

# Folsom Borough Master Plan Reexamination Report

*November 2018*

Prepared for the Borough of Folsom

Prepared by the New Jersey Department of Community Affairs, Local Planning Services



THE BOROUGH  
OF FOLSOM  
NEW JERSEY



STATE OF NEW JERSEY  
DEPARTMENT OF  
COMMUNITY AFFAIRS  
LOCAL PLANNING SERVICES



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The original document, on file with the Borough of Folsom, has been appropriately signed and sealed in accordance with the provisions of N.J.S.A. 45:14A-12.

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## Executive Summary

In 2017, the Borough of Folsom requested assistance from the New Jersey Department of Community Affairs Local Planning Services (LPS) to conduct a comprehensive review of the current Master Plan and prepare a Master Plan Reexamination Report consistent with the New Jersey Municipal Land Use Law (MLUL). As set forth in the MLUL, the Reexamination Report states: 1) the major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report; 2) the extent to which such problems and objectives have been reduced or have increased subsequent to such date; 3) the extent to which there have been significant changes in the assumptions, policies; and 4) objectives and the specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations.

LPS staff worked closely with the Borough's Planning and Zoning Board as well as the Master Plan Committee, which was created by the Governing Body, to gather input regarding existing conditions, identify substantive issues facing the Borough and develop strategies to address future trends. This Master Plan Reexamination Report includes an overview of the goals, objectives and assumptions contained in the 2007 Master Plan. It also summarizes significant changes in population and density total, land use patterns, housing conditions, employment, circulation and natural resources. Additionally, this Report contains a review of relevant planning documents including the 2007 Folsom Borough Master Plan, the 2018 Atlantic County Master Plan and the Pinelands Comprehensive Management Plan. LPS conducted mapping and analyzed property classifications, tax parcels, aerial photography, open space, land use and the transportation network in Folsom to develop recommendations.

As a result of the input gathered from Borough during the reexamination process, several issues were raised and further investigated. While conditions within Folsom Borough do not warrant any major revisions to the 2007 Master Plan or the Borough's implementing ordinances, some minor revisions are recommended to comply with Pinelands Commission requirements, to further pursue economic development initiatives and to clarify relationships with the Municipal Land Use Law. Specifically, the Borough wishes to update goals and objectives based on current conditions and changing approaches. Folsom concluded that a new Housing Element and Recreation Element was necessary to implement the goals and objectives of the Borough. Zoning district changes are recommended to encourage limited commercial development opportunities along the Black Horse Pike. Ordinance revisions are proposed to streamline Planning and Zoning Board review, reduce the need for variances and ensure consistency with both the Borough Master Plan and the Pinelands Comprehensive Management Plan.



This Reexamination Report sets forth goals and objectives for Folsom and enables the Borough to implement the necessary changes to effectuate its vision for the next decade. Near-term actionable recommendations are included as separate, stand-alone documents in the appendices to this report. This format will allow the Planning and Zoning Board and Borough Council to isolate and act on specific actionable items individually and on a timeline deemed appropriate by the Borough. Other recommendations will require further discussion by the Planning and Zoning Board. The following list summarizes all recommendations contained within this Reexamination Report:

- Revise/Update Master Plan Goals and Objectives Chapter 6 See Appendix A
- Adopt Housing Element (New Master Plan Chapter 8) See Appendix B
- Adopt Recreation Element (New Master Plan Chapter 9) See Appendix C
- Establish a new Rural Development Commercial (RDC) district See Appendix D
- Revise Chapter 170 and Chapter 200 per 01/03/12, 9/2/14 and 3/5/18 CMP updates See Appendix E
- Revise Chapter 170 and Chapter 200 per 4/6/09 mandatory CMP cluster development requirements. See Appendix F
- Continue discussing reduced/proportional setback requirements for development applications on pre-existing non-conforming lots.
- Continue discussing the creation of architectural standards and an architectural review board.
- Continue discussing the establishment of specific criteria to follow when granting D variances and conditional use permits.
- Continue discussing ordinance provisions for accessory structures on pre-existing, non-conforming lots and distinctions between garages and sheds.
- Review and adopt Model Resiliency Ordinances prepared by Atlantic County in 2018.

## Introduction

Municipal Master Plans incorporate a variety of goals, objectives and policies into long-term planning for land use, development patterns, growth and achieving community visions. This ensures continuity over time and provides a framework to guide near-term strategies and actions in a manner that supports and builds toward the desired future. As such, the Municipal Master Plan is one of the most important tools available to local governments.

In recognition of the need for balance between the stability associated with long-range plans and the need to be responsive to evolutionary forces that necessitate reconsideration and responsiveness, the New Jersey Municipal Land Use Law (MLUL) requires municipalities to conduct a Master Plan Re-Examination every ten (10) years (N.J.S.A. 40:55D-89). Folsom Borough's current Master Plan was prepared in July 2007 and a subsequent reexamination has not been prepared to date. This reexamination of the Borough's 2007 Master Plan, Code and Zoning Ordinances addresses this statutory requirement.

The Borough of Folsom submitted an application to the New Jersey Department of Community Affairs Local Planning Services (LPS) on April 12, 2017, requesting assistance in the development of a Master Plan Reexamination Report and a review of the Borough's Code and Zoning Ordinances. The Borough Council passed Resolution 2017-99 on November 14, 2017 approving a Scope of Service between Folsom and LPS, appointing a contact person and establishing a Working Committee to provide expertise and assistance.

To successfully develop an effective master plan reexamination for the Borough, LPS staff attend Planning Board meetings in February and September 2018 to discuss the Borough's goals, objectives and vision for the next 10 years. Additionally, LPS met routinely with the Borough's Master Plan Committee, conducted multiple site visits and reviewed all relevant planning documents to further refine the goals and objectives set forth in this Reexamination Report. A demographic analysis, which includes population, housing and employment data was conducted to support and provide a basis for discussions with the municipality. LPS presented a draft Report to the Planning Board in September 2018 before adopting the final report in November.

## Background

Folsom Borough is a rural municipality in southern New Jersey. It is approximately 8.5 square miles and is located on the western edge of Atlantic County. The Borough is bordered by Hammonton Town (Atlantic County) to the North, Hamilton Township (Atlantic County) to the East, Buena Vista Township (Atlantic County) to the South and Monroe Township (Gloucester County) and Winslow Township (Camden County) to the West (see Map 1). Folsom is located approximately halfway between Philadelphia and Atlantic City, roughly 30 miles from either City. Vineland is less than 15 miles south.

Three significant roadways pass through Folsom (see Map 2). U.S. Route 322 (commonly known as the Black Horse Pike) traverses southern New Jersey through Folsom connecting the Borough with Glassboro and Williamstown to the West and Atlantic City to the East. State Route 54 bisects the Black Horse Pike in Folsom and runs between Hammonton to the North and Buena to the South. Immediately north of Folsom, State Route 54 intersects the Atlantic City Expressway, a limited access toll road, which provides

connections to Philadelphia, Atlantic City and the Interstate System. Mays Landing Road, the Borough's third arterial roadway, runs through Folsom and connects the Borough with Philadelphia and points North.

Residential development is focused in Folsom Village and the neighborhoods of Collings Lake and Penny Pot. The Borough relies solely on individual septic systems and private wells. Although parts of Folsom are designated as a future sewer service area, there are no plans for sewer infrastructure in the foreseeable future. This lack of infrastructure plays a dominant role in determining zoning patterns within the Borough. Limited development opportunities exist in Folsom Village, Penny Pot and along sections of the Black Horse Pike. Collings Lake is essentially built out as any remaining vacant parcels are under-sized and do not meet current zoning standards. The remainder of the Borough is zoned low density.

**Map 1**  
**Folsom Borough**  
**and Surrounding Municipalities**



Folsom primarily consists of large, undeveloped tracts of forests and wetlands. The Great Egg Harbor River Wildlife Management Area contains 5,666 acres of undisturbed forests covering parts of five municipalities. Other protected land in Folsom includes Atlantic County's Penny Pot Park and the Natural Lands Trust's Waldhausen Woods and Collings Pine. The Great Egg Harbor River and the Hospitality Branch meander through the Borough towards the Atlantic Ocean. The Great Egg Harbor River is part of the Congressionally-designated National Wild and Scenic Rivers program while several man-made lakes can be found on the Hospitality Branch and its tributaries. Folsom's protected areas and scenic rivers and lakes provide unique recreational opportunities for canoeing, kayaking, hiking, hunting and fishing.

Folsom is located within the Pinelands National Reserve (PNR). According to the National Park Service, “the PNR is approximately 1.1 million acres and spans portions of seven counties and all or part of 56 municipalities. The reserve occupies 22% of New Jersey’s land area and it is the largest body of open space on the Mid-Atlantic seaboard between Richmond and Boston. The reserve is home to dozens of rare plant and animal species and the Kirkwood-Cohansey aquifer system, which contains an estimated 17 trillion gallons of water.” Land use in this area is regulated by the Pinelands Commission, through the Comprehensive Management Plan, which is discussed in more detail in a later section of this Report.

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Map 2

### Folsom Borough and the Surrounding Region



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Miles

Date: October 2018

Sources: NJOGIS, NJDCA

## Municipal Land Use Law



The Municipal Land Use Law requires a periodic reexamination of the municipality's Master Plan. N.J.S.A. 40:55D-89 states, "[t]he governing body shall, at least every 10 years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the Office of Planning Advocacy and the county planning board. A notice that the report and resolution have been prepared shall be sent to any military

facility commander who has registered with the municipality pursuant to N.J.S.A. 40:55D-12.4 and the municipal clerk of each adjoining municipality, who may, request a copy of the report and resolution on behalf of the military facility or municipality. A reexamination shall be completed at least once every 10 years from the previous reexamination."

The law further specifies that "[t]he reexamination report shall state:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, (N.J.S.A. 40A:12A-1 *et al.*) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality."

The following sections of this 2018 Folsom Borough Master Plan Reexamination Report address each of these five topics in detail. The information, analysis and recommendations set forth in this Report will provide the groundwork for preparation of the Borough's next revised or amended Master Plan and Master Plan Elements.



## Summary of 2007 Master Plan

Folsom Borough's current Master Plan is dated July 2007. The plan was designed to "provide[s] direction and guidance for the long-range growth, preservation and land use decisions of [the] municipality." The plan also states that "implementation of the plan is achieved by means of three (3) interrelated actions: legislative action by the governing body, capital improvement planning and continuing planning efforts." The legislative action referenced applies primarily to the adoption of zoning and land development regulations designed to reflect the goals and objectives stated in the plan.

The 2007 Master Plan develops a Land Use Element that generally supports the land use patterns found in Folsom Borough at that time and incorporates research analysis and policy development to support the following recommendations:

- 1) The Borough should expand the Forest Commercial (FC) District along both sides of the Black Horse Pike (U.S. Route 322) from Ninth Street to Twelfth Street (State Route 54).
- 2) The Borough should adopt a Conservation Subdivision ("Clustering") Ordinance to permit single-family residential development that consumes less land and encourages the preservation of open space, agricultural lands and forest lands.

As discussed further in the sections of this reexamination report that follow, both of these recommendations have been implemented. Amendments to Chapter 200-16 of the Borough's Zoning Ordinance, adopted September 12, 2007, established the Forest Commercial Sending and Receiving areas. Chapter 170-30 of the Borough's Subdivision and Land Development Ordinance was added on September 12, 2007 to establish clustering provisions that are applicable in the F-20, F-30 and RD Zoning Districts.

While the 2007 Master Plan notes that "[t]he typical Master Plan consists of many separate sections, called elements," the document focuses only on the development of a Land Use Element. The MLUL at N.J.S.A. 40:55D-28(b) specifies that the Master Plan must include a Land Use Element "and, where appropriate, the following elements (3) through (16)." Elements (3) through (16) include Housing, Circulation, Utility Service, Community Facilities, Recreation, Conservation, Economic Development, Historic Preservation, Recycling, Farmland Preservation, Transfer of Development Rights Educational Facilities and Green Buildings/Environmental Sustainability. These additional elements are generally "optional" as qualified by the "where appropriate" legislative language. However, as indicated in the 2007 Folsom Master Plan, "[f]or the municipality to enact valid zoning, a housing element is also required." (N.J.S.A. 40:55D-62 - Power to zone specifies that municipalities may adopt or amend zoning ordinances "after the planning board has adopted the land use plan element and the housing plan element of a master plan.").



## Major problems and objectives relating to land development

The Borough's July 2007 Master Plan includes a chapter dedicated to the Statement of Goals, Objectives and Assumptions, which guide the physical, economic and social development of the municipality. The goals, objectives, assumptions, policies and principles and recommendations are listed below:

### Goal:

1. To protect the public health, safety, morals and general welfare

### Objectives:

1. The Borough of Folsom wishes to maintain its role as a rural community
2. The Borough of Folsom views its farmland and Pine Barren areas as unique and irreplaceable resources which it will strive to conserve
3. The Borough's development policies will encourage low development density on the remaining vacant land in the Borough
4. The Borough will strive to maintain a compatible inter-relationship among its various land uses
5. The Borough will seek to implement its Master Plan through the combined use of development regulations and public initiatives
6. To secure safety from fire, flood, panic and other natural and man-made disasters
7. To provide adequate light, air and open space
8. To ensure that development within the Borough does not conflict with the development and general welfare of the neighboring municipalities, the County, the State and the Pinelands Comprehensive Management Plan as a whole
9. To promote the establishment of appropriate locations within the Borough for agricultural, residential, recreational/open space, governmental, commercial and industrial uses
10. To promote the conservation of open space and valuable natural resources and to prevent urban sprawl and degradation of the environment through improper use of land
11. To promote a desirable visual environment through conservation and preservation of valuable natural features
12. To promote the conservation of historic sites, open space and valuable natural resources
13. To promote the purposes of the State Development and Redevelopment Plan, including limiting sprawl by concentrating development in cores, nodes and/or centers
14. To promote and foster a "sense of community" through physical design. This would be accomplished by permitting mixed uses, design of a good circulation system for all modes of transportation, recognition and accommodation of the pedestrian and the development of different uses in close proximity to public spaces and civic buildings as community focal points

### Assumptions:

1. Although the population of the Borough has remained fairly consistent, the population of the neighboring communities and Atlantic County as a whole will continue to grow
2. The Borough will be able to guide its growth in accordance with the MLUL and will have a major input into any proposed County, State or regional development policies that may affect the Borough
3. The Borough's critical environmental areas will be maintained by governmental legislation affecting growth and development

### **Land Use Plan Policies and Principles:**

1. To expand the possibility and case of commercial development in the Borough, particularly along the Black Horse Pike corridor.
2. To encourage development near existing or readily extendable infrastructure.
3. To maintain, preserve and upgrade the quality of existing residential and commercial areas.
4. To recognize existing patterns and densities of development and encourage future growth that is contiguous with existing developed areas and compatible with its established character and consistent with present health and environmental requirements pertaining to on-site septic disposal.
5. To protect and enhance the quality of life and living environment which has historically been an essential part of the community.
6. To consider and evaluate innovative development proposals that would enhance and protect environmental features. minimize energy usage and encourage a creative design that is also consistent with the other policies of the Borough and the Pinelands Comprehensive Management Plan.
7. To advance innovative public and private partnerships that coordinate procedures and activities that lessens the cost of development and promotes the most efficient use of land.
8. To discourage development in flood hazard areas; wetlands areas, areas with soils having poor drainage characteristics, and environmentally sensitive areas.
9. To encourage and protect the continued development of agricultural uses within the Borough.
10. To recognize the ecologically sensitive characteristics of the Pinelands and to encourage only those uses which would be compatible with the Pinelands Comprehensive Management Plan.
11. To promote the preservation and conservation of open space and environmentally sensitive areas through coordination of the Borough's planning efforts with other entities and governmental agencies.
12. To provide land for commercial and industrial development that is convenient to a regional circulation system.
13. To promote the purposes of the State Development and Redevelopment Plan, including limiting sprawl by concentrating development in cores, nodes, and /or centers.
14. To promote and foster a "sense of community" through physical design. This would be accomplished by permitting mixed uses, design of a good circulation system for all modes of transportation, recognition and accommodation of the pedestrian, and the development of different uses in close proximity to public spaces and civic buildings as community focal points.

### **Recommendations:**

1. The Borough should expand the Forest Commercial (FC) District along both the north and sides of the Black Horse Pike from Ninth Street to Twelfth Street (Route 54). The expansion of the Forest Commercial zone should include a FC-R (Forest Commercial-Receiving) and a FC-S (Forest Commercial-Sending) area.
2. The Borough should adopt a Conservation Subdivision ("Clustering") ordinance to permit the development of single-family residential patterns known as conservation subdivisions, also referred to as cluster subdivisions, which will provide an alternate means of residential development in the F-20, F-30 and RD zoning districts.

## Extent to which such problems and objectives have been reduced or have increased

The goals, objectives and assumptions from the July 2007 Master Plan have essentially remained unchanged during the past ten years. The Borough has been successful in preserving its rural character and consistency with the Pineland Comprehensive Management Plan through the implementation of its Subdivision and Land Development (Chapter 170) and Zoning (Chapter 200) ordinances. Market conditions as well as distance from major employment and regional retail centers have also curtailed growth pressures that might otherwise be impediments to retaining the rural characteristics of Folsom.

The Borough's land use pattern has largely remained unchanged in the past ten years, as discussed further in this Reexamination Report. Folsom has successfully maintained a compatible inter-relationship between land uses. Generally speaking, any commercial or industrial development in the last ten years has occurred, as expected, along the three arterial roadways (Mays Landing Road, State Route 54 and the Black Horse Pike). Limited residential development, in the form of infill, has occurred in the areas of Folsom Village and the communities of Collings Lake and Penny Pot. The forested areas have remained unchanged except for a few scattered single-family homes. Current zoning promotes and establishes appropriate locations within Folsom for agricultural, residential, recreational/open space, governmental, commercial and industrial uses. The Borough seeks to place additional emphasis on promoting non-residential development opportunities that can reduce reliance on the residential tax base.

Folsom's vision of conserving open space and preserving farmland remains consistent. Although, there have been few, if any, active deed restrictions put in place in the last ten years, conservation of open space and valuable natural resources and prevention of environmental degradation have been accomplished by maintaining low-density zoning and complying with Pinelands Commission regulations. To continue the pursuit of its objectives for conservation and preservation, the Borough should identify and prioritize areas that have an environmental significance and pursue measures of permanent land preservation through deed restrictions. Partnering with the County, State and non-profit organizations would allow Folsom to leverage available funding and potential preservation/conservation opportunities.

Coordination with State, County and regional entities continues to be a priority objective that Folsom has successfully achieved over the past decade. Current Land Development and Zoning regulations continue to ensure that development within the Borough does not conflict with the Pinelands Comprehensive Management Plan or the general welfare of neighboring municipalities, the County or the State. The Borough should continue to explore shared services opportunities and pursue partnerships, as available. The goal of protecting public health, safety, morals and general welfare was the over-arching goal of the July 2007 Master Plan and continues to be the primary goal that guides this Reexamination Report.

Promoting a desirable visual environment by conserving and preserving natural features continues to be an important objective. As Folsom experiences future growth, the Borough wishes to maintain the aesthetics of a small rural town, especially within its Village Core. Recent development, such as the Dollar General, has caused the Borough to explore the idea of architectural standards and review committee to ensure the desirable visual environment remains intact and continues to instill pride within its residents.

## Extent to which there have been significant changes in the assumptions, policies, and objectives

Within the past ten years, little has changed in Folsom regarding the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation or the collection, disposition, and recycling of designated recyclable materials. Below is a summary of these conditions and their impact on Folsom Borough. Relative to Folsom’s master planning efforts, there have been no significant changes in State, County or municipal policies and objectives, which are also summarized in this section.

## Population

Folsom has been and continues to be a rural, sparsely populated community. The population of Folsom has remained relatively consistent, hovering around 2,000 people since 1970 (see Table 1). Folsom experienced an increase of 72.7% in the 1960’s, when the Atlantic City Expressway (completed in 1965) opened the door to development opportunities in the Borough. Specifically, a majority of homes built in Collings Lake occurred between 1968 and 1976. Housing construction began to taper off in the 1980’s after the Pinelands Preservation Act took effect. The population peaked in 1990 at 2,181 and has since declined due to changes in the housing market. The lack of sewer and water infrastructure severely limits the potential for substantial residential and commercial growth in the Borough in the foreseeable future.

**Table 1**  
**Population Change**

Year	Population	
	Total	Change
1930	219	--
1940	229	4.6%
1950	292	27.5%
1960	482	65.1%
1970	1,767	266.6%
1980	1,892	7.1%
1990	2,181	15.3%
2000	1,972	-9.6%
2010	1,885	-4.4%
2016	1,859	-1.4%

Source: Division of Labor Market and Demographic Research New Jersey State Data Center

According to the U.S. Bureau of the Census, American Community Survey 5-Year Estimates, Folsom’s population can be summarized as slightly older and less racially diverse as compared to Atlantic County (see Table 2). Folsom has a higher percentage of high school graduates but a lower percentage of college graduates than the County. This may suggest that once students leave for college, they do not return to live in Folsom. Median household income and percentage of family households are higher in Folsom than Atlantic County, which is typical for more rural communities. Comparing 2009 and 2016 data, Folsom’s population is aging with more residents age 65 or older. The Borough has become more diverse with a growth in its Hispanic population. Median household incomes have decreased between 2009 and 2016.

**Table 2**  
**Population and Housing Estimates**

Characteristics	2016 Folsom Borough	2009 Folsom Borough	2016 Atlantic County	2009 Atlantic County
<b>Population</b>				
Total population	1,859	1,804	274,026	270,016
Persons per square mile	218.7	212.2	407.9	401.9
Median age (years)	42.4	40.2	40.8	39.2
Under 18 years old	23.1%	22.1%	22.1%	23.8%
65 years and over	16.0%	9.6%	15.9%	13.9%
Percent High School graduate or higher	89.9%	89.9%	85.7%	84.4%
Percent bachelor's degree or higher	19.8%	17.8%	27.7%	23.8%
<b>Race</b>				
White	87.7%	94.5%	67.3%	66.4%
Black or African American	6.7%	2.3%	15.6%	16.3%
American Indian and Alaska Native	0.0%	0.0%	0.2%	0.2%
Asian	1.2%	0.4%	8.3%	6.4%
Native Hawaiian / Other Pacific Islander	0.0%	0.0%	0.0%	0.0%
Some other race	0.2%	1.1%	5.2%	8.2%
Two or more races	4.2%	1.8%	3.4%	2.5%
Hispanic or Latino (of any race)	7.6%	3.2%	18.3%	14.6%
<b>Households</b>				
Total households	644	642	101,083	102,637
Family households	76.9%	77.3%	67.5%	66.2%
Nonfamily households	23.1%	22.7%	32.5%	33.8%
Average household size	2.88	2.81	2.65	2.50
Median Household Income	\$66,379	\$71,207	\$55,456	\$54,934
<b>Housing Units</b>				
Occupied housing units	92.9%	96.1%	79.2%	81.5%
Vacant housing units	7.1%	3.9%	20.8%	18.5%
Owner-occupied housing units	92.9%	93.8%	67.1%	69.6%
Renter-occupied housing units	7.1%	6.2%	32.9%	30.4%
Median value of owner-occupied units	\$191,500	\$221,000	\$222,200	\$263,700
Median Gross Rent	\$1,375	\$1,106	\$1,054	\$934

Source: US Bureau of the Census, 2005-2009 & 2012-2016 American Community Survey 5-Year Estimates

## Housing Conditions

Folsom consists mainly of single-family detached housing units (92.7% in 2016) as there are few multi-family housing units and few rental options in the Borough. Occupancy rates are higher in Folsom as compared to Atlantic County, although the percent of vacant housing units has increased from 3.9% in 2009 to 7.1% in 2016. The average value of homes in Folsom is less than that of Atlantic County. This could be attributed to the lack of new housing development and the rural nature of Folsom as compared to other more suburban areas of the County such as Egg Harbor, Galloway and Hamilton townships.

The number of housing units in Folsom has remained relatively consistent over the last 20 years as compared to Atlantic County and the State of New Jersey, which have experienced increases over that same period of time (see Table 3).

**Table 3**  
**Number of Housing Units 1990, 2000 and 2010**  
**Folsom Borough, Atlantic County and New Jersey**

	1990	2000	2010	% Change 1990-2000	% Change 2000-2010
Folsom Borough	710	702	717	-1.1%	2.1%
Atlantic County	106,877	114,090	126,647	6.7%	11.0%
New Jersey	3,075,310	3,310,275	3,553,562	7.6%	7.3%

Source: US Bureau of the Census, 1990, 2000 and 2010 100% and Sample Data

Folsom has delegated its code enforcement responsibilities to the State Office of State and Local Code Enforcement, Southern Regional Office (SRO). Data compiled from 2008 to 2017 show only 16 building permits for new housing units were issued in Folsom Borough (see Table 4). However, eight demolition permits were also issued for a net result of nine new housing units authorized by permit over the decade. This extremely low figure, when compared to the region and the state, further illustrates the Borough's rural character and slow growth rate.

**Table 4**  
**Housing units authorized by building permits**  
**2007 thru November 2017**

Year	1&2 family	Multifamily	Mixed use	Demolitions	Total
2008	2	0	0	0	2
2009	2	0	0	0	2
2010	1	0	0	0	1
2011	3	0	0	2	1
2012	5	0	1	3	3
2013	1	0	0	3	-2
2014	1	0	0	0	1
2015	0	0	0	0	0
2016	1	0	0	0	1
2017	0	0	0	0	0
<b>Total</b>	<b>16</b>	<b>0</b>	<b>1</b>	<b>8</b>	<b>9</b>

Source: New Jersey Department of Community Affairs, 6/8/09 to 2/8/18

## Employment

In 2016, the Borough of Folsom had a labor force of 828 (see Table 5). The U.S. Census Bureau defines the labor force as all people classified in the civilian labor force, plus members of the U.S. Armed Forces. Since 2007, the labor force has continued to decline every year (except for 2012) as the population has remained relatively stable. Unemployment was at its lowest point in 2007 (before the 2008 recession) and peaked in 2012. Although the unemployment rate has since decreased, it remains significantly greater than pre-recession levels. Currently, the unemployment rate is higher in Folsom than in Atlantic County, but this has fluctuated over the past ten years.

**Table 5**  
**New Jersey Annual Average Labor Force Estimates**

Year	Folsom Borough		Atlantic County	
	Labor Force	Unemployment Rate	Labor Force	Unemployment Rate
2016	828	8.6	124,251	7.4
2015	838	9.3	127,653	9.6
2014	877	10.3	132,684	10.5
2013	902	11.0	137,297	11.6
2012	948	13.9	140,721	12.7
2011	940	13.0	139,601	12.5
2010	973	11.1	140,600	12.3
2009	1,110	5.8	137,079	11.9
2008	1,134	3.2	135,738	6.8
2007	1,137	2.6	135,104	5.9

Source: New Jersey Department of Labor and Workforce Development Labor Force Estimates

There are approximately 35 businesses that employ in total over 900 employees in Folsom Borough (see Table 6). The private sector employs the most people, mostly in the industrial sector, and includes such businesses as: South Jersey Gas and South Jersey Industries; J Fletcher Creamer & Son; ML Ruberton Construction Co.; Aqua-Tex Transport; C&E Cannery; Master Wire Manufacturing; and American Galvanizing. The Borough of Folsom and the Folsom Elementary School comprise all the public-sector employment. Commercial businesses are a minor share of overall employment as supermarkets, retail and services, lodging and restaurants are located outside the borders of Folsom Borough.

**Table 6**  
**ANNUAL MUNICIPAL DATA BY SECTOR**

SECTOR	2016		2007	
	Average Employers	Average Employment	Average Employers	Average Employment
TOTAL - LOCAL GOVERNMENT	2	87	2	82
TOTAL - PRIVATE SECTOR	33	820	54	882
TOTAL - ALL COVERED	35	906	56	964

Source: Department of Labor and Workforce Development Quarterly Census of Employment and Wages

The reporting of building permits for newly constructed non-residential space is based on Uniform Construction Code (UCC) Use Groups. Data compiled by the New Jersey Department of Community Affairs Division of Codes and Standards from 2008 to 2017 indicate that less than 87,000 square feet of new office and retail uses were authorized by permit in the Borough over the past decade (see Table 7). An additional 9,100 square feet of industrial use was authorized in 2009 and reconstruction of the Harley Dawn Diner was reported as 4,723 square feet of new assembly use in 2015.

**Table 7**  
**Square Footage of Non-residential development by Use Group**  
**2008 thru 2017**

Year	Office (Use Group B)			Retail (Use Group M)			Total
	New	Additions	Total B	New	Additions	Total M	
2008	0	6,638	6,638	0	0	0	6,638
2009	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0
2011	14,875	0	14,875	0	0	0	14,875
2012	23,850	1,716	25,566	0	0	0	25,566
2013	0	0	0	0	0	0	0
2014	0	37,827	37,827	0	0	0	37,827
2015	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0
2017	0	0	0	0	2,056	2,056	2,056
<b>Total</b>			<b>84,906</b>			<b>2,056</b>	<b>86,962</b>

Source: New Jersey Department of Community Affairs, 6/8/09 to 2/8/18

## Future Projections

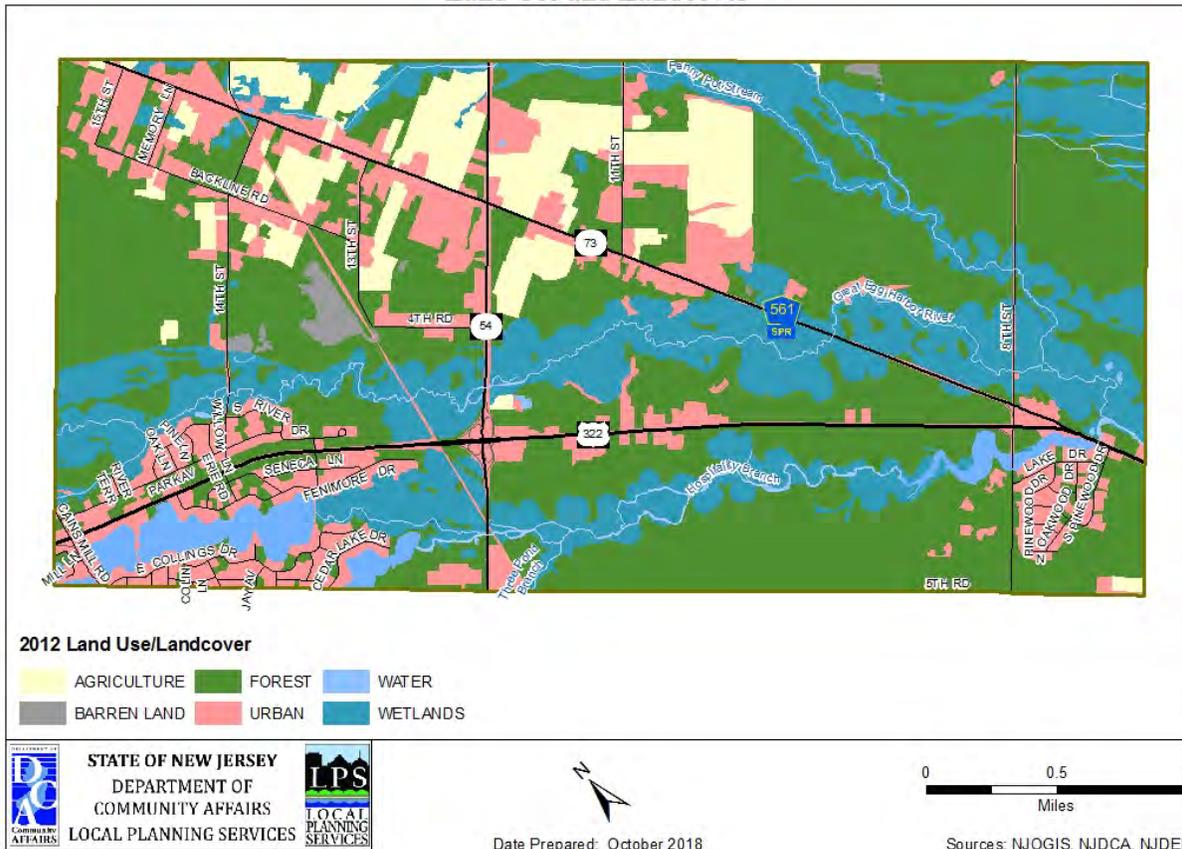
The South Jersey Transportation Planning Organization (SJTPO) is the Metropolitan Planning Organization for the State's four southernmost counties: Atlantic; Cape May; Cumberland; and Salem. The Center for Regional and Business Research (CRBR) prepared 2030 demographic forecasts for the SJTPO in June 2006. Folsom Borough was projected to have very modest growth at 1.4% between 2007 and 2030. This rate is significantly lower than the County's projected growth of 24.1% and the SJTPO municipalities surrounding Folsom (Buena Vista Township, Hamilton Township and Hammonton). Employment growth projections in Folsom for the same period were higher at 7.4% but still low compared to 25.8% for Atlantic County.

## Land Use

The New Jersey Department of Environmental Protection produces a statewide Geographic Information System (GIS) layer that depicts land use and land cover every five years, most recently completed in 2012. Land use and land cover are produced by visually interpreting color infrared photography. Map 3 shows the location and distribution of the six land use and land cover categories within Folsom. The data reveal that the Borough is approximately 47% forest, 24% wetlands, 17% urban, 8% agriculture, 3% water and 1% barren land. The urban land is concentrated in Folsom Village, Collings Lake and Penny Pot. The farms are located along the northern border with Hammonton Town. The Borough has several man-made lakes along the Hospitality Branch. Large swathes of wetlands can be found adjacent to the Great Egg Harbor River, Hospitality Branch and Penny Pot Stream. The remainder of the Borough is forest covered.

Map 3

Folsom Borough  
Land Use and Landcover



Between 1995 and 2012 The land Use and landcover in Folsom Borough has not changed significantly. The greatest change during that time resulted from a modest 2.3% increase in urban land use and a 2.3% decrease in forest land. Anomalies in the data, such as the change in acres of water, can be attributed to ongoing improvements in mapping accuracy and aerial photography interpretations. Where data show land in agricultural increasing, this is likely due to instances where forestland was converted to farms.

**Table 8**  
**Change in Land Use Landcover**  
**1995 to 2012**

TYPE	Percent 2012	Percent 2007	Percent 2002	Percent 1995
AGRICULTURE	7.9%	6.6%	7.0%	7.5%
BARREN LAND	0.7%	0.8%	1.0%	1.0%
FOREST	47.2%	48.9%	49.3%	49.5%
URBAN	17.6%	17.1%	16.0%	15.3%
WATER	2.9%	2.9%	2.8%	2.8%
WETLANDS	23.7%	23.7%	23.8%	23.8%
TOTAL	100.0%	100.0%	100.0%	100.0%

Source: New Jersey Department of Environmental Protection Land Use Landcover Data

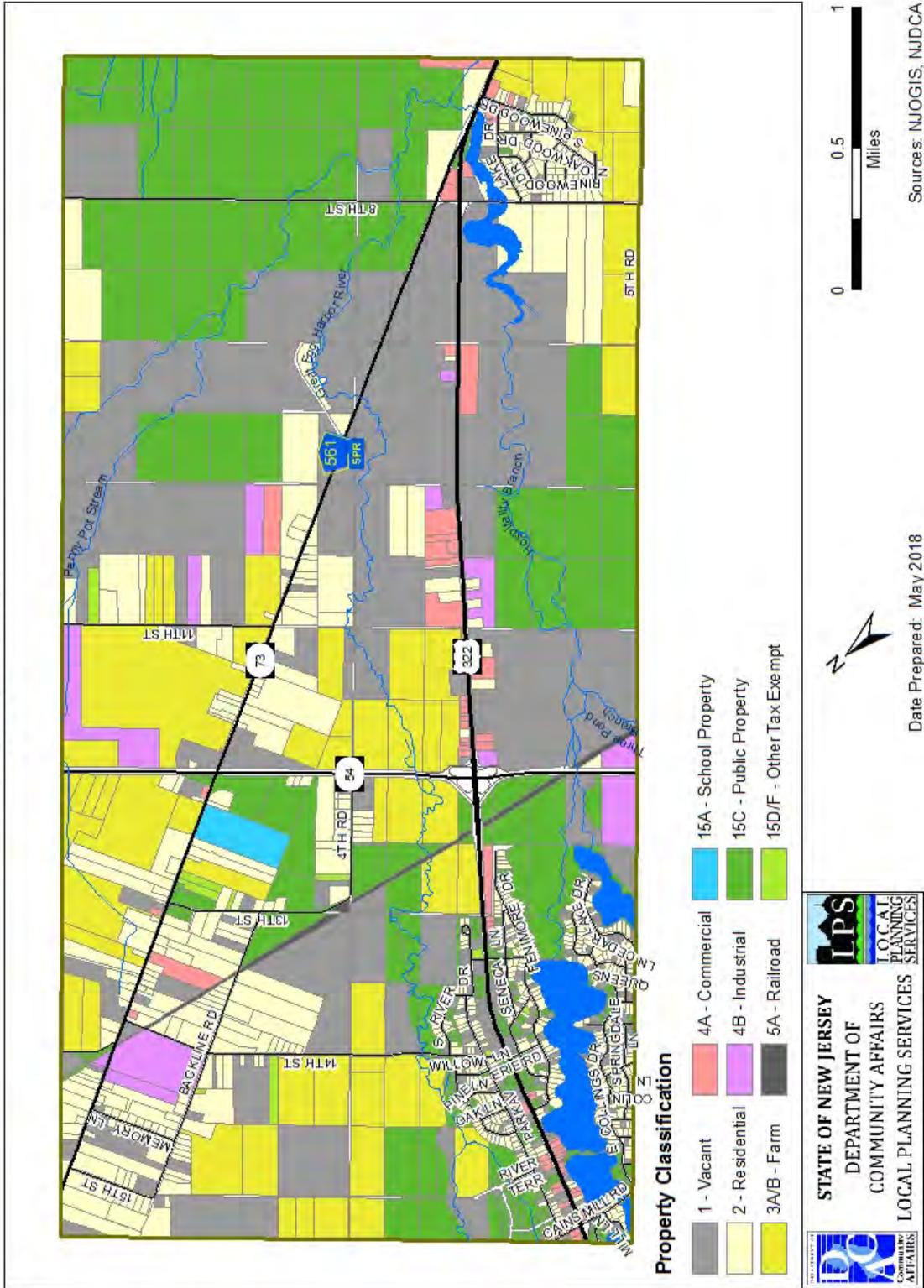
## Property Classifications

The New Jersey Division of Taxation maintains and updates the New Jersey Property Tax System (MOD-IV) data tables, which are based upon individual parcel records collected by local tax assessors. This data set was matched to a Geographic Information Systems (GIS) parcel layer for further examination. Each block and lot record contains a property classification code for taxable real property (1 through 4C), railroad property (5A) and exempt property (15A-15F) as shown in Map 4. Each record (parcel) is assigned only one property classification. Below is a description of each property classifications in Folsom Borough:

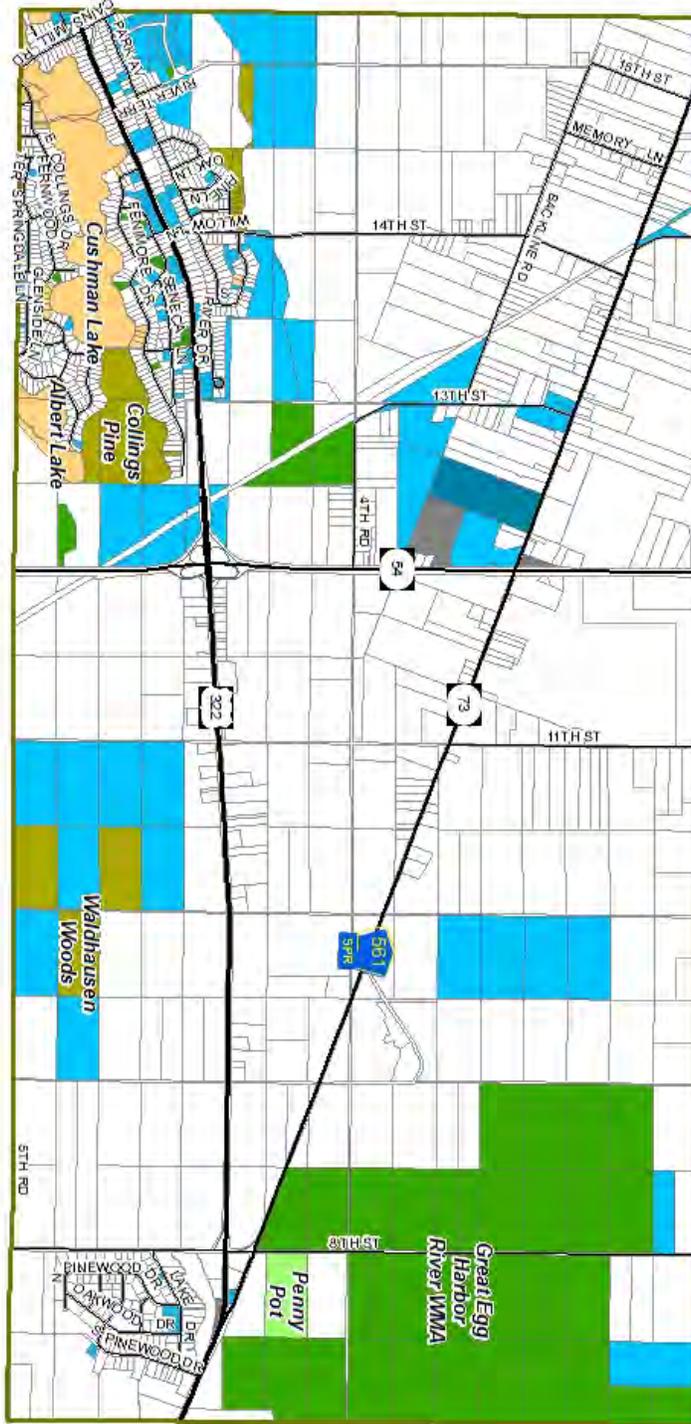
- **Vacant Land** (29.8%) – Vacant properties are dispersed throughout the Borough. The majority of these parcels are undisturbed woodland properties. These undeveloped properties are likely to remain vacant due to their location, size, lack of road frontage and/or proximity to wetlands. There are a few limited vacant developable parcels that exist in Folsom Village and along the Black Horse Pike. Vacant parcels in Collings Lake are generally undersized and cannot be developed.
- **Residential** (18.5%) – Residential properties are primarily found in Folsom Village and communities of Collings Lake and Penny Pot. Residential parcels in Folsom Village that are located along Mays Landing Road tend to be long and narrow to accommodate on-site septic dilution.
- **Farm** (17.9%) – Agricultural properties are found primarily along the border with Hammonton Town. However, other farm assessed properties exist in the Rural Development Area and Forest Area but are not currently in active agricultural production. There is one preserved farm (Eckhardt) in Folsom, which is located along Mays Landing Road, on the west side of State Route 54. This area is designated by the County as an Agricultural Development Area where farmland preservation should be encouraged.
- **Commercial** (1.9%) – Commercial development in Folsom is sparse and is almost exclusively located along the Black Horse Pike, in the form of union halls, pool and spa sales, bars and taverns, convenient stores, a diner and other small-scale retail or service establishments. A Dollar General and a Dunkin' Donuts were built at the corner of Route 54 and Mays Landing Road in 2018.
- **Industrial** (2.7%) – Industrial development can be found along the major arterial roadways in Folsom Borough. These industrial properties correspond to the major employers in the Borough.
- **Apartment** (0%) – It is notable that there are no properties in Folsom classified as Apartment.
- **Railroad** (1.3%) – The Cape May Freight Line, owned by NJ TRANSIT, runs through the Borough.
- **Public Land** (27.8%) – Tax exempt properties include churches, cemeteries, schools and institutions. Folsom Elementary School is the only school in Folsom and a few churches in the Borough. The remaining tax-exempt land is publicly owned; and that may be either developed or undeveloped. The Borough of Folsom has almost 28% of the land in its boundaries owned by public and/or tax-exempt entities (see Map 5). Most of this land is undeveloped and located in the areas dominated by forests and wetlands. In addition to the Municipal building and Public Works yard, most of the property owned by the Borough is undeveloped and acquired through tax liens or foreclosures. Atlantic County owns the 20-acre Penny Pot Park. The State of New Jersey's land holdings is dominated by the Great Egg Harbor River Wildlife Management Area. The Natural Land Trust owns the Waldhausen Woods and Collings Lake preserves.

Map 4

# Folsom Borough Property Classification



# Folsom Borough Public Land and Open Space



## Publicly Owned Land by Owner

- Parcel Boundary
- Collins Lake Civic Assoc.
- Borough of Folsom
- Atlantic County
- Folsom Board of Ed.
- NJ Natural Lands Trust
- NUDEP
- NJDOT

**STATE OF NEW JERSEY**  
 DEPARTMENT OF  
 COMMUNITY AFFAIRS  
 LOCAL PLANNING SERVICES

Date Prepared: October 2018

Sources: NUOGIS, NJDCA, NUDEP,  
NJ Division of Taxation





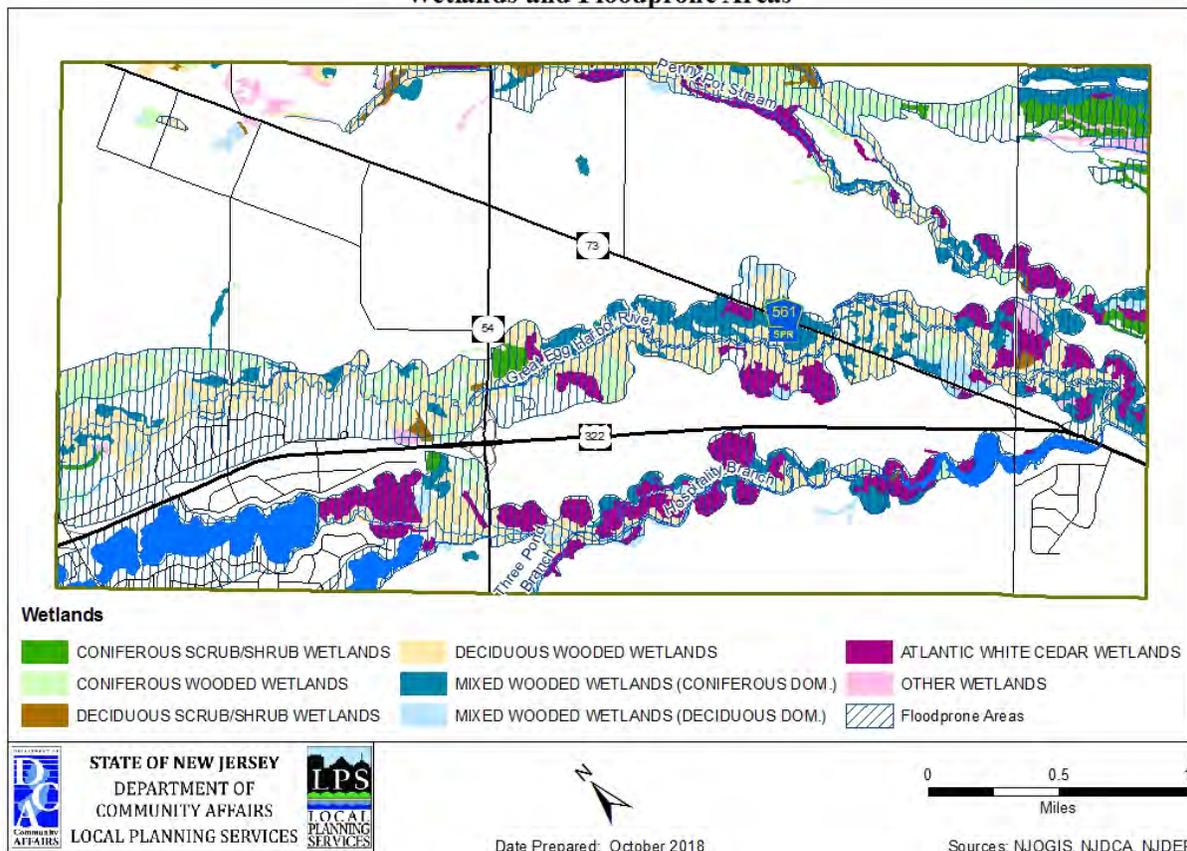
## Natural Resources



The Land Use section of this report provides a general assessment of the natural environment and its relationship to the built environment and also identifies the areas of greatest environmental concern. The objectives set forth in the 2007 Master Plan that pertain to protecting river and stream corridors as well as preserving existing natural and environmental resources should be carried forward in the next Master Plan. The Pinelands Commission requires a current and comprehensive inventory and analysis of the natural resources that must be included within the next Master Plan. Map 7 depicts the stream network, the wetlands by type and the floodprone areas in the Borough.

**Map 7**

**Folsom Borough  
Wetlands and Floodprone Areas**



## State Development and Redevelopment Plan

The State Development and Redevelopment Plan (SDRP) was first adopted in 1992 and updated in March 2001. There have been no significant revisions to the SDRP that would impact Folsom since the Borough adopted its 2007 Master Plan. Moreover, since Folsom is completely within the Pinelands Management Area, the SDRP “acknowledges the special statutory treatment accorded the New Jersey Pinelands under

the Pinelands Protection Act” and relies exclusively on the adopted plans and regulations of the Pinelands Commission to implement statewide goals and objectives in the Pinelands.

### Atlantic County Master Plan

The May 2018 Atlantic County Master Plan classifies Folsom Borough as part of the County’s “Rural Region.” This is the area of the County that consists primarily of forested and wetland areas, farmland and low density residential development. The County Master Plan recognizes that “[g]rowth potential within the Rural Region is limited by infrastructure limitations, land use regulations, and the presence of environmentally sensitive features [that warrant] planning goals and objectives for this region [that] are related to farmland preservation, the provision of open space for conservation and recreation purposes, and the management of low impact growth and development in centers and other targeted areas.” Folsom Borough’s Master Plan aligns precisely with the Atlantic County Master Plan. The County Transportation Element lists two capital improvements in Folsom Borough (Route 54 Bridge over the Cape May Point Branch and repaving the entire length of Route 73) that will occur between 2016 and 2025.



Sustainability and Resiliency is an important concern to the County. In May 2018, the County published Model Resiliency Guidelines provide a set of standards that municipalities can adopt in whole, or in part to improve aspects of their local zoning and land development ordinances. These guidelines include ordinances pertaining to energy, infrastructure, parking and circulation, building design and landscaping.

The May 2018 Open Space and Recreation Plan identified the current preserved open space in the County. Folsom’s goals and objectives regarding the protection of open space and conservation align closely with the County’s goals and objectives. The Plan encourages municipalities to continue to develop recreation programs for a diverse resident and visitor population, with a focus on the growing aging population.

The May 2017 County Farmland Preservation Plan states, “there are approximately 40,500 acres of farmland in the County with the majority of farmland located in the western portion of the County. This area consists of Mullica Township, Hammonton, Folsom, Buena Borough and Buena Vista.” The Plan recognizes the prime farmland soils located in the northwestern portion of Folsom and the development pressures occurring within the County. The vision of the County is to preserve land for farming, minimize the impact of development on farming, preserve the rural farming environment and support the farming community. This vision aligns with the Boroughs goals and objectives.

### Pinelands Comprehensive Management Plan

Folsom Borough is located completely within the Pinelands National Reserve and is regulated by the New Jersey Pinelands Commission. The agency’s mission is to “preserve, protect, and enhance the natural and cultural resources of the Pinelands National Reserve, and to encourage compatible economic and other human activities consistent with that purpose.” To accomplish this, the Commission implements the

Comprehensive Management Plan N.J.A.C. 7:50 (CMP) that guides land use, development and natural resource protection programs in the 938,000-acre Pinelands Area of southern New Jersey.

The Pinelands Commission reviews amendments to county and municipal master plans, land use ordinances, zoning maps and development applications affecting the Pinelands Area. For an ordinance to be effective within the Pinelands, it must be reviewed for consistency with the Pinelands Comprehensive Management Plan and certified by the Pinelands Commission. Therefore, all development within Folsom Borough must be consistent and comply with the Pinelands Commission's development standards as set forth in the Borough's Subdivision and Land Development (Chapter 170) and Zoning (Chapter 200) ordinances.

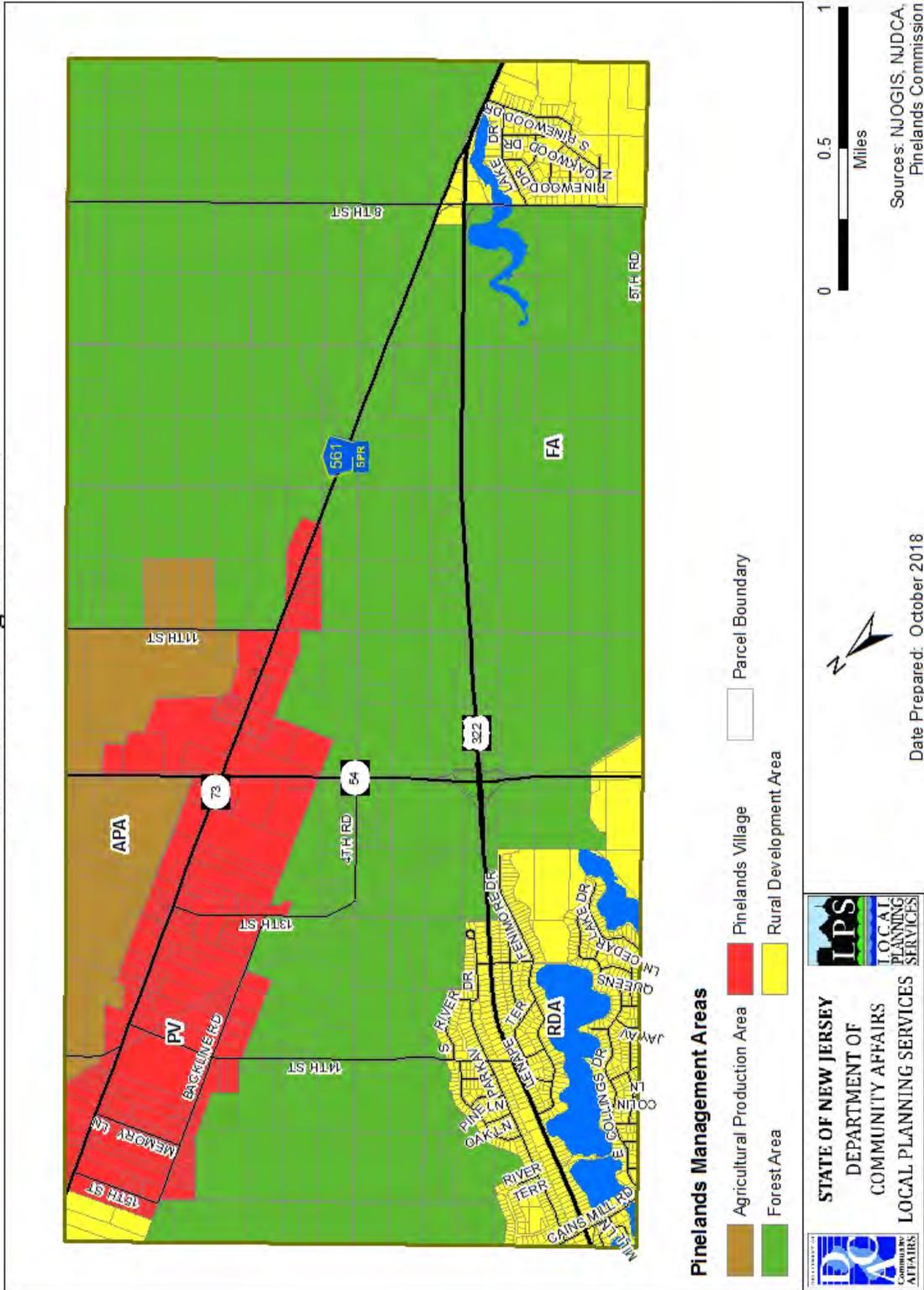


To govern the distribution of land uses and intensities in the Pinelands, the Commission established nine management areas in the Comprehensive Management Plan (CMP). Map 8 shows Folsom is located in the following four Pinelands Management Areas: Agricultural Production Area; Forest Area; Rural Development Area; and Village. The Borough's Zoning Districts are based on the Pinelands Management Areas. Below is a summary of the minimum standards found at N.J.A.C 7:50-5.11 to 5.29:

- **Agricultural Production Area (6.4%)** – The Agricultural Production Area permits cultural housing, low density residential, agriculture, forestry, low intensity recreational uses, agricultural commercial establishments and agricultural processing facilities.
- **Forest Area (67.5%)** – The Forest Area permits cultural housing, low density residential, agriculture, forestry and low intensity recreational uses. municipalities also may permit other low intensity uses with defined conditions. One such use is roadside retail sales and service establishments. These commercial uses must have roadway frontage of at least 50 feet, be at least 300 feet from a roadside retail sales and service establishment in existence as of February 7, 1979 and not unduly burden public services.
- **Village (11.7%)** – The Pinelands Village designation is the most permissive area within Folsom provided that the character and magnitude of the permitted uses are compatible with the existing structures. Additionally, sewer infrastructure is permitted, which would allow for greater density options. However, there are no plans for central sewer in Folsom in the foreseeable future. Delineation of boundaries and zone capacities are derived from calculations that are based on the types of land uses and the amount of vacant land and existing structures that existed at the time the CMP was enacted.
- **Rural Development Area (14.4%)** – The Rural Development Area permits residential dwelling units at a net density of one unit per 3.2 acres (exclusive of wetlands).” Municipalities may permit any use which is compatible with the essential character of the Pinelands environment including roadside retail and sales establishments, resource extraction, institutional uses, community commercial uses and agricultural uses.

Map 8

# Folsom Borough Pinelands Management Areas



## Specific changes recommended for the Master Plan, Zoning and Development Regulations

The establishment of goals and objectives for this 2018 Reexamination Report is based upon the accumulation of input gathered from the Working Committee and the Planning and Zoning Board.

### Master Plan Reexamination Findings

1. The Planning and Zoning Board has determined that goals and objectives set forth in the existing 2007 Master Plan remain relevant and are actionable. Reorganizing and prioritizing the goals and objectives into categories that follow common themes reduce redundancy and provide more specificity. In addition, adding new goals and objectives that address current conditions and trends such as economic development, resiliency, sustainability, efficiency and shared services further ensure that the goals of the Borough are achieved. Therefore, it is recommended that the Master Plan Goals and Objectives be reorganized by replacing Chapter 6 of the July 2007 Master Plan with the revised Chapter 6 included as **Appendix A** to this Reexamination Report.
2. An appropriate and balanced exchange of Rural Development and Forest areas will improve limited opportunities for commercial development or redevelopment while retaining consistency with the Pinelands CMP. Specific recommendations are discussed in further detail below under the Land Use Element Recommendations section of this Reexamination Report.
3. The addition of a Housing Element will ensure compliance with the MLUL and consider innovative ways to create a range of housing options that will attract young residents and professionals while addressing the needs of the Borough's aging population and low- and moderate-income residents. A recommended Housing Element to be adopted by the Folsom Borough Planning and Zoning Board is attached to this Reexamination Report as **Appendix B**.
4. The addition of a Recreation Element to inventory and categorize all natural and man-made resources related to recreational facilities and lands in open space in the Borough will support the pursuit of eco-tourism opportunities, such as hiking, biking, canoeing, kayaking, nature viewing and hunting. A recommended Recreation Element to be adopted by the Folsom Borough Planning and Zoning Board is attached to this Reexamination Report as **Appendix C**.

### Land Use Element Recommendations

1. In order to balance preservation with the need to increase non-residential opportunities, Pinelands Commission staff were consulted to evaluate the boundaries, densities and permitted uses in Folsom, especially in the following areas:
  - a. Forest Commercial Receiving (FC-R) and Forest Commercial Sending (FC-S) Districts – Based on the recommendation set forth in the 2007 Mater Plan, the FC-R and FC-S Districts were created along the Black Horse Pike. The FC-R District permits roadside retail sales and service establishments, consistent with the Pinelands CMP. The Borough will continue to promote development and/or redevelopment of the remaining vacant and underutilized parcels within the FC-R District. In order to maximize opportunities for

economic development, currently permitted residential uses in both of these Districts should no longer be permitted;

- b. Additional development opportunities along the Black Horse Pike near the intersection with Mays Landing Road – As a result of discussions with the Pinelands Commission staff, any further expansion of the Forest Commercial District along the Black Horse Pike is not permitted pursuant to N.J.A.C. 7:50-5.23(b)6, which sets forth limitations of retail development in the Forest Area. As an alternative, an expansion of the existing Rural Development Area in the southeast, extending it westerly along the Black Horse Pike to include all or portions of three developable lots (Block 3301, Lot 5 and Block 3302 Lots 1 and 6) was considered more favorably. To offset this expansion, various vacant lots currently zoned RD and contiguous with the Borough’s Forest Area should be rezoned to FA-30 (see Table 9). These lots are publicly owned and have significant wetlands, which severely limit any future development. To effectuate this zoning swap, the Borough must create a new Rural Development Commercial (RDC) district, which would include existing commercial uses along the Black Horse Pike in the RD zone as well as the vacant lots being rezoned from FA-20. The district should also include design standards similar to the FC-R zone (such as the clustering of commercial development, building and roof offsets and landscaping/screening) to control for the design of commercial development and prohibit residential uses to further support the goal of encouraging economic development. Recommended revisions to the Borough’s Land Development and Zoning Ordinances are attached to this Reexamination Report as **Appendix D**.

**Map 9**

**Pinelands Management Area Changes**

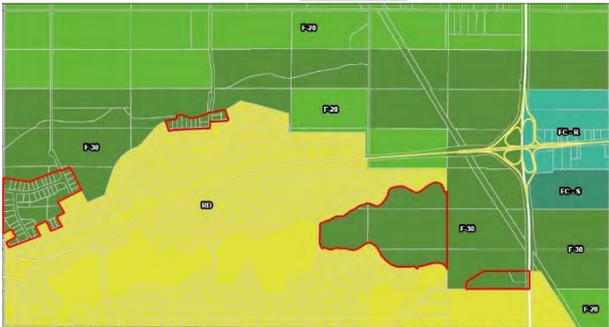
Current



Proposed



Changes in Western Folsom



Changes in Eastern Folsom



**Table 9 – Proposed Zoning Changes by Parcel**

**FA-20 to RDC**

Block	Lot	Current Zoning	Proposed Zoning	Acreage
3302	1, 6 (portion)	FA-20	RDC	29.2
3301	5	FA-20	RDC	20.1

**RD to RDC**

Block	Lot	Current Zoning	Proposed Zoning	Acreage
3302	6*	RD	RDC	3.2
3401	50-53	RD	RDC	3
3407	12	RD	RDC	2.5
3408	1-5	RD	RDC	3.8

**RD to FA-30**

Block	Lot	Current Zoning	Proposed Zoning	Acreage
2002	11-19	RD	FA-30	2.9
2005	1,2,7*	RD	FA-30	.8
2505	1642-1649; 215,216,219,220	RD	FA-30	4.4
2506	1655-1666	RD	FA-30	3.5
2507	1630-1641; 3,3.01,4,4.01, 208,209,210,213,214	RD	FA-30	11
2508	1617-1621	RD	FA-30	1.3
2710	1,2,4,11,12.01	RD	FA-30	46.0
2810	2,3*	RD	FA-30	6.2

**Additional Implementing Ordinance Recommendations**

1. A review of the development applications acted on by the Planning and Zoning Board from 2008 through 2017 indicates that there are significant recurrences of applications for variances from Chapter 200 Zoning requirements, predominantly within residential zoning districts containing a significant quantity of pre-existing, non-conforming uses. Additionally, waivers from the application submission requirements of Chapter 170 have been routinely granted for development applications involving smaller properties. Most of the variances associated with residential development are necessitated by pre-existing undersized lots and/or pre-existing encroachment on setback requirements. To encourage user-friendly zoning ordinances and land use regulations that reduce the need for reoccurring variances and code violations, it is recommended that setback requirements be reduced for development applications on pre-existing non-conforming lots. To maintain the character of existing neighborhoods, it is recommended that this be accomplished by adopting setback requirements that reflect a percentage of the corresponding lot dimension. However, any such revision should also be subject to a specific minimum distance.



While the Master Plan Committee generally concurred with this approach, no specific revisions to the Borough's implementing ordinances were drafted at the time of this Reexamination Report. Consequently, it is recommended that the Planning and Zoning Board continue these discussions and propose a future ordinance revision to the Mayor and Council in order to address these issues.

2. Since the Folsom Borough Master Plan was prepared in July 2007, there have been several changes to the Pinelands Comprehensive Management Plan that affect the Borough. These updates to the Pinelands Comprehensive Management Plan have resulted in several new provisions that must be incorporated into the Folsom Zoning Ordinance (Chapter 200). New definitions are required, revisions have been made to Pinelands Commission review exemptions and notifications, Pinelands Development Credit deed restrictions regarding accessory uses have been revised. The Borough's Land Development Ordinance (Chapter 170) must also be revised to reflect updated Pinelands regulations that expand the use of advanced wastewater treatment systems. Additionally, clustering provisions in all Forest and Rural Development areas are no longer optional and have now been mandated under revised Pinelands regulations. Amendments that meet these requirements are attached to this Reexamination Report as **Appendices E and F**.
3. To ensure that new development, limited in extent as it may be, does not diminish the rural character and feel of Folsom, architectural standards should be further explored and incorporated into the Borough's Land Development Ordinance. Ordinance provisions should also establish an architectural review board to ensure that future development proposals reflect desired building designs and site layouts and that scenic viewsheds are preserved.
4. The Planning and Zoning Board should establish specific conditions to be met so that Conditional Use approvals can be granted in a manner that ordinance-based and consistent with the Master Plan. Where the Borough's Zoning Ordinance allows for conditional uses by permit, specific conditions to be met have not been identified. It is recommended that the Planning and Zoning Board continue discussions started by the Master Plan Committee and propose a future ordinance revision to the Mayor and Council.
5. The Planning and Zoning Board should continue discussing the establishment of specific criteria to follow when granting D variances and thereafter recommend ordinance revisions or a new "Change of Use" ordinance to the Mayor and Council, if necessary.
6. The Planning and Zoning Board should continue discussing the development application review process for accessory structures on pre-existing, non-conforming lots. This discussion should consider the use of definitions that would distinguish between larger accessory structures, such as garages, and smaller structures, such as sheds, along with reductions in setback requirements on pre-existing non-conforming lots referenced in recommendation 1 above.
7. In order to increase the resiliency and sustainability of the Borough, the Council should review and adopt the Model Resiliency Ordinances that Atlantic County prepared in 2018 that address flood damage preservation, green infrastructure, parking and circulation, building design standards, landscaping standards and critical areas, as appropriate.

## Recommendations of the planning board concerning the incorporation of redevelopment plans

The Borough of Folsom does not contain any designated Areas in Need of Redevelopment or Rehabilitation. However, the Borough may wish to consider directing the Planning Board to undertake a preliminary investigation of any properties or areas where revisions to Pineland Commission regulations governing the use of advanced wastewater treatment systems might create opportunities on underutilized properties in the existing FC District.



## Appendix A - Recommended Revisions to Master Plan Chapter 6

**FOLSOM BOROUGH MASTER PLAN - REPLACEMENT FOR MASTER PLAN CHAPTER 6**

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## **Chapter 6 - Statement of Goals, Objectives and Assumptions**

The Municipal Land Use Law, at N.J.S.A. 40:550-28 requires that the Master Plan contain a statement of objectives, principles, assumptions, policies and standards" which guide the physical, economic and social development of the municipality. The individual elements of the Master Plan implement the objectives stated below.

This section updates and refines the specific objectives of the previously adopted Master Plan, providing a framework for balancing preservation and economic development. The following specific objectives advance the broader goals of this Master Plan, which are to protect the public health, safety, morals and general welfare.

### **GOAL: Maintain Folsom's Rural Character**

Objectives:

- (a) Encourage low development density on the remaining vacant land in the Borough
- (b) Promote the purposes of the State Development and Redevelopment Plan, including limiting sprawl by concentrating development in cores, nodes and/or centers
- (c) Incorporate architectural standards into the Borough's Land Development Ordinance to ensure that new development does not diminish the rural character and feel of Folsom
- (d) Establish specific conditions to be met when a conditional use or a change of use is approved

### **GOAL: Balance an Appropriate Mix and Intensity and Promote a Compatible Inter-relationship of Land Uses**

Objectives:

- (a) Establish appropriate locations within the Borough for agricultural, residential, recreational/ open space, governmental, commercial and industrial uses and the steering of suitable development to be in close proximity to public spaces and civic buildings
- (b) Promote the conservation of open space and valuable natural resources and prevent urban sprawl and degradation of the environment through improper use of land
- (c) Provide a circulation system for all modes of transportation, recognizing and accommodating the pedestrian and bicyclist

### **GOAL: Preserve Open Space and Conserve Farmland, which the Borough views as unique and irreplaceable**

Objectives:

- (a) Promote a desirable visual environment through conservation and preservation of valuable farmland, natural features and Pine Barren areas
- (b) Promote the conservation of historic sites, open space and valuable natural resources

GOAL: Encourage Economic Development

Objectives:

- (a) Improve limited opportunities for commercial development or redevelopment along major thoroughfares in the Borough while retaining consistency with the Pinelands CMP
- (b) Promote the Borough's historic sites, open space and valuable natural resources as eco-tourism opportunities

GOAL: Ensure Public Health, Safety and Welfare

Objectives:

- (a) Secure safety from fire, flood, panic and other natural and man-made disasters
- (b) Provide adequate light, air and open space
- (c) Encourage more efficient, resilient and sustainable building and site designs
- (d) Ensure that development within the Borough does not conflict with the development and general welfare of the neighboring municipalities, the County, the State and the Pinelands Comprehensive Management Plan as a whole
- (e) Promote and foster a "sense of community" through physical design
- (f) Create a range of housing options that will attract young residents and professionals while addressing the needs of the Borough's aging population and low- and moderate-income residents

GOAL: Streamline and Ensure Consistency for Pre-existing, Non-conforming Development Approvals

- (a) Reduce the need for variances on pre-existing, non-conforming lots
- (b) Establish uniform setback and accessory structure requirements for development applications involving pre-existing, non-conforming lots or uses
- (c) Establish specific conditions to be met when a conditional use or a change of use is approved

## Appendix B Proposed Housing Element

**FOLSOM BOROUGH MASTER PLAN - NEW CHAPTER 8 IN MASTER PLAN**

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## **Chapter 8 - Housing Element**

The 2018 Master Plan Reexamination Report undertaken by the Borough of Folsom Planning and Zoning Board recognizes that the addition of a Housing Element to the Borough's Master Plan is necessary to ensure compliance with the Municipal Land Use Law (MLUL). In its grant of the power to zone to municipalities, the MLUL at N.J.S.A. 40:55D-62(a) states:

*"The governing body may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon. Such ordinance shall be adopted after the planning board has adopted the land use plan element and the housing plan element of a master plan, and all of the provisions of such zoning ordinance or any amendment or revision thereto shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements..."*

The ability of the Borough to use its zoning powers to provide an extensively wide range of housing options is constrained by the land use restrictions of the Pinelands Comprehensive Management Plan (CMP) and the absence of sanitary sewer infrastructure. Notwithstanding these limitations, the goal of this Housing Element is to consider approaches to meeting current and future housing needs, with an emphasis on opportunities that are affordable. Housing affordability is a key factor that is attractive to young households while also addressing the needs of the Borough's aging population and low- and moderate-income residents.

According to the United States Census Bureau's American Community Survey (ACS) for the period covering 2009 to 2016, there are 693 housing units in Folsom Borough, of which, 644 are occupied. There are 598 owner-occupied and 46 renter-occupied units. Only 174 units or approximately 25.1 percent of the Borough's total housing stock was built prior to 1960. Of these, 101 were built between 1950 and 1959 and 73 were built prior to 1950. The areas of Folsom that have been designated for development in the CMP are generally built. Additional information and detail on housing characteristics is provided in Appendix A.

The bulk of the Borough's housing development occurred as a result of and subsequent to the opening of the Atlantic City Expressway in 1965. As shown in Table 1, data compiled from 2008 to 2017 by the State Office of State and Local Code Enforcement, Southern Regional Office (SRO) show only 16 building permits for new housing units were issued in Folsom Borough. However, eight demolition permits were also issued for a net result of nine new housing units authorized by permit over the decade. This extremely low figure further illustrates the Borough's rural character and continually slowing growth rate. Even in areas of the Borough where development has been focused, State preservation initiatives and the absence of sewer infrastructure are evident in ACS data indicating that over 96 percent of the Borough's housing stock consists of single-family detached units.

**TABLE 1**  
**Housing units authorized by building permits**  
**2007 thru November 2017**

Year	1&2 family	Multifamily	Mixed use	Demolitions	Net Total
2008	2	0	0	0	2
2009	2	0	0	0	2
2010	1	0	0	0	1
2011	3	0	0	2	1
2012	5	0	1	3	3
2013	1	0	0	3	-2
2014	1	0	0	0	1
2015	0	0	0	0	0
2016	1	0	0	0	1
2017	0	0	0	0	0
<b>Total</b>	<b>16</b>	<b>0</b>	<b>1</b>	<b>8</b>	<b>9</b>

Source: New Jersey Department of Community Affairs, 6/8/09 to 2/8/18

Housing affordability gives consideration to a combination of factors including household size and tenure (owned or rented). In determining housing affordability specific to the needs of low- and moderate-income residents, region within the State is an additional factor. In Folsom, the average household size in owner occupied units is 2.79 persons per household. In rental units, the average household size is 4.02 persons per household. Folsom is located in Region 6 where the median income for a three-person household is \$65,682 and median income for a four-person household is \$72,979. Median household income by household size is slightly higher in Folsom where the median income for a three-person household is \$83,750 and median income for a four-person household is \$101,250.

**TABLE 2**  
**Median Household Income by Household Size**

	Folsom Median Income	Region 6 Median Income
All Households	\$66,379	N/A
1-person households	\$32,750	\$51,086
2-person households	\$66,667	\$58,384
3-person households	\$83,750	\$65,682
4-person households	\$101,250	\$72,979
5-person households	\$68,750	\$78,818
6-person households	*	\$84,656
7-or-more-person households	*	N/A
* No or too few sample observations were available		

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates; NJ Department of Community Affairs

As shown in Table 3, just under half of the Borough’s owner-occupied housing contains larger households consisting of three or more occupants. However, almost three quarters (73.9%) of the rental units provide shelter for larger households. Only 15 owner occupied units and nine rental units are considered to be over-crowded by virtue of housing more than one occupant per room. The vast majority of both owner- and renter- occupied units are occupied by families and the head of household is under age 35 in less than 10 percent of all units. This suggests that housing affordability may be an impediment to younger households that would like to live in Folsom.

**TABLE 3  
Housing Occupancy Characteristics**

	All Occupied units	Owner-occupied units	Renter-occupied units
Total Occupied housing units	644	598	46
<b>HOUSEHOLD SIZE</b>			
1-person household	19.1%	19.6%	13.0%
2-person household	32.9%	34.4%	13.0%
3-person household	16.5%	16.6%	15.2%
4-or-more-person household	31.5%	29.4%	58.7%
<b>OCCUPANTS PER ROOM</b>			
1.00 or less occupants per room	96.3%	97.5%	80.4%
1.01 to 1.50 occupants per room	3.7%	2.5%	19.6%
1.51 or more occupants per room	0.0%	0.0%	0.0%
<b>HOUSEHOLD TYPE &amp; AGE OF HOUSEHOLDER</b>			
Family households	76.9%	76.6%	80.4%
Householder 15 to 34 years	7.7%	5.9%	32.6%
Householder 35 to 64 years	51.3%	52.0%	41.3%
Householder 65 years and over	17.8%	18.7%	6.5%
Nonfamily households	23.1%	23.4%	19.6%
Householder 15 to 34 years	2.2%	2.4%	0.0%
Householder 35 to 64 years	13.2%	13.2%	13.0%
Householder 65 years and over	7.8%	7.8%	6.5%

Source: 2012-2016 American Community Survey 5-Year Estimates

Affordable housing requirements that resulted from the Fair Housing Act of 1985 (N.J.S.A. 52:27D-301 *et seq.*) reflect two overarching components. First, a new construction obligation that is based primarily on the growth capacity of a municipality as it relates to projected growth for the county and region in which the municipality is located. The availability of suitable and developable land as well as access to infrastructure is also given consideration.

The second component of affordable housing need is based on the number of substandard housing units that are capable of being rehabilitated and likely to be currently occupied by low- and moderate-income households. Substandard units are generally defined by using Census data to identify a non-overlapping count of older housing stock that is overcrowded, lacks complete plumbing and lacks complete kitchen facilities.

Based on a sampling of Public Use Micro-Sample (PUMS) data for the Atlantic, Cape May, Cumberland and Salem region, approximately 38.6 percent of new households likely to form are projected to be of low- or moderate-income. These same data also predict that 69.9 percent of substandard units are occupied by low- and moderate-income households and that 25.3 percent of units identified with deficiencies are double counted.

Applying all of the above data to Folsom Borough results in a projected need to rehabilitate five substandard homes that are occupied by low- or moderate-income residents. The Borough's ability to provide for any share of the region's affordable housing need is severely hampered by a lack of sewer and water infrastructure and land use restrictions imposed by the CMP.

To address the needs identified in this Housing Element, it is recommended that the Borough continue its participation in the Atlantic County Housing Rehabilitation Program. This program provides special financing and deferred loans for the rehabilitation of homes in Atlantic County that are occupied by low- and moderate-income homeowners. The Borough should ensure that the County Program is well advertised to its residents by including information about the program at all public facilities and in as many routine Borough mailings as practicable.

Additionally, the Borough should explore the possibility of seeking grant funding to establish a program to acquire existing vacant units that can be renovated and returned to active housing stock as deed restricted affordable housing.

**Folsom Borough Housing Element Exhibit A**

Subject	Folsom Borough	
	Count	Percent
<b>HOUSING TENURE</b>		
Occupied housing units	644	
Owner-occupied	598	92.9%
Renter-occupied	46	7.1%
Average household size of owner-occupied unit	2.79	(X)
Average household size of renter-occupied unit	4.02	(X)
<b>SELECTED CHARACTERISTICS</b>		
Occupied housing units	644	
Lacking complete plumbing facilities	3	0.5%
Lacking complete kitchen facilities	3	0.5%
No telephone service available	9	1.4%
<b>OCCUPANTS PER ROOM</b>		
Occupied housing units	644	
1.00 or less	620	96.3%
1.01 to 1.50	24	3.7%
1.51 or more	0	0.0%
<b>VALUE</b>		
Owner-occupied units	598	
Less than \$50,000	14	2.3%
\$50,000 to \$99,999	53	8.9%
\$100,000 to \$149,999	59	9.9%
\$150,000 to \$199,999	196	32.8%
\$200,000 to \$299,999	186	31.1%
\$300,000 to \$499,999	73	12.2%
\$500,000 to \$999,999	14	2.3%
\$1,000,000 or more	3	0.5%
Median (dollars)	191,500	(X)
<b>MORTGAGE STATUS</b>		
Owner-occupied units	598	
Housing units with a mortgage	435	72.7%
Housing units without a mortgage	163	27.3%

**Folsom Borough Housing Element Exhibit A**

Subject	Folsom Borough	
	Count	Percent
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>		
Housing units with a mortgage	435	
Less than \$500	0	0.0%
\$500 to \$999	34	7.8%
\$1,000 to \$1,499	109	25.1%
\$1,500 to \$1,999	187	43.0%
\$2,000 to \$2,499	64	14.7%
\$2,500 to \$2,999	23	5.3%
\$3,000 or more	18	4.1%
Median (dollars)	1,700	(X)
Housing units without a mortgage	163	
Less than \$250	8	4.9%
\$250 to \$399	11	6.7%
\$400 to \$599	64	39.3%
\$600 to \$799	35	21.5%
\$800 to \$999	23	14.1%
\$1,000 or more	22	13.5%
Median (dollars)	597	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>		
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	435	
Less than 20.0 percent	141	32.4%
20.0 to 24.9 percent	59	13.6%
25.0 to 29.9 percent	42	9.7%
30.0 to 34.9 percent	46	10.6%
35.0 percent or more	147	33.8%
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	157	
Less than 10.0 percent	54	34.4%
10.0 to 14.9 percent	29	18.5%
15.0 to 19.9 percent	17	10.8%
20.0 to 24.9 percent	3	1.9%
25.0 to 29.9 percent	21	13.4%
30.0 to 34.9 percent	6	3.8%
35.0 percent or more	27	17.2%

**Folsom Borough Housing Element Exhibit A**

Subject	Folsom Borough	
	Count	Percent
<b>GROSS RENT</b>		
Occupied units paying rent	46	
Less than \$500	0	0.0%
\$500 to \$999	12	26.1%
\$1,000 to \$1,499	19	41.3%
\$1,500 to \$1,999	15	32.6%
\$2,000 to \$2,499	0	0.0%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
Median (dollars)	1,375	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>		
Occupied units paying rent	46	
Less than 15.0 percent	7	15.2%
15.0 to 19.9 percent	0	0.0%
20.0 to 24.9 percent	4	8.7%
25.0 to 29.9 percent	5	10.9%
30.0 to 34.9 percent	15	32.6%
35.0 percent or more	15	32.6%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

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## Appendix C Proposed Recreation Element

**FOLSOM BOROUGH MASTER PLAN - NEW CHAPTER 9 IN MASTER PLAN**

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## **Chapter 9 - Recreation Element**

### **Introduction**

The 2018 Master Plan Reexamination Report, undertaken by the Borough of Folsom Planning and Zoning Board, recognizes that the addition of a Recreation Element to the Borough's Master Plan is optimal in order to meet the current and future recreational needs of its citizenry. The goal of this Recreation Element is to provide an inventory of existing facilities and their condition, consider existing and future community needs and make recommendations to protect and strengthen the recreational opportunities available to the citizens of Folsom Borough. Recommendations set forth in this Plan are consistent with the Borough's Master Plan and Atlantic County's Open Space and Recreation Plan.

The New Jersey Municipal Land Use Law, N.J.S.A. 40:50D-1 et seq. (MLUL) grants substantial power to local planning boards to regulate land use and development and to recommend policy to the local governing body. The preparation of a Master Plan Recreation Element, authorized under the MLUL at N.J.S.A. 40:50D-28, serves as a blueprint for maintaining and developing recreational opportunities in a community. The Borough of Folsom's Master Plan includes goals and objectives specific to promoting the conservation of historic sites, open space and natural resources and establishing appropriate locations within the Borough for recreational, open space and public uses.

### **Parks and Recreation Facilities Inventory**

Folsom Borough has an ample amount of active recreational opportunities considering its population of 1,859 in 2016. There is a large amount of publicly-owned and permanently preserved open space located within its boundaries available for passive recreation. Table 1 lists all the recreational areas in Folsom.

**Table 1**  
**Existing Parks and Recreation Facilities in Folsom Borough**

Facility	Size (Acres)	Location
13 <sup>th</sup> Street Park (Jack Eckhart Park)	4.8	Mays Landing Road and 13 <sup>th</sup> Street
Folsom Community Garden	2.5	Mays Landing Road and 13 <sup>th</sup> Street
Penny Pot Park (Joseph, Helena & JR Ingemi Memorial Park)	1.9	Lake Drive
South River Park	0.5	South River Drive & Pine Lane
Folsom Municipal Building	14.5	1700 12 <sup>th</sup> Street
Folsom Elementary School	25.4	1357 Mays Landing Road
Collings Lake Civic Association	113.7	Collings Lake
Penny Pot Park (County)	20	Eighth Avenue
Great Egg Harbor River WMA	613	Eighth Avenue
Waldhausen Woods Preserve/ Collings Pines Preserve	126	Fifth Road/Fenimore Drive

## **Borough-owned Parks and Recreation Facilities**

### **13<sup>th</sup> Street Park (Jack Eckhart Park) (Block 801, Lot 1 and 3)**

The Borough owns 4.8-acre park located on the southwest corner of Mays Landing Road and 13<sup>th</sup> Street. It is adjacent to the historic Saint James Church. The partially wooded tract contains a baseball field, basketball court, tennis court, playground equipment, a small parking lot, picnic tables, benches and other amenities. This is the largest park in area dedicated solely to recreation within the Borough. The park is well maintained; however, the tennis court is structurally unsound and unusable and is need of rehabilitation. The surface of the basketball court is also in poor condition and in need of rehabilitation. In 2017, Folsom Parks Commission applied for funding for the refurbishment of the tennis and basketball courts.

### **Folsom Community Garden (Block 701, Lots 18, 19 and 20)**

The Borough recently developed a community garden on a 2.5-acre tract of land on the north side of 13<sup>th</sup> Street, across from the Borough Park. The garden was opened in May 2018 and has raised beds, fencing, individual plots, a gate and water barrels. Residents may apply for a plot at the Borough Hall. This new facility is popular with the residents and looks to expand opportunities in the coming years. The garden is in need of a permanent irrigation system with electricity. For safety purposes a pedestrian walk way should be created on 13th Street between the Community Garden and the 13th Street Park.

### **Penny Pot Park (Joseph, Helena & JR Ingemi Memorial Park) (Block 3405, Lots 5, 6, 7, 8 and 9)**

The Borough owns a 1.9 pocket park located on Lake Drive between North Pinewood and Oakwood Drives. This park contains several pieces of playground equipment, open areas, benches and picnic tables and a paved trail and serves the surrounding neighborhood. A bicycle rack is located in the park and on-street parking, including two handicap spaces, is available. The park received grant money for Americans with Disabilities Act (ADA) improvements through the Atlantic County Consortium by a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD).

### **South River Park (Block 2001, Lot 2)**

The Borough owns a 0.5 acres park in the Collings Lake section of the Borough. The park, created in 1977, is located on the corner of South River Drive and Pine Lane. The half-acre lot is enclosed in fencing and contains swings, playground equipment, a picnic table, bike rack and bench. Parking is on-street. The Borough owns a wooded parcel on the opposite side on of Pine Lane.

### **Folsom Borough Municipal Building (Block 801, Lots 12 and 13)**

The Borough's Municipal Building is located at 1700 Twelfth Avenue. Behind this facility there is three well-maintained baseball/softball fields with fencing, dugouts and bleachers, which are popular during the summer months. In addition, the 14.84-acre property also contains playground equipment, known as the Falcon's Nest, walking paths, the municipal parking lot (approx. 60 spaces) and undeveloped land.

### **Other Parks and Recreation Facilities**

#### **Folsom Elementary School (Block 801, Lot 9)**

The Folsom Board of Education operates the Folsom Elementary School, which serves grades K through 8 and has an enrollment of approximately 400 students. The school offers students opportunities to participate in cross country, basketball, cheerleading, volleyball and softball. The 25.37-acre campus contains a softball field, playground, basketball hoops and two multipurpose fields.

#### **Collings Lake Civic Association**

The Collings Lake Civic Association (CLCA) owns and maintains property in Buena Vista Township and Folsom Borough. Braddock Lake, Cushman Lake, Albert Lake and surrounding beachfront properties combine for a total of 113.69 acres in the western portion of Folsom. The CLCA is responsible for maintaining the lakes, beaches and dams organizing clean ups, disseminating information and organizing year-round social and civic activities aimed at the youth and senior citizens. Recreational opportunities exist along the several beaches and lakes. There is a playground and basketball court on East Collings Ave.

#### **Atlantic County**

According to the Atlantic County website, "This is a small parcel of land (about 20 acres) located at Spur 561 and Eighth Ave. (right off of Route 322) in Folsom. Generally, Penny Pot Park is used as a starting point for canoe trips along the Great Egg Harbor River (non-tidal section). From this starting point, you can go all the way down to Lake Lenape, stopping at Weymouth Furnace, Camp Acagisca and then Lake Lenape. The Park System does not rent canoes but there are other campgrounds that rent and transport for a fee."

#### **The State of New Jersey Division of Fish and Wildlife**

The Great Egg Harbor River Wildlife Management Area (WMA) contains a total of 5,666 acres of undisturbed forests covering parts of five municipalities. In Folsom, 613 acres of land is spread across the eastern portion of the Borough and as well as a smaller area near the Cape May Branch Railroad. Access to the trails in the Wildlife Management Area is located off Eighth Street. According to the NJ Audubon website, "The Folsom Section of Great Egg Harbor WMA encompasses unique Pine Barrens savannah habitat bordered by dense Atlantic white cedar swamps along the freshwater tributaries of the Great Egg Harbor River. The many sand roads winding through the WMA offer opportunities to search for the unique plants, reptiles and amphibians that make the Pine Barrens Special." Hunting, trapping and fishing are also permitted in the WMA as established by the Division of Fish and Wildlife.

#### **New Jersey Natural Lands Trust**

According to its website, "The New Jersey Natural Lands Trust preserves land in its natural state for enjoyment by the public and to protect natural diversity through the acquisition of open space. The Trust manages its properties to conserve elements of natural diversity, such as habitat for rare plant and animal species and rare ecological communities. The Trust invites passive use by the public for recreational or educational purposes wherever such use will not adversely affect elements of natural diversity." In southwestern portion of Folsom, the Trust acquired by donation two tracts on land: the Collings Pines Preserve (66 acres) and the Waldhausen Woods Preserve (60 acres), which both offer public access.

### **Other Opportunities**

The Great Egg Harbor National Scenic & Recreational River flows through the heart of Folsom Borough. Along the 55-mile river that runs through five counties and twelve municipalities, visitors can enjoy activities such as backpacking, biking, bird watching, boating, camping, fishing, hiking, hunting, kayaking, nature walks, stargazing, and wildlife viewing. Folsom is entirely located within the Pinelands National Reserve (PNR). According to the National Park Service, “the PNR is approximately 1.1 million acres and spans portions of seven counties and all or part of 56 municipalities. The reserve occupies 22% of New Jersey’s land area and it is the largest body of open space on the Mid-Atlantic seaboard between Richmond and Boston. The reserve is home to dozens of rare plant and animal species and the Kirkwood-Cohansey aquifer system, which contains an estimated 17 trillion gallons of water.” Additionally, Folsom is within five miles of many state, county and local parks, recreational facilities and wildlife management areas.

Currently, there are no designated bike routes in Folsom. However, the 2018 Atlantic County Open Space and Recreation Plan identifies State Route 54 and U.S. 322 for proposed NJDOT shoulder bicycle facilities. These on-road bicycle routes would be part of a larger bicycle network that would link Folsom with other bicycle facilities within the County. Both roadways have wide shoulders and should be properly signed.

Folsom owns property throughout the Borough, which totals over 500 acres. The property can be categorized as active (parks, municipal building, public works), vacant and tax-lien foreclosures. Most of the land owned by the Borough is not considered open space since it is not deed restricted and can be sold and/or developed. There are several instances where vacant land owned by the Borough is adjacent to already parentally preserved land (see Map A, B and C). The Borough may consider, as described in a later section, to work with the State, County or local non-profit to sell or donate parcels, as appropriate.

### **Analysis of Conditions**

The population of Folsom Borough is just under 2,000 residents. With such a small population, the Borough meets the commonly used recommended minimum recreation standards. However, continuing to maintain and expand recreational facilities will improve the quality of life for current residents while also attracting new residents as well as businesses that are directly or tangentially related to recreational and/or eco-tourism. The Borough is strategically located in the middle of the Pinelands National Reserve and is within five miles of several state and county parks, preserves and wildlife management areas. Increased nature-based recreational opportunities such as hiking, bicycling and canoeing are low maintenance and low impact activities that complement the Borough’s rural character and its commitment to preserve and protect open space.

### **Goals, Objectives and Recommendations**

The Master Plan Reexamination Report sets forth goals and objectives specific to preserving and protecting open space, scenic viewsheds and the community's rural charm while ensuring public health, safety and welfare. The following recommendations are presented in this Recreation Element in order to achieve the goals and objectives set forth in the Borough's Master Plan:

- Continue to involve and support the Folsom Parks Commission and solicit input from the community.
- In order to apply for and receive Green Acres funding for future recreation projects, the Borough will prepare and submit a Recreation and Open Space Inventory (ROSI) to Green Acres. The Borough will also seek grants from various funding sources in order to achieve its recreational goals and objectives.
- Improve access to parks and recreational facilities and promote awareness by increasing signage and pathways in and around the existing parks as well as maintaining ADA Accessibility.
- Continue to provide residents with clean and safe parks by conducting routine maintenance, scheduled repairs and on-going updates such as rehabilitating the tennis and basketball courts at the Thirteenth Street Park, providing electricity and irrigation at the Community Garden, providing a safe pedestrian walkway between the Community Garden and the 13th Street Park, and expanding opportunities at other parks.
- Expand the existing park system by developing new recreational opportunities such as:
  - New bicycle facilities – Create an off-road bicycle/pedestrian path that would link the Community Garden, Thirteenth Street Park, Elementary School and Municipal Building together. The exact route and possible right-of-way easements would need to be further defined and investigated.
  - New park facilities – Depending on future needs, Folsom owns a sufficient amount of land to expand its current park system (see Table 2). A new park developed on lands currently owned by Folsom (possibly Block 1201, Lot 3 and 4) would allow the Borough to develop new passive recreational opportunities. Most of the Borough-owned land is located in the Forest Area and therefore would need to consistent with N.J.A.C 7:50-523.
  - Land Management – The Borough will work with Green Acres to investigate opportunities to reduce its land holdings by selling municipal land adjacent to Collings Pine Preserve, Waldhausen Woods Preserve and Great Egg Harbor River WMA in order to expand these open space preserves and create a greenway along the Great Egg Harbor River and around Collings Lake. Many of these parcels are currently inaccessible and/or undevelopable and create a liability instead of revenue for the Borough. These properties would be better managed and maintained as permanently preserved part of an existing preserve or wildlife management area.

**Conclusion**

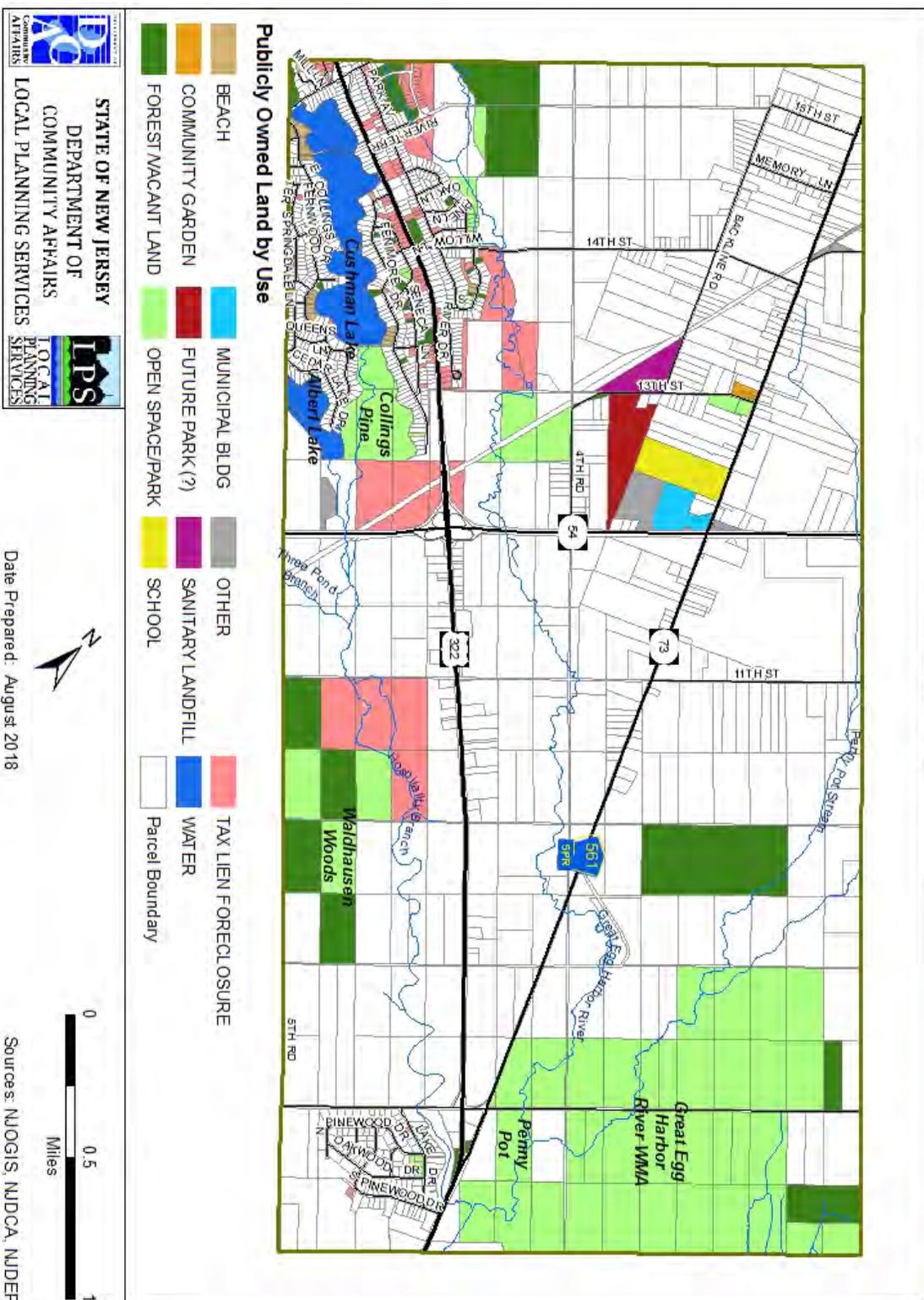
This Recreation Element creates a comprehensive inventory of existing recreational facilities and publicly-owned land in Folsom Borough. It also sets forth a long-range plan for maintaining and expanding recreational opportunities for the citizens of Folsom Borough. The success of this plan will be reliant upon creating partnerships with State, County and nonprofit organizations and input from the general public.

**Table 2  
Publicly Owned Land by Owner in Folsom Borough**

<b>Owner</b>	<b>Number of Parcels</b>	<b>Number of Acres</b>	<b>Percent of Acres</b>
BOROUGH OF FOLSOM	210	544.62	37.2%
COLLINGS LAKES CIVIC ASSOC	31	113.69	7.8%
COUNTY OF ATLANTIC	1	20.16	1.4%
FOLSOM BOARD OF EDUCATION	1	25.38	1.7%
NJ NATURAL LANDS TRUST	22	118.01	8.1%
ST JAMES LUTHERAN CHURCH	1	0.41	0.0%
STATE OF NJ DEP	54	623.47	42.6%
STATE OF NJ DOT	5	16.83	1.2%
Total	325	1,462.56	100.0%

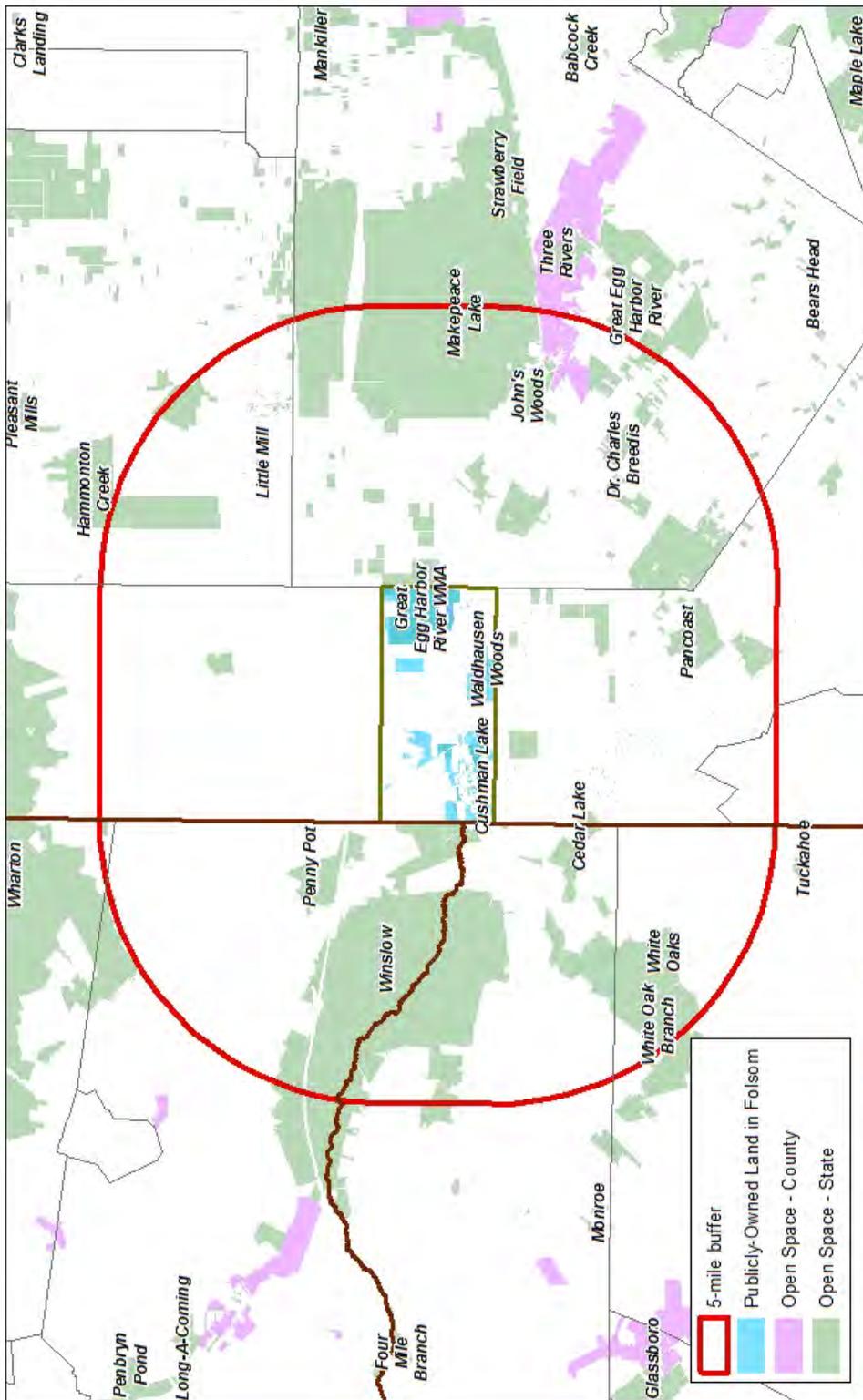


## Folsom Borough Public Land and Open Space Use



Map C

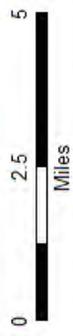
# Folsom Borough Surrounding Open Space



	5-mile buffer
	Publicly-Owned Land in Folsom
	Open Space - County
	Open Space - State


  
**STATE OF NEW JERSEY**  
 DEPARTMENT OF  
 COMMUNITY AFFAIRS  
 LOCAL PLANNING SERVICES


  
**LPS**  
 LOCAL  
 PLANNING  
 SERVICES



Date Prepared: August 2018

Sources: NJGIS, NJDCA, NJDEP

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## Appendix D - Proposed Zoning Revisions

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

**AN ORDINANCE AMENDING CHAPTER 200, ZONING, OF THE CODE OF THE BOROUGH OF FOLSOM,  
COUNTY OF ATLANTIC AND STATE OF NEW JERSEY**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Folsom, County of Atlantic, State of New Jersey, as follows:

Purpose: The purpose of this Ordinance is to amend Chapter 200, Zoning, of the Code of the Borough of Folsom, Articles III and IV in response to the Master Plan Reexamination Report adopted by the Borough Planning and Zoning Board in November 2018. *These amendments shall not become effective until reviewed for consistency with the Pinelands Comprehensive Management Plan and certified by the Pinelands Commission.*

**Articles I and II (§ 200-1 through § 200-6)**

No change.

**Article III. Zoning Districts; Zoning Map**

**§ 200-7. Establishment of districts.**

For purposes of this chapter, the Borough of Folsom is hereby divided into the following use districts:

F-20 Forest

F-30 Forest

RD Rural Development

**[RDC Rural Development Commercial]**

AG Agricultural Production

FC Forest Commercial **[sending and receiving]**

VR Village Residential

VI Village Industrial

**§ 200-8. Zoning Map.**

**[Amended TBD-2019 by Ord. No. TBD-2019]**

The Zoning Map, dated September 1988, as amended, shows each district and is on file in the office of the Borough Clerk/Municipal Administrator.

**§ 200-9. through § 200-13. Height limitation.**

No change.

**Article IV. District Regulations**

**§ 200-14. Establishment of district regulations.**

In order to implement the goals and objectives of the Pinelands Protection Act and the Pinelands Comprehensive Management Plan and to regulate the type and location of uses, and the density and

intensity with which such lands are to be utilized, the following districts, uses and limitations are hereby established within the Borough.

**§ 200-15. F. Forest Area Districts (F-20 and F-30).**

No change.

**§ 200-16. FC Forest Commercial District.**

A. Permitted uses. Within the Forest Commercial District, no premises, lot, land, building or structure shall be erected or altered to be used or developed and no building shall be used in whole or in part unless it complies with Table 1 and the following regulations:

(1) Within that portion of the Forest Commercial District designated as FC-R (Forest Commercial - Receiving) on the Borough Zoning Map:

(a) Those uses permitted in the Forest Area Districts pursuant to § 200-15A, excluding single-family detached dwellings ~~(on minimum three and two tenths acre lots).~~

(b) Roadside retail sales and service establishments, bars, taverns ~~and nightclubs~~, garden centers, banks, auto car washes, sales and service centers, hotels, motels, theaters, offices, commercial trade training facilities and like uses to serve Pinelands residents and travelers.

(2) Within that portion of the Forest Commercial District designated as FC-S (Forest Commercial - Sending) on the Borough Zoning Map:

(a) Those uses permitted in the Forest Area Districts pursuant to § 200-15A, ~~including~~ **[excluding]** single-family detached dwellings ~~(on twenty acre minimum lots).~~

B. Conditional uses by permit. In addition to **[and subject to limitations on]** the above permitted uses for the Forest Commercial District, there shall be permitted the following uses or necessary accessories to the above-described permitted uses upon obtaining a conditional use permit from the Planning Board, subject to the standards and regulations set forth herein:

~~(1) Detached single family dwelling on three and two tenths acre or one acre lots in accordance with § 200-65A.~~

~~(2) [(1)]~~ Low-intensity recreational uses in accordance with § 200-658.

~~(3) Home occupations.~~

~~(4) [(2)]~~ Public service infrastructure in accordance with § 200-65G.

~~(5) Detached single family dwellings on one acre lots in accordance with § 200-638.~~

C. No change.

D. ~~[Prohibited]~~**Nonpermitted** uses. The following uses are specifically ~~[Prohibited]~~**not permitted** in the Forest Commercial District:

(1) New or used auto sales or auto service centers.

(2) Uses of an adult-oriented nature, including massage parlors, **[exotic dancing,]** etc.

(3) Drive-in and fast-food restaurants

E. through G. No change

H. Signage. To the maximum extent practical, the character, composition and construction materials of all signs shall be harmonious with the rural character of the Pinelands. There shall be no ~~internally lit,~~ flashing or neon signs permitted in the Borough.

**§ 200-17. RD Rural Development District.**

A. through B. No change.

**[§ 200-17 C.**

**C. Prohibited uses. The following uses are specifically Prohibited in the Rural Development District:**

- (1) Uses of an adult-oriented nature, including massage parlors, exotic dancing, etc.**
- (2) Drive-in and fast-food restaurants.]**

**[§ 200-17.1. RDC Rural Development Commercial District.**

**A. Permitted uses. Within the Rural Development Commercial District, no premises, lot, land, building or structure shall be erected or altered to be used or developed and no building shall be used in whole or in part unless it complies with Table 1 and the following regulations:**

- (1) Recreational facilities, other than amusement parks;**
- (2) Agricultural products sales establishments;**
- (3) Agricultural processing facilities and other light industrial uses;**
- (4) Community commercial uses consisting of roadside retail sales and service establishments, bars, taverns, restaurants, garden centers, banks, auto car washes, sales and service centers, hotels, motels, theaters, offices, commercial trade training facilities and like uses to serve Pinelands residents and travelers;**
- (5) Signs in accordance with the standards of § 200-23 and § 200-24. To the maximum extent practicable, the character, composition and construction materials of all signs shall be harmonious with the rural character of the Pinelands. No flashing or neon signs shall be permitted;**
- (6) Accessory uses;**

**B. Prohibited Uses. The following uses are specifically prohibited in the Rural Development Commercial District:**

- (1) Residential development.**
- (2) New or used auto sales or auto service centers.**
- (3) Uses of an adult-oriented nature, including massage parlors, exotic dancing, etc.**
- (4) Cemeteries.**
- (5) Drive-in and fast-food restaurants.**
- (6) Resource Extraction.**
- (7) Solar energy facilities.**

**C. Building length. Development is encouraged in the form of cluster building rather than linear development. Development should be carried out in a “campus” style subject to limitations based on site size and configuration. Strip-type retail development is discouraged in this zone. To encourage development in that form, a significant building offset and roof offset of at least five feet is required for every 60 feet of building length.**

**D. Landscaping and screening. A landscaping plan must be submitted for the entire site. The plan must address buffer planting requirements, parking requirements and plantings in the public use areas and any area to remain undeveloped.**

- (1) All parking islands shall be a minimum of eight feet wide.**

- (2) A minimum of one shade tree and two bushes for every eight parking spaces shall be planted inside the parking area, and one shade tree for every 30 feet of curb or paving edge, not counting the planted buffer, is required.
- (3) No parking lot shall contain more than 20 spaces in a row without interruption by a landscape divider at least eight feet in width.
- (4) A twenty-five-foot natural buffer is required along all lot lines, excluding the lot frontage. The applicant is required to submit a detailed clearing plan for approval by the Board. Buffer and landscape plantings are required to supplement the existing natural buffers when necessary.

G. Parking requirements. The minimum parking standards for all development shall be in accordance with the parking requirements set forth for the Forest Commercial District at § 200-16. G.

E. Conditional Uses. In addition to the above permitted uses for the Rural Development Commercial District, there shall be permitted in this district the following uses or necessary accessories to the above-described permitted uses upon obtaining a conditional use permit from the Planning Board subject to the standards and regulations set forth in this chapter:

- (1) Public service infrastructure in accordance with § 200-65G
- (2) Nursery schools and day-care centers;
- (3) Institutional uses (excluding cemeteries);

§ 200 -18 through § 200 -73

No change.

**Table I**  
**Use, Area, Yard and Bulk Regulations (Schedule of Limitations)**  
**[Amended TBD-2019 by Ord. No. TBD-2019]**

District	Area (acres)	Lot Width (feet)	Lot Depth (feet)	Yards (feet)			Coverage (percent)
				Side	Front	Rear	
AG	40	300	500	75	200	100	3%
F-20	20	300	500	75	200	100	3%
F-30	30	300	500	75	200	100	3%
FC	2	150	200	25	75	25	25%
RD	5.5	150	200	30	75	25	10%
<b>[RDC</b>	<b>1.0</b>	<b>150</b>	<b>200</b>	<b>25</b>	<b>75</b>	<b>25</b>	<b>25%]</b>
VR	2	135	200	20	75	50	20%
VI	2	200	200	50	100	50	25%

NOTES:

- (1) Regulations may be reduced for environmental or physical limitations (see text).
- (2) Maximum height in all districts is 35 feet.

- (3) Notwithstanding the minimum lot areas set forth above, no such minimum lot area for a nonresidential use within the AG, F-30, F-20, FC, or RD **[or RDC]** Districts shall be less than that needed to meet the water quality standards of § 200-47B(4), whether or not the lot may be served by a centralized sewer treatment or collection system.

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Appendix E - Proposed Pinelands Land Use Ordinance Changes

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

**AN ORDINANCE AMENDING CHAPTER 170, SUBDIVISION AND LAND DEVELOPMENT, AND CHAPTER 200, ZONING, OF THE CODE OF THE BOROUGH OF FOLSOM, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Folsom, County of Atlantic, State of New Jersey, as follows:

I. Purpose: The purpose of this Ordinance is to amend Chapter 170, Subdivision and Land Development and Chapter 200, Zoning, of the Code of the Borough of Folsom in response to amendments to the Pinelands Comprehensive Management Plan effective January 3, 2012, September 2, 2014, and March 5, 2018.

II. Chapter 170, Subdivision and Land Development, §170-30, Conservation subdivision (“clustering”), is hereby replaced in its entirety as follows:

A. Clustering of residential development on parcels located within the Forest Areas (F-20 and F-30 districts) and Rural Development Areas (RD district) as set forth in Chapter 200, Zoning, of the Code of the Borough of Folsom, shall be required whenever two or more units are proposed as part of a residential development, except in cases where such development:

- (1) Conflicts with the provisions of a development transfer program established pursuant to N.J.A.C. 7:50-5.30;
- (2) Is inconsistent with the management programs and minimum standards set forth in N.J.A.C. 7:50-6 *et seq.* Subchapter 6 of this Plan; or
- (3) Disrupts the contiguity of the forest ecosystem to a greater degree than non-clustered development.

B. The following standards shall apply to the clustering of residential development within the Forest Areas and Rural Development Areas: 1. The number of residential lots permitted within the cluster shall be calculated on the basis of the size of the parcel of land and the permitted density of the zoning district(s) in which the parcel is located, with a bonus applied in accordance with the following chart. If the parcel is located in more than one municipal zoning district, separate residential lot calculations for each zoning district shall be summed to determine the total number of residential lots to be clustered. FOREST AND RURAL DEVELOPMENT AREA CLUSTERING BONUS

Parcel Size	Permitted Residential Density
3.2 to 4.99 acres	3.2 to 4.99 acres per unit
5.0 to 9.99 acres	5.0 to 9.99 acres per unit
10 to 24.99 acres	10 to 24.99 acres per unit
≥25 acres	≥25 acres per unit

III. Chapter 200, Zoning, Article II, Definitions, §200-6, Definitions, is hereby amended by replacing the following definitions:

**ALTERNATE DESIGN PILOT PROGRAM TREATMENT SYSTEM**

An individual or community on site waste water treatment system that has the capability of providing a high level of treatment including a significant reduction in the level of total nitrogen in the wastewater and that has been approved by the Pinelands Commission for participation in the alternate design wastewater treatment systems pilot program pursuant to N.J.A.C. 7:50-10.23(b). Detailed plans and specifications for each authorized technology are available at the principal office of the Pinelands Commission.

**IMMEDIATE FAMILY**

Those persons related by blood or legal relationship in the following manner: spouses, domestic partners, great-grandparents, grandparents, great-grandchildren, grandchildren, parents, sons, daughters, brothers and sisters, aunts and uncles, nephews, nieces and first cousins.

and adding the following definition:

**SOLAR ENERGY FACILITY**

A solar energy system and all associated components, including, but not limited to, panels, arrays, footings, supports, mounting and stabilization devices, inverters, electrical distribution wires and other on-site or off-site infrastructure necessary for the facility, which converts solar energy into usable electrical energy, heats water or produces hot air or other similar function.

IV. Chapter 200, Zoning, Article VII, Borough Development Standards, §200-47, Water Quality, is hereby amended by revising subsection B(5) as follows:

**(5)** Individual on-site septic waste water treatment systems which are intended to reduce the level of nitrate/nitrogen in the wastewater, provided that:

**(a)** (No change.)

**(b)** If the proposed development is non-residential and is located outside of the VR or VI zoning districts, the standards of N.J.A.C. 7:50-6.84(a)5iii(2) are met.

**(c)** (No change.)

V. Chapter 200, Zoning, Article VII, Borough Development Standards, §200-47, Water Quality, is hereby amended by revising subsection B(7) as follows:

**(7)** Alternate design pilot program treatment systems, provided that:

**(a)-(i)** (No change.)

**(j)** Each system shall be covered by a five-year warranty and a minimum five-year maintenance contract consistent with those approved pursuant to N.J.A.C. 7:50-10.22(a)2v that cannot be canceled and is renewable and which includes a provision requiring that the manufacturer or its agent inspect the system at least once a year and

undertake any maintenance or repairs determined to be necessary during any such inspection or as a result of observations made at any other time; and

- (k)** The property owner shall record with the deed to the property a notice consistent with that approved pursuant to N.J.A.C. 7:50-10.22(a)2vi that identifies the technology, acknowledges the owner's responsibility to operate and maintain it in accordance with the manual required in Subsection B(7)(i) above, and grants access, with reasonable notice, to the local board of health, the Commission and its agents for inspection and monitoring purposes. The recorded deed shall run with the property and shall ensure that the maintenance requirements are binding on any owner of the property during the life of the system, that the monitoring requirements are binding on any owner of the property during the time period the monitoring requirements apply pursuant to the pilot program or any subsequent regulations adopted by the Commission that apply to said system.

- (l)** This section is deleted.

VI. Chapter 200, Zoning, Article VII, Administration and Enforcement, §200-64, Pinelands development credits, is hereby amended by replacing subsection E(2) in its entirety with the following:

- (2)** Such deed restriction shall specify the number of Pinelands development credits sold and that the property may only be used in perpetuity for the following uses:

- (a)** In the Agricultural District: agriculture; forestry; fish and wildlife management; low-intensity recreational uses in which the use of motorized vehicles is not permitted except for necessary transportation, access to water bodies is limited to no more than 15 feet of frontage per 1,000 feet of frontage on the water body, clearing of vegetation does not exceed 5% of the parcel, and no more than 1% of the parcel will be covered with impermeable surfaces; agricultural commercial establishments, excluding supermarkets and restaurants and convenience stores, where the principal goods or products available for sale were produced in the Pinelands and the sales area does not exceed 5,000 square feet; airports and heliports accessory to agricultural uses and which are used exclusively for storage, fueling, loading and operation of aircraft as part of an ongoing agricultural operation; agricultural products processing facilities; and accessory uses.

- (b)** (No change.)

VII. Chapter 200, Zoning, Article VIII, Administration and Enforcement, §200-66, Development application procedures, is hereby amended by revising subsection A(2) as follows:

- (2)** Except as provided in Subsection A(3) below, the following shall not be subject to the procedures set forth in this chapter:

- (a)-(f)** (No change.)

**(g)** The construction of any addition or accessory structure for any non-residential use or any multi-family residential structure provided that:

**[1]** If the addition or structure will be located on or below an existing impervious surface, either the existing use is served by public sewers or the addition or structure will generate no wastewater flows, and said addition or structure will cover an area of no more than 4,999 square feet; and

**[2]** If the addition or structure will not be located on or below an impervious surface, said addition or structure will generate no wastewater flows and will cover an area of no more than 1,000 square feet.

**(h)-(j)** (No change.)

**(k)** The repaving of existing paved roads and other paved surfaces, provided no increase in the paved width or area of said roads and surfaces will occur.

**(l)** The clearing of land solely for agricultural or horticultural purposes.

**(m)-(r)** (No change.)

**(s)** The installation of an accessory solar energy facility on any existing structure or impervious surface.

**(t)** The installation of a local communications facilities antenna on an existing communications or other suitable structure, provided such antenna is not inconsistent with any comprehensive plan for local communications facilities approved by the Pinelands Commission pursuant to N.J.A.C. 7:50-5.4(c)6.

**(u)** The establishment of a home occupation within an existing dwelling unit or structure accessory thereto, provided that no additional development is proposed.

**(v)** The change of one nonresidential use to another nonresidential use, provided that the existing and proposed uses are or will be served by public sewers and no additional development is proposed.

VIII. Chapter 200, Zoning, Article VIII, Administration and Enforcement, §200-66, Development application procedures, is hereby amended by replacing subsection D in its entirety with the following:

**D.** Notices to the Pinelands Commission.

**(1)** Application submission and modifications. Written notification shall be given by the Borough, by email or regular mail, to the Pinelands Commission within seven days after a determination is made by the Borough that an application for development in the Pinelands Area is complete or if a determination is made by the Borough approval agency that the application has been modified. Said notice shall contain:

- (a)** The name and address of the applicant;
  - (b)** The legal description and street address, if any, of the parcel that the applicant proposes to develop;
  - (c)** A brief description of the proposed development, including uses and intensity of uses proposed;
  - (d)** The application number of the Certificate of Filing issued by the Pinelands Commission and the date on which it was issued;
  - (e)** The date on which the application, or any change thereto, was filed and any application number or other identifying number assigned to the application by the approval agency;
  - (f)** The approval agency with which the application or change thereto was filed;
  - (g)** The content of any change made to the application since it was filed with the Commission, including a copy of any revised plans or reports; and
  - (h)** The nature of the municipal approval or approvals being sought.
- (2)** Hearings. Where a meeting, hearing or other formal proceeding on an application for development approval in the Pinelands Area is required, the applicant shall provide notice to the Pinelands Commission by email, regular mail or delivery of the same to the principal office of the Commission at least five days prior to such meeting, hearing or other formal proceeding. Such notice shall contain at least the following information:
- (a)** The name and address of the applicant;
  - (b)** The application number of the Certificate of Filing issued by the Pinelands Commission and the date on which it was issued;
  - (c)** The date, time and location of the meeting, hearing or other formal proceeding;
  - (d)** The name of the approval agency or representative thereof that will be conducting the meeting, hearing or other formal proceeding;
  - (e)** Any written reports or comments received by the approval agency on the application for development that have not been previously submitted to the Commission; and
  - (f)** The purpose for which the meeting, hearing or other formal proceeding is to be held.
- (3)** Notice of approvals and denials. The Pinelands Commission shall be notified of all approvals and denials of development in the Pinelands Area, whether the approval occurs by action or inaction of any approval agency or an appeal of any agency's decision. The applicant shall, within five days of the approval or denial, give notice by email or regular mail to the Pinelands Commission. Such notice shall contain the following information:

- (a)** The name and address of the applicant;
- (b)** The legal description and street address, if any, of the parcel that the applicant proposes to develop;
- (c)** The application number of the Certificate of Filing issued by the Pinelands Commission and the date on which it was issued;
- (d)** The date on which the approval or denial was issued by the approval agency;
- (e)** Any written reports or comments received by the approval agency on the application for development that have not been previously submitted to the Commission;
- (f)** Any revisions to the application not previously submitted to the Commission; and
- (g)** A copy of the resolution, permit, or other documentation of the approval or denial. If the application was approved, a copy of any preliminary or final plan, plot or similar document that was approved shall also be submitted.

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Appendix F – Proposed Pinelands Mandatory Clustering Ordinance

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

**AN ORDINANCE AMENDING CHAPTER 170, SUBDIVISION AND LAND DEVELOPMENT, AND CHAPTER 200, ZONING, OF THE CODE OF THE BOROUGH OF FOLSOM, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Folsom, County of Atlantic, State of New Jersey, as follows:

I. **PURPOSE:** The purpose of this Ordinance is to amend Chapter 170, Subdivision and Land Development, and Chapter 200, Zoning, of the Code of the Borough of Folsom in response to amendments to the Pinelands Comprehensive Management Plan related to cluster development, effective April 6, 2009.

II. Chapter 170, §170-30, Conservation subdivision, is hereby deleted in its entirety.

III. Article II, §200-6, "Definitions", is hereby amended by replacing or adding the following definitions:

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

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

**IMPERMEABLE SURFACE** — Any surface which does not permit fluids to pass through or penetrate its pores or spaces, typically having a maximum permeability for water of  $10^{-7}$  cm/second at the maximum anticipated hydrostatic pressure. The term "impermeable" is equivalent in meaning.

**IMPERVIOUS SURFACE** — Any surface that has been compacted or covered with a layer of material so that it prevents, impedes or slows infiltration or absorption of fluid, including stormwater directly into the ground, and results in either reduced groundwater recharge or increased stormwater runoff sufficient to be classified as impervious in Urban Areas by the United States Department of Agriculture, Natural

Resources Conservation Service Title 210 - Engineering, 210-3-1 - Small Watershed Hydrology (WINTR-55) Version 1.0. Such surfaces may have varying degrees of permeability.

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

IV. Article IV, District Regulations, §200-15A(1), F Forest Area Districts (F-20 and F-30), is hereby amended to read as follows:

(1) Detached single-family dwellings. Clustering of the permitted single-family detached dwellings shall be required whenever two or more units are proposed as part of a residential development. The following standards shall apply:

(a) Permitted density:

[1] In the F-20 Zone: one unit per 20 acres; and

[2] In the F-30 Zone: one unit per 30 acres

(b) The number of residential lots permitted within the cluster shall be calculated on the basis of the size of the parcel of land and the density permitted in (a)\_above, with a bonus applied as follows:

Parcel Size	F-20 Zone	F-30 Zone
<50 acres	0	0
50-99.99 acres	20%	25%
100-149.99 acres	25%	30%
≥150 acres	30%	40%

(c) The residential cluster shall be located on the parcel such that the development area:

[1] Is located proximate to existing roads;

[2] Is located proximate to existing developed sites on adjacent or nearby parcels;

[3] Is or will be appropriately buffered from adjoining or nearby non-residential land uses; and

[4] Conforms with the minimum standards of Article VII, Borough Development Standards.

- (d) Development within the residential cluster shall be designed as follows:
- [1] Residential lots shall be one acre in size but may be larger if dictated by unusual site conditions. In no case shall the average size of residential lots within a cluster exceed 1.1 acres;
  - [2] Minimum lot width and yard requirements shall be as follows:
    - [a] Lot frontage: 100 feet;
    - [b] Lot depth: 150 feet;
    - [c] Side yard: 25 feet;
    - [d] Front yard: 40 feet; and
    - [e] Rear yard: 30 feet
  - [3] Individual on-site septic waste water treatment systems which are not intended to reduce the level of nitrate/nitrogen in the waste that comply with the standards of §200-47B(4) may serve the lots within the cluster development area. However, in the event that existing agricultural uses will continue on the parcel in accordance with (e)[2][b] below, individual on-site septic waste water treatment systems shall comply with the standards of §§200-47B(5) or (7). Community on-site waste water treatment systems serving two or more residential dwelling units which meet the standards of §§200-47B(5) or (7) shall also be permitted;
  - [4] The residential cluster development area shall include such land and facilities as are necessary to support the development, including wastewater facilities, stormwater management facilities and recreation amenities; and
  - [5] Permitted recreation amenities may include playgrounds, tot lots, swimming pools, tennis courts and other such recreational facilities, which are solely for use by the residents of the cluster development. Recreational amenities shall not be limited to the foregoing so that the applicant may propose additional facilities. All such facilities shall be accessory to the residential cluster development. No advertising or commercial enterprise shall be permitted. In no case may such amenities occupy more than one-half acre of land or the equivalent of one acre of land for every 25 residential lots, whichever is greater.
- (e) The balance of the parcel located outside of the residential cluster development shall be owned and managed by a duly constituted homeowners' association, a non-profit conservation organization, Folsom Borough or incorporated as part of one of the lots within the cluster development area.

- [1] All such land shall be permanently protected through recordation of a deed of conservation restriction. Such restriction shall be in favor Folsom Borough or another public agency or non-profit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission; and
- [2] The deed of restriction shall permit the parcel to be managed for:
- [a] Low intensity recreation, ecological management and forestry, provided that no more than five percent of the land may be cleared, no more than one percent of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the requirements of Chapter 200;
- [b] Where agricultural use exists on a parcel proposed for cluster development, the following standards shall apply:
- [i] For those agricultural uses in existence as of April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses and the expansion of the area of agricultural use by up to 50 percent;
- [ii] For those agricultural uses established after April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses, provided the agricultural use has been in existence for a period of at least five years prior to submission of an application for cluster development;
- [iii] For those agricultural uses established after April 6, 2009 which do not meet the standards of [b][i] or [ii] above, the deed of restriction shall permit the land to be managed only in accordance with [a] above and shall not provide for continuation of any agricultural use on the parcel;
- [iv] The deed of restriction to be recorded pursuant to [b][i] or [ii] above shall authorize agricultural uses and provide that impervious surface may not exceed that which currently exists or three percent, whichever is greater, unless a Resource Management System Plan has been prepared. Before these impervious surface limits may be exceeded, evidence of Pinelands Commission approval of the Resource Management System Plan shall be provided. If the deed of restriction is in favor of Atlantic County or the State Agricultural Development Committee, evidence of their approval shall also be provided; and
- [v] For parcels which meet the standards of [b][i] or [ii] above, a provision shall be recorded in the deed for each residential lot within the cluster development area which acknowledges agricultural use of the protected land outside the cluster development area and

recognizes the legal protections afforded to that use through the deed of restriction and any applicable statutes.

**V.** Article X, Pinelands Area Standards, §200-15B, F Forest Area Districts, is hereby amended through the addition of the following as Subsection B(11):

- (11) Single-family detached dwellings which are not clustered in accordance with the standards of §200-15A(1) above, provided that:
  - (a) The Planning Board finds that:
    - [1] Clustering of the proposed dwellings would be inconsistent with the standards of Article VII, Borough Development Standards; or
    - [2] Clustering of the proposed dwellings would disrupt the contiguity of the forest ecosystem to a greater degree than non-clustered development.
  - (2) Minimum lot size:
    - [a] F-20 Zone: 20 acres.
    - [c] F-30 Zone: 30 acres.

**VII.** Article IV, District Regulations, §200-17A(1), RD Rural Development District, is hereby amended to read as follows:

- (1) Detached single-family dwellings. Clustering of the permitted single-family detached dwellings shall be required whenever two or more units are proposed as part of a residential development. The following standards shall apply:
  - (a) Permitted density shall be one unit per 5 acres;
  - (b) The number of residential lots permitted within the cluster shall be calculated on the basis of the size of the parcel of land and the density permitted in (a)\_above, with a bonus applied as follows:
    - [1] For parcels under 50 acres in size: 0 bonus units
    - [2] For parcels between 50 and 99.99 acres in size: 15% bonus
    - [3] For parcels between 100 and 149.99 acres: 20% bonus
    - [4] For parcels of 150 acres or more in size: 25% bonus
  - (c) The residential cluster shall be located on the parcel such that the development area:
    - [1] Is located proximate to existing roads;

- [2] Is located proximate to existing developed sites on adjacent or nearby parcels;
  - [3] Is or will be appropriately buffered from adjoining or nearby non-residential land uses; and
  - [4] Conforms with the minimum standards of Article VII, Borough Development Standards.
- (d) Development within the residential cluster shall be designed as follows:
- [1] Residential lots shall be one acre in size but may be larger if dictated by unusual site conditions. In no case shall the average size of residential lots within a cluster exceed 1.1 acres;
  - [2] Lot width and yard requirements shall be as follows:
    - [a] Lot frontage: 100 feet;
    - [b] Lot depth: 150 feet;
    - [c] Side yard: 25 feet;
    - [d] Front yard: 40 feet; and
    - [e] Rear yard: 50 feet
  - [3] Individual on-site septic waste water treatment systems which are not intended to reduce the level of nitrate/nitrogen in the waste that comply with the standards of §200-47B(4) may serve the lots within the cluster development area. However, in the event that existing agricultural uses will continue on the parcel in accordance with (e)[2][b] below, individual on-site septic waste water treatment systems shall comply with the standards of §§200-47B(5) or (7). Community on-site waste water treatment systems serving two or more residential dwelling units which meet the standards of §§200-47B(5) or (7) shall also be permitted;
  - [4] The residential cluster development area shall include such land and facilities as are necessary to support the development, including wastewater facilities, stormwater management facilities and recreation amenities; and
  - [5] Permitted recreation amenities may include playgrounds, tot lots, swimming pools, tennis courts and other such recreational facilities, which are solely for use by the residents of the cluster development. Recreational amenities shall not be limited to the foregoing so that the applicant may propose additional facilities. All such facilities shall be accessory to the residential cluster development. No advertising or commercial enterprise shall be permitted. In no case may such amenities occupy more than one-half acre of land or the

equivalent of one acre of land for every 25 residential lots, whichever is greater.

- (e) The balance of the parcel located outside of the residential cluster development shall be owned and managed by a duly constituted homeowners' association, a non-profit conservation organization, Folsom Borough or incorporated as part of one of the lots within the cluster development area.
  - [1] All such land shall be permanently protected through recordation of a deed of conservation restriction. Such restriction shall be in favor Folsom Borough or another public agency or non-profit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission; and
  - [2] The deed of restriction shall permit the parcel to be managed for:
    - [a] Low intensity recreation, ecological management and forestry, provided that no more than five percent of the land may be cleared, no more than one percent of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the requirements of Chapter 200;
    - [b] Where agricultural use exists on a parcel proposed for cluster development, the following standards shall apply:
      - [i] For those agricultural uses in existence as of April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses and the expansion of the area of agricultural use by up to 50 percent;
      - [ii] For those agricultural uses established after April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses, provided the agricultural use has been in existence for a period of at least five years prior to submission of an application for cluster development;
      - [iii] For those agricultural uses established after April 6, 2009 which do not meet the standards of [b][i] or [ii] above, the deed of restriction shall permit the land to be managed only in accordance with [a] above and shall not provide for continuation of any agricultural use on the parcel;
      - [iv] The deed of restriction to be recorded pursuant to [b][i] or [ii] above shall authorize agricultural uses and provide that impervious surface may not exceed that which currently exists or three percent, whichever is greater, unless a Resource Management System Plan has been prepared. Before these impervious surface limits may be exceeded, evidence of Pinelands Commission approval of the Resource

Management System Plan shall be provided. If the deed of restriction is in favor of Atlantic County or the State Agricultural Development Committee, evidence of their approval shall also be provided; and

[v] For parcels which meet the standards of [b][i] or [ii] above, a provision shall be recorded in the deed for each residential lot within the cluster development area which acknowledges agricultural use of the protected land outside the cluster development area and recognizes the legal protections afforded to that use through the deed of restriction and any applicable statutes.

**VIII.** Article IV, District Regulations, §200-17B, RD Rural Development District, is hereby amended through the addition of the following as Subsection B(9):

- (9) Single-family detached dwellings which are not clustered in accordance with the standards of §200-17A(1) above, provided that:
  - (a) The Planning Board finds that:
    - [1] Clustering of the proposed dwellings would be inconsistent with the standards of Article VII, Borough Development Standards; or
    - [2] Clustering of the proposed dwellings would disrupt the contiguity of the forest ecosystem to a greater degree than non-clustered development.
- (2) Minimum lot size shall be 5 acres.

**IX.** Article VII, Borough Development Standards, §200-48B, Scenic corridors, is hereby amended through the addition of the following as Subsection §200-48B(5):

- (5) The requirements of B(1)(a) through (c) above shall not apply to residential cluster developments that comply with the standards of §200-15A(1) or 17A(1).

**X.** Article VIII, Administration and Enforcement, §200-63B, Density Transfer Program, is hereby amended by replacing Subsection B(6) with the following:

- (6) All noncontiguous lands acquired pursuant to Subsections B(1) through (5) above shall be permanently protected through recordation of a deed of restriction in accordance with the following requirements:
  - (a) The deed of restriction shall permit the parcel to be managed for:
    - [1] Low intensity recreation, ecological management and forestry, provided that no more than five percent of the land may be cleared, no more than one percent of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the requirements of Article VII;

[2] Where agricultural use exists on a parcel to be protected, the following standards shall apply:

[a] For those agricultural uses in existence as of April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses and the expansion of the area of agricultural use by up to 50 percent;

[b] For those agricultural uses established after April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses, provided the agricultural use has been in existence for a period of at least five years prior to submission of an application for density transfer;

[c] For those agricultural uses established after April 6, 2009 which do not meet the standards of (a)[2][b] above, the deed of restriction shall permit the land to be managed only in accordance with (a)[1] above and shall not provide for continuation of any agricultural use on the parcel; and

[d] The deed of restriction to be recorded pursuant to (a)[2][a] or [b] above shall authorize agricultural uses and provide that impervious surface may not exceed that which currently exists or three percent, whichever is greater, unless a Resource Management System Plan has been prepared. Before these impervious surface limits may be exceeded, evidence of Pinelands Commission approval of the Resource Management System Plan shall be provided. If the deed of restriction is in favor of Atlantic County or the State Agricultural Development Committee, evidence of their approval shall also be provided.

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

**XI.** Article VIII, Administration and Enforcement, §200-65, Other uses permitted in specific zones, is hereby amended by revising §200-65B(1) to read as follows:

(a)-(e) No change

(f) No more than 1% of the parcel will be covered with impervious surfaces.

**XII.** Amend Table I: Use, Area, Yard and Bulk Regulations by inserting "Note 4" as follows:

(4) The minimum lot areas set forth above for the F-20, F-30, FC and RD Zones are for existing lots of record. Developments of two or more units in the F-20, F-30, FC or RD Zones must be clustered on one acre lots in accordance with §200-15(A)(1) or 17(A)(1).

