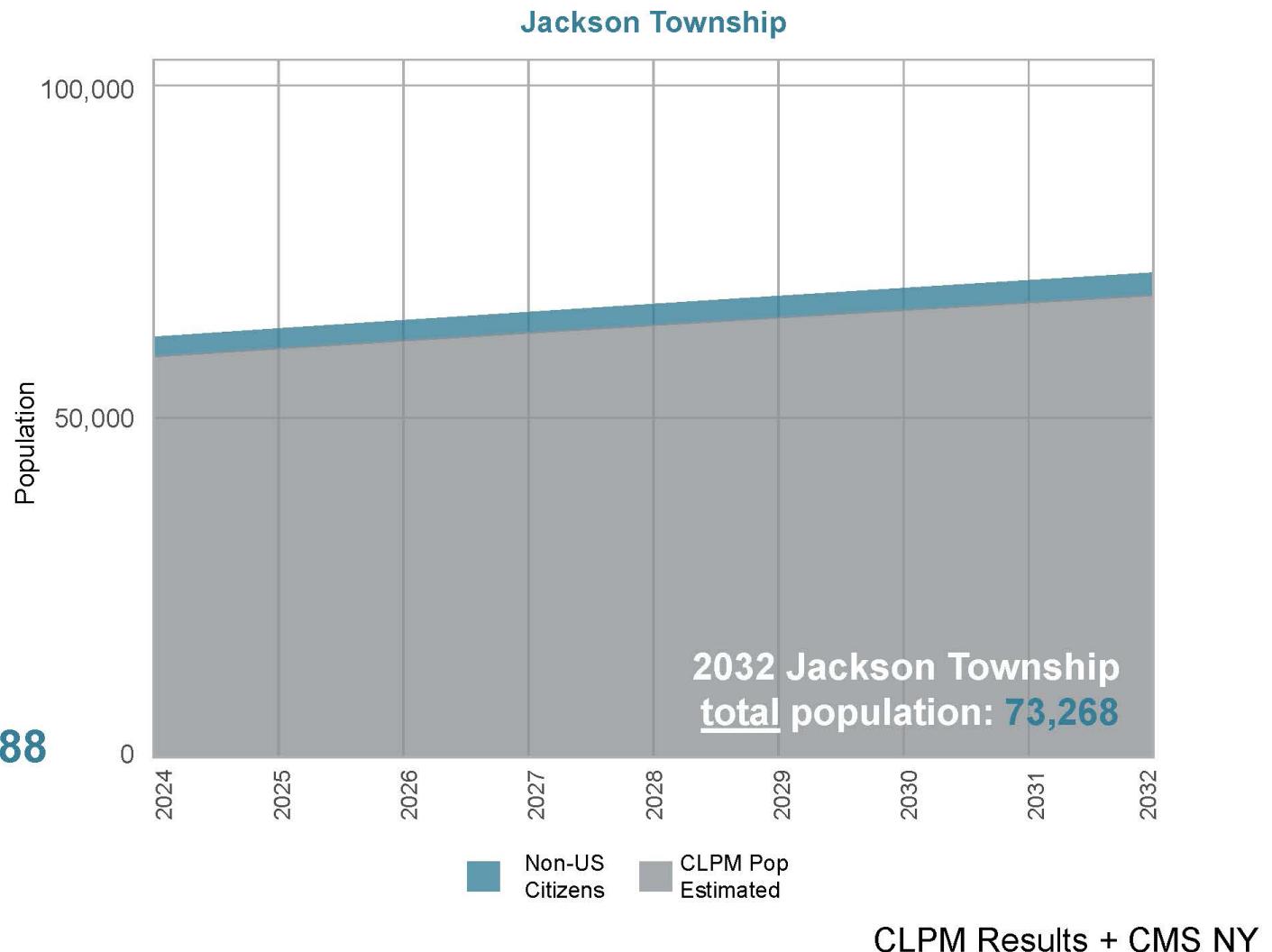
Census ACS 5-Yr 2018-2022 Estimates
*CMS NY

Results

CLPM + non-US citizens

Model estimated percent population non-US citizens, (2024): **4.5%**

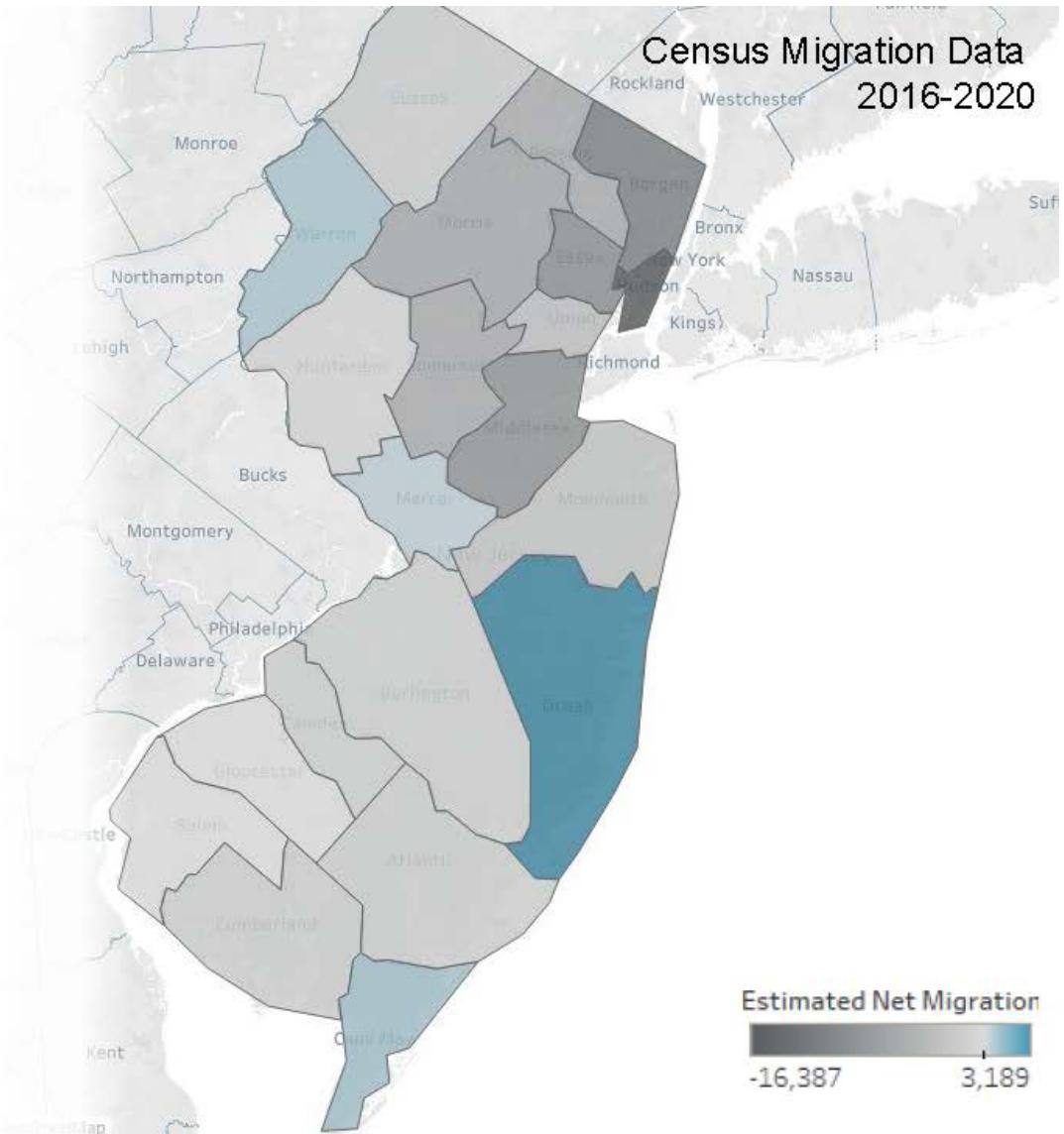
Model estimated population non-US citizens, Jackson Township (2032): **3,488**



Results

Net migration across states and counties (2016-2020)

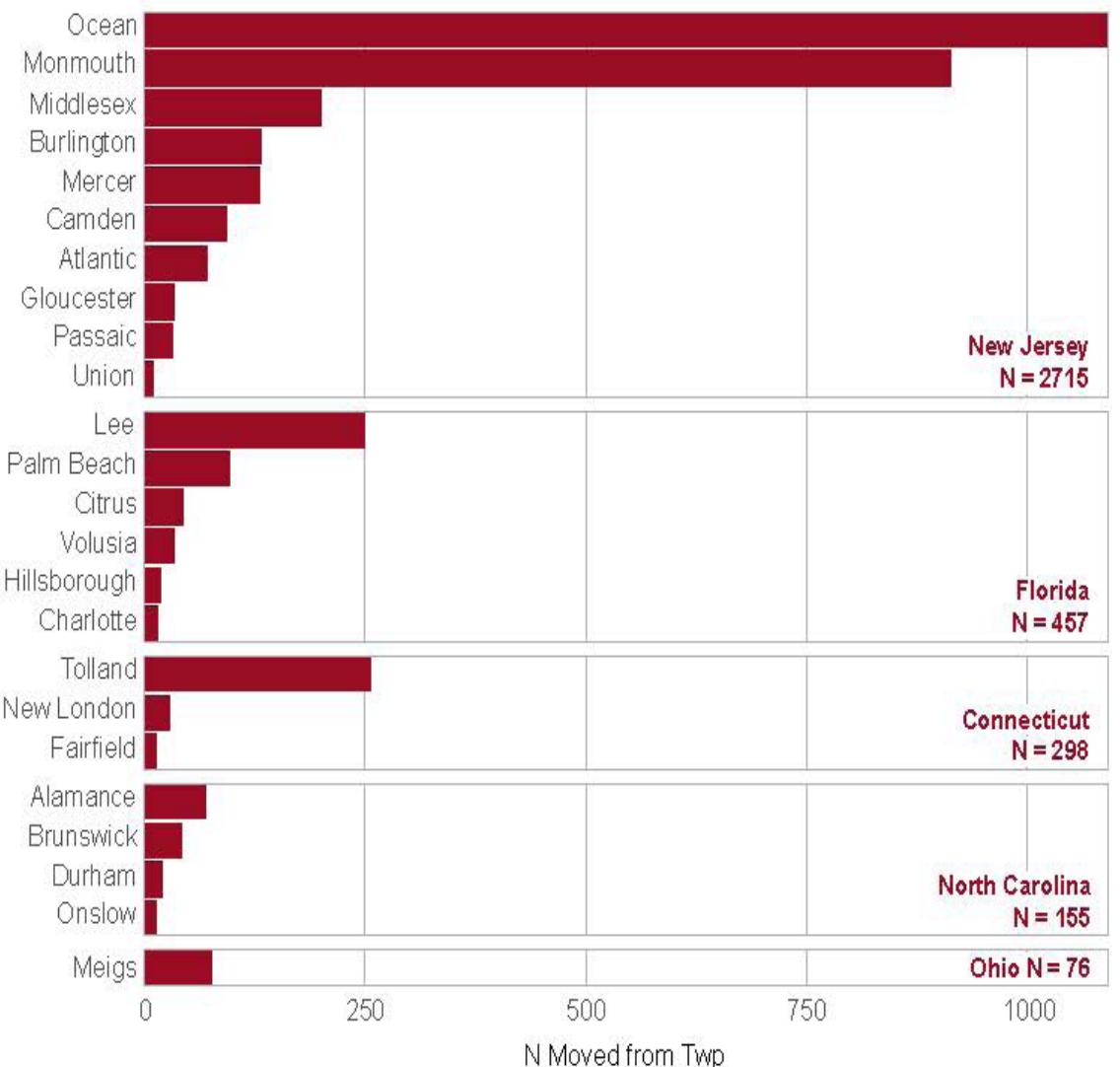
- Estimated net migration for New Jersey: **-76,290**
- Estimated net migration into Ocean County: **+3,189**
- Estimated net migration into Jackson Township: **+1,772**

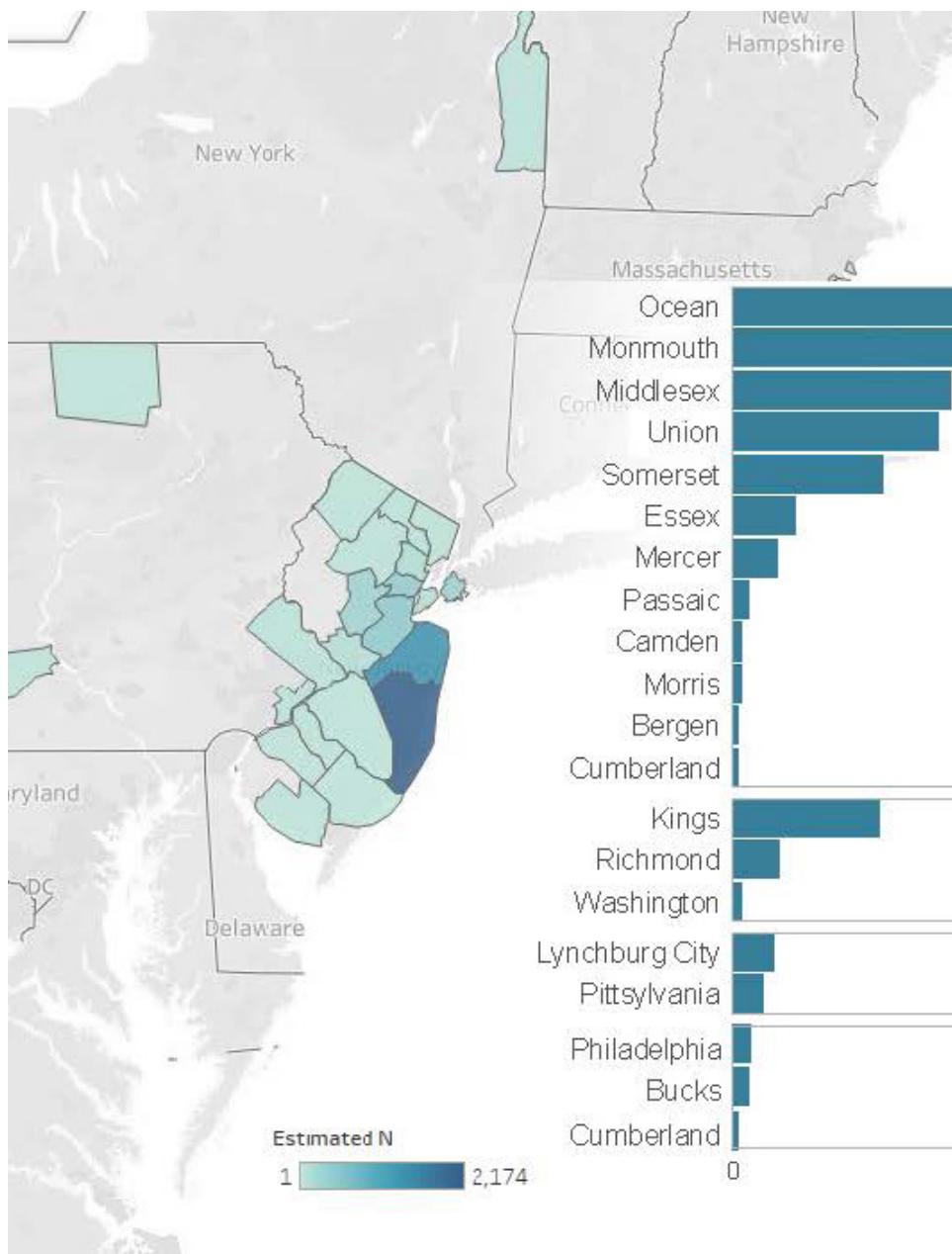




Census Migration Data
2016-2020

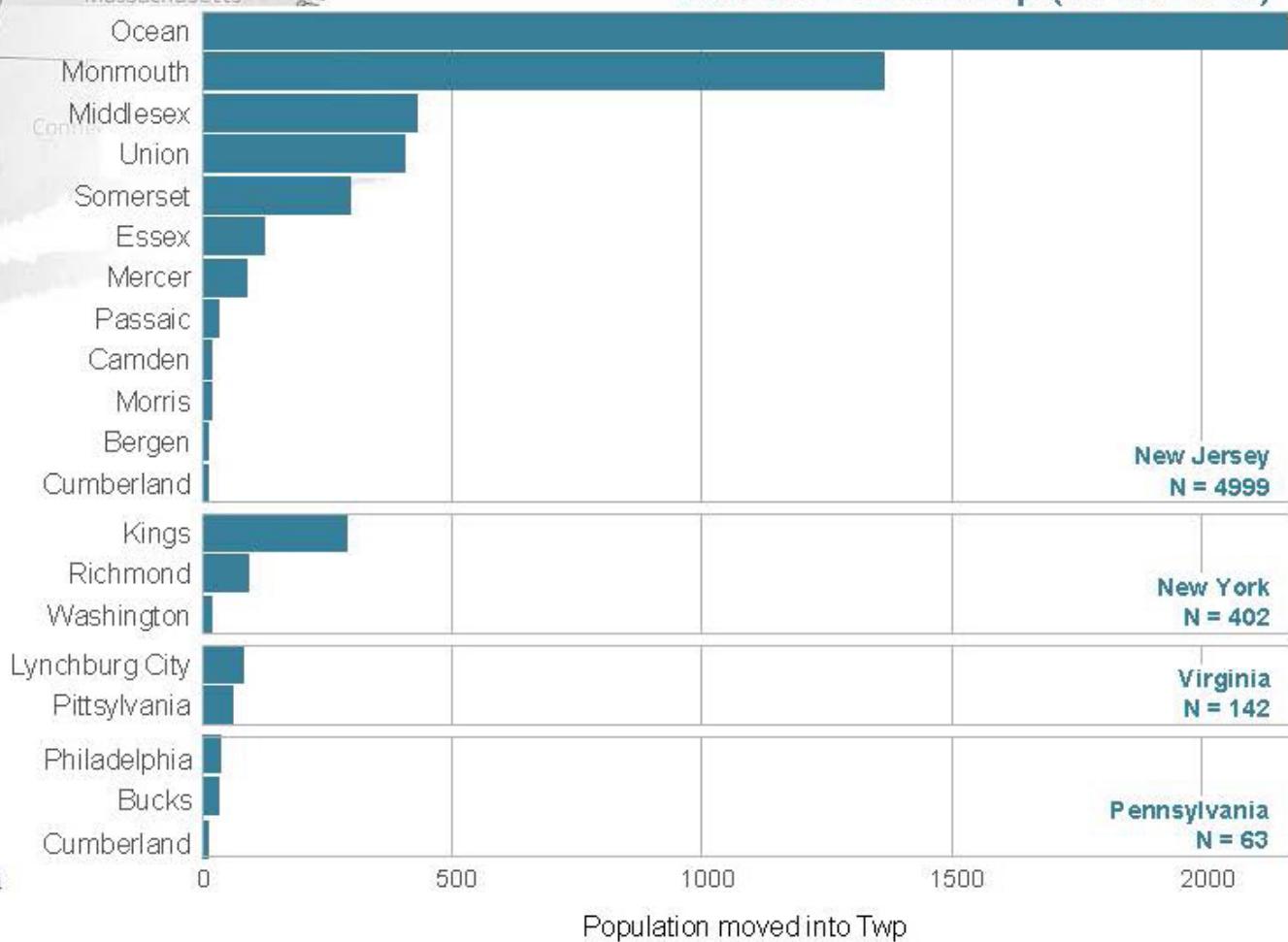
Gross population shift from Jackson Township (2016-2020)





Census Migration Data
2016-2020

**Gross population shift into
Jackson Township (2016-2020)**

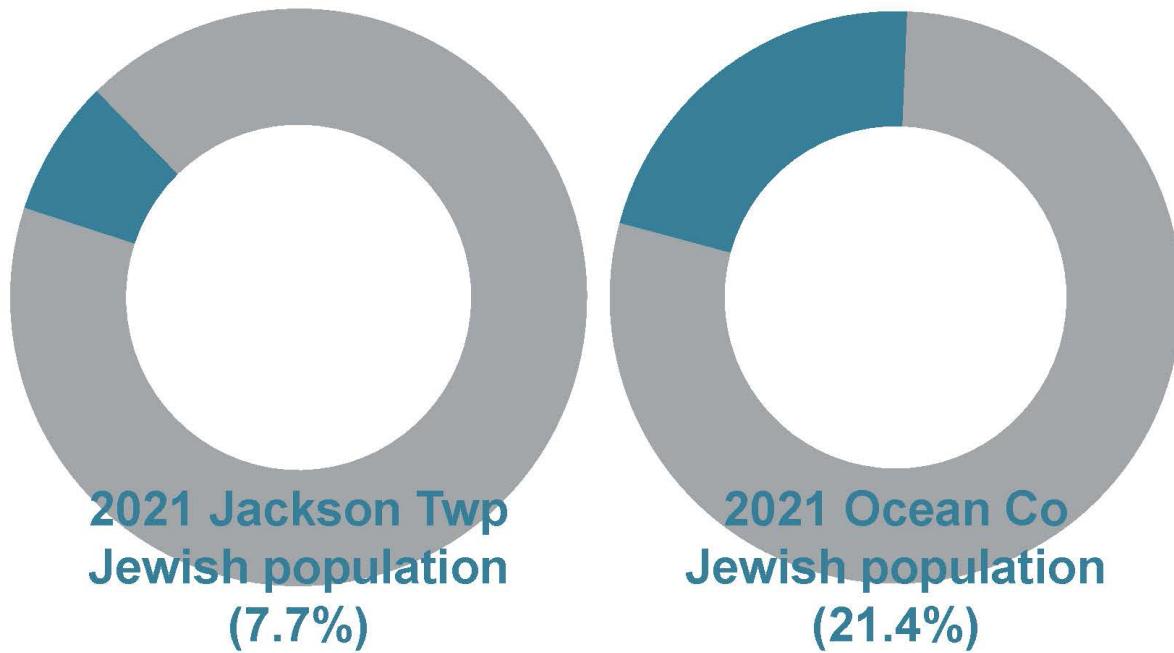


Results

Drivers of community growth in Jackson Township

Estimated growth in all Ocean County Jewish communities (2019-2021): **42.2%**

Estimated total Jewish community size in Jackson Township (2021): **4,500**



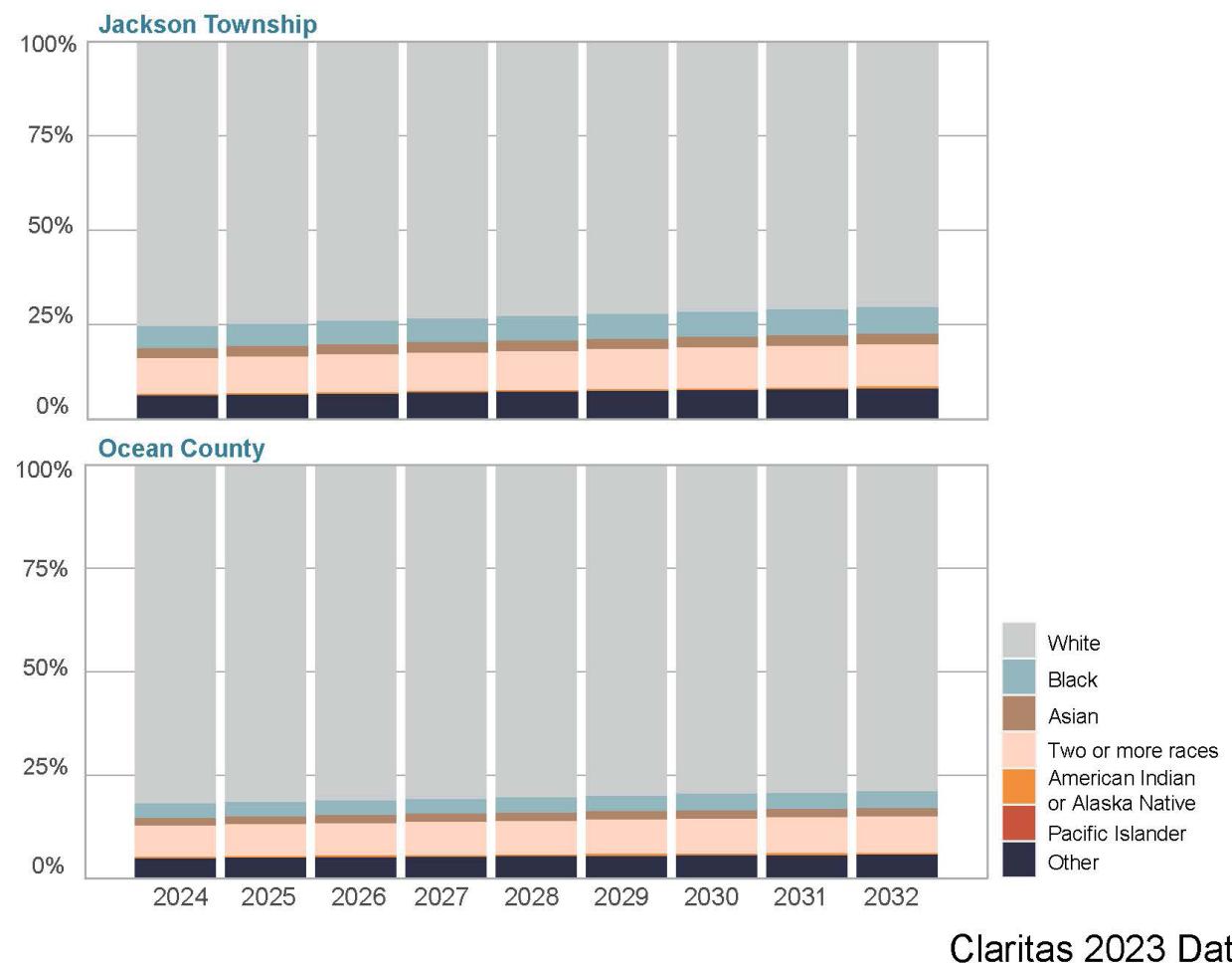
American Jewish Yearbook, 2019-2021

Results

Jackson Township population change

Percent population Black, Asian, 2+ races, AI/AN, and Pacific Islander (2032):

- Jackson Township: **29.6%**
- Ocean County: **21.1%**

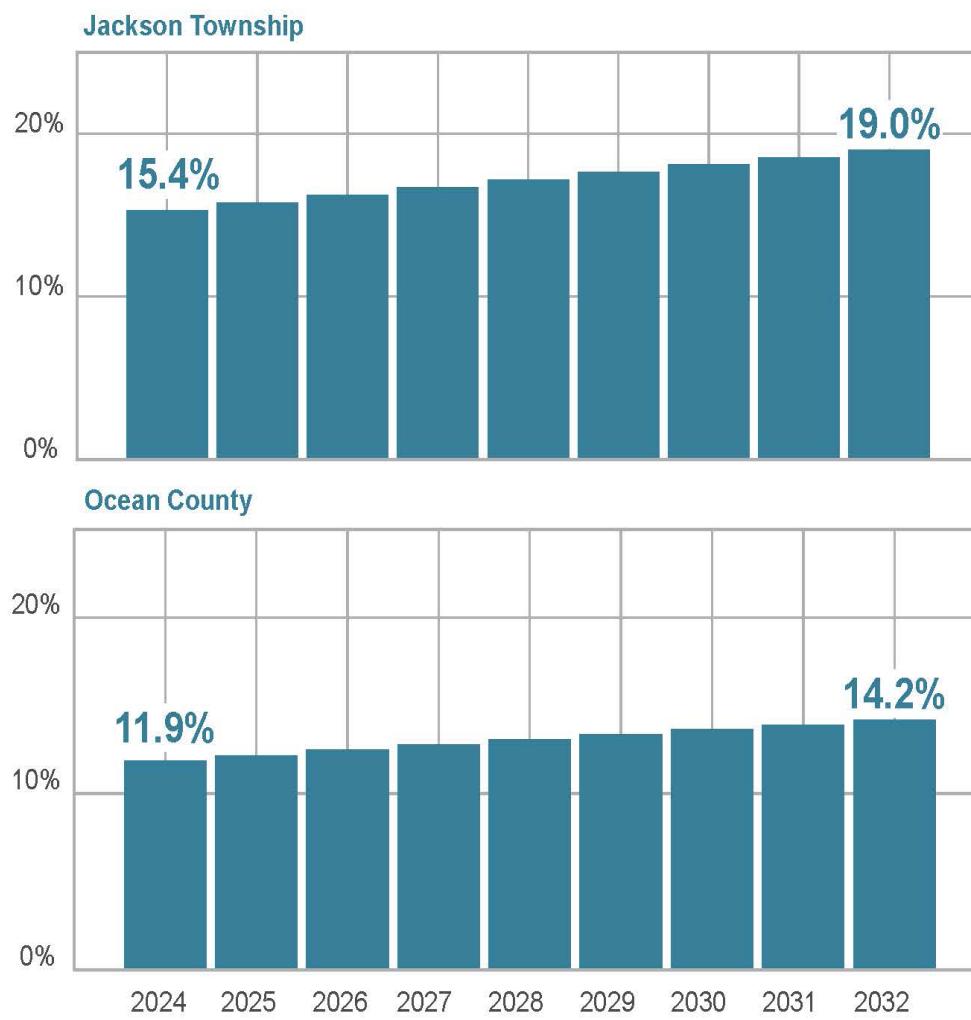


Results

Jackson Township population change

Percent population of Hispanic or Latino ethnicity
(any race) 2032

- Jackson Township:
19.0%
- Ocean County:
14.2%
- Lakewood Township:
12.5%



Claritas 2023 Data

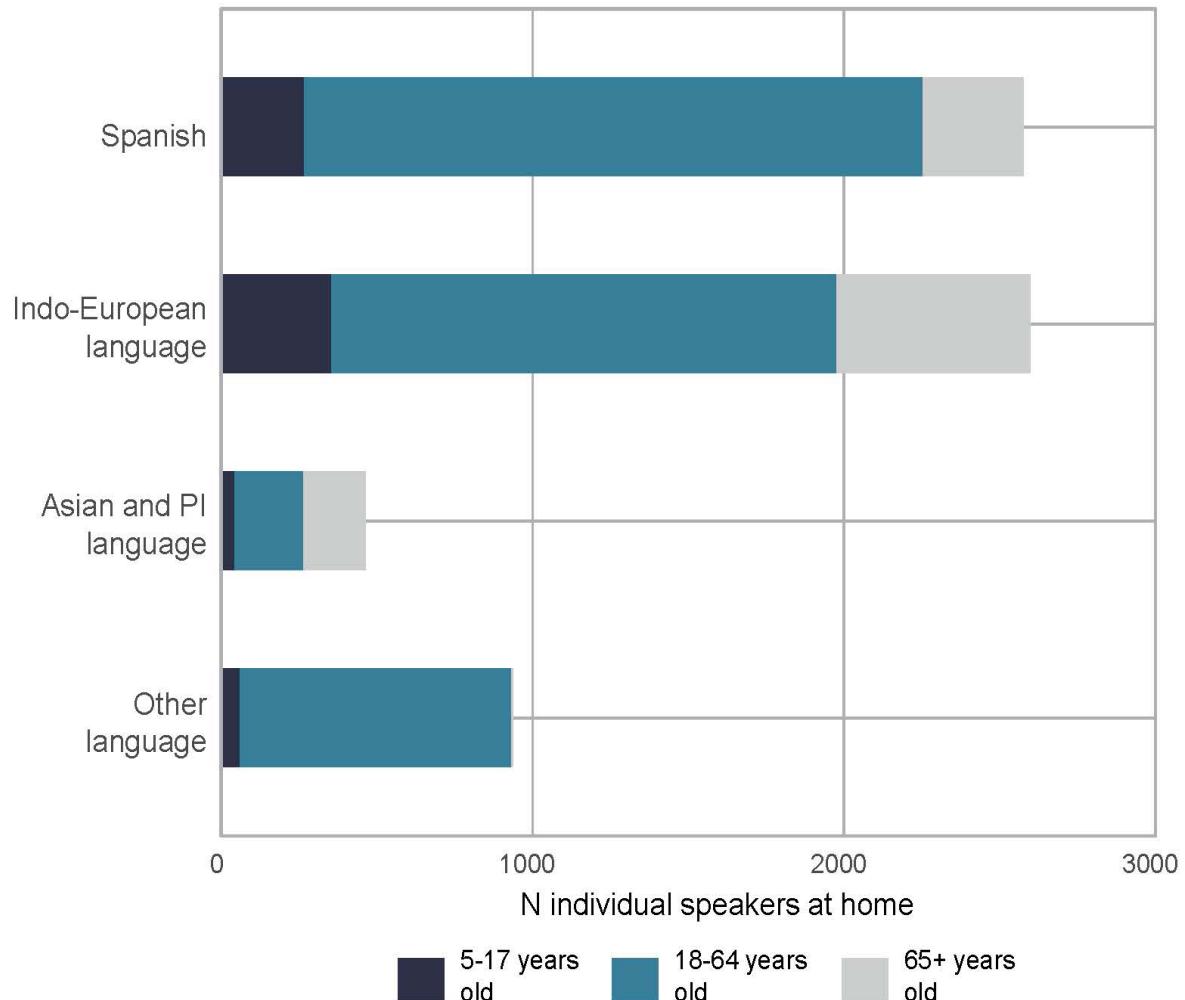
Results

Language spoken at home

Percent households speaking another language at home: **15.4%**

Jackson Township households speaking Spanish at home: **2,108**

Jackson Township households speaking another language (not Spanish) at home: **2,195**



Census 2023 ACS 1-Year Estimates

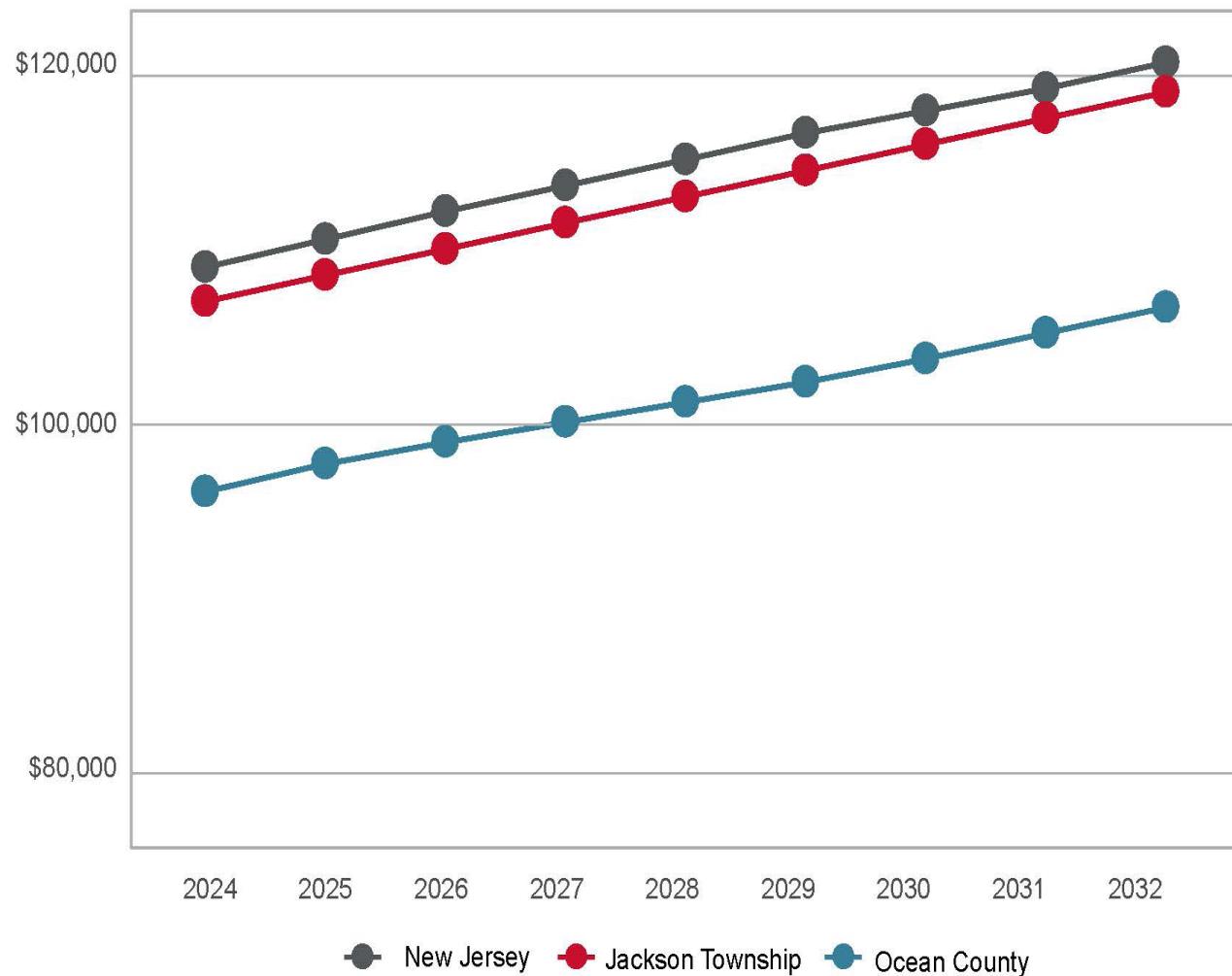
Results

Changes in median household income

Jackson Township
median HH income
(2032): **\$119,030**

Ocean County median
HH income (2032):
\$106,682

New Jersey median HH
income (2032): **\$120,728**



Claritas 2023 Data

Results

Available housing in Jackson Township

New single family detached units: **+1425**

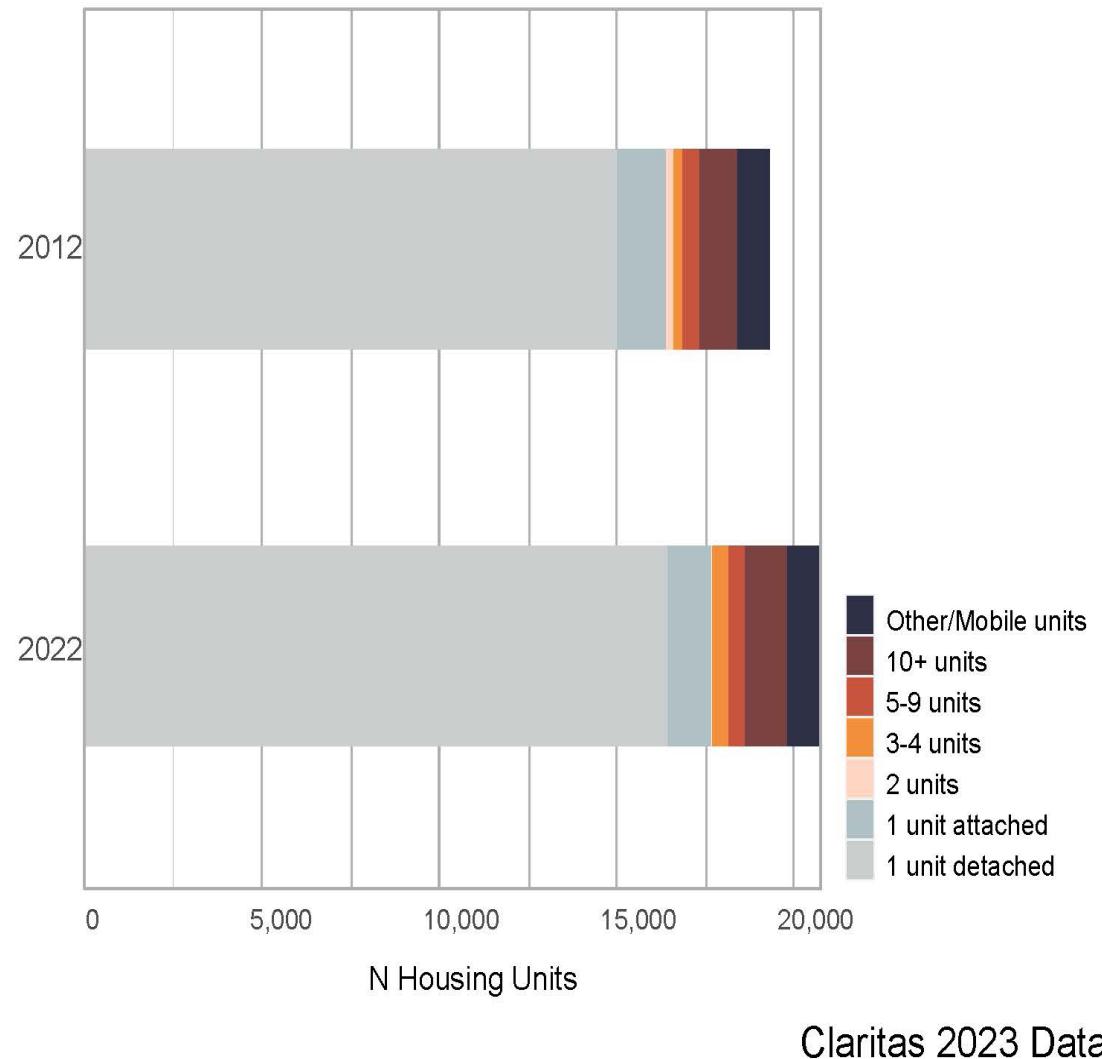
Change in single family attached units: **-157**

Change 2 unit housing: **-164**

New 3-4 unit housing: **+204**

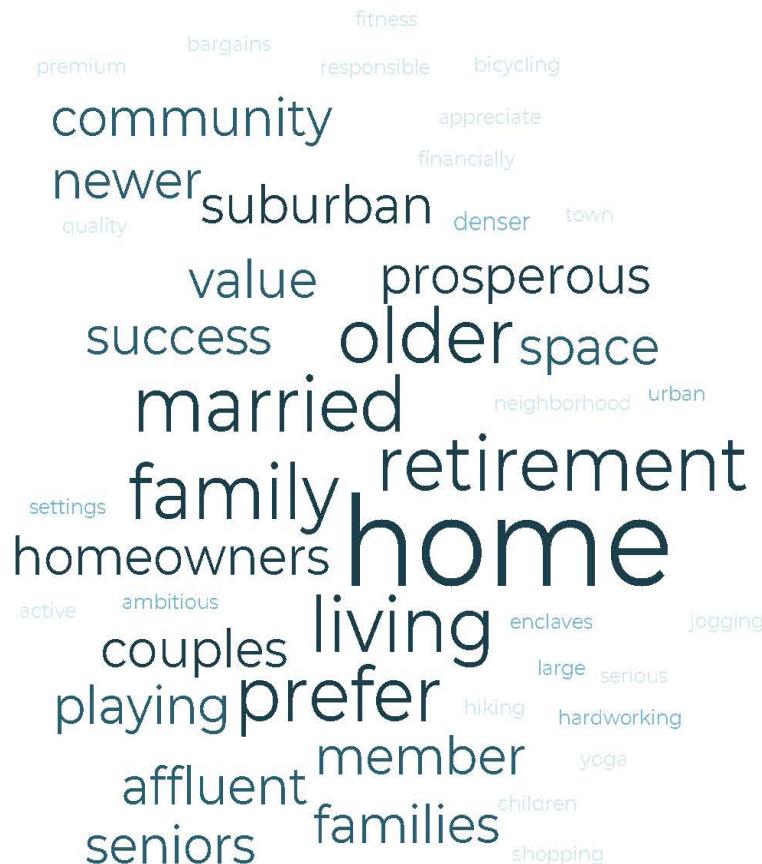
Change 5-7 unit housing: **-27**

Change in 10+ unit housing: **+122**



Project Background

Community characteristics & composition



ESRI Community Analyst, 2024

Discussion

Projected
Jackson
Township
Population 2032
(Claritas &
CLPM models):
67,165 - 73,268

