

## SECTION 3d - RISK ASSESSMENT: EXISTING LAND USES AND FUTURE DEVELOPMENT TRENDS

### Section Overview

Atlantic County has a total land area of 561 square miles, much of which has already been developed. However, a large amount of land remains undeveloped. Future development may affect hazard vulnerability. This section will provide information on current development trends, and how community resiliency can be increased by integrating hazard mitigation practices and principles in local decision making processes regulating land use and new development.

The Atlantic County Master Plan<sup>1</sup> and the Atlantic County Open Space and Recreation Plan<sup>2</sup> work in concert as a guide for the overall future growth and development of Atlantic County in support of local land use planning and decision-making. Guided by these plans, the overall goal of the Department of Regional Planning and Development is to ensure that Atlantic County continues to grow in an orderly and planned way while maintaining the County's unique quality of life.

### Historic Context

Prior to the arrival of the first documented European explorers in the late 16<sup>th</sup> and early 17<sup>th</sup> centuries, Southern New Jersey was originally the home of the Leni-Lenape Indians. The first survey of the area was made for the Dutch East India Company by Henry Hudson in 1609. However, it was not until 1695 that the first permanent settlement in the County was established at Somers Point. In subsequent years settlements were established at Egg Harbor, Leeds Point, Absecon, Atlantic City, and Mays Landing.

The principal economic activities in the 1700s centered on fishing and shipbuilding, largely for the whaling trade. Mills, ironworks and brickyards were also established in the area at this time, while further settlements took root at Brigantine, Hammonton, Pleasantville, and Egg Harbor City. Until 1837, the area which now forms Atlantic County had been known as Egg Harbor and had been administered as part of Gloucester County. Atlantic County was formally established in February 1837, with the County Seat in Mays Landing and with boundaries that have not been substantially modified since.

Railroads first came to Atlantic County in 1854, with the opening of the line to Atlantic City from the Philadelphia/Camden Area. Several other lines were to follow, spurring the development of the Atlantic County shore as a resort area. In the 20<sup>th</sup> century, the tourist industry and development along the shore boomed with the construction of several major highways, principally the Garden State Parkway and the Atlantic City Expressway.

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<sup>1</sup> Atlantic County Master Plan, 2018, [https://www.atlantic-county.org/documents/planning/Master%20Plan\\_5-1-18.pdf](https://www.atlantic-county.org/documents/planning/Master%20Plan_5-1-18.pdf)

<sup>2</sup> Atlantic County Open Space and Recreation Plan, 2018, [https://www.atlantic-county.org/documents/planning/Open%20Space%20and%20Rec%20Plan\\_5-1-18.pdf](https://www.atlantic-county.org/documents/planning/Open%20Space%20and%20Rec%20Plan_5-1-18.pdf)

Atlantic City has always been a major driving force in the overall development of the County. Historically, Atlantic City served as a seaside destination while today it is world renowned as a casino resort.

During the Great Depression and war years, growth slowed to a standstill in Atlantic County. After World War II and into the 1950s, Atlantic City retained its popularity as a resort and remained relatively prosperous. However, its population began to decrease while the rest of the County's population was increasing, reflecting the national trend of suburban growth and urban decline. In marked contrast to Atlantic City, the rest of Atlantic County continued to grow and prosper as its economy diversified and became less dependent on the resort/convention industry of the city.

During the 1970s, suburban growth moved out of the bay communities and into Egg Harbor and Galloway Townships. In November 1976, the New Jersey State Legislature authorized casino gambling in Atlantic City, bringing with it a spike in not only casino development and construction of new hotels but also condominium and housing development. A Casino Control Commission was established to revitalize Atlantic City without using public funds; to reduce unemployment in the area; and to allocate a percentage of the casino revenue for aid to the elderly.

Atlantic County grew substantially during the 1980s, when the County experienced explosive population growth as a direct result of the maturation of the casino industry. Substantial retail, warehousing, office, hotel, and residential development on the mainland bolstered the regional economy.

Within Atlantic County the passage of the Coastal Area Facilities Review Act of 1973 (CAFRA) and the Pinelands Protection Act of 1979 has resulted in significant growth in CAFRA Coastal Centers and Pinelands Regional Growth Areas such as Egg Harbor, Galloway, and Hamilton Townships.

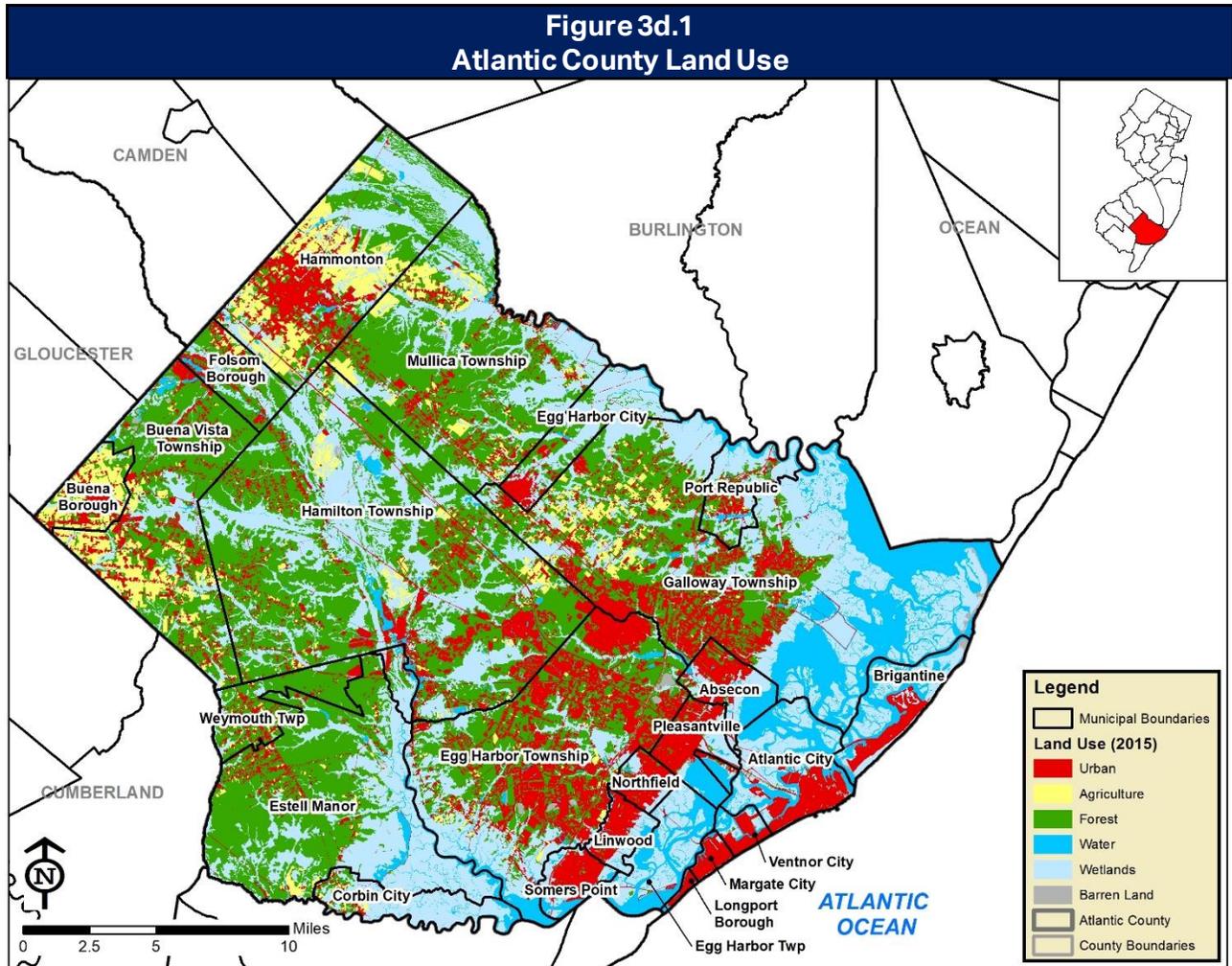
Throughout the 1990's there was generally a moderation in population growth. Many municipalities, such as Somers Point, Absecon, Brigantine, Hammonton, and Hamilton Township expanded through the addition of regional shopping centers. The construction of the Galloway National, Blue Heron Pines, and Harbor Pines Golf Courses has witnessed a surge in the popularity of golf in Atlantic County. In Atlantic City, growth was characterized primarily by casino improvements (addition of hotel rooms, construction improvements/expansions at existing facilities). Also, several new facilities such as the Atlantic City Convention Center, New Jersey Transit Bus Terminal, and the Renaissance Plaza -- a modern shopping center located in the heart of Atlantic City were constructed.

In the early part of this century, Atlantic County was in the midst of what was commonly referred to as the "second wave" of development spurred by a relatively strong economy, low inflation, and unyielding demographic trends. Traditional single-family developments tended to replace the 1980s multi-family development. Age restricted units (those limited to persons age 55 and above for instance) and assisted living facilities for those needing varying degrees of medical assistance have also been on the rise as the nation's population ages. These housing

developments have been predominately located in the Pinelands Regional Growth Areas of the County: Egg Harbor, Galloway, and Hamilton Townships. Over time, it appears residential and commercial growth will continue to move farther west while the Island and Bay communities will demonstrate slower growth because of their already developed condition.

### Land Use

Atlantic County is one of the southernmost counties in New Jersey, and is located approximately 40 miles south east Philadelphia, and 100 miles south west of New York City (measured from the Atlantic County Seat at Mays Landing). It is 671 square miles in area (including 110 square miles of open water), making it the fourth largest county in the State by area. The County is bounded to the northwest by Gloucester and Camden Counties, to the northeast by Burlington and Ocean Counties, to the west by Cumberland County, and by Cape May County to the south. To the southeast the county is bounded by the Atlantic Ocean, with which the county has more than 20 miles of oceanfront (not including tidal areas between the barrier islands and the mainland). There are 23 incorporated municipalities in Atlantic County: 13 cities, three boroughs, six townships, and one town. The practice of designating permitted uses of land based on mapped zones which separate one set of land uses from another, or 'zoning' (as per a local government's ordinances or zoning regulations), guides not only the uses that are approved for legal operation on a given parcel today but also sets forth the standards for what will be acceptable - and where - in terms of future development in the community. **Figure 3d.1** presents a graphical depiction of land use / land cover (LULC) in Atlantic County.



SOURCE: NJDEP Land Use/Land Cover (HUC8 areas: 02040206, 02040301, 02040302), 2015. NJGIN: County Boundary, 2021; Municipal Boundary, 2021. NJDEP: Atlantic County Lakes (Open Water Areas), 2002. Basemap: ESRI Ocean/World Ocean Basemap.

### Changes in Land Use

**Table 3d.1** shows changes in land use since the last version of the plan was prepared<sup>3</sup>. Some changes observed in this plan update (which uses NJDEP’s most recent Land Use/Land Cover data, circa 2015) are due, in large part, to NJDEP having better imagery available that enabled their delineators to refine polygon classifications and line placements to map the landscape more accurately. Other refinements have included additional water categories (from previous wetland classifications) that have increased the reported water area. These improvements do affect the acreage values of many categories previously reported in the 2016 HMP (which used NJDEP 2007 Land Use/Land Cover data). Despite the impact of various base data adjustments

<sup>3</sup> The initial 2010 HMP was prepared using NJDEP 2002 LU/LC data. Best available data at the time of the first plan update was NJDEP 2007 LU/LC data which was released in July 2010. As was the case in the development of the initial plan, updated NJDEP 2012 LU/LC data was released midway through the HMP update process, after applicable GIS analyses and report figures and table calculations throughout the document were already completed. Therefore, LULC data in the 2015 Plan Update are reflective of NJDEP 2007 LU/LC GIS files. Increases in barren land acreage are also due, in part, to USACE beach nourishment projects in Brigantine, Atlantic City, and Ventnor. This second plan update was prepared using NJDEP’s most recent LU/LC data, of which the most recent issue is 2015.

to actual acreages, the percentages shown in the following table seems to affirm general, local observations regarding changes in land use where local agricultural and forested areas continue to be developed.

Table 3d.1 Changes in Land Use						
Land Use	2016 Plan Update*		2021 Plan Update**		Change in Land Use 2016 to 2021	
	Acres*	%	Acres**	%	Acres	%
Agriculture	23,460	6.0%	22,885	5.9%	-575	-2.5%
Barren Land and Beaches	2,900	0.7%	2,460	0.6%	-440	-15.2%
Forest	138,231	35.4%	137,428	35.1%	-803	-0.6%
Urban	65,553	16.8%	67,416	17.2%	1,863	2.8%
Water	39,079	10.0%	39,152	10.0%	73	0.2%
Wetlands	121,593	31.1%	121,741	31.1%	148	0.1%
<i>Total</i>	<i>390,816</i>	<i>100%</i>	<i>391,082</i>	<i>100%</i>		

\* NJDEP 2007 LULC was the most current available at the time of the 2016 HMP update

\*\* NJDEP 2015 LULC is the most current available at the time of the 2021 HMP update

## Changes in Population

As population increases, more residential and commercial buildings, infrastructure, public facilities and other assets will be constructed to support such growth, likely increasing a jurisdiction's overall exposure to natural hazards. Therefore, population growth is considered a general indicator of potential future hazard vulnerability.

Best readily available population data at the time the last version of this Plan was prepared was the US Census 2013 5-year American Community Survey. At that time the estimated County population was 274,960. For the plan update, the Countywide population as determined by the US Census 2019 5-year American Community Survey estimated the population of the County at 266,105 – a 3.2 percent decrease (8,855 people) over the year 2013 data that was reported in the last version of this Plan. Population changes are documented in **Table 3d.2**. The greatest increase in population was in Port Republic, with an increase of 105 persons. The greatest decrease in population was in Atlantic City, with a loss of 1,592 persons. Egg Harbor Township continues to be the most populous jurisdiction in Atlantic County (2013 to 2019).

<b>Table 3d.2</b>				
<b>Change in Population Since the Last Version of the Plan was Prepared</b>				
<b>Jurisdiction</b>	<b>Population 2013*</b>	<b>Population 2019*</b>	<b>Absolute Change Since Population Reported in Last Version of Plan (2013 to 2019)</b>	<b>Percent Change Since Population Reported in Last Version of Plan (2013 to 2019)</b>
Absecon, City of	8,394	8,362	-32	-0.4%
Atlantic City, City of	39,591	37,999	-1,592	-4.0%
Brigantine, City of	9,480	8,832	-648	-6.8%
Buena, Borough of	4,620	4,356	-264	-5.7%
Buena Vista, Township	7,576	7,295	-281	-3.7%
Corbin City, City of	573	537	-36	-6.3%
Egg Harbor City, City	4,232	4,100	-132	-3.1%
Egg Harbor, Township	43,403	42,714	-689	-1.6%
Estell Manor, City of	1,708	1,728	20	1.2%
Folsom, Borough of	1,813	1,697	-116	-6.4%
Galloway, Township of	37,356	36,094	-1,262	-3.4%
Hamilton, Township of	26,568	25,973	-595	-2.2%
Hammonton, Town of	14,781	14,139	-642	-4.3%
Linwood, City of	7,099	6,742	-357	-5.0%
Longport, Borough of	1,001	869	-132	-13.2%
Margate City, City of	6,385	5,997	-388	-6.1%
Mullica, Township of	6,164	5,925	-239	-3.9%
Northfield, City of	8,608	8,153	-455	-5.3%
Pleasantville, City of	20,391	20,301	-90	-0.4%
Port Republic, City of	1,016	1,121	105	10.3%
Somers Point, City of	10,807	10,321	-486	-4.5%
Ventnor City, City of	10,681	10,095	-586	-5.5%
Weymouth, Township	2,713	2,755	42	1.5%
<b>Atlantic County</b>	<b>274,960</b>	<b>266,105</b>	<b>-8,855</b>	<b>-3.2%</b>

\* U.S. Census 5-year American Community Survey

While county-wide population has decreased in the 2013 to 2019 window, this is generally uncharacteristic of what has been observed with every decennial Census for Atlantic County. Since 1970, at each Census, overall countywide population has increased. Census 2020 information is not yet available.

<b>Jurisdiction</b>	<b>Population 1970 Census</b>	<b>Population 1980 Census</b>	<b>Population 1990 Census</b>	<b>Population 2000 Census</b>	<b>Population 2013 5-year ACS</b>	<b>Population 2019 5-year ACS</b>
Absecon, City of	6,094	6,859	7,298	7,638	8,394	8,362
Atlantic City, City of	47,859	40,199	37,986	40,517	39,591	37,999
Brigantine, City of	6,741	8,318	11,354	12,594	9,480	8,832
Buena, Borough of	3,283	3,642	4,441	3,873	4,620	4,356
Buena Vista, Township of	4,239	6,959	7,655	7,436	7,576	7,295
Corbin City, City of	258	254	412	468	573	537
Egg Harbor City, City of	4,304	4,618	4,583	4,545	4,232	4,100
Egg Harbor, Township of	9,882	19,381	24,544	30,726	43,403	42,714
Estell Manor, City of	539	848	1,404	1,585	1,708	1,728
Folsom, Borough of	1,767	1,892	2,181	1,972	1,813	1,697
Galloway, Township of	8,276	12,176	23,330	31,209	37,356	36,094
Hamilton, Township of	6,445	9,499	16,012	20,499	26,568	25,973
Hammonton, Town of	11,464	12,298	12,208	12,604	14,781	14,139
Linwood, City of	6,159	6,144	6,866	7,172	7,099	6,742
Longport, Borough of	1,225	1,249	1,224	1,054	1,001	869
Margate City, City of	10,576	9,179	8,431	8,193	6,385	5,997
Mullica, Township of	3,391	5,243	5,896	5,912	6,164	5,925
Northfield, City of	8,646	7,795	7,305	7,725	8,608	8,153
Pleasantville, City of	14,007	13,435	16,027	19,012	20,391	20,301
Port Republic, City of	586	837	992	1,037	1,016	1,121
Somers Point, City of	7,919	10,330	11,216	11,614	10,807	10,321
Ventnor City, City of	10,385	11,704	11,065	12,910	10,681	10,095
Weymouth, Township of	998	1,260	1,957	2,257	2,713	2,755
<b>Atlantic County</b>	<b>175,043</b>	<b>194,119</b>	<b>224,387</b>	<b>252,552</b>	<b>274,960</b>	<b>266,105</b>

The South Jersey Transportation Planning Organization has prepared population projections through 2040 for counties and municipalities in its planning region as part of the 2016 Update to its Regional Transportation Plan<sup>4</sup>.

<sup>4</sup> <https://www.sjtpo.org/wp-content/uploads/2016/07/Appendix-C-Demographic-Forecast-7-25-2016-Final.pdf>

<b>Jurisdiction</b>	<b>Population 2019 5-year ACS</b>	<b>SJTPO Population Projection 2025</b>	<b>SJTPO Population Projection 2030</b>	<b>SJTPO Population Projection 2035</b>	<b>SJTPO Population Projection 2040</b>
Absecon, City of	8,362	9,000	9,300	9,500	9,700
Atlantic City, City of	37,999	40,900	41,300	41,500	41,400
Brigantine, City of	8,832	9,600	9,600	9,600	9,500
Buena, Borough of	4,356	5,000	5,200	5,300	5,400
Buena Vista, Township of	7,295	8,100	8,300	8,500	8,600
Corbin City, City of	537	500	500	600	600
Egg Harbor City, City of	4,100	4,600	4,700	4,800	4,900
Egg Harbor, Township of	42,714	47,700	49,300	50,700	51,800
Estell Manor, City of	1,728	1,900	1,900	2,000	2,000
Folsom, Borough of	1,697	1,900	1,900	1,900	1,900
Galloway, Township of	36,094	41,800	43,600	45,300	46,800
Hamilton, Township of	25,973	29,700	31,100	32,300	33,400
Hammonton, Town of	14,139	15,900	16,400	16,800	17,100
Linwood, City of	6,742	7,500	7,700	7,900	8,000
Longport, Borough of	869	900	900	1,000	1,000
Margate City, City of	5,997	6,700	6,800	6,900	7,000
Mullica, Township of	5,925	6,600	6,800	6,900	7,000
Northfield, City of	8,153	9,300	9,600	9,800	9,900
Pleasantville, City of	20,301	22,100	22,700	23,300	23,700
Port Republic, City of	1,121	1,200	1,200	1,300	1,300
Somers Point, City of	10,321	11,500	11,700	11,900	12,100
Ventnor City, City of	10,095	11,400	11,700	11,900	12,200
Weymouth, Township of	2,755	2,900	3,000	3,100	3,100
<b>Atlantic County</b>	<b>266,105</b>	<b>296,700</b>	<b>305,600</b>	<b>312,700</b>	<b>318,200</b>

Based on historic population trends and estimated future projections, Atlantic County's overall pattern of population growth over time represents an overall county-wide increase in exposure and potential vulnerability of people to natural hazards – particularly during the summer months when the County's population swells with visitors.

### Changes in Residential Construction

Another general indicator of development since the last version of this Plan was prepared is the quantity of new, privately owned residential housing units that were authorized to be built in that time period. The New Jersey Department of Community Affairs (DCA) Building Permits Yearly Summary Data was queried for Atlantic County, with results shown in **Table 3d.5**. Between the years of 2016 and 2020 a total of 3,868 building permits were approved in Atlantic

County. Forty-seven percent of permits were for 1- or 2-family homes, 53% were for multi-family units, and 0.6% were for mixed uses. While overall exposure has increased over time with more units present, it is not likely that overall vulnerability has increased to the same degree because development in hazard areas would have been built to codes and standards that would offer better protection from hazard events.

Jurisdiction	2000 <sup>5</sup>	2010 <sup>2</sup>	2016 <sup>2</sup>	2017 <sup>2</sup>	2018 <sup>2</sup>	2019 <sup>2</sup>	2020 <sup>2</sup>	Residential Construction In The Last Five Years (2016-2020)
<b>Atlantic County</b>	<b>1,727</b>	<b>444</b>	<b>966</b>	<b>1,025</b>	<b>601</b>	<b>810</b>	<b>466</b>	<b>3,868</b>
1 and 2 family	NR	366	379	275	378	373	401	1,806
<i>1 and 2 family % of total</i>	<i>NR</i>	<i>82%</i>	<i>39%</i>	<i>27%</i>	<i>63%</i>	<i>46%</i>	<i>86%</i>	<i>47%</i>
multi-family	NR	76	575	748	221	435	60	2,039
<i>multi-family % of total</i>	<i>NR</i>	<i>17%</i>	<i>60%</i>	<i>73%</i>	<i>37%</i>	<i>54%</i>	<i>13%</i>	<i>53%</i>
mixed use	NR	2	12	2	2	2	5	23
<i>mixed use % of total</i>	<i>NR</i>	<i>0.5%</i>	<i>1.2%</i>	<i>0.2%</i>	<i>0.3%</i>	<i>0.2%</i>	<i>1.1%</i>	<i>0.6%</i>

NR = Not Reported

Source: NJ Department of Community Affairs Building Permits Yearly Summary Data, online at:

[https://nj.gov/dca/divisions/codes/reporter/building\\_permits.html#3](https://nj.gov/dca/divisions/codes/reporter/building_permits.html#3)

## Protected Open Space

The identification and acquisition of land to be maintained as protected open space presents a significant opportunity for jurisdictions to minimize future hazard exposures and vulnerability. In addition to County, State and Federal protected open spaces, municipal jurisdictions in Atlantic County also safeguard open space through their own local preservation measures (municipal land reserved for open space plus preserved farmland). Though often done for conservation, recreation or other community purposes, protecting lands located in identified natural hazard zones can help jurisdictions meet complementary hazard mitigation objectives and can qualify the communities for additional points under the Community Rating System (CRS). It is often found that those natural areas deemed targets for open space protection are often also identified as potential hazard zones (i.e., environmentally sensitive lands such as wetlands, floodplains, etc.). Approximately 20 percent of the County is parkland. Significant areas of designated protected open space<sup>6</sup> are shown in **Table 3d.6** and **Figure 3d.2**.

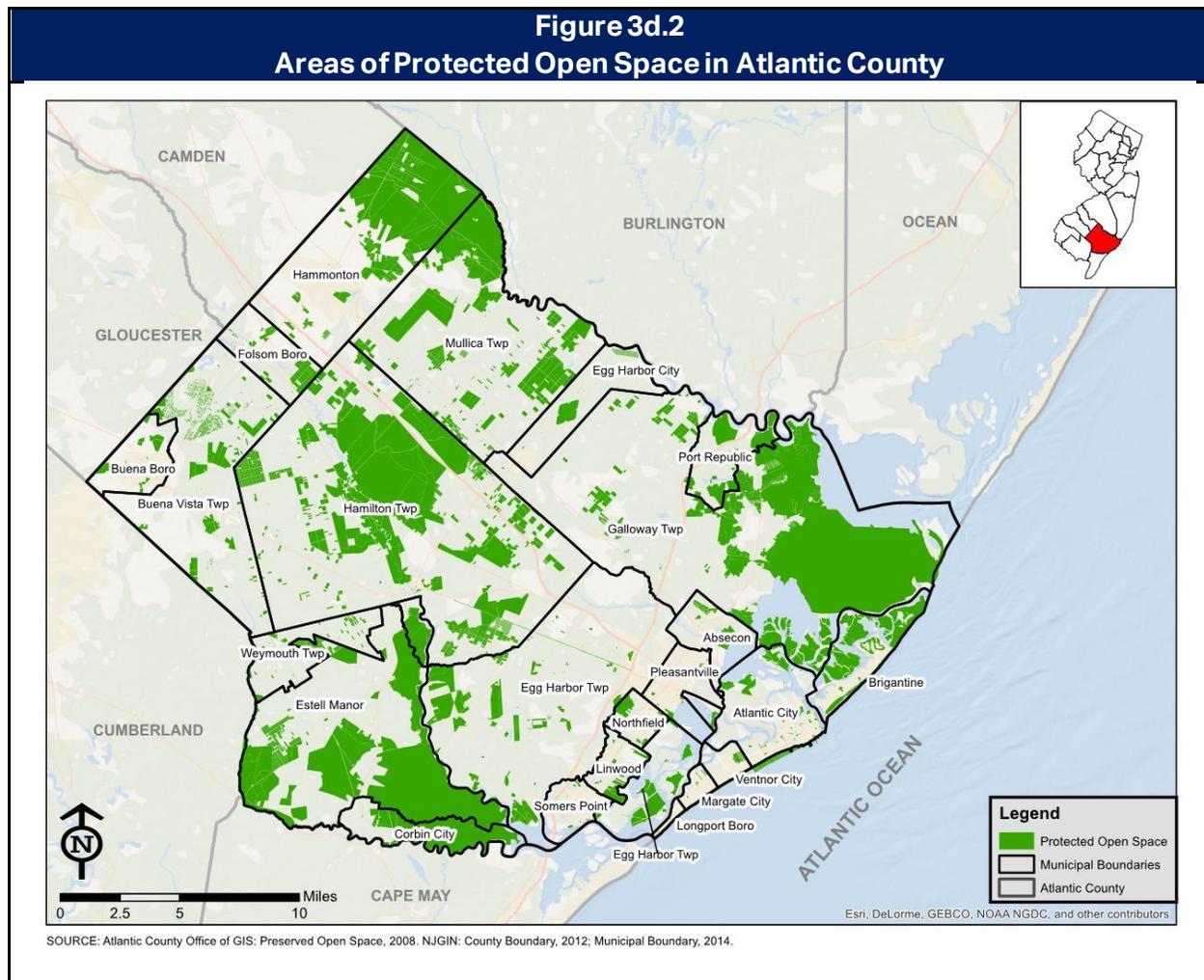
<sup>5</sup> Source: NJ Department of Community Affairs, Housing Units Authorized by Building Permits, Annual Reports, [https://nj.gov/dca/divisions/codes/reporter/building\\_permits.html#3](https://nj.gov/dca/divisions/codes/reporter/building_permits.html#3)

<sup>6</sup> Atlantic County Office of GIS, Preserved Open Space, 2008 (still the most current posted as of 2021 on the Atlantic County Office of GIS website at <https://www.atlantic-county.org/gis/data-downloads.asp>)

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Table 3d.6 Preserved Open Space in Atlantic County		
Open Space Classification	Approximate Acres	Percent of Total Land Area
County Farmland Preservation	4,170	1.2%
County Open Space	7,508	2.1%
Municipal Open Space	6,612	1.9%
NJ Natural Lands Trust	5,596	1.6%
NJDEP Fish and Wildlife	46,502	13.1%
NJDEP Parks and Forestry	14,098	4.0%
Non-Profit Open Space	2,600	0.7%
State Farmland PDC Transfer	910	0.3%
State Farmland Preservation	562	0.2%
State Open Space	529	0.1%
US Fish and Wildlife Service	19,522	5.5%
<b>Total Acres of Protected Open Space</b>	<b>108,610</b>	<b>30.5%</b>

SOURCE: Atlantic County Office of GIS: Preserved Open Space, 2008



## Land Use Planning in Atlantic County

Land use planning in the State of New Jersey is primarily a function of local communities, with Atlantic County serving a coordination function for those elements that are best served on a regional level. However, the 1986 State Planning Act also provides guidelines for counties and municipalities to reach agreements with the State Planning Commission on land use and other planning issues through the cross-acceptance process. The Atlantic County Master Plan facilitates the cross-acceptance process by establishing an integrated planning strategy that incorporates State, County, and local objectives.

The Atlantic County Department of Regional Planning and Development is comprised of four major units. The Units and their responsibilities are described below:

- **Office of Policy, Planning and Development (OPPD)** serves to coordinate the various functions of the Department and in large part develops the overall agenda in terms of short- and long-range planning for infrastructure, open space and land development within the County. The OPPD also manages projects such as the Strategic Growth Initiative, the Great Egg Harbor Watershed planning effort, and responsibilities include the update of the Atlantic County Master Plan (updated in 2018) and Atlantic County Open Space and Recreation Plan (updated in 2018), and the Atlantic County Land Development Standards adopted in June 2002 and updated in May 2020. These initiatives are implemented with the goal of predicting and identifying future growth issues in order to plan and implement actions commensurate with those issues. Many of these initiatives are referred to as Growth Management. The OPPD administers the review and approval of subdivisions and site plans proposed within Atlantic County. The Atlantic County Land Development Standards provide procedures and standards for review of land development by Atlantic County.
- **The Division of Engineering** ensures that the County's physical infrastructure such as our roads, intersections, and bridges are maintained and enhanced as the population of Atlantic County continues to grow.
- **Office of Land Acquisition** implements the recommendations of the Atlantic County Open Space and Recreation Plan, October 2000 updated May 2018. The Office ensures that sufficient Open Space is set aside for Atlantic County residents to enjoy. Through the establishment of the County/Municipal Open Space Partnership Program, County Government has enabled the County's 23 municipalities to choose the Open Space projects of their choice and to fund those projects utilizing a portion of the Open Space Trust funds. The County also pursues lands for acquisition through the traditional means of identifying and purchasing lands utilizing funds from the County's Open Space Trust.
- **Office of Geographic Information Systems** focuses on the creation of data layers and applications which are used by all of the staff within the Department to further their respective functions.

## Influences on Future Development in Atlantic County

Atlantic County's economy and population continue to grow. This growth has resulted in the diversification and strengthening of the County's economy to include a broad array of residential development (single and multifamily, assisted living, and age restricted), retail centers, first class golf courses, and other industries which cater not only to the needs of the casino industry but to all of those people drawn to Atlantic County in search of employment opportunities. While the introduction and then maturation of the casino industry has had a tremendous impact on the development of Atlantic County, the Master Plan points out that regulatory legislation at the State level has also significantly affected County development trends in the past two decades. These regulations are expected to continue to have significant impacts upon future development trends throughout Atlantic County.

Future development in Atlantic County is influenced by guiding principles at the State, County and municipal levels, including:

- **Coastal Area Facilities Review Act of 1973 (CAFRA)**. CAFRA attempts to steer growth to designated Coastal Centers throughout the CAFRA area. Development in CAFRA areas is regulated through permitting from the NJDEP. There are five types of Coastal Planning Areas: Metropolitan, Suburban, Fringe, Rural and Environmentally Sensitive Coastal Planning Areas. Each Coastal Planning Area has associated with it a corresponding, pre-determined impervious cover limit and vegetative cover requirement.<sup>7</sup>
- **Pinelands Protection Act of 1979<sup>8</sup> and the subsequent Pinelands Comprehensive Management Plan<sup>9</sup>**. Pinelands legislation concentrates growth, based on zoning, into regional growth areas.
- **New Jersey State Development and Redevelopment Plan**. The management of New Jersey's lands plays an important role in the state's overall environmental protection strategy. Land use planning in the State of New Jersey is primarily a function of local communities. However, the State (NJDEP) regulates activities proposed in the Highlands, the State's coastal areas (see CAFRA, above), wetlands, floodplains and other environmentally sensitive, "special areas" (such as the Pinelands, see above). The *New Jersey State Development and Redevelopment Plan*<sup>10</sup> (State Plan) provides a vision for the future that will preserve and enhance the quality of life for all residents of New Jersey. The purpose of the State Plan is to coordinate municipal, county, and

<sup>7</sup> N.J.A.C.7:7 establishes the rules of the NJDEP regarding the use and development of New Jersey's coastal resources. A copy of the code can be found online at [http://www.nj.gov/dep/rules/rules/njac7\\_7.pdf](http://www.nj.gov/dep/rules/rules/njac7_7.pdf). A map of the CAFRA zone can be found online at [https://www.google.com/search?q=cafra+zone+image&biw=1484&bih=820&source=lnms&tbn=isch&sa=X&ved=0CAYQ\\_AUoAWoVChMIhO3J-8HCyAIVQRU-Ch28IASZ#imgrc=5rwV6wSj0NkmLM%3A](https://www.google.com/search?q=cafra+zone+image&biw=1484&bih=820&source=lnms&tbn=isch&sa=X&ved=0CAYQ_AUoAWoVChMIhO3J-8HCyAIVQRU-Ch28IASZ#imgrc=5rwV6wSj0NkmLM%3A)

<sup>8</sup> The Pinelands Protection Act of 1979 can be found online at: <http://www.nj.gov/pinelands/images/pdf%20files/pinelandsprotecti onact1.pdf>

<sup>9</sup> The Pinelands Comprehensive Management Plan can be found online at: <http://www.nj.gov/pinelands/cmp/>

<sup>10</sup> <http://nj.gov/state/planning/plan.html>

regional planning activities through a process known as cross-acceptance<sup>11</sup> to establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination (N.J.S.A. 52:18A-200(f)). The last Cross Acceptance Report for Atlantic County was completed in 2005 and is still the current version as of this 2021 plan update. Mapping has been updated since the last version of this plan and is reflected in **Figure 3d.3**. In New Jersey, Smart Growth<sup>12</sup> supports development and redevelopment in recognized Centers—a compact form of development—as outlined in the State Development and Redevelopment Plan, with existing infrastructure that serves the economy, the community and the environment.<sup>13</sup> The State Plan provides a balance between growth and conservation by designating planning areas that share common conditions with regard to development and environmental features:

- *Regional Growth Areas*: Metropolitan planning areas, suburban planning areas, and designated centers
- *Rural Development Areas*: Fringe planning areas, rural planning areas, and environmentally sensitive planning areas. In these planning areas, planning should promote a balance of conservation and limited growth—environmental constraints affect development and preservation is encouraged in large contiguous tracts.

The Smart Growth areas of Atlantic County (2021) are shown in **Figure 3d.3**.

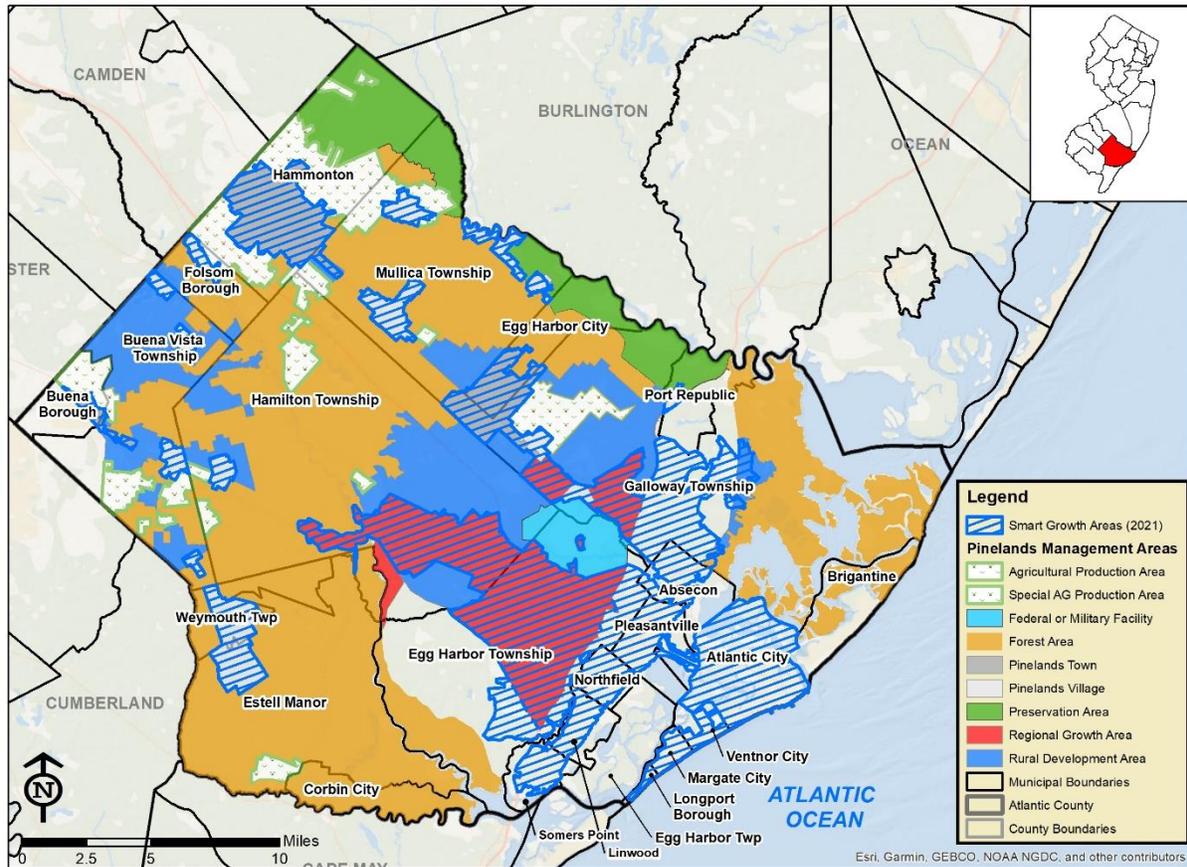
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<sup>11</sup> Cross-acceptance is a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Development and Redevelopment Plan. The last Cross Acceptance Report for Atlantic County was completed in 2005 and is still the current version as of the 2021 plan update, see <https://nj.gov/state/planning/state-plan-cross-acceptance.shtml>.

<sup>12</sup> Smart Growth is the term used to describe well-planned, well-managed growth that adds new homes and creates new jobs, while preserving open space, farmland, and environmental resources. Smart Growth supports livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation. Smart Growth is an approach to land-use planning that targets the State's resources and funding in ways that enhance the quality of life for residents in New Jersey. Smart Growth principles include mixed-use development, walkable town centers and neighborhoods, mass transit accessibility, sustainable economic and social development and preserved green space.

<sup>13</sup> <http://nj.gov/state/planning/smart.html>

**Figure 3d.3**  
**Atlantic County Smart Growth Areas**



- Atlantic County Master Plan (2018)<sup>14</sup>.** Underlying the recommendations of the Atlantic County Master Plan are the following goals which articulate visions for the County's future related to planning, land use, transportation, wastewater management, water supply, natural resources, solid waste management, affordable housing, historic preservation, and farmland preservation. The goals and policies set forth in the Master Plan provide a direction to be considered in formulating future studies and laws. Important decisions will be made in the next decade which will sculpt the landscape of Atlantic County for the future. These goals and policies should guide the choices made to move into the next millennium.

*Overall Planning Goals* identified in the 2018 Master Plan are as follows:

- Incorporate principles of sustainability and resiliency into all aspects of County planning and policy development.
- Acknowledge the risks associated with climate change, sea level rise, and severe weather events, by applying lessons learned in the aftermath of Hurricane Irene, the Derecho of 2012, and Super Storm Sandy.

<sup>14</sup> [https://www.atlantic-county.org/documents/planning/Open%20Space%20and%20Rec%20Plan\\_5-1-18.pdf](https://www.atlantic-county.org/documents/planning/Open%20Space%20and%20Rec%20Plan_5-1-18.pdf)

- Promote targeted growth and development in areas served by existing infrastructure outside flood prone areas, and encourage redevelopment of under-utilized urban, suburban, and rural sites.
- Coordinate County planning efforts with other entities including municipalities, improvement authorities, economic development agencies, and state agencies.
- Encourage the diversification of the County's economy and job creation by supporting business attraction and development initiatives.
- Promote the location of research and development businesses for mutual benefit of industry, job searchers and the colleges in Atlantic County.
- Capitalize on the Federal Aviation Administration (FAA) William J. Hughes Technical Center and its continued expansion as an asset for industry and job attraction.
- Support the County's status as a tourist destination with a wide array of natural amenities and communities of interest.
- Promote safe and efficient transportation systems for access to the County and within the County, including air, rail and motor vehicle systems.
- Preserve and make more efficient use of existing roadway capacities by encouraging sound land use planning and highway access control.
- Promote sustainable design, management, and education related to the use of potable water and the treatment of wastewater.
- Preserve and enhance the quality of the natural resources of the County.
- Preserve selected critical natural areas supporting endangered species and wildlife habitat.
- Protect farmland within the County and promote the continued economic viability of farming.
- Preserve the historic and cultural resources in the County.
- Advocate for the preservation and protection of important natural resources while working to reevaluate the capacity of growth areas and the scope of permitted uses and activities within the Pinelands.
- Collaborate with constituent municipalities and outside jurisdictional entities to streamline the development process to make the County a more attractive place for investment.
- Continue to expand the County Park System and the recreation opportunities and facilities available to County residents and visitors.

*Land Use Goals* identified in the 2018 Master Plan are as follows:

- Influence State and Regional master plans to support the land use goals of Atlantic County, particularly with regard to the Pinelands Comprehensive Management Plan.
- Promote quality growth and development in areas where capital facilities are available
- Support efforts to revitalize neighborhoods and rehabilitate older housing stock
- Discourage growth in areas that require unplanned extension of capital facilities
- Promote lands for a diversity of economic development opportunities within the communities of Atlantic County

- Encourage the repurposing of existing infrastructure and a redefinition of economic activity in Atlantic City and the surrounding communities.
- Promote a mix of housing types to support the demands of a changing population

*Transportation Goals* identified in the 2018 Master Plan are as follows:

- Maintain and improve a circulation system that provides for the safe and efficient movement of traffic.
- Provide an energy-efficient transportation system that minimizes the negative effects of vehicular emissions on air quality.
- Protect natural and manmade resources from the negative effects of traffic and road improvements.
- Provide transportation choices for work, recreation and other trips for County residents and visitors.
- Promote economic development and tourism in the transportation planning process.

*Wastewater Management Infrastructure Recommendations* identified in the 2018 Master Plan are as follows:

- Encourage the continued study and development of wastewater management plans as a cooperative effort among municipalities, the County, and other jurisdictional agencies.
- Encourage and assist in the development of standardized methods for the reporting and recording of wastewater flow information.
- Assist in the development of alternative applications of treated wastewater.
- Assist in the development of funding programs for wastewater management.
- Assist and educate residents in best management practices for individual onsite septic systems.
- Recognize that modular treatment technology may be necessary to meet groundwater quality standards.

*Sustainability and Resiliency Goals and Objectives* identified in the 2018 Master Plan are as follows:

- Consider sustainability principles in all County planning initiatives and capital investments
- Adopt principles of sustainability in County land development standards and review procedures
- Encourage a range of transportation options and compatible land uses within the County
- Promote development that is resistant to natural effects such as storms, flooding, and drought
- Encourage the use of green building techniques and low-impact green alternatives to structured storm water management.
- Consider the impacts of climate change and sea level rise in infrastructure and development planning.
- Preserve open space, habitat, and other valuable natural features.
- Reduce greenhouse gas emissions.

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- Promote energy efficiency, alternative energy, and micro-gridding to reduce the County's fossil fuel consumption, save money in the long run, and enhance resiliency in the face of grid disruptions.
- Develop electric charging infrastructure and alternative fueling stations.
- Develop Regional Watershed Management Plans in cooperation with municipal representatives. These plans are a prerequisite for attaining a Class 4 Rating in the CRS Program
- Elevate County roads that provide critical access during emergency situations.
- Acknowledge the Atlantic-Cape May Coastal Coalition" which includes all coastal communities in Atlantic County as well as municipalities in Cape May County. This entity is working with legislators to at all levels of government to make the region more resilient.
- Work to ensure that NFIP flood insurance remains in effect and is affordable to property owners in Atlantic County.
- Promote additional funding for the elevation and relocation of structures within the flood hazard area that have been subject to insurance claims and repetitive losses.
- Coordinate with the Army Corps of Engineers to ensure that recommendations and actions related to the ongoing Back Bay study are consistent with planned regional and County improvements.
- Facilitate connections between institutes of higher learning and employers to provide a well-trained and competitive workforce.
- Promote emerging industries and technologies to diversify the County's economy and attract investment.
- Support municipal and private sector efforts to modernize and retrofit outdated developments and facilities with modern technology and designs that increase market appeal.
- Capitalize on the natural resources present in the County to broaden opportunities for tourism and recreation.
- Encourage the preservation of working farms, promote local agricultural products, and encourage growing of a diverse mix of crops.
- Create a diversified economy that can capitalize on existing strengths and continue to grow and develop in the future.
- Support the growth and development of the Atlantic County Economic Alliance.
- Encourage energy efficiency measures for building and transportation cost savings and economic benefits.
- Guide investment in infrastructure through a holistic alignment of planning efforts and an understanding of sustainability principles.
- Encourage a mix of housing opportunities to meet the needs of the population.
- Provide recreation and cultural amenities to enhance quality of life.
- Capitalize on the agricultural and natural resources in the County to promote healthy active lifestyles.
- Educate County residents about healthy lifestyles that include exercise, recreation, and a balanced diet.
- Promote connections between local agriculture production and end users in the community
- Create quality communities that encourage civic engagement and pride.

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- Improve access to healthcare for County residents, particularly those with limited mobility.
- Promote complete streets programs in the County to promote encourage non-motorized transportation options and promote equity.

*Water Supply Infrastructure Recommendations* identified in the 2018 Master Plan are as follows:

- Recognize that modular treatment technology may be necessary to meet groundwater quality standards.
  - Assist in the development of an updated water model, monitoring program, and alternative water use implementation strategies.
  - Assist in the promotion and education of water conservation.
  - Assist and encourage the development of wastewater recycling
  - Assist in the development of land use strategies that mitigate adverse effects to our water resources from non-point source pollution.
  - Assist in the development of a regional water supply and quality plan.
  - Encourage Flood protection and resiliency measures for all water supply facilities within a Flood Zone.
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- **Municipal Regulatory Tools.** Municipalities have various regulatory tools at their disposal to influence land uses and development trends over time. As part of the initial hazard mitigation plan development process, participating jurisdictions were asked to complete a questionnaire in order to provide the consultant with information regarding land use regulatory capabilities in each municipality. As part of the 2015 and 2021 hazard mitigation plan update processes, participating jurisdictions were asked to review and provide updates to the land use regulatory capabilities they reported when the last version of the plan was prepared. All 24 participating jurisdictions (the County plus 23 municipalities) provided feedback as part of this plan update. The County reported subdivision statutes and a comprehensive plan at its disposal. All of the 23 municipalities reported having building codes, zoning statutes, subdivision statutes, and comprehensive plans at their disposal. Details are shown in **Table 3d.7** (further information on these and other regulatory tools are discussed in Section 4).

**Table 3d.7  
Municipal Regulatory Tools**

Municipality	Building Code	Zoning Statutes	Subdivision Statutes	Comprehensive Plans
<b>Atlantic, County of</b>			■	■
Absecon, City of	■	■	■	■
Atlantic City, City of	■	■	■	■
Brigantine, City of	■	■	■	■
Buena Vista, Township of	■	■	■	■
Buena, Borough of	■	■	■	■
Corbin City, City of	■	■	■	■
Egg Harbor City, City of	■	■	■	■
Egg Harbor, Township of	■	■	■	■
Estell Manor, City of	■	■	■	■
Folsom, Borough of	■	■	■	■
Galloway, Township of	■	■	■	■
Hamilton, Township of	■	■	■	■
Hammonton, Town of	■	■	■	■
Linwood, City of	■	■	■	■
Longport, Borough of	■	■	■	■
Margate City, City of	■	■	■	■
Mullica, Township of	■	■	■	■
Northfield, City of	■	■	■	■
Pleasantville, City of	■	■	■	■
Port Republic, City of	■	■	■	■
Somers Point, City of	■	■	■	■
Ventnor City, City of	■	■	■	■
Weymouth, Township of	■	■	■	■

■ = yes

## Development Trends

Recent changes in Atlantic County's employment and population has resulted in the need for strong regional planning due to the stress placed on the County's physical infrastructure as well as the services of County and municipal governments. Due to Atlantic County's location in the State of New Jersey, it is an area of extreme land use planning conflicts. Casino gaming and secondary impacts fuel an already high demand for residential and commercial growth within the County. In direct conflict with this demand are a wide range of important environmental resources ranging from the oceanfront communities, bayside older suburban communities, Pinelands growth areas, and Pinelands conservation areas. All of these communities are connected by important sensitive wetlands and other undeveloped land.

The following recent development trends are expected to continue in the future, with the focus on accommodating growth while preserving environmentally sensitive lands and open space.

Based on the State Plan Policy Map for Atlantic County, it can be observed that areas targeted for conservation tend to be toward the westernmost regions of the county. New development

is projected to be concentrated in the three Pinelands growth townships of Egg Harbor, Galloway, and Hamilton. The six neighboring cities of Port Republic, Absecon, Pleasantville, Northfield, Linwood, and Somers Point are showing signs of aging commercial and housing stock, increased traffic demands, and other factors typically faced by older suburban communities. The Strategic Growth Management Plan (currently in development) will address both the need for preservation and define areas that can and should be developed or redeveloped. One of the biggest impacts of growth has been the tremendous pressure exerted on the County's transportation infrastructure; this is expected to continue.

### Superstorm Sandy's Impact

Superstorm Sandy devastated significant areas of Atlantic County's coastline in 2012. Much of the highly vulnerable bayshore and coastal communities are already developed. While some property acquisitions have occurred on a relatively small scale in certain locations, the observed impact of this disaster on land uses and development trends is generally that communities have tended toward building back damaged and destroyed structures in their previous locations to higher codes and standards, as opposed to precluding new development or substantial improvements in these areas. This more disaster-resistant building stock, along with the many hazard mitigation initiatives being undertaken (i.e., acquisitions, elevations, beach and dune restoration projects, bulkheading, etc.) has the effect of increasing the level of resilience, and decreasing vulnerability for many such communities during future events of this nature.

### Re-assessment of Local Land Uses and Development Trends

When the initial 2010 hazard mitigation plan was developed, the Core Planning Group provided feedback on land uses and development trends in their respective jurisdictions by completing a Land Uses and Development Trends Worksheet. The worksheet consisted of the following two questions:

1. Please describe development trends occurring within your jurisdiction, such as the predominant types of development occurring, location, expected intensity, and pace by land use. While details are preferred, it is ok if your feedback is qualitative and quite general, such as *"high-occupancy, high-density residential development is occurring near the waterfront"*.
2. Does your jurisdiction enforce regulations/ordinances/codes to protect new development from the effects of natural hazards? (Some examples might be floodplain management ordinances enforcing FEMA's NFIP for new development or substantial improvements in the floodplain; steep slope ordinances for community's which may have landslide hazards; earthquake resistant design criteria and/or high wind design criteria; or buffer zones in wildfire hazard areas.) If so, please describe.

Local responses were updated as part of the 2016 Plan Update and again as part of the 2021 Plan Update. The worksheet for the 2021 Update asked jurisdictions to review their community's prior feedback, and to identify any changes that have occurred since that time

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so the most current information can be reflected in the 2021 plan update and the responses are summarized in **Table 3d.8**.<sup>15</sup> Some responses have been edited for clarity. Copies of each jurisdiction's original response can be found in Jurisdictional Annexes of **Section 9**.

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<sup>15</sup> As part of the 2021 Plan Update, municipalities were asked to review their prior responses (as submitted during the development of the initial plan) and either (a) certify that they still hold true unchanged, or (b) identify any changes that have occurred since that time. Their responses have been incorporated into Table 3d.6.

<b>Table 3d.8 Municipal Development Patterns</b>				
<b>Jurisdiction</b>	<b>Land Uses and Development Trends in Hazard Areas As Reported in the 2016 Plan</b>	<b>Changes in Development Since the 2016 Plan was Prepared</b>	<b>Regulations/Codes/ Ordinances To Protect New Development From Natural Hazards as Reported in the 2016 Plan</b>	<b>Changes since the 2016 Plan was Prepared (as related to Regulations/Codes/ Ordinances)</b>
Atlantic, County of	Since the 2010 plan was published Atlantic County has been in the midst of severe economic downturn. Four casinos have closed in the last two years resulting in the loss of more than 8,000 jobs. As a result, development in the County as a whole has stalled. It is not anticipated that there will be a notable increase in the near future as foreclosures of residential units and the number of vacant commercial structures is at a very high level.	Since 2016 the Atlantic County Economic Alliance has been working to diversify the County's economy in particular with the creation of the National Aviation Research Technology Park (NARTP). The first of multiple buildings has been constructed and hundreds of new high tech jobs are anticipated over the next several years.	Atlantic County regulates all development along county roads of five residential units or more and all commercial development. The county only reviews for access and drainage issues for those developments. The county drainage standards protect county roads and drainage facilities from flooding from storm events.	County has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current
Absecon, City of	Since the 2010 plan, Absecon has experienced little, if any, increase in population of 8,411 as reported in the 2010 census. Although a substantial increase in senior housing was anticipated, that did not occur. Those projects were essentially converted into all-age units. A 48-unit all-age, owner-occupied complex has been constructed. Two additional projects have received land use approvals, a 442-rental project (including 99 senior units) and 71 additional low- and moderate-income rental units. We have experienced unprecedented	Since the 2016 plan, Absecon has experienced little, if any, increase in population. The estimated population in 2019 was 8,362 according to the Census Bureau. Since the 2016 plan, two new residential developments have been completed; a 442 rental project and 71 additional low and moderate income rental units. Neither of these developments are located within the City's flood hazard zones.	Because of increased property rentals, the City has recently adopted a rental registration ordinance to permit annual inspection of rental properties to assure both zoning and property maintenance compliance. The City continues to strictly enforce its zoning and building codes, including those pertaining to minimum base flood elevation within our flood hazard zones.	The city continues to enforce the rental registration ordinance to permit annual inspection of rental properties to assure both zoning and property maintenance compliance. The city also continues to strictly enforce its zoning and building codes, including those pertaining to minimum base flood elevation within our flood hazard zones.

**Table 3d.8  
Municipal Development Patterns**

Jurisdiction	Land Uses and Development Trends in Hazard Areas As Reported in the 2016 Plan	Changes in Development Since the 2016 Plan was Prepared	Regulations/Codes/ Ordinances To Protect New Development From Natural Hazards as Reported in the 2016 Plan	Changes since the 2016 Plan was Prepared (as related to Regulations/Codes/ Ordinances)
	<p>increases in property foreclosures and resulting vacancies, and the net effect is such that the limited new development will not produce an appreciable increase in population. None of the new projects are located within the City's flood hazard zones. The City has experienced very little commercial development since the 2010 Plan, and no development in its industrial zone. Any development is also not within the City's flood hazard zones.</p>	<p>A commercial redevelopment project is currently under construction at the site of a former City recreation field and former firehouse.</p>		
Atlantic City, City of	<p>Revel in Southeast Inlet, and three (3) other casino hotel properties, are currently unoccupied. No new development taking place along waterfront except approximately 40 Sandy damaged homes along bayfront have received approvals to elevate to BFE+2'. New seawall under construction along inlet will protect proposed new boardwalk and public and private properties in the area.</p>	<p>Trump Plaza Hotel/Casino was demolished in 2021. The former Revel Casino is now operational as the Ocean Casino Resort. Former Trump Taj Mahal is now open as the Hard Rock Hotel and Casino. Showboat Casino is now operating as a hotel. The City continues to apply for funding to elevate properties in the SFHA. The Absecon Inlet seawall and boardwalk renovation is complete.</p>	<p>Floodplain management ordinance revised in 2014 to add 2' of freeboard; zoning board of adjustment is appeals board; minimum bulkhead height ordinance is drafted.</p>	<p>Ordinance 46 of 2019 was adopted establishing a minimum bulkhead height of 8.5 feet NAVD 1988.</p>
Brigantine, City of	<p>Development trends remain the same [as in 2016 -</p>	<p>As of 2021 the City has seen a high influx of full time</p>	<p>Adopted ABFE and FIRM elevations. 70% of new or</p>	<p>New codes and ordinances are being</p>

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Table 3d.8 Municipal Development Patterns				
Jurisdiction	Land Uses and Development Trends in Hazard Areas As Reported in the 2016 Plan	Changes in Development Since the 2016 Plan was Prepared	Regulations/Codes/ Ordinances To Protect New Development From Natural Hazards as Reported in the 2016 Plan	Changes since the 2016 Plan was Prepared (as related to Regulations/Codes/ Ordinances)
	predominantly single-family residential development]. Post Sandy approximately 400 homes were identified as substantially damaged, with approximately 200 being raised.	residents. In post Covid time families are able to work from home via computers. Several homes which in the past were considered weekend rentals are being bought and occupied by full time residents. New homes are being built across the island at a rapid pace.	substantially renovated homes are required to have a finished floor of 12 feet with 3 feet of freeboard, dependent on their ABFE location rating (AE9, AE10 X, etc.)	developed to adjust for new flood regulations. The city also provides NIXLE awareness for pending floods and storms. The PPI committee meets regularly to find ways to reach out to the public. Mainly social media outlets
Buena, Borough of	High-occupancy senior housing in areas that were previously occupied by single family dwellings or farmland. Development of small business or single family dwellings in once wooded areas.	A new 55+ Community is currently being constructed in a formerly undeveloped residential section. The Borough completed a Master Plan Review in 2019 and has a progressive Land Use Board. The Land Use Board looks to supplement the existing small businesses in town through redevelopment of the Borough's Commerce Center. The Pinelands Commission continues to limit development. Active development of small business or single-family dwellings in once wooded and farmland areas. Repaving of Central Ave to help reduce flooding.	Not at this time.	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.

**Table 3d.8  
Municipal Development Patterns**

Jurisdiction	Land Uses and Development Trends in Hazard Areas As Reported in the 2016 Plan	Changes in Development Since the 2016 Plan was Prepared	Regulations/Codes/ Ordinances To Protect New Development From Natural Hazards as Reported in the 2016 Plan	Changes since the 2016 Plan was Prepared (as related to Regulations/Codes/ Ordinances)
		Actively working with Atlantic County and the NJ DOT to remediate and mitigate flooding in flood prone areas.		
Buena Vista, Township of	Retirement community located outside the Pinelands. Land that was previously used for farming. To begin in the next year or two. Potential 71 units. Single family homes on individual lots scattered throughout the township inside the Pinelands area. Planned residential single family homes. Major sub-division. 80 units.	These three projects have not been completed and remain valid for the 2021 plan.	None reported in the previous Plan.	Buena Vista Township does enforce applicable laws and regulations affecting new development.
Corbin City, City of	No major changes in land uses and development trends are observed since the last version of the plan was prepared. Development continues to be characterized by single family dwellings and accessories to single family dwellings.	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current	June 2014 appointed flood administrator	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current
Egg Harbor City, City of	<u>Recent development:</u> (1) Conifer-Rittenberg Site Senior Housing, Residential, 1 building with 100 apartments; (2) Dollar General, commercial, 9200sf; (3) Renault, Commercial, 50 to 100 room hotel, Bremen Ave. Only location-specific	Residential development in the Egg Harbor North area is still being pursued for Phase II and Phase III, and commercial development is being pursued in the area known as the Tower Site and at the City Lake Park-see	Flood damage prevention ordinance, growth management ordinance, stormwater ordinance	Egg Harbor City is in a Pinelands area, so all development must meet their restrictive requirements.

Table 3d.8 Municipal Development Patterns				
Jurisdiction	Land Uses and Development Trends in Hazard Areas As Reported in the 2016 Plan	Changes in Development Since the 2016 Plan was Prepared	Regulations/Codes/ Ordinances To Protect New Development From Natural Hazards as Reported in the 2016 Plan	Changes since the 2016 Plan was Prepared (as related to Regulations/Codes/ Ordinances)
	<p>hazard zones or vulnerabilities identified. With the exception of coastal erosion, flood and wildfire, all locations in this planning area are exposed to the natural hazards addressed in this plan.</p> <p><u>New/potential development:</u> (1) EHC North Cedar Creek Partners, Residential, 280 single family homes, wildfire hazard area; (2) Renaissance Plaza, Residential (senior), 12 apartment units; (3) Landing Creek Estates, Residential, 20 single family, flood hazard area 1%, wildfire hazard area; (4) Station 36 – New Village Green, Residential, 36 multi-family; (5) Gateway Residential Rehabilitation Area, Residential, 84 units, 3 story townhouses; (6) Tower Site, Residential, unknown number of units, research is being done on possible development, wildfire hazard area; (7) Antwerp Ave Homes, residential, 10 to 14 units. Only location-specific hazard zones or vulnerabilities identified. With the exception of coastal erosion, flood and wildfire, all locations in this</p>	<p>updated chart below for status of projects previously identified.</p>		

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Table 3d.8 Municipal Development Patterns				
Jurisdiction	Land Uses and Development Trends in Hazard Areas As Reported in the 2016 Plan	Changes in Development Since the 2016 Plan was Prepared	Regulations/Codes/ Ordinances To Protect New Development From Natural Hazards as Reported in the 2016 Plan	Changes since the 2016 Plan was Prepared (as related to Regulations/Codes/ Ordinances)
	planning area are exposed to the natural hazards addressed in this plan.			
Egg Harbor, Township of	No changes reported from previous plan..	Egg Harbor Township has experienced Moderate growth in the last 10 years. We are designated a Pinelands Regional Growth Community with the Pinelands Area located west of the Garden State Parkway and North of Ocean Heights Ave. Development trends favor single family homes on lots of 10,000 square feet or larger. The median value of an owner occupied home decreased from \$263,100 to \$212,000 between 2007 and 2020 according to the latest Census Bureau Statistics. In the same time period median income increased \$11,081 to \$82,117 for a family. Additional statistics are available through the Census Bureau. The Pinelands Commission mandated growth of over 20,000 housing units for Egg Harbor Township and our zoning has been modified to accommodate this	All state and Federal regulations for building codes are enforced. Floodplain requirements are checked during plan review. The Township has some zones where higher wind restrictions apply and codes are enforced to ensure buildings meet requirements.	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.

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Table 3d.8 Municipal Development Patterns				
Jurisdiction	Land Uses and Development Trends in Hazard Areas As Reported in the 2016 Plan	Changes in Development Since the 2016 Plan was Prepared	Regulations/Codes/ Ordinances To Protect New Development From Natural Hazards as Reported in the 2016 Plan	Changes since the 2016 Plan was Prepared (as related to Regulations/Codes/ Ordinances)
		requirement. With the influx of new residents comes the requirement to educate the children. Currently there are 7,300 students and ten school buildings. The Pinelands Regional Growth Area continues to see new housing.		
Estell Manor, City of	A) Single Family Residential Development is occurring in presently undeveloped woodlands. 1) Low density all Pinelands Approvals and CAFRA approvals needed. A) Entire community Pinelands or CAFRA.	As previously, plus low density all Pinelands & CAFRA approvals were verified. Some redevelopment of old abandoned property as property values rise.	The City enforces all Pinelands and CAFRA regulations and recommendations. All FEMA information is also reviewed.	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.
Folsom, Borough of	The expansion of the FC district has made a positive impact on Development on Rt. 322.	No significant construction has taken place within the 322 corridor. Three other residential structures have been approved. One project contains approval for 5 dwellings, two other projects have been approved with three dwellings each. They will be built over the next 12-18 months.	The Borough's design and development standards are consistent with those contained within the Pinelands Comprehensive Management Plan (CMP)	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.
Galloway, Township of	Community has reviewed their feedback from the 2010 Land Uses and Development Trends	Commercial development is occurring along the main roadways, including the	Community has reviewed their feedback from the 2010 Land Uses and	The Township continues to be in compliance with the Pinelands Comprehensive

Table 3d.8 Municipal Development Patterns				
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	assessment and has certified that all information previously provided is still current.	Jimmie Leeds Road and Route 9. Many sites are being developed under redevelopment plans. Single-family residential is occurring in the Pinehurst area as infill development.	Development Trends assessment and has certified that all information previously provided is still current.	Management Plan (CMP). Recently, the Township amended the stormwater management ordinance to comply with the new NJDEP regulations for stormwater and green infrastructure.
Hamilton, Township of	Many of the residential developments reported in 2009 have been completed, however there are several developments that have not been constructed. Walmart has completed its expansion and phase 1 of the Hamilton Mall expansion is complete. Harrison Beverage was approved to develop a warehouse/distribution facility in the Business Park but has not started construction. Fire damaged buildings in the Mill Complex Redevelopment Area (aka Cotton Mill) situated in the Flood Hazard area have been demolished.	Residential development is occurring in designated residential growth areas. Hamilton Green is expanding its existing facility by 35 apartment buildings. Commercial development mainly along the Harding Highway and Black Horse Pike corridors. The commercial development is comprised mainly of retail uses such as CarMax, Dollar General, and Lomax Carpet. There is some development within the industrial park. The John Brooks Recovery Center was constructed and is open within the area of the park. Construction on previously-approved single-family residential development is continuing throughout the municipality.	Hamilton Township has been and remains in conformance with the environmental requirements of the Pinelands CMP. The Township has amended its Flood Damage Prevention ordinance to be consistent with changes recommended by NJDEP following Superstorm Sandy. The Township follows State Uniform Construction Code which was amended (July 2014) to include standards for Flood-resistant construction.	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.

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Hammonton, Town of	Community has reviewed their feedback from the 2010 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.	The Town of Hammonton uses a zone map to determine construction and development of all building within the Town. The map contains info from New Jersey Pinelands and Wetlands to determine building feasibility on said locations. Hammonton also works closely with Adams Rehman & Hegan for all stormwater, flood water run off during pre and post construction projects to ensure proper planning of said construction. Hammonton Planning Board follows all State and Federal mandates prior to and during construction approvals.	Community has reviewed their feedback from the 2010 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.	The Town of Hammonton follows the Comprehensive Code Management Plan to ensure all new construction within the Town is built to up to date codes for all fire, flood, hurricane and any natural hazards that exist. Hammonton further enforces all uniform building code with a full time code enforcement officer appointed by City officials. Any non-compliant persons are cited and brought to municipal court to face hearing and possible fine until such time that owner remedies issue at hand. The Town follows a uniform construction code that is very comprehensive in scope and gets updated annually for currency.
Linwood, City of	Two lots along Route 9 designated as areas in need of redevelopment. One lot developed in 2003. Now beginning discussion on phase 2 of development. Second	City is almost fully developed, largely residential. Most commercial along Route 9 (New Road). Only several lots left to develop.	Currently NJDEP/CAFRA rules obtain. City continues to acquire open space. Adopted preliminary working map. Review of regulations,	City continues to acquire open space. Recently acquired more than 30 acres of open space, mostly bordering the Patcong Creek and the

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	undeveloped "redevelopment area" lot in negotiations with office/retail development approved. New residential properties only result of subdivisions or tear downs.		codes, and ordinances are ongoing.	bay. Continued to review regulations, codes, and ordinances and update them accordingly.
Longport, Borough of	Since the last version of the plan was prepared, 113 new homes have been constructed.	<p>Longport's year-round population has been declining over the past 10 years. Longport has become a seasonal destination. The development trend has been for developers and persons wanting to live in Longport to purchase an older home, demolish and reconstruct so-called "McMansions". McMansions defined as constructing a new home, maximizing every zoning aspect to the letter of the law.</p> <p>Longport has approximately 1,200 buildings within the Special Flood Hazard Area (SFHA). Since the inception of our Hazard Mitigation Plan and updated Flood Damage Prevention Ordinance in 2008, 312 new homes have been constructed and 36 elevated, all to a higher</p>	In 2013, Chapter 99, Flood Damage Prevention, was revised and the ABFE was adopted.	<p>Longport enforces those requirements as outlined within the Flood Damage Prevention Ordinance Chapter 99. Within that ordinance are higher regulatory standards for freeboard, substantially damaged/substantially improved structures, and requirements for submitting non-conversion agreements and subsequent enforcement procedures. Additionally under the Zoning Ordinance (specifically 167-32dD) fill exceeding 1' is prohibited.</p> <p>Longport's Floodplain Administrator is currently working with NJDEP Bureau of Flood updating Longport's Flood Damage Prevention Ordinance to be compliant with their Model Ordinance. The</p>

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		regulatory standard, a good thing. If the development process continues at the same rate over the next 10 years, then in 2031 over half of Longport's single family homes will have been replaced to today's higher standards. But with sea level rise and subsidence, are the current standards adequate?		Model Ordinance incorporates the NJ Flood Hazard Control Act higher floodplain standards and required regulatory requirements with statewide Uniform Construction Code flood resistant requirements.
Margate City, City of	Around 2011 Margate began to see a large increase in new home construction. Also, after 2012 Superstorm Sandy Margate began a substantial amount of construction of new homes and home elevations. In 2014 Margate had over 64 demolitions.	Since 2016, each year has seen a continual rise in issuance of zoning and construction permits. The increased activity has been across the island with a higher number perhaps near the Bayfront areas mainly single family construction along with a smaller number of multi-family construction activity. There is some mixed use development proposed for 2021. Trends for single family homes are to maximize building coverage and lot coverage.	Margate currently requires all new and substantial improved properties to elevated to the 1988 datum and also meet the 2013 preliminary flood maps. Margate enforces a 3 foot freeboard to all construction.	The zoning office confirms Base Flood Requirements and have changed the zoning to permit parking and storage to be below buildings which permits a freeboard up to 5'-7' or more. All freeboard for residential use is 3 foot to the lowest horizontal structure and an additional 1 foot for floor so in essence a 4 foot freeboard as a minimum. All waterfront properties are required to discharge roof runoff directly into the bay to reduce loading on City stormwater system and enforces new bulkhead elevations.

SECTION 3d - RISK ASSESSMENT: LAND USES AND DEVELOPMENT TRENDS

Table 3d.8 Municipal Development Patterns				
Jurisdiction	Land Uses and Development Trends in Hazard Areas As Reported in the 2016 Plan	Changes in Development Since the 2016 Plan was Prepared	Regulations/Codes/ Ordinances To Protect New Development From Natural Hazards as Reported in the 2016 Plan	Changes since the 2016 Plan was Prepared (as related to Regulations/Codes/ Ordinances)
				Permeable areas have been enforced as well. New homes have clearly outpaced home elevations however some still occur mainly through grants.
Mullica, Township of	Community has reviewed their feedback from the 2010 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.	Mullica Township is a town that is strictly controlled by Pinelands. The Township has no significant residential or commercial development at this time. Over the past several years, the Town has experienced increased Single Family Dwelling Development, but this is limited due to Pineland Restrictions. The restriction haven't changed over the last planned cycle. Township may be building a new municipal complex in the near future. During this next planned cycle there should be a carpenters training center constructed. The planning board does not have anything else yet.	Community has reviewed their feedback from the 2010 Land Uses and Development Trends assessment and has certified that all information previously provided is still current. .	Mullica Township works closely with Department of Environmental Protection and the Pinelands Commission for wetlands areas and utilizes flood maps to identify floodplain. Mullica works with Department of Community Affairs to ensure all building regulations are met. Mullica also has a Fire Management Ordinance to ensure fire safety for structures.
Northfield, City of	Northfield is basically fully developed. The only possible area for future development would be the Atlantic City Country Club, which is located	No change	CAFRA Development Regulations Flood Hazard Area Waterfront Development Tidelands	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has

**Table 3d.8  
Municipal Development Patterns**

Jurisdiction	Land Uses and Development Trends in Hazard Areas As Reported in the 2016 Plan	Changes in Development Since the 2016 Plan was Prepared	Regulations/Codes/ Ordinances To Protect New Development From Natural Hazards as Reported in the 2016 Plan	Changes since the 2016 Plan was Prepared (as related to Regulations/Codes/ Ordinances)
	between Shore Road and the bay. If the Country Club was to ever be redeveloped it could have flooding issues with its close proximity to the bay.		Freshwater Wetlands FEMA Floodplain management ordinances	certified that all information previously provided is still current.
Pleasantville, City of	Center City Redevelopment. Two of four buildings completed. Mixed use of commercial and residential. 135 units (1-4 story and 1-5 story). Recent completion of wholesale electric warehouse south expressway and west of new road. New dollar Tree store East BHP & Lyons Ct.	No changes since 2016. The City is still recovering from economic decline. On a positive note, the City has qualified for Neighborhood Preservation Funding through NJDCA for the Downtown area. This has provided funds for mural, flowers, street lighting, a farmers' market, and other beautification efforts. The City has also qualified for the Neighborhood Revitalization Tax Credit Program and the required plan is currently being prepared. These two programs will assist in the recovery of the central section of the City.	Adopted a new floodplain management ordinance that reflects the elevation and flood areas of the ABFE map.	No additional actions have been taken.
Port Republic, City of	Port Republic is a rural community that is connected to and influenced by the Mullica River. The City has a small Historic District located between Route 624 and Route 575. Much of the City is tidally influenced wetlands and	Conditions remain the same. Port Republic has limited property that is suitable for building due to the presents of wetlands and marshland with no access to sewerage.	Port Republic enforces the FEMA regulations and flood plain management measures at the time a property obtains a building permit. Also, the City utilizes the International Building Code	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.

<b>Table 3d.8 Municipal Development Patterns</b>				
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	marshland and not developable. In addition, a large percentage of the City is permanently preserved open space. Future development is likely to occur as infill development in close proximity to existing developed portions of the City along the major roadways.		for all building permit requests which sets the rules for all design standards for wind, soil, structural, electrical, etc.	
Somers Point, City of	Proposed New Growth and Development: (1) residential at 10 Somers Point – Mays Landing Rd; (2) new commercial at 1 Bethel Rd; (3) new commercial at 575 New Rd.; (4) proposed restaurant at 924 Bay Ave.	Proposed New Growth and Development: (1) residential at 90 Broadway; (2) residential at Shore Rd and Pleasant Ave (3) new commercial at 19 McArthur Blvd; (3) new commercial at 425 New Rd.; (4) new commercial at Bay Ave and Pleasant Ave.	None reported.	Floodplain Management Ordinances § 114-217 Safety standards for stormwater management basins. § 114-218 Requirements for a site development stormwater plan.
Ventnor City, City of	There are numerous houses being raised since Superstorm Sandy. Removed old motel and constructing 27 new townhomes on waterfront development.	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.	90% of the Community is located in an A-8 flood zone, also being coastal, 120 MPH wind speed is designated for new construction. Wetlands and floodplains are also incorporated thus the following agencies are prior approvals, DEP & FEMA. High wind speeds, and flood resistant construction. UCC Regulations.	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.

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			Community has been notified of new working flood maps which are AE8, AE9, AE10 and minimal AE11. All other information is the same.	
Weymouth, Township of	The Township is predominantly residential with significant areas of dedicated open space. Very limited new construction has occurred in recent years. An age restricted community of manufactured housing represents the greatest activity for new dwellings. The majority of development activity outside of this community is the renovation and/or additions to existing structures. No changes in development in recent years.	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.	The majority of Weymouth lies within the New Jersey Pinelands Management Area with the remainder of the Township being governed by the New Jersey Coastal Facilities Review Act. The Township's land use code is in conformance and is consistent with these state/regional land use regulations. In addition, the Township has adopted a comprehensive Master Plan that directs new development away from environmentally sensitive areas. No changes in recent years.	Community has reviewed their feedback from the 2016 Land Uses and Development Trends assessment and has certified that all information previously provided is still current.