

TOWNSHIP OF QUINTON MASTER PLAN: YEAR 2018 REEXAMINATION REPORT AND MASTER PLAN AMENDMENT

Revised 12/6/19 for draft presentation]
Revised 04/06/2021
Adopted by Quinton Township Planning Board on
5/11/2021 Resolution No. 2021-12



Persefoni Kapotas, P.P., A.I.C.P.
Professional Planner
Land Dimensions Engineering

LANDDimensions
ENGINEERING
interdisciplinary land use design



Lawrence M. DiVietro, Jr., P.P., A.I.C.P., P.L.S.
Professional Planner
Land Dimensions Engineering

BACKGROUND AND INTRODUCTION

Pursuant to the Municipal Land Use Law 40:55D-89 a reexamination of the master plan should be completed at least every 10 years. The report must state the major land development problems and objectives present when the last report or plan was prepared and the status of these conditions today. The report shall also make any recommendations for changes to the master plan or development regulations that would further achieve the original goals or address any significant changes that have occurred since the last report was adopted.

This report is separated into five sections addressing each element required by the Municipal Land Use Law:

1. A discussion of the major land-use goals & objectives outlined in the 1990 Comprehensive Plan and how they evolved between that time and 2007 – when the last reexamination report was adopted.
2. An analysis of how the problems and objectives have increased or decreased since 2007.
3. A summary of any significant changes in the underlying assumptions, policies, and objectives of the master plan and development regulations.
4. Recommended changes to the master plan and development regulations.
5. A discussion of redevelopment law and possible redevelopment area designations.

Quinton Township's most recent master plan was adopted in 1990, subsequent to that there was a reexamination in 2000, followed by another reexamination in 2007. As a result of the 2007 reexamination, an updated Housing Element and Fair Share Plan was adopted in 2008.

The goals & objectives as set forth in the 1990 Comprehensive Plan for the Township of Quinton, along with any relevant goals and objectives from the 2000 and 2007 reexaminations were used as the basis for this report.

This reexamination report is presented in accordance with MLUL 40:55D-89. The report includes recommendations for future consideration of Master Plan Amendments as well as certain proposed amendments to the Master Plan of 1990 to be adopted herewith.

TIMELINE	
1990	COMPREHENSIVE MASTER PLAN
2000	REEXAMINATION
2007	REEXAMINATION
2008	HOUSING ELEMENT & FAIR SHARE PLAN

1. PAST PROBLEMS AND OBJECTIVES

The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

The 1990 Comprehensive Plan designated the following goals and objectives in response to the various land development issues facing the township at that time:

- **Retain the Township's rural character and environment.** Shape growth to reduce its impact on the character and environment of Quinton.
- **Preserve farming operations on prime agricultural land.** Growth should be controlled on prime agricultural land to prevent the disappearance of farming operations.
- **Increase the Township's economic base and employment opportunities.** Provide attractive sites for industrial and commercial establishments to increase employment opportunities and tax rates.
- **Provide for adequate and diversified housing supply in attractive neighborhoods.** Provide varied housing for all family sizes and incomes and stem the migration of young adults and retirees.
- **Maintain or raise residential values and prevent the deterioration of neighborhoods.** Develop strict design standards to prevent incompatible land uses and preserve the Township's natural beauty.
- **Identify and preserve the historic and scenic resources of Quinton.** Historic sites in the Village, along Alloway Creek, and along Salem-Quinton Road warrant special treatment. The scenic beauty of Alloway Creek and the portion of Route 49 between Salem and Quinton should be considered.
- **Revitalize and reinforce the Village as a small commercial center.** Allow commercial development in the Village to expand. Access to Route 49 is an important factor.
- **Provide for adequate community facilities, particularly future water supply and sewerage systems.** A centralized sewage system will be required to alleviate problems in the Village and to attract industry, commerce or higher density housing.
- **Develop a circulation system which is: coordinated with land use, efficient, safe, convenient, and reduces traffic congestion.** The majority of development is located on State or County roads, or Township through-roads. Roads should be improved and developed to ease the flow of traffic while reducing impacts on residential development.
- **Provide adequate open space for present and future populations.** There is very little publicly owned open space or recreational land. The Township should acquire land and require major developers to set aside and maintain open space areas.

Although there haven't been any significant changes to the overarching goals from the 1990 plan, the 2 reexaminations that followed did address various changes that impacted the plan's goals and objectives.

The Year 2000 Reexamination report found some major changes to the problems and objectives relating to land development in Quinton. In the time that passed after the 1990 Comprehensive Plan, there was actually a decline in population growth, as opposed to the expected increase in growth. This reduced the need to implement many of the objectives related to protecting the Township's character and environment by methodically shaping expected growth. That report also deduced that negative housing and population growth, in combination with a continuously low vacancy rate, indicated that the objective of providing for an adequate and diversified housing supply had not been met. Additionally, changes in zoning meant to entice commercial and industrial uses had not been fruitful. The 2000 Reexamination made various recommendations to address these issues.

The most recent reexamination report, which was completed in March of 2007, questioned whether the very slow rate of growth warranted concern about land use patterns. It anticipated that the overarching goals of preserving Quinton's rural character and prime farmland were potentially jeopardized by the suburbanization and strip development occurring in the general region. Issues such as the inadequacy of the township's cluster ordinance (due to its dependency on public sewer and water) and changes in COAH rules were cited as obstacles for reaching Quinton's stated goals. Additionally, this reexamination found that: a goal more clearly stating the Township's desire to preserve its natural assets and protect its environment; review and possible modification of the storm water ordinance; revised cluster guidelines; and a clearer vision for the Village were all necessary to manage growth and achieve Quinton's goals.

- Decline in population growth.
- Goals of preserving rural character & prime farmland are in jeopardy.
- Cluster guidelines need to be revised.
- A clear vision for the Village is necessary.

2. SUBSEQUENT CHANGE IN PROBLEMS AND OBJECTIVES

The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

An evaluation of the changing demographics in Quinton Township will assist in determining changes in the basis for the goals and objectives of the 1990 master plan. The demographic analysis below is followed by a review of major changes in the goals and objectives of the 1990 plan.

Demographic Analysis¹

Population:

Quinton's population decreased by 10% between 1990 and 2016. Additionally, although the SJTPO Regional Transportation Plan 2040 forecasts a 6.6% average population growth for Salem County between 2010 and 2040, it anticipates 0% growth for Quinton Township. It appears that population growth in Quinton will remain stagnant, underlining previous comments about whether or not prioritizing planning for increased growth is necessary. More importantly this emphasizes the need to attract and entice new residents.

Total Population

	QUINTON TWP.	SALEM COUNTY	NEW JERSEY
1990	2,480	65,294	7,730,188
2000	2,786		
2010	2,666		
2016	2,235	64,504	8,915,456

Population Change

	QUINTON TWP.	SALEM COUNTY	NEW JERSEY
1990 to 2000	12%		
2000 to 2010	-4%		
2010 to 2016	-16%		
1990 to 2016	-10%	-1%	15%

¹ The data shown were taken from the 1990 Comprehensive Plan for Quinton Township (the 1990 numbers), the 2000 and 2010 Censuses, and the 2012-2016 American Community Survey 5-year Estimates (2016) numbers, as provided on the census.gov website. Copies of the tables used are attached as an appendix.

Age:

Currently, more than 1/3 (35.9%) of Quinton's population is over 55 years old, and an additional 12.5% will be over 55 within the next 10 years. In addition, Quinton's median age is 43.4, which is almost 4 years older than the State and slightly older than the County median age. Planning for senior citizens remains necessary.

The 'under 5' and school-age children age segments have declined somewhat since 1990, and Quinton has slightly fewer children under the age of 5 than Salem County and New Jersey as a whole. Statistical school enrollment for the past two years indicates a decline in the total number of students. These trends emphasize the need to attract young families.

	QUINTON TWP.			SALEM COUNTY			NEW JERSEY		
	1990	2016	% change	1990	2016	% change		2016	% change
Under 5	5.5	4.9	-0.1	6.7	5.6	-0.2	6.8	5.9	-0.1
5 to 9	8	7.3	-0.1	7.2	6.3	-0.1	6.4	6.2	0.0
10 to 14	5.5	5.6	0.0	7.5	6.3	-0.2	6.3	6.4	0.0
15 to 19	6.4	5.5	-0.1	7.1	6.4	-0.1	6.5	6.5	0.0
20 to 24		7.4			6.1			6.4	
25 to 34	43.6	8.3	-0.1	47.5	11.5	-0.1	51.4	12.9	-0.1
35 to 44		12.7			11.8			13.1	
45 to 54		12.5			14.6			14.9	
55 to 59		9.7			7.8			7	
60 to 64	12.9	7.6	0.3	9.4	6.6	0.5	9.3	5.9	0.4
65 to 74		10.1			9.5			8.1	
75 to 84	18.1	6.4	0.0	14.7	5.1	0.2	13.3	4.4	0.1
85 and over		2.1			2.6			2.2	
Median Age	37.5	43.4	0.2	35.1	41.8	0.2	34.5	39.5	0.1

Race and Ethnicity:

Quinton's racial composition – in terms of black and white – is similar to that of Salem County and New Jersey, albeit with a slightly lower percentage of African Americans. This number fell from 19% in 1990 to 12.4% in 2016. The Asian population is significantly lower than the State, and the Hispanic or Latino population is less than half that of the County, and almost 1/5th that of the State. This is most likely an outcome of the shrinking population and lack of job growth that should continue to be monitored.

Racial Composition 2016 (%)			
	QUINTON TWP.	SALEM COUNTY	NEW JERSEY
White	84.3	80.5	68.1
Black or African American	12.4	13.5	13.5
American Indian and Alaska Native	0.9	0.1	0.2
Asian	0.4	0.9	9.2
Native Hawaiian or Other Pacific Islander	0	0	0
Some Other Race	0.3	2.3	6.4
Two or More Races	1.7	2.6	2.5
Hispanic or Latino of Any Race	4.4	7.9	19.3

Education:

The percentage of Quinton's population with a High School degree has increased since 1990 (from 81.7% in 1990) and is now higher than the County and on par with the State. The situation is different though in terms of Bachelor's Degrees. Quinton lags behind the County and is significantly lower than the State.

	QUINTON TWP.	SALEM COUNTY	NEW JERSEY
High School Graduate or Higher	88.4	86.6	88.9
Bachelor's Degree or Higher	18.7	20.3	37.5

Housing:

The table below shows trends in the number of housing units for Quinton Township, the surrounding municipalities, and the entire County. Although Quinton saw an increase in housing units between 1990 and 2000, since then there has been a steady decline. The SJTPO's forecast of 0% population growth for Quinton indicates a possible continuation of this downward trend. Two neighboring municipalities with interesting trends are Salem City and Alloway Township. In Salem City, the numbers indicate a change in trend – the decline in housing units appears to have stopped. Alloway Township experienced a very significant increase in the number of housing units between 2000 and 2010, and continued to show growth up to 2016. Overall, the County has been experiencing an increase in housing units since 1990, with a significant jump between 1990 and 2000. The SJTPO's forecast anticipates population growth in Salem County, with Pittsgrove and Pennsville absorbing most of that growth.

Housing Trends

	1990 units	2000 units	2010 units	2016 units	1990-2000 % change	2000-2010 %change	2010-2016 % change
Quinton	985	1,133	1,099	1,037	15%	-3%	-6%
Salem City	2,894	2,863	2,633	2,690	-1%	-8%	2%
Alloway Township	1,005	995	1,268	1,400	-1%	27%	10%
Mannington Township	585	573	592	579	-2%	3%	-2%
Lower Alloways Creek	699	730	727	735	4%	0%	1%
Salem County	19,598	26,158	27,417	27,630	33%	5%	1%

A comparison of the population densities for the surrounding municipalities shows that Alloway, with the most significant growth in housing units, has a very similar population density to Quinton.

Population Density - 2016					
	Sq. Miles Land Area	Sq. Miles Total Area	Population	Pop. Density (land area)	Pop. Density (total area)
Quinton	24.09	24.58	2,235	92.8	90.9
Salem City	2.34	2.82	4,931	2107.3	1748.6
Alloway Township	33.4	33.83	3,387	101.4	100.1
Mannington Township	33.7	37.73	1,775	52.7	47.0
Lower Alloways Creek	45.23	72.46	1,868	41.3	25.8

Housing Occupancy

	% units Renter-Occupied		Vacancy Rate (overall)	
	1990	2016	1990	2016
Quinton	16.5%	12.1%	4.2%	14.5%
Salem County	27.7%	28.8%	6.1%	12.2%
New Jersey	35.1%	35.9%	9.1%	10.9%

The number of renter-occupied units in Quinton has decreased since 1990, while the renter-occupied ratio has remained relatively static in the County and State. The overall vacancy rate though, has seen significant changes in the past 16 years. It has increased significantly in Quinton as well as in the County overall. This is indicative of a reduction in housing demand since the time of the last report.

Housing Data

	Quinton			Salem County			New Jersey		
	1990	2016	% change	1990	2016	% change	1990	2016	% change
Household Size*	2.64	2.51	-4.9%	2.68	2.6	-3.0%	2.7	2.73	1.1%
Median Housing Value	\$77,800	\$176,900	127.4%	\$81,600	\$186,200	128.2%	\$161,200	\$316,400	96.3%
Median Rent	\$307	\$1,095	256.7%	\$361	\$981	171.7%	\$592	\$1,213	104.9%

*The 2016 household size numbers are a weighted average of owner- and renter-occupied household size data taken from ACS

In terms of household size, Quinton's is somewhat smaller than that of the State and County. The reduction in Quinton's household size though, represents a significant change – almost a 5% decrease – indicating that the demographic composition of Quinton's households is changing.

Housing values and rents increased significantly across the board, and it is noteworthy that Quinton's housing values, and especially rents, had a larger increase than both the County and State's.

Income and Employment:

Civilian Unemployment Rate

	1990	2016	% change
Quinton	8.8%	6.1%	-30.7%
Salem County	5.0%	9.4%	88.0%
New Jersey	5.7%	7.9%	38.6%

While unemployment rates have risen since 1990 in both the State and County, Quinton's unemployment rate dropped to 6.1%, which is approximately 35% lower than Salem County's. Alternatively, the percentage of Quinton's population below the poverty line increased proportionately with the County, although it is still significantly lower. The age brackets with the largest proportions of poverty are 18 to 24 years old (38% of whom are under the poverty line) and 45 to 54 years old (39% of whom are under the poverty line).

Population Below Poverty Line

	1990	2016*	% change
Quinton	4.0%	5.4%	35.0%
Salem County	10.0%	13.8%	38.0%

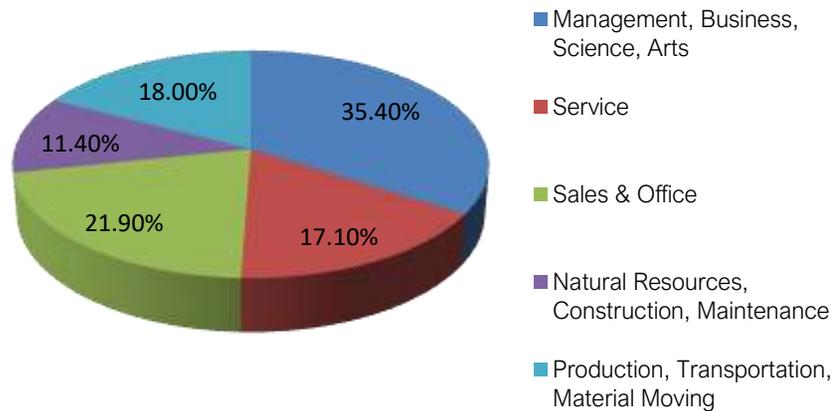
Income Data

	Median Household Income			Per Capita Income		
	1990	2016	% change	1990	2016	% change
Quinton	\$30,404	\$68,083	123.9%	\$13,111	\$31,064	136.9%
Salem County	\$33,155	\$61,341	85.0%	\$13,961	\$30,295	117.0%
New Jersey	\$40,927	\$73,702	80.1%	\$18,714	\$37,538	100.6%

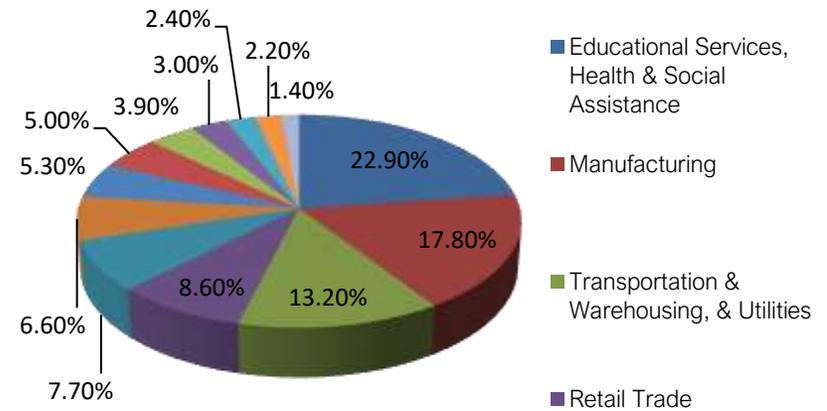
In 1990, Quinton Township had a lower median household income and per capita income than both the County and State. According to the 2016 estimates, both Quinton's median household income and per capita income are higher than those of the County, but somewhat lower than the State overall, showing that both numbers increased more in Quinton than in the surrounding region.

Interestingly, the SJTPO forecast anticipates that although Quinton's population growth will be 0%, it will have 49% employment growth between 2010 and 2040. This is higher than average for the County. In view of the economic recession of 2007, a re-evaluation of the projected employment growth is in order.

Quinton Employment by Occupation



Quinton Employment by Industry



The largest portion of Quinton's labor force (35.4%) is occupied in the category of 'management, business, science and arts', with 'sales and office' coming in second at 21.9%. The top 3 employment industries for Quinton's residents are 'educational services, health & social assistance', 'manufacturing', and 'transportation & warehousing and utilities'. Based on the data less than 1.5% of the labor force is employed in the farming industry, which may not support the Master Plan goal of maintaining farming in the Township. Accordingly, consistent with the goals, a concerted effort of investigating and recommending a process of promoting Agri-tourism should be considered. According to the SJTPO forecast, the industries that will have the largest growth between 2010 and 2040 will be Transport/Warehousing, Real Estate, and Administrative Services.

Goals and Objectives Review

The above demographic analysis, in conjunction with various meetings and discussions with the Township Master Plan Committee, allows us to determine whether there have been any significant shifts in the goals and objectives put forth in the 1990 Comprehensive Plan.

There have not been any substantial changes to the overarching goals from the 1990 plan, but demographic and other changes in the planning and land use fields have impacted the *types of objectives that should be implemented* in order to achieve these goals.

One major change since the 1990 Master Plan, and ensuing reexaminations, is the continuing stagnation of growth, which was not originally anticipated. Quinton's population has been decreasing, as has the number of housing units, and it is anticipated that Quinton's population will remain static while other municipalities in Salem will be growing. It is apparent that job growth is essential to sustain growth in the community. The overarching goals and objectives of the Master Plan fall into 2 main categories: attracting & accommodating growth and preserving the rural & farming character of the community. These are not mutually exclusive, if Quinton focuses on attracting residents who appreciate living in a rural community and guides any future growth into patterns that respect the rural nature of the Township – Quinton can grow while solidifying its character. In light of the demographic trends and forecasts, the major hurdle in the next 10 years relative to the overarching goals and objectives, will be to attract new residents and grow the economic base of the Township. Assuming that Quinton is successful in doing so, policies that maintain Quinton's rural and farming character will continue to be important.

The 1990 overarching goals remain the same, but the means to achieve those goals have changed.

The major hurdle for the next 10 years will be to attract new residents and grow the economic base.

After the 1990 Comprehensive Plan, Quinton took some steps towards protecting the environment and growing the economy by establishing a more comprehensive soil removal ordinance and an ordinance addressing installation of solar panels as a principal use.

The most recent reexamination report, from 2007, called out issues such as the inadequacy of the Township's cluster ordinance and changes in COAH rules, as obstacles to reaching Quinton's goals. Additionally, this reexamination expressed the need for: a goal more clearly stating the Township's desire to preserve its natural assets and protect its environment; a review and possible modification of the storm water ordinance; revised cluster guidelines; and a clearer vision for the Village.

Since the time of that report, changes to the P-BR zone (the largest residential zone in Quinton) were made to assist in maintaining Quinton's rural character, but there were no revisions made to the cluster ordinance. Although a Housing Element was adopted in 2008 to assist in addressing COAH requirements, since then major changes in affordable housing policy have occurred and will be discussed later in this report. A goal clearly establishing protection of natural resources and the environment is still necessary, and should be addressed as part of a Master Plan revision. The storm water management ordinance currently in place was adopted in 2006. It would be beneficial to verify that it is up to date with State law, as new regulations for management and treatment of storm water have been adopted since then, including stormwater utility options for management of municipal stormwater facilities. Finally, modifications to the cluster ordinance or Village zoning district have not yet been addressed.

As shown on the following maps, based on an analysis using GIS and the state land use and land cover shapefiles from 2007 and 2012:

- 108 separate areas of land showed change in use from something non-urban to something urban, total of 42 acres, scattered throughout township; (Is this significant enough to mention?)
- 34.6 acres of land went to Residential (single unit); (even though census shows a 6% decrease in housing units from 2010 to 2016)
- less than 1 acre went to commercial/services;
- 5.4 acres went to industrial, transport/communication/utility or other urban;
- and 1.4 acres went to recreational;
- 14 acres of previously agricultural land became something urban, almost 80% of which was "single-unit" residential.

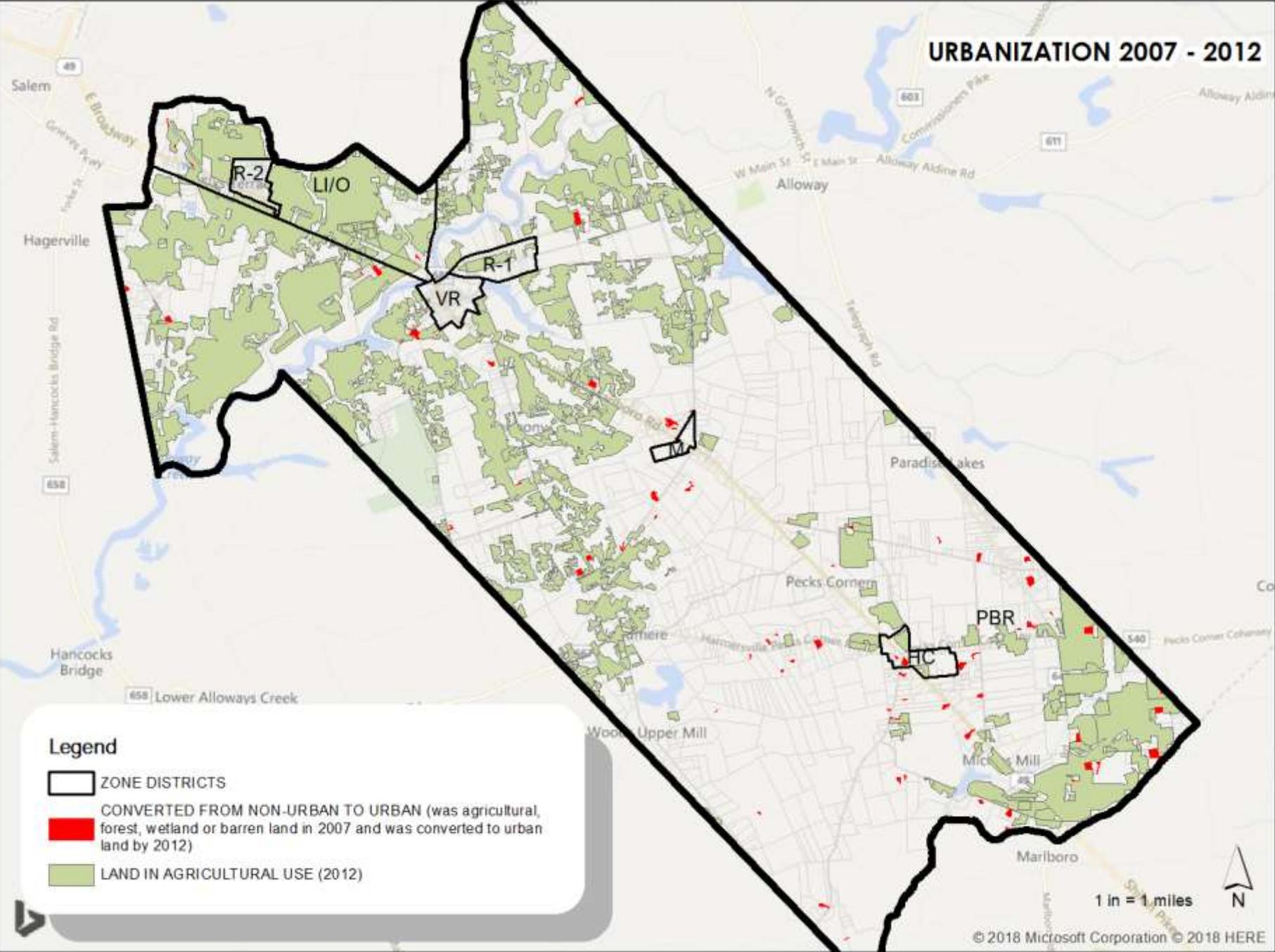
The existing Cluster Ordinance is not effective.

A goal expressing the desire to preserve & protect Quinton's natural assets & environment is necessary.

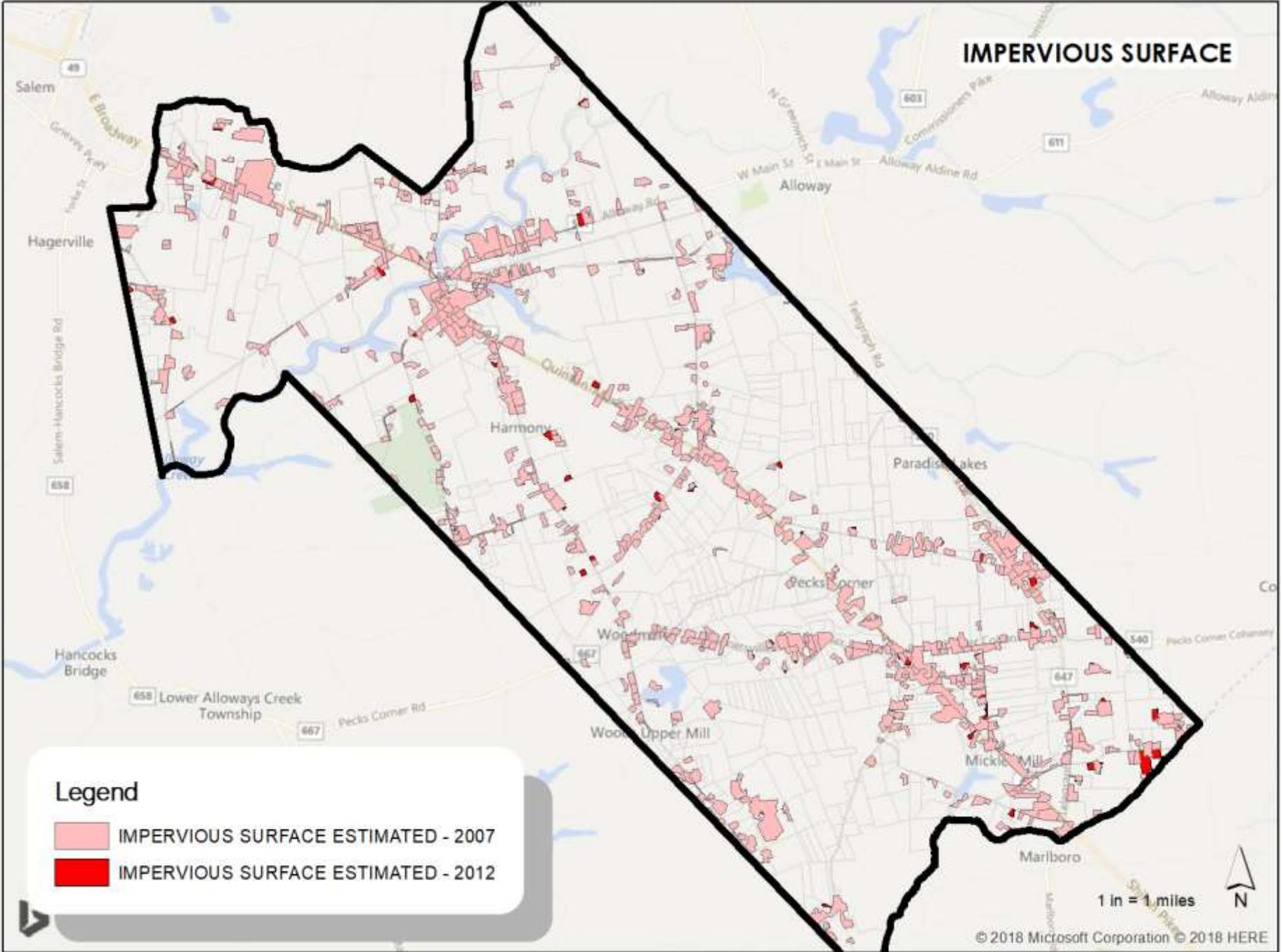
A clear vision for the Village should be established.

Major changes in affordable housing policy have occurred and must be addressed.

URBANIZATION 2007 - 2012



IMPERVIOUS SURFACE



Legend

- IMPERVIOUS SURFACE ESTIMATED - 2007
- IMPERVIOUS SURFACE ESTIMATED - 2012

3. SIGNIFICANT CHANGES TO THE BASIS FOR MASTER PLAN AND DEVELOPMENT REGULATIONS

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.

The most significant change in the general land development climate since the last reexamination was the start of the Great Recession which slowed down and/or halted development in the region and beyond. Population and housing growth had already been declining in Quinton since at least 2000. This had the effect of reducing the urgency for implementation of policies to manage growth.

The Great Recession has shifted the focus from managing growth to attracting growth in the right places.

Changes have also occurred in New Jersey's Redevelopment Law in recent years. These changes have made Redevelopment a more palatable option for municipalities. In 2013 the law was modified to authorize "non-condemnation" redevelopment areas. In these areas municipalities can impose tax exemptions and abatements, along with other redevelopment powers, but cannot acquire private property through condemnation. Additionally, the criteria for designating a redevelopment area were expanded to include consistency with smart growth principles.

Changes in State law have made Redevelopment a more acceptable option for municipalities

AND

have expanded the use & flexibility of clustering.

The Cluster Development Bill, which was signed into law in 2013, is also worth noting. This legislation amended the Municipal Land Use Law (MLUL) changing and expanding the use of clustering. As a result, municipalities are permitted to: cluster development for the purpose of preserving farmland and historic sites in addition to open space; use clustering on smaller developments not categorized as "planned developments"; increase development potential by assigning density bonuses; and provide ranges of lot sizes and dimensions, etc. as opposed to specific measurements. In addition, the legislation clarifies when non-contiguous clustering is allowed, and that "lot-size averaging" is authorized.

Other changes in New Jersey's land use laws include new options for municipal storm water management through storm water utilities as noted above; stricter limitations on the use of performance and maintenance guarantees to ensure completion of site plan and subdivision improvements; and expanded federal regulations that preempt municipal controls over wireless telecommunications facilities.

The New Jersey State Plan serves as a guiding framework for managing growth. As described in the current Plan: it is “a policy document for state, regional and local agencies, to guide their functional plans, regulatory processes and investment decisions”. Although it is supposed to be updated every 3 years, the most recent update was adopted in 2001. Therefore, there have been no significant changes relative to how the State looks at Quinton in terms of planning or investments, since the last reexamination report. Quinton is designated as PA 4 – Rural Planning Area. The State Plan policy objectives for the Rural Planning area are to “Maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers. As discussed in the 2007 Reexamination report, Quinton should consider whether the benefits of pursuing plan endorsement to designate the Village area as a Center, would outweigh the costs.

The Economic Opportunity Act is another new development since the last reexamination report. It updated the State's job growth and development incentive programs. Although the most significant incentives are reserved for large cities, transit areas, and “distressed municipalities”, some subsidies were expanded to projects in the Rural Planning Area (PA 4) which encompasses Quinton Township.

The affordable housing landscape in New Jersey has seen a great deal of change in the years since the last reexamination. In 2015, a New Jersey Supreme Court decision stripped COAH of its jurisdiction over low and moderate income housing and returned it to the courts, stopping a 15 year logjam. According to the unanimous decision, parties concerned about municipal compliance with affordable housing obligations are entitled to access to the courts, and municipalities that are willing to demonstrate compliance may “secure declarations that their housing plans and implementing ordinances are presumptively valid in the event they later must defend against exclusionary zoning litigation.” In a related ruling, almost 2 years later, the NJ Supreme Court affirmed that municipalities were responsible to provide affordable housing for the need that accrued during the “gap period” (the time from 1999 until 2015 when affordable housing obligation numbers were in limbo). Quinton's actual affordable housing obligation is not yet clear. In 2008, following the last reexamination report, Quinton adopted a Housing Element to the master plan. It is necessary to conduct a review of the Housing Element in light of the new developments in affordable housing law.

A 2019 Housing Element and Fair Share Plan Resolution Report is Attached as Appendix

Since 2007 Salem County's wastewater management plan has been amended to comply with WQMP Rules adopted in 2008. A significant change was the removal of certain environmentally sensitive lands from any future wastewater service areas. There doesn't appear to be a plan for any significant expansion of the sewer service area for the life of the current WMP. Quinton's existing sewer service is an extension of Salem City's wastewater management system. The Salem City system has the potential to be expanded to incorporate a larger area in Quinton, subject to an application process and plan amendment. Such an expansion may be most feasible in association with a specific development proposal. In January of 2018, the NJDOT proposed to repeal and fully replace the State Highway Access Management Code by reorganizing, simplifying and clarifying the rules to make them easier to understand and use. This has significance for Quinton since its major thoroughfare, Rt. 49 is a State Highway.

The concept of "complete streets" has gained deserved popularity since the last reexamination. Complete Streets policies are aimed at committing agencies responsible for road design and construction, to make streets safe for all of their users: motorists, pedestrians, bicyclists and others. According to the NJDOT website, New Jersey has been recognized as a national leader for advancing Complete Streets policies. The NJDOT Complete Streets policy was finalized at the end of 2009, and requires that future roadway improvement projects include safe accommodations for all users, including bicyclists, pedestrians, transit riders and the mobility-impaired. This policy is implemented through the planning, design, construction, maintenance and operation of new or rehabilitated transportation facilities within public rights of way that are federally or state funded, including projects processed or administered by the Department. This is significant for Quinton, in light of the fact that its major access route is a State Highway and that according to the 2004 New Jersey Statewide Bicycle and Pedestrian Master Plan, there is a programmed regional bikeway connection along it. Unfortunately, Salem County which has jurisdiction of the majority of the remaining major roadways in Quinton does not have an adopted Complete Streets policy. In the years since the last reexamination report, there has also been a renewed acknowledgement of the relationship between the built environment (land use patterns) and the health of a community and its residents. According to the American Planning Association (APA), in its Healthy Communities Policy Guide (2017),

The concept of Complete Streets has become a widely recognized benchmark.

NJ now has a Complete Streets Policy in place that will affect improvements to Route 49.

Salem County hasn't adopted a policy, which negatively impacts Quinton.

"...healthy communities are defined as places where all individuals have access to healthy built, social, economic, and natural environments that give them the opportunity to live to their fullest potential regardless of their race, ethnicity, gender, income, age, abilities, or other socially defined circumstances."

Access to physical activity, healthy food, and affordable housing, are a few of the major determinants of health that are impacted by planning and policy decisions. All future planning decisions should consider the impacts on the health of Quinton's residents. Many of Quinton's goals and objectives align with the concept of Healthy Communities, such as promoting farming and agriculture uses, and attracting young families. Quinton should take advantage of this synergy and tap into assistance provided through various Healthy Communities initiatives. As previously noted, with the movement/trend to Agri-tourism, there is an opportunity for growth in this industry. Consideration to the growing interest in Agri-tourism should be investigated.

There is a renewed recognition of the impact that the built environment has on the health of a community.

All future planning efforts should consider their impact on the health of Quinton's residents.

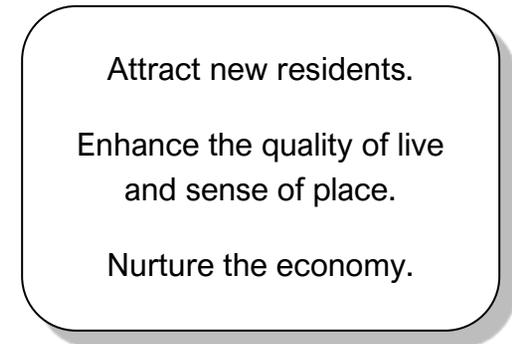
4. RECOMMENDED CHANGES TO THE MASTER PLAN OR DEVELOPMENT REGULATIONS

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.

The demographic trends since 1990 indicate that Quinton's population is both decreasing and aging. Additionally, there has been a reduction in school enrollment. These factors demonstrate the need to support and promote new growth, both residential and economic, in order to maintain and enhance the Township's vitality.

Quinton should strive towards creating a sense of place that future and existing residents can identify with.

The following recommendations are aimed at attracting residential growth, enhancing the quality of life and sense of place in Quinton, and nurturing its economy.



- **Formulate a vision for Quinton's future. Amend the Master Plan to include a vision statement.**

The master plan should be amended to include a vision statement for the future, reflecting the need for GROWTH, ENHANCED QUALITY OF LIFE and ECONOMIC VITALITY, and clearly defining the character that Quinton is striving to maintain and project. Quinton should strive towards creating a sense of place that future and existing residents can identify with. Amending the master plan to contain such a vision statement and any related goals/objectives, would strengthen the justification for those goals and objectives as well as the recommendations included in this report.

- **Design & implement a branding & marketing strategy.**

It will be important for Quinton to brand and market itself in a way that highlights its character and uses it to entice and attract new residents and businesses. In preparing a vision statement that will be incorporated into the Master Plan, Quinton could consider identifying itself as a traditional rural farming community that is business-friendly and is not afraid to adopt innovative and modern philosophies and techniques (like Healthy Communities, Complete Streets, Agritourism and others) to create a high quality of life for its residents and to preserve the qualities that make it special.

A good example of a concise 'brand' is Gloucester County's "Close to Everything – Far From it All" slogan. Consideration to a "community wide" effort to adopt a community branding slogan should be discussed.

- **Reorganize the Master Plan Goals and Objectives, and amend the Master Plan accordingly.**

Currently, the 1990 Master Plan lists the 'Goals' within the 'Future Land Use Plan' section, they should be moved to a stand-alone section in the beginning of the Plan. Change the structure of the 'goals' statement so that there are fewer, yet broader goals that represent and reinforce Quinton's vision. Each goal should then be supported by various objectives. These goals and objectives should be reflected and implemented by explicit recommendations located within each specific master plan section or 'element'.

For example, the goals should be comprehensive in nature and advance Quinton's vision. They should be along the lines of the following:

- Promote Growth
- Revitalize the Economy
- Preserve Natural Resources
- Preserve & Enhance Quinton's Character/Sense of Place

Each goal should be followed by specific objectives. Recommended objectives include:

- Promote a business-friendly image.
- Provide residential opportunities for existing families and attract young families.
- Enhance small business opportunities.
- Develop & enrich public open space amenities.

As discussed in previous sections, the goals and objectives of the 1990 plan are still relevant for the most part, but should be reorganized to provide a clearer hierarchy and priority. Additionally, due to the various changes highlighted previously, the focus of many of the objectives has shifted. For example, in 1990, significant focus was put on reducing the impacts of growth to preserve Quinton's rural character. Now, that focus is to *attract growth in the right places*.

- **Enhance the existing zoning ordinance to more clearly define and provide for agriculture where it exists and/or where it is viable, and to more clearly indicate the Township's desire to promote the industry.**

Farming is important to Quinton, not just as a business, but also as an identity and an aesthetic. It is part of Quinton's sense of place. The existing ordinance allows for agriculture in most zones, but does little to *promote* farming in an active way. It simply explains the circumstances under which farms and agriculture would be permitted.

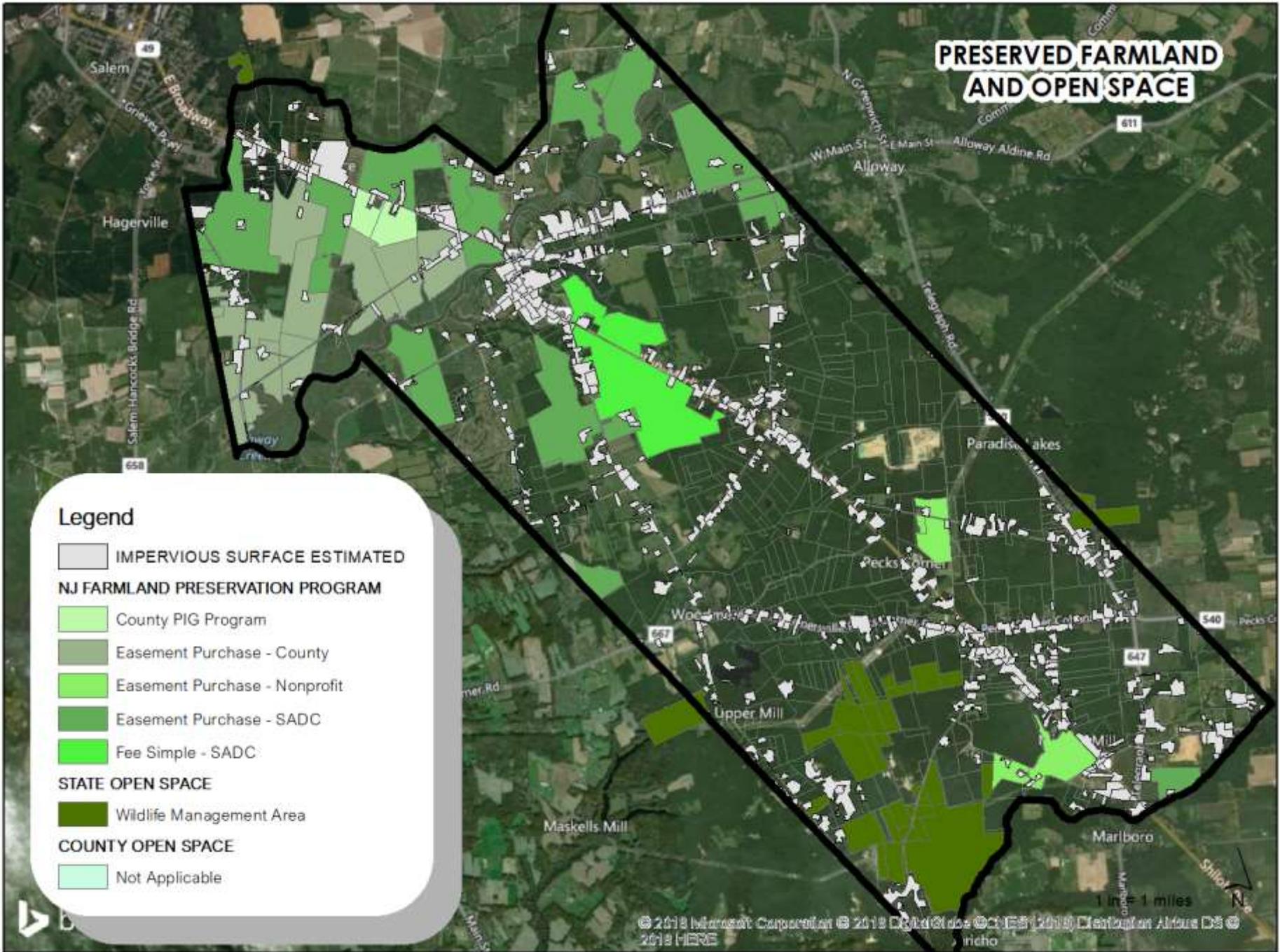
Consider adopting an agricultural overlay district in the most suitable areas. A specific zone or overlay zone reflects the importance of farming in the Township. In preparing such an overlay, carefully consider the intensity of agricultural commercial & industrial uses that should be permitted relative to their proximity to other uses. Deerfield Township has an Agricultural Industrial and Commercial overlay District that is a comprehensive example and could be used as an example. When determining where the overlay district should be located, ensure that it encompasses the most viable agricultural lands (such as prime farmland and farmland of unique importance) and avoids conflict with proposed residential development districts. Additionally, consider locating the district to encompass and/or be adjacent with lands already preserved for agricultural purposes.

Provide language in the ordinance relative to the Right to Farm Act. Salem County's Farmland Preservation Plan includes a sample Right to Farm Ordinance that can be used for guidance. *Revamping and clarifying the definition of agricultural use with possibility of overlay district should be considered.*

PRESERVED FARMLAND AND OPEN SPACE

Legend

- IMPERVIOUS SURFACE ESTIMATED
- NJ FARMLAND PRESERVATION PROGRAM**
 - County PIG Program
 - Easement Purchase - County
 - Easement Purchase - Nonprofit
 - Easement Purchase - SADC
 - Fee Simple - SADC
- STATE OPEN SPACE**
 - Wildlife Management Area
- COUNTY OPEN SPACE**
 - Not Applicable



- **Take advantage of funding programs aimed at preserving farmland.**

The Planning Incentive Grant program enables the State Agriculture Development Committee (SADC) to provide grants to eligible counties and municipalities to purchase development easements for permanent preservation of farmland in designated project areas. Salem County has adopted a Farmland Preservation Plan and is enrolled in the State's County PIG program. The map above shows that there are areas in Quinton that have been preserved in this manner.

Quinton should enroll in the Municipal PIG program to become eligible for preservation funding independent of Salem County's program. This would require forming an agriculture advisory committee, identifying a dedicated funding source, creating a comprehensive farmland preservation plan, and adopting a 'Right to Farm' ordinance. According to the County's Farmland Preservation Plan, municipal PIG's establish local priority areas that will "leverage state, county, and municipal funds and help accelerate farmland preservation".

Closely review Salem's Farmland Preservation Plan and use it as a resource for planning and farmland preservation efforts, and research any additional funding opportunities. If deemed appropriate, ensure that municipal zoning and other planning decisions are consistent with the County's preservation efforts.

Currently Quinton does not have a Farmland Preservation Plan (required for Municipal PIG). Currently, 5 municipalities in Salem have approved plans. Many other Salem municipalities have Farmland &/or Open Space Preservation Trust Fund & Tax Programs.

- **Consult the NJDA (New Jersey Department of Agriculture) 'Agricultural Smart Growth Plan' and amend the Master Plan to include goals, objectives and strategies or recommendations related to promoting agriculture.**

The Agricultural Smart Growth Plan was prepared in 2003 to serve as a roadmap for agricultural planning in New Jersey. This plan recognizes that productive farmland helps keep municipal taxes down, increases property values, benefits the environment, adds to a community's character, is part of the state's heritage, and ensures that New Jersey residents continue to have access to an abundant supply of locally produced fresh food and agricultural products. In association with this plan the NJDA also created a tool kit to help municipalities, businesses, non-profits, and citizens achieve the goals and objectives of its plan. Both the plan and tool kit focus on 5 key components critical to promoting the industry, and provide related direction and resources:

- Farmland Preservation
- Agricultural Land Use Planning
- Economic Development
- Natural Resource Conservation
- Agricultural Industry Sustainability

The Agricultural Smart Growth Plan and Tool Kit include a wealth of information related to these 5 key components, which are also completely in alignment with Quinton's planning goals. In addressing these components, the plan and tool kit touch on many of the strategies and recommendations included in this reexamination, such as branding & marketing and agritourism, among others. The NJDA plan and tool kit should be closely researched and treated as a framework for seeking out funding resources, guiding planning policy, and amending the Master Plan to include specific objectives, strategies, and recommendations that promote agriculture.

- **Promote Agritourism, Wineries, Organic Farming, Farmer's markets and other similar businesses as a way to enhance economic vitality, support the farming industry, and reinforce Quinton's rural character and sense of place/'brand'.**

Agritourism is the business of making farms travel destinations for educational and recreational purposes.² According to the NJDA website:

Agri-tourism offers an important opportunity to generate additional farm income and keep farms economically viable. Agri-tourism presents opportunities for New Jersey growers seeking to add value to their crops and/or capture more of the market price of their products by directly accessing consumers. Many residents consider agriculture a novelty and something to be explored and enjoyed. They desire to share the agricultural experience while increasing farm income at the same time. New Jersey's Agri-tourism industry provides for a great introduction to the agriculture of the Garden State. The educational and economic contributions of Agri-tourism to the state's agricultural economy are many.

² Reference the Rutgers ATreport saved in my reference data folder.

Provision for promoting agritourism and other farming related industries like wineries, organic farming and farmer's markets as tools to enhance the economic viability of agriculture in Quinton and to preserve its character as a farming community can be implemented.

Consider establishing a community-wide farmers market. Use the USDA as a resource, specifically the Farmers Market Promotion Program and other similar programs like the Farmers Market Nutrition Program and Seniors FMNP. Research funding options and other resources – including any funding opportunities or planning assistance provided through Healthy Communities initiatives and programs.

- **Update the Circulation Element of the Master Plan in light of the Complete Streets philosophy and NJDOT's Complete Streets policy, and to reflect programmed bikeways in Quinton. Advocate for a County policy and consider adopting a local policy.**

Update the Circulation Element of the Master Plan to express Quinton's support of the concept of Complete Streets and to define Quinton's vision for Route 49. The Master Plan should clearly define and explain New Jersey's policy and how it impacts Quinton.

The NJDOT policy is implemented through the planning, design, construction, maintenance and operation of new and retrofit transportation facilities within state funded public rights of way. Therefore, any improvements to Route 49 would be impacted by this policy. A vision for Route 49 should be formulated and then expressed in the Master Plan, to inform any future improvements by the State. There do not appear to be any NJDOT planned projects in Quinton for fiscal years 2018 – 2027. There do appear to be programmed bike ways along Route 49, though the status of these bike ways and how they would affect the design/geometry of Route 49 should be researched and included in any Master Plan amendment.

Consider creating a local Complete Streets Policy in order to become eligible for New Jersey Department of Transportation (NJDOT) funding and to guide the planning and design of road improvements. More importantly, advocate that Salem County adopt one – since the majority of roadways in the Township are under County jurisdiction. This will not only provide the basis for a better circulation network, but also bolster Quinton's image as a community that recognizes the importance of bicycle and pedestrian linkages, and of promoting health and quality of life for its residents.

- **Monitor changes in circulation and traffic that may occur as a result of future growth and address as needed.**

No substantial change; need to monitor and consider with future growth demand.

- **Review existing zoning and development standards to ensure minimization of driveways on major roadways and amend as necessary.**

Strip development along the major roadways in Quinton not only detracts from the aesthetic quality, but also creates traffic issues due to frequent entrances and exits directly onto the major roadways. Future development should minimize driveway access on road frontages and require creation of new streets for access, to the extent possible.

- **Amend the Master Plan to designate scenic corridors and design standards for adjacent development.**

Quinton's farming community character can be maintained through the designation of scenic corridors. These corridors should be roadways with farm fields and/or other natural environments that portray Quinton's heritage as a farming and rural community. Specific design standards that restrict development and define architectural and bulk standards for development within a specified view shed should be implemented. It is important to carefully designate only those corridors that have significant scenic value, rather than broad-stroking, to preserve ideal views while at the same time allowing for less restricted development where appropriate.

- **Adopt an Open Space Element to the Master Plan.**

Create an open space plan that will guide the Township's green space and recreation decisions. Provide more open space amenities, including green space, parks, recreation and connections.

A rich open space and recreation network is crucial to attracting young families and enhancing the quality of life for all residents. A plan guiding the acquisition, delineation and design of such a network is vital to its success. Piece-meal acquisition and designation of open space and recreational amenities may result in a fragmented and inefficient system, whereas planned design will provide for a comprehensive and useable open space network serving all residents and setting Quinton apart from other rural communities.

Design the proposed open space network and designate future open space areas by using existing preserved lands & farms, culturally and historically significant sites and areas, existing recreation areas, schools, public easements, wetlands/stream corridors, proposed bikeways, etc. as a starting point. Enhance and connect the network by designating new open space amenities based on their aesthetic, environmental, cultural and/or recreational value and establishing corridors to interconnect them using linear elements such as wetlands and stream corridors, easements, and even utility and road ROW's. Preserved farms are a crucial part of this green network and various zoning techniques such as clustering, open space zoning, etc. can and should be used to enhance the proposed open space network by strategically locating required open space components, setbacks and buffers. It is vitally important to focus on creating a connected open space network (visual connections are useful when physical connections aren't possible) rather than on just accruing isolated open space acreage.

- **Set a clear policy of preserving environmentally sensitive lands.**

Amend the master plan to include a specific policy or goal of preserving environmentally sensitive lands. Take advantage of the synergy between preserving environmentally sensitive lands and creation of public open space & greenways; preservation of farming & community character and identity; clustering development, creating scenic corridors, etc. Focus heavily on combining the need for community open space, parks and greenways with the goal of preserving sensitive areas.

- **Provide expanded business opportunities by implementing a Business Overlay Zone or Conditional Use criteria.**

Create an overlay zone allowing commercial uses (office, retail, service) that serve the immediate neighborhood and/or community, at appropriate locations within Quinton. The intent of such a zone would be to attract and provide for business opportunities and to create areas for activity and future development to be concentrated, while avoiding strip development that degrades the rural character of the Township. The business overlay zone should also include design standards and requirements that reinforce a traditional farming town character and aesthetic and are consistent with smart growth principles.

Specific locations and regulations for such a zone should be subject to more detailed investigation and discussion. The following should be considered:

- Focus the overlay zone at nodes/intersections (to avoid strip development) located along the most heavily traveled roadways.
 - Include only properties within a specified distance to the intersection and with frontage/access along the major roadway.
 - Consider creating mainly small neighborhood- or community-oriented nodes with a few larger nodes to accommodate more intense development. In determining the number of overlay nodes and their intensities, it is important to strike a balance between allowing for more commercial development without detracting from the Village.
 - Potential permitted uses include retail sales, office, studios, personal service, agriculture-oriented commercial, and the like; an apartment or apartments for not more than 2 families in conjunction with a permitted business or office use; and one or more multi-family dwellings, subject to conditions such as meeting septic requirements and being part of a mixed-use development with a commercial component.
 - Specific attention should be given to whether or not to permit drive-through facilities as they degrade the streetscape.
 - Bulk and design requirements should focus on bringing the buildings close to the street (by using a build-to line or minimum front setback) and limiting front yard parking, so as to maintain an attractive streetscape and reflect a sense of arrival. Requirements should also limit the size of any single use to avoid big-box development and/or provide strict design standards for large uses.
- **Determine the viability of the Manufacturing, LI/O and HC zones. Consider whether these zones should be reconfigured or if an alternative zoning scheme should be created to accommodate such uses.**

Economic expansion is vital to Quinton's future. Therefore, commercial uses must be accommodated and attracted in the appropriate areas. A detailed planning analysis is necessary to look at the Manufacturing, LI/O and HC zones relative to each other, the proposed business overlay zone, the village, and existing farms and preserved land, among other factors – to determine the best way to accommodate commercial uses while achieving Quinton's long term master plan goals.

Consider amending zoning for manufacturing, LI/O, and Highway commercial as a single zone

Some items and options to be considered in such an analysis are:

- It may be more effective to incorporate manufacturing, light industrial, office and highway commercial uses into a comprehensive business overlay zone. For example: manufacturing, light industrial and highway commercial uses could be permitted in certain locations or under certain circumstances.
- The existing Manufacturing zone and surrounding area is a good candidate for a business overlay node. Such a designation, in conjunction with allowing manufacturing and light industrial uses in an expanded area around the node would allow for the market to determine what is developed there, instead of limiting development to manufacturing uses.
- Consider combining light industrial and manufacturing uses into the same district(s).
- Allowing office uses throughout the business overlay zone would provide more flexibility, eliminate the need for a dedicated office zone, and support more concentrated and vibrant mixed-use development.
- The location and amount of area devoted to the existing LI/O zone may be excessive relative to the demand for these uses. The LI/O zone consists of about 770 acres and the first 300 feet or so along Route 49 is within the sewer service area. Almost the entire zone is prime farmland or farmland of unique importance³. A significant area of land is preserved farmland and there is an existing residential development (R-2 zone), which is essentially an 'island' within the larger LI/O district. Due to its size and location near sewer, this area presents an opportunity to attract new residents and provide more realistic business opportunities. Potential options are:
 - Reduce the area devoted to light industrial & offices uses by focusing them along the frontage in concentrated nodes. In conjunction with this, stricter design standards should be implemented to ensure that the resulting development is in line with Quinton's desired character.
 - Eliminate light industrial uses from this area (these can be permitted elsewhere in the township) and make it a mixed-use office/residential zone, with more intense uses in nodes at intersections and less intense uses beyond.
 - Provide the opportunity for denser commercial and residential development to provide an incentive to developers to pursue endorsement of the area for sewer expansion.

³ Reference SSURGO

- **Manage the Soil Extraction Industry. Strike a balance between encouraging soil extraction and preserving the natural environment and rural character of the Township.**

Encouraging the soil extraction industry is a way that Quinton can take advantage of its natural resources to promote local job growth and boost the local economy. It is vital to do so responsibly, by ensuring that clear standards are in place to guide soil extraction operations while protecting environmentally sensitive areas and existing residents and neighbors.

Review the current soil extraction ordinance (adopted in 2011) to confirm that it is clear enough to entice businesses while protecting the environment, rural character, natural resources, and residents/neighbors, and make any necessary modifications.

- In 2018, the Quinton Planning Board granted Amended Preliminary & Final Site plan approval to Eastern Concrete Materials Inc. The approval consolidated two (2) former Soil Extraction Licenses into one (1) operation/approval with a combined acreage of more than 395 acres and a projected buildout of 30 years.
- In view of the extended time frame, along with the required administration necessary to monitor the proposed operation, it would be appropriate to amend the current ordinance 170-55 Soil Removal and Resource Extraction as follows:
 - Article 170-55, B (1) Permit required. "...No more than Three (3) soil permits shall be outstanding at any one time" **change to: "...No more than two (2)..."**
 - *Note: Licensing for Soil Removal and Resource Extraction is under the jurisdiction of Quinton Township Governing Body. Accordingly, confirmation of the disposition of the currently existing licenses will need to be confirmed in order to eliminate one of the existing licenses.*

Research options for increasing revenue to the Township related to the industry. For example, conduct a study analyzing the impact that truck traffic may cause and implement appropriate fees to offset operational impacts.

Also review and revise the Township's soil removal licensing, conditional use, and site plan requirements to clarify the requirements as to what constitutes a "premises" that is licensed for soil removal operations: to specify the appropriate total acreage to be licensed for soil removal operations, and the appropriate acreage per license: to clarify the regulations that govern conditional use and site plan approval of soil removal operations, including post-approval operations, site restoration, and post-restoration land use opportunities; and to ensure, to the extent possible, that each license soil removal "premises" is comprised of a single tax lot to avoid potentially problematic disparate ownership.

Recommend Policy: i.e., stronger fees, tax structure, set aside of acreage, increased tipping fees.

Provide the opportunity for residential development on smaller lots and at a higher density than the predominant P-BR zone. Amend or replace the cluster ordinance.

The vast majority of Quinton is in the P-BR zone, which is the least dense residential zone, at a minimum lot size of 3 acres. There is a cluster option, but it doesn't allow for additional density, therefore it does not provide an impetus for bringing young families and first-time homebuyers to the Township. Additionally, the current cluster option is conditional upon large tract sizes, and public sewer or water which is not currently available for the vast majority of this zoning designation. To attract new families, retain the aging population, and provide more diverse housing opportunities, consider the following recommendations:

New Residential Cluster Zone or Overlay Zone:

Create a new residential district or overlay zone with a permitted density of 1 unit per 1 to 2 acres to encourage clustering and promote smaller lot sizes. The overlay should be conditioned upon meeting strict design & open space requirements geared towards preserving scenic rural vistas from major roadways and reinforcing Quinton's character as a farming community. Individual lot sizes should be reduced as much as possible while still meeting septic requirements, thus increasing the dedicated open space area component. Require significant setbacks to major/scenic roadways, 150' deep or more, and encourage that the required open space be located along major roadways, to preserve the rural aesthetic. It is very important that any required buffer or setback area be included in the dedicated open space calculations, to encourage the location of large swaths of open space along scenic roadways. This will do more to maintain the rural aesthetic than traditionally platted 3-acre lots with a 50' buffer. If necessary, include illustrative examples can be incorporated into ordinance. Additionally, require that proposed homes be accessed from newly developed access roads and prohibit driveways on major roads.

Traditional 3-acre residential plats will do little to maintain the rural character of the township. Therefore, although this district could be applied as an overlay to the P-BR district, it is preferable that clustering be mandatory to the extent feasible within the P-BR district, thus promoting clustering as opposed to conventional plats.

Also consider the option of maintaining the requirement to cluster, but implementing varying density requirements in different areas as appropriate. For example, 3-acre density might be required along scenic corridors, on prime agricultural lands or adjacent to preserved farms or open space; 1 acre density could be allowed in close proximity to business overlay nodes or sewer service areas, and 2-acre density could be permitted elsewhere.

Higher density residential in conjunction with sewer service area expansion:

As discussed elsewhere in this section, Quinton's existing sewer service area is an extension of Salem City's service. An expansion would be feasible only through an application process and plan amendment that would not be cost effective for Quinton to pursue at this time.

Consider determining specific areas that would be appropriate for higher density residential – perhaps as an expansion of the R-1 or R-2 zones or through a specific overlay – to create an incentive for a private developer to undertake the plan amendment process. Some areas that should be considered for this are: all or a portion of the existing LI/O zone (large tracts of developable land & close proximity to sewer/existing R-2 zone); non-preserved land on the east side of Route 49 just south of Salem City; land just to the west of the existing R-2 zone; and lands just beyond the existing VR and R-1 zones. Following a more detailed revised plan amendment can be developed.

- **Consider expanding and revising the Village Residential (VR) zone.**

The village residential zone could be expanded further south and east to coincide with the existing sewer service area. Exhibit. Additionally, growth beyond the existing sewer service area should be encouraged and the Village Residential zone should be expanded in conjunction with a future sewer service area expansion. This would provide a greater variety of residential options as well as expanded commercial opportunities, while supporting the vitality of the village and promoting smart growth.

Change the term “drive in” to “drive through” within the text of the ordinance.

Review and amend the “planned commercial” use requirements for consistency with a rural farming community character – as opposed to a suburban sprawl outcome, which it may promote as currently written.

Consider whether it would be beneficial to allow (as conditional) warehousing and storage uses.

Additionally, consider allowing mixed use buildings with residential above (as opposed to a single residence in conjunction with a business use).

Generally, review and amend the zone requirements to be more consistent with smart growth and traditional town center principals, by implementing maximum setbacks, stricter design standards, etc. Amend the ordinance to promote dense development and to create a vibrant town center.

- **Plan for a sewer service area expansion.**

As discussed previously, Quinton's current sewer service area is an extension of the Salem City wastewater system. Under the current agreement, Quinton cannot expand its service area, but Salem's facility does have additional capacity, so a new agreement could potentially be drafted. This would require a lengthy application process and Water Quality Management Plan amendment, which is currently not cost effective for Quinton to pursue.

The Township should amend the Master Plan to clearly state its interest in growing the sewer infrastructure to accommodate and attract future growth. Additionally, it should designate areas targeted for future growth where sewer expansion would be supported, in anticipation of a major private developer(s) taking on the application process and/or in the event that it becomes feasible for the Township to pursue. At time of preparing update to the Master Plan, provide further detailed review of areas for expanding sewer service area.

- **Adopt a new housing element in light of the significant developments since 2008.**

(see Housing Element and Fair Share Plan Reexaminations)

- **Historic and scenic resources recommendation(s).**

- Effectively regulate wireless telecommunications facilities, including "small cell" facilities, consistent with recent changes in federal laws, in a manner that appropriately protects privately owned lands that may or may not be subject to public roadway rights-of-way and, where appropriate, require landowners' consent for installations along public roadways.

- Due to recent changes in the Municipal Land Use Law's requirements governing performance and maintenance guarantees, for subdivision and site plan projects, the Township should adopt land use regulations, and the Planning Board should exercise appropriate development controls, to implement a system of staged zoning permits and careful sequencing of conditions of development approvals with respect to plan/plat signature and filing, in order to ensure that all necessary site improvements will be satisfactorily completed before any use or occupancy of a subdivision or site plan project that requires such improvements, and to reduce the Township's dependency on performance and maintenance guarantees as a means for attaining these objectives.
- Effectively regulate "cannabis" and medical "cannabis" in the Township consistent with newly enacted State laws; confirm that neither "cannabis" nor "medical cannabis" is considered an "inherently beneficial use" in the Township because neither is "universally" considered of value to the community under the current Municipal Land Use Law definition of that term.
- The Planning Board intends to review and assess current conditions within the municipality to determine appropriate measures for development of a Climate Change-Related Hazard Vulnerability Assessment element that can be incorporated in the Master Plan.
- **Prepare and adopt a new Master Plan.**

The current master plan was adopted in 1990, nearly 30 years ago. Since then there have been 3 reexaminations (2000, 2007, and current); amendments to Quinton's land use regulations, and a new Housing Element in 2008. As previously discussed, there have also been significant changes in land use, environmental, and housing policy Statewide and nationally, as well as the introduction of new planning initiatives and philosophies; and a return to, and increased appreciation of traditional planning and design principles. The demographic landscape of both Quinton and the region has also changed. This reexamination report makes many recommendations for changes and amendments to guide planning in Quinton based on all of these changes and on Quinton's vision for the future.

It is recommended that this reexamination report be approved and that efforts for doing a comprehensive update to the Master Plan begin.

5. REDEVELOPMENT PLANS

Planning Board recommendations concerning the incorporation of redevelopment plans and any recommended changes to the development regulations necessary to effectuate them.

There are currently no adopted redevelopment plans in Quinton Township.

Designation of one or more Redevelopment and/or Rehabilitation areas may provide benefits in achieving Quinton's goals of economic and residential growth, as well as preservation of its rural character.

The various changes to New Jersey's Local Development and Redevelopment Law in the years since the last reexamination report have made use of this tool more feasible for Quinton. For example, it is now possible to designate a redevelopment area as "non-condemnation", meaning that the use of the eminent domain power to take property for public use is not available, making redevelopment a more palatable option. Additionally, the criteria for designating an area in need of redevelopment have been expanded to include being "*consistent with smart growth planning principles adopted pursuant to law or regulation*".

When a redevelopment area is designated, the municipality has the power to enact a redevelopment ordinance specific to that area, which supersedes the existing zoning. This negates the need for zoning variances and most importantly allows for flexibility in project design. It also gives the Township more control over architectural and other design standards that may not be possible under standard zoning. Additionally, the transparency and specificity that could be included in a redevelopment ordinance and/or redevelopment agreement with the prospective developer would facilitate the site plan approval process and eliminate much of the uncertainty of the development process, making a project more attractive to pursue. Another benefit is the availability of tax abatement which will make development more financially viable and attractive to a developer. Finally, if property condemnation is available as a tool, then potential developers would have another tool available to increase the feasibility of a project by making property consolidation easier.

Designating Rehabilitation Areas is also an option. In contrast to Redevelopment Areas, Rehabilitation Areas have less stringent designation criteria as well as fewer tax abatement alternatives, and no condemnation powers, but still offer some benefits to municipalities looking for flexibility and incentives to promote development.

A potential area to investigate for Redevelopment or Rehabilitation would be the Village and its immediate adjacent lands, especially under consideration of the smart growth criteria. Since sewer is already available in the Village, more dense development would be consistent with smart growth principles and would advance Quinton's goal of promoting economic vitality. Additionally, the possibility of any major development directly adjacent to the Village, as part of a redevelopment plan may provide the incentive necessary for a developer to undertake the necessary steps to seek expansion of sewer service to encompass the area in question.

Due to the amount of land area available and adjacency to the existing sewer, development in the current LI/O zone at a higher density than currently permitted, whether it be residential or mixed-use, could achieve the necessary magnitude and intensity to warrant sewer area expansion or at least significant enough development to attract new growth. Designation of this area should also be considered.

The potential for more control over architectural design standards in a redevelopment or rehabilitation area, would also be beneficial within the proposed business overlay zones and in scenic corridors. Furthermore, the economic incentives that designation would offer developers could attract growth more quickly. Therefore, it is also recommended that an investigation be conducted as to whether any of these areas could meet the qualification criteria.