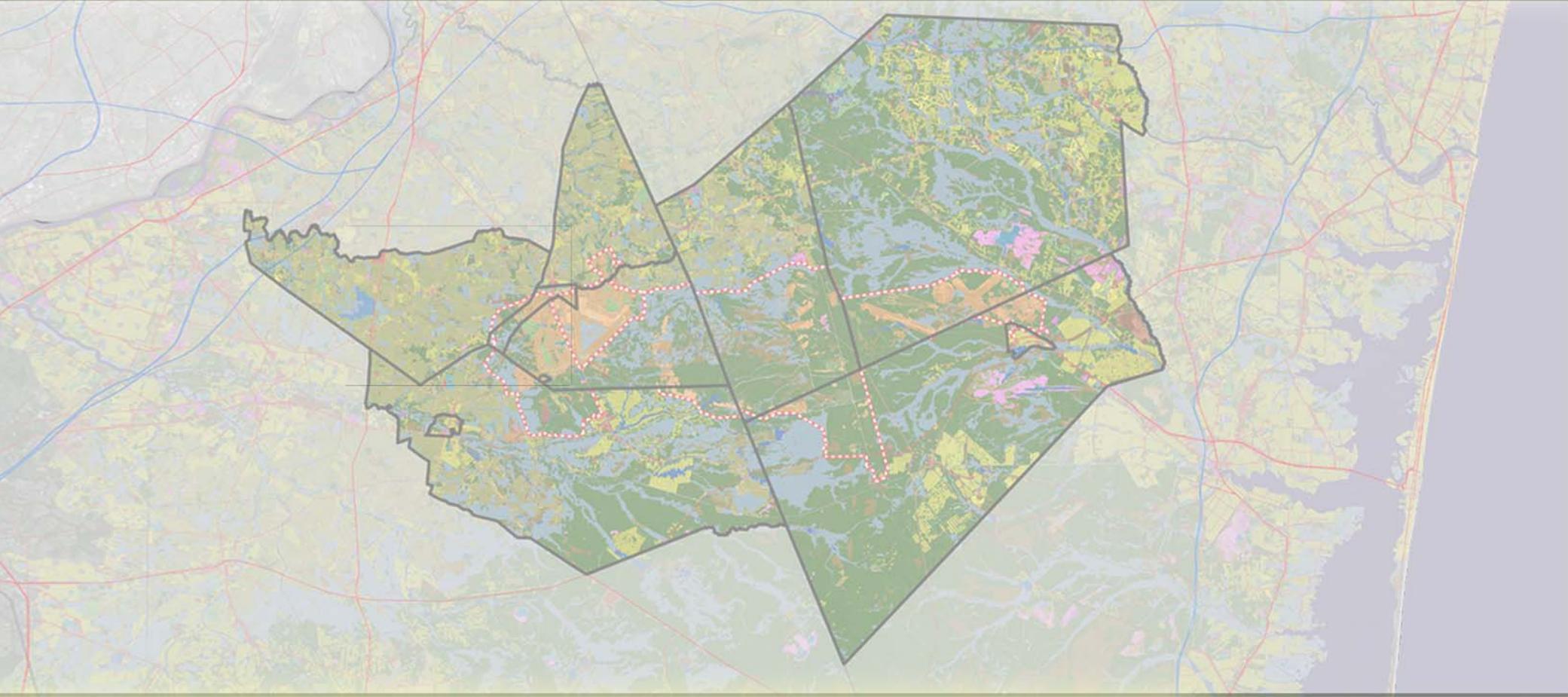


Joint Base McGuire-Dix-Lakehurst Joint Land Use Study for Counties of Ocean and Burlington



Section 8 - Compatible Land Use Planning Considerations

State Plan - The New Jersey State Development and Redevelopment Plan (State Plan) is maintained by the State Planning Commission in accordance with the State Planning Act of 1985 to guide state agencies and local government with regard to planning of potential development, infrastructure investment and other public actions that affect and support economic growth and development in the state.

The purpose of the State Plan is to:

“Coordinate planning activities and 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 State Plan designates five general planning areas with two sub-planning categories. These Planning Areas designations are intended to encourage, not only where development should take place and where it should not, but also to guide the character, intensity and nature of the development that should occur within each Planning Area. Factors such as existing land uses, infrastructure capacity, geographic location, the presence or absence of limiting environmental conditions and the availability of resources necessary to support growth were considered in establishing these designations. The planning areas are suitable to serve as an organizing framework for application of the State Plan goals, policies and objectives.

Planning Areas Description

Metropolitan Planning Area 1 (PA1) - Provides for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.

Suburban Planning Area 2 (PA2) - Provides for much of the state’s future development; promote growth in Centers and other compact forms; protect the character of existing stable

communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.

Fringe Planning Area 3 (PA3) - Accommodate growth in Centers; protect the Environs primarily as open lands; revitalize cities and towns; protect the character of existing stable communities; protect natural resources; provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and confine programmed sewers and public water services to Centers.

Rural Planning Area 4 (PA4) - 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.

Rural/Environmentally Sensitive Planning Area 4B (PA4B) - Some lands in the PA4 have one or more environmentally sensitive features qualifying them for delineation as Rural/Environmentally Sensitive (PA4B). This sub-area contains valuable ecosystems, wildlife habitats or other environmentally significant characteristics. Rural/Environmentally Sensitive Planning Areas are supportive of agriculture and related economic development efforts that ensure a diversity of land uses within New Jersey. Policies should be adopted that support continuing agriculture, yet also should provide adequate protection of environmentally sensitive resources, along with appropriate guidance if agricultural uses are abandoned.

Environmentally Sensitive Planning Area 5 (PA5) - Protect environmental resources through the protection of large contiguous areas of land; accommodate growth in Centers; protect the character of existing stable communities; confine programmed sewers and public water services to Centers; and revitalize cities and towns.

Environmentally Sensitive/Barrier Islands Planning Area 5B (PA5B) - Planning for growth should acknowledge the unique character and history of each barrier island community and the sensitive ecosystem on which it depends. The State Plan’s intent is to strike an appropriate balance that recognizes that it is important to protect and preserve the natural environment, upon which the economic base of these islands directly depends.

Section 8 - Compatible Land Use Planning Considerations

Policy objectives have been specified for each planning area on the State Plan Policy Map. These policy objectives include recognition of Centers, Cores, Nodes, Critical Environmental Sites (CESs), Historic and Cultural Sites (HCSs) and Neighborhoods. Center-based development is the State Plan's most important strategy to encourage and accommodate growth in more sustainable ways. The State Plan also acknowledges that Center-based development may not fit all situations, particularly in places that are already developed, where municipalities may have built out to their boundaries. However, opportunities to retro-fit typical sprawl development into appropriately planned and appropriately designed centers should be identified.

The State Plan identifies five different center-based development types. Each has a unique character and appropriate context for use in planning a community. They include the following:

1. Urban Centers – Generally the largest Centers, offering the most diverse mix of population, industry, commerce, services, residences and cultural facilities
2. Regional Centers – Operating on a somewhat smaller scale than the largest urban Centers, the Regional Centers provide a mix of residential, commercial and public uses serving a large surrounding area and development and intensity that makes public transportation feasible
3. Town Centers – Traditional centers of commerce or government with diverse residential neighborhoods served by a mixed-use Core offering locally-oriented goods and services
4. Village Centers – Primarily residential places that offer a small core with limited public facilities, consumer services and community activities
5. Hamlets – Small-scale, compact residential settlements organized around a community focal point, e.g., civic building, house of worship, restaurant, general store

In the course of deliberations and throughout earlier cross-acceptance processes, the State Planning Commission found it necessary to devise and apply other concepts or tools to the Policy Map. Among these additional concepts or tools are the following:

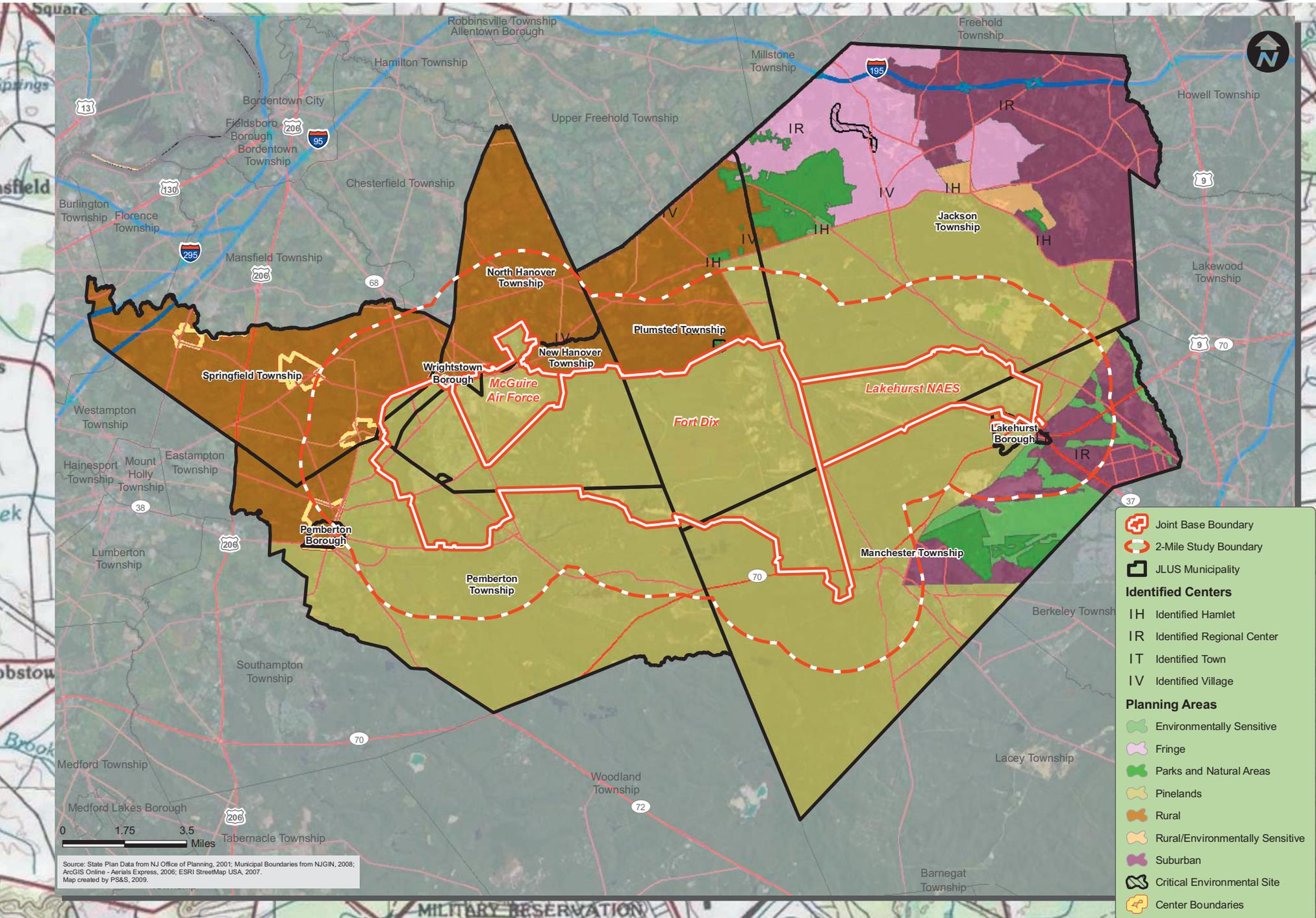
- Cores – A pedestrian-oriented focus of neighborhood, commercial or civic uses serving the surrounding municipality or Center, generally including housing and access to public transportation. Cores are located in Centers or in the Metropolitan and Suburban Planning Areas.
- Nodes – A concentration of infrastructure, facilities and services which may reflect a range of types, e.g., “agriculture,” “heavy industrial” and “commercial/light manufacturing,” that is not a center and may not fit neatly into a particular Planning Area classification, but is deemed beneficial and may be designated by the State Planning Commission through its Plan Endorsement Process that may require specified conditions in achieving the designation.
- Critical Environmental Sites (CES) – An area of less than one square mile which includes one or more Environmentally Sensitive Features and is recognized by the State Planning Commission through either its Cross Acceptance or Plan Endorsement Processes.
- Historic and Cultural Sites (HCS) – Are sites of local, regional or statewide significance for which protection and enhancement are important. It highlights the need to preserve the connection between the historic and cultural site and New Jersey's historic and cultural heritage.
- Neighborhoods – Are fundamental building blocks of centers. They are found in urban and suburban areas often with a distinct identity based on ethnic identification, distinctive streetscape, or human-made physical boundaries such as a rail line or bridge or some natural feature such as a river or stream.

Summary of Planning Areas within the JLUS Municipalities

Figure 8.1 presents the current State Plan Map for the JLUS municipalities. Figure 8.2, State Plan Map- Preliminary Planning Areas of the Third Cross Acceptance process is also provided. Figure 8.2 shows the three proposed Burlington County Recommended Centers within the Burlington County municipalities of New Hanover Township, North Hanover Township, and Pemberton Borough. In addition, two areas of Manchester Township in Ocean County are mapped as Ocean County Recommended Centers.

A description of the currently adopted Planning Areas as well as the 2009 State Plan Policy Map amendments within each of the JLUS study municipalities follows:

Figure 8.1 - State Plan Policy Map - 2001

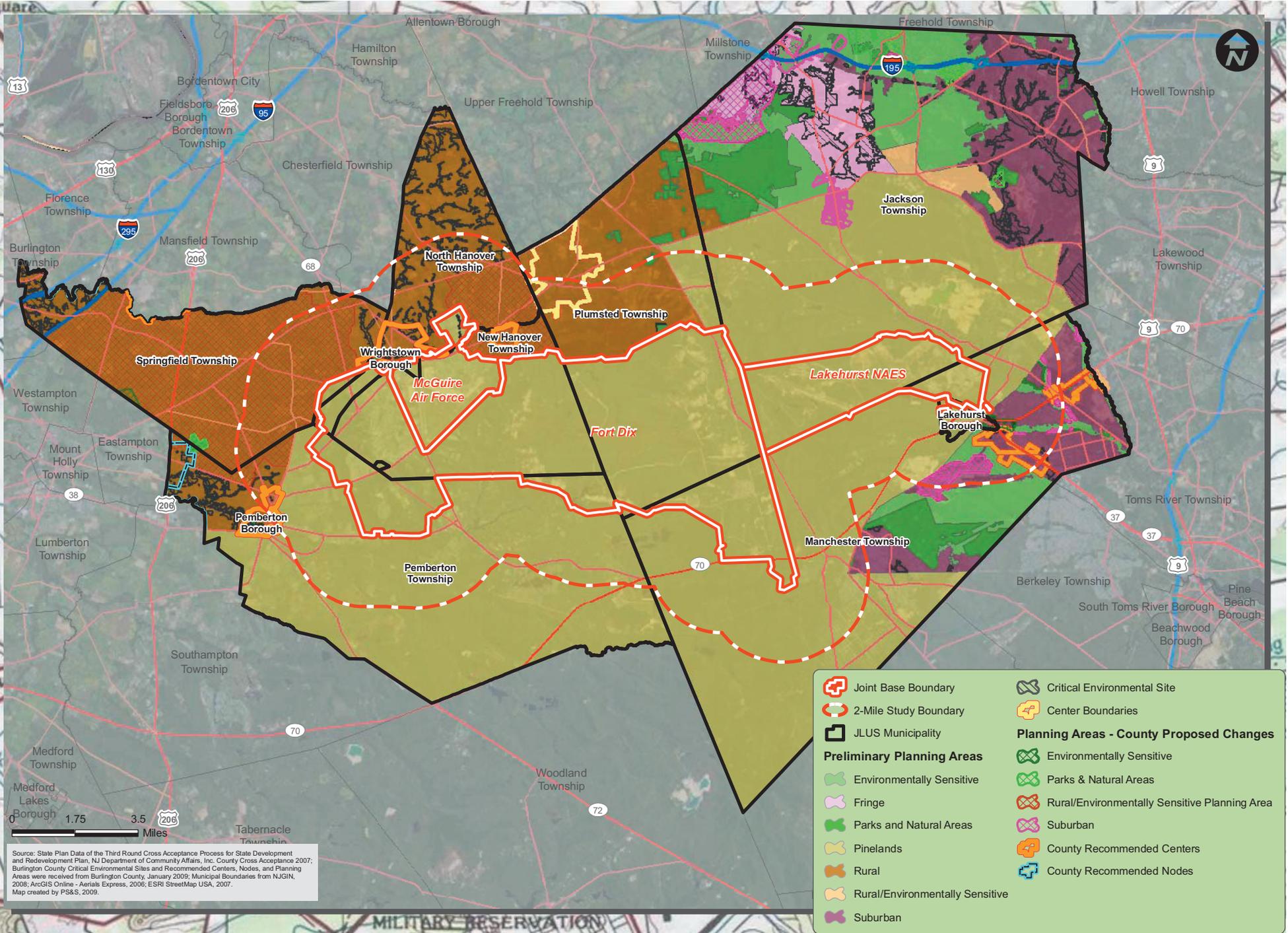


Legend

- Joint Base Boundary
- 2-Mile Study Boundary
- JLUS Municipality
- Identified Centers**
- Identified Hamlet
- Identified Regional Center
- Identified Town
- Identified Village
- Planning Areas**
- Environmentally Sensitive
- Fringe
- Parks and Natural Areas
- Pinelands
- Rural
- Rural/Environmentally Sensitive
- Suburban
- Critical Environmental Site
- Center Boundaries

Source: State Plan Data from NJ Office of Planning, 2001; Municipal Boundaries from NJGIN, 2008; ArcGIS Online - Aerials Express, 2006; ESRI StreetMap USA, 2007. Map created by PS&S, 2009.

Figure 8.2 - State Plan Map - Preliminary Planning Areas of the Third Round Cross Acceptance Process



Source: State Plan Data of the Third Round Cross Acceptance Process for State Development and Redevelopment Plan, NJ Department of Community Affairs, Inc. County Cross Acceptance 2007; Burlington County Critical Environmental Sites and Recommended Centers, Nodes, and Planning Areas were received from Burlington County, January 2009; Municipal Boundaries from NJGIN, 2008; ArcGIS Online - Aerials Express, 2006; ESRI StreetMap USA, 2007. Map created by PSS&S, 2009.

Ocean County

Jackson Township - Jackson Township contains Suburban Planning Area in the northeast part of the township, and Fringe Planning Area. During the Third Round of Cross-acceptance, the State Plan Policy Map was amended, which removed a vast amount of PA2 from the northern portion of the Township. Most of the southern part of the Township is within the Pinelands area. In addition, the Colliers Mills Wildlife Management Area Park is delineated in the northwest quadrant of the Township as a state park. The 2001 State Plan depicts several Identified Centers¹ within the 2-mile study boundary, which are as follows: two Identified Regional Centers, known as the Jackson Regional Center and the Great Adventure Regional Center; one Identified Village Center known as the Cassville Village Center; and three Identified Hamlets known as Van Hiseville Hamlet, the Holmansville Hamlet and the Route 528 Jackson Hamlet.

Lakehurst Borough - Lakehurst Borough is mostly located within the Pinelands National Reserve Area. The Pinelands jurisdiction occurs in the western and central area of the Borough (the area adjacent to the Joint Base). Outside of the Pinelands, the easternmost section of the Borough (east of Route 70) is delineated as PA2. The 2001 State Plan Policy Map depicts this area as an Identified Town Center known as the Lakehurst Town Center, as the area's character reflects a higher residential density than the surrounding lands.

Manchester Township - The western and northern areas of Manchester Township are nearest the Joint Base and are located within the Pinelands National Reserve. The area outside of the Pinelands includes PA2, which is bisected by PA5 and Double Trouble State Park. The 2001 State Plan Policy Map delineates a portion of the eastern part of the Township as an identified Regional Center, known as the Manchester Regional Center. Ocean County has proposed a Recommended Center for the portions of the area located within PA2 adjacent to Lakehurst Borough along the Route 37 corridor.

Plumsted Township - The southern area of Plumsted Township is within the Pinelands National Reserve, while the northern half of the Township is located within PA4, which includes both local and State parkland. According to OSG, the soon to be released 2009 State Plan Policy Map also delineates a small area located within the northeast as PA5. The Township

¹ The 2001 State Plan's Proposed and Identified Centers have been recommended for removal during the Third Round of Cross-acceptance and therefore will not be depicted in the 2009 State Plan. OSG will continue to recognize these areas as potential population and/or employment centers, which can be officially delineated as part of the Municipal Plan Endorsement process.

has a designated Center, known as the New Egypt Town Center and is also a designated Main Street community. The New Egypt Town Center, which was reestablished by the Permit Extension Act of 2008, is the only designated Center within the 2-mile study boundary. The 2001 State Plan also depicts two Identified Villages and two Identified Hamlets, known as the Route 528 Village Center, the Route 539/537 Village Center, the Long Swamp Hamlet and the Marshall's Corner Hamlet, which are located in the northern part of the Township. The Township has submitted a petition for the Municipal Plan Endorsement process and will be examining the potential for a Transfer of Development Rights (TDR) program, as to preserve the vast agricultural lands in the southern part of the Township (adjacent to the Joint Base) and transfer the development rights to the New Egypt Town Center.

Burlington County

New Hanover Township - Most of New Hanover Township is within the Pinelands National Reserve. Approximately 90% of the Township is owned by the Federal government, as it is part of the McGuire Air Force Base and Fort Dix Military Reservations, which is entirely located within the Pinelands. The northernmost part of the Township, which is adjacent to the Joint Base, was delineated as PA4 on the 2001 State Plan Policy Map; the 2009 State Plan Policy Map delineates this area as PA4B is mapped as Rural Planning Area, indicating limited potential for planned growth unless accommodated within a Center.

North Hanover Township - The southern area of North Hanover Township is proximal to the Joint Base. A relatively small portion of North Hanover Township's land area (within the Joint Base boundary) is within the Pinelands National Reserve. Most of North Hanover Township is in a Rural Planning Area. The 2001 State Plan Policy Map delineates the entire Township as PA4; the soon to be released 2009 State Plan Policy Map proposes that the most southeastern portion be delineated as PA4B (which maintains contiguity with New Hanover's proposed PA4B). The Rural Planning area designation reflects the intent to maintain a rural and agricultural character while the Rural/Environmentally Sensitive Planning Area supports continuing agriculture, yet also provides adequate protection of environmentally sensitive resources. The 2001 State Plan Policy Map also delineates an Identified Village Center in the southeastern part of the Township, known as the Cookstown Village Center.

Pemberton Borough - The 2001 State Plan Policy map depicts Pemberton Borough, along

with portions of Pemberton Township, as a Proposed Town Center, known as the Pemberton Town Center, which is wholly located within PA4 with areas in the western edge of the Borough delineated as local parkland. The 2-mile study boundary bisects Pemberton Borough. Development and redevelopment in the borough would occur at a distance approximately 2-miles or greater from the military installation, as the areas adjacent to the Joint Base currently contain recreational facilities and established residential neighborhoods.

Pemberton Township - Pemberton Township is located mostly within the Pinelands National Reserve. The Pinelands area is located nearest to the Joint Base. The western corner of the Township, furthest from the Joint Base, is depicted as PA4. The soon to be released 2009 State Plan Policy Map proposes that the most northern edge of the Township, which is shared by Springfield Township, be depicted as PA4B along with local parkland being established in conjunction with Springfield Township. The 2001 State Plan also delineates two Proposed Centers, known as the Pemberton Town Center, which is shared with Pemberton Borough, and the Juliustown Village Center, which is shared with Springfield Township and Wrightstown Borough.

Springfield Township - The 2001 State Plan Policy Map depicts the area of Springfield Township located outside of the Joint Base boundary as PA4. The 2001 State Plan Policy Map also depicts three Proposed Centers, which are found in the southeastern, central and northwestern parts of the Township. The Center located in the southeastern area, known as the Juliustown Village Center (which is shared with Springfield Township and Wrightstown Borough) is adjacent to the Joint Base. The two other Proposed Centers are outside of the 2-mile study boundary and are known as the Jobstown Village Center and the Jacksonville Hamlet. southeastern area is adjacent to the military base; the remaining two Centers are outside of the 2-mile study boundary.

Wrightstown Borough - Nearly all of Wrightstown Borough is located inside the Joint Base boundary. The 2001 State Plan Policy Map depicted the whole Borough as PA4; however, the 2009 State Plan Policy Map proposes that the majority of the Township be delineated as PA4B. The 2001 State Plan Policy Map also depicts a Proposed Town Center, known as the Wrightstown Town Center, which Burlington County has also recommended for Center designation.

State Plan Discussion

The current State Plan was adopted in 2001. The Office of Smart Growth (OSG) and its partner State agencies are presently synthesizing the data collected from the third round of cross-acceptance. 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 Plan (N.J.S.A. 52:18A-202.b.). This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan. Through Cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy. This important process is intended to provide consistency with the municipal, county, and regional land use plans, infrastructure investment and other public actions that affect and support economic growth and development in the state. There are three phases in the cross acceptance process: comparison, negotiations, and final review.

The State is in the final review stage for the adoption of a new State Plan. Figure 8.2 displays the proposed State Plan Policy Map amendments, which reflect the outcomes of the negotiations held between the New Jersey State Planning Commission (SPC) and the County Planning Departments. The State Plan is intended to serve as a guide for public and private sector investment in New Jersey's future. The State Plan is a policy document for state, regional and local agencies, to guide their functional plans, regulatory processes and investment decisions. The State Plan is different from state agency plans and municipal, county and regional plans. State agencies should review their plans and regulations and make appropriate modifications to reflect the provisions of the State Plan, if such modifications are within the scope of the agency's authority. If the necessary modifications would exceed the agency's authority, it should seek to obtain the authority through normal legislative or rule-making processes. While the State Plan is voluntary for local communities, when municipal, county and regional plans are updated, they should be modified to reflect the provisions of the State Plan. The State Plan is also important when the state of New Jersey makes investment decisions. The State Plan guides when and where state funds should be expended to achieve the goals of the State Planning Act. The principal source of this guidance is provided by the State Plan's Statewide Policies, such as the policies on Public Investment Priorities, as they are applied in accordance with the State Plan Policy Map.

Pinelands Comprehensive Management Plan

The Pinelands Comprehensive Management Plan (CMP) was prepared in accordance with the 1979 New Jersey Pinelands Protection Act. The CMP regulations were prepared to manage development within the Pinelands while protecting the area’s significant natural, agricultural, cultural, recreational and historic resources. While local governments are responsible for implementing the CMP, the Pinelands Protection Act includes a procedure for review of county and municipal master plans and land use ordinances. The Pinelands Commission’s Office of Land Use and Technology Programs is responsible for reviewing and certifying all municipal zoning and land-use ordinances and master plans for consistency with the CMP. Generally, while the local governments can create their own land use and zoning plan, the CMP establishes minimum standards that the municipal and county plans must conform to.

The CMP Land Capability Map establishes nine land use management areas with goals, objectives, development intensities and permitted uses for each management area:

Preservation Area District - The “heart” of the Pinelands, The Preservation Area is a forested wilderness area containing habitat for diverse species, including species listed as “Threatened or Endangered”. Very limited residential or commercial development in certain areas is conditionally permissible.

Special Agricultural Production Area - This area supports berry agriculture and horticulture; farm-related housing and expansion of existing non-residential uses are conditionally permitted.

Forest Area – The Forest Area is largely undeveloped and is similar to the Preservation Area District in terms of ecological value. Permitted residential densities average one home for every 28 acres.

Agricultural Production Area - These are areas of active agricultural use, generally upland field agriculture and row crops, including adjacent areas with soils suitable for expansion of agricultural operations. Farm-related housing on 10 acres and non-farm housing on 40 acres are allowed. Permitted non-residential uses are agricultural commercial and roadside retail within 300 feet of preexisting commercial uses.

Rural Development Area - This is a transitional area that balances environmental and development values between conservation and growth areas. Limited, low-density residential

development and roadside retail is permitted. Residential densities average one home for every five acres.

Military and Federal Installation Area - This area includes the Joint Base. Permitted uses are those associated with function of the installation or other public purpose uses.

Pinelands Villages - Pinelands Villages are small, existing, spatially discrete settlements which are appropriate for infill residential, commercial and industrial development compatible with their existing character. Residential development is permitted on minimum 1-acre lots unless sewer infrastructure is available.

Pinelands Towns - Pinelands Towns are large, existing spatially discrete settlements. Residential development is permitted on minimum 1-acre lots if not sewered and 2 to 4 homes per acre with sewers. Commercial and industrial uses are also permitted.

Regional Growth Area - These are areas of existing growth and adjacent lands capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands. Residential development of approximately 3 homes per acre is permissible on sewered lots. Commercial and industrial uses are also permitted.

Table 8.1 Summary of Burlington and Ocean County Lands in the Pinelands

County	Total Acreage	Acreage Inside the Pinelands	Acreage Outside the Pinelands	Proportion in the Pinelands	County Pinelands Acreage as % of Total Pinelands Acreage
Burlington	524,166	334,187	189,979	63.8%	35.6%
Ocean	485,569	187,490	298,079	38.6%	20.0%

Source: New Jersey Pinelands Commission, 2008 Annual Report

Summary of Pinelands Land Use Management Areas within the JLUS

Municipalities

A description of the currently adopted Pinelands Land Use Management Areas within each of the JLUS study municipalities follows:

Ocean County

Jackson Township - The southern half of Jackson Township is subject to the Pinelands CMP. The Pinelands land use management areas within Jackson Township are shown on Figure 8.3. The southernmost part of the township is mapped Federal or Military Facility (within the Joint Base boundary). The lands directly adjacent to the military installation are designated Preservation Area and Forest Area. The eastern part of the township is Rural Development Area, with an inclusion of a Regional Growth Area along the boundary with Manchester Township. An additional Regional Growth Area is located in the eastern area of the Pinelands within Jackson Township. Three mapped Pinelands Villages are mapped within the central part of the Pinelands jurisdiction. The remainder of the Pinelands jurisdiction is mapped as Forest Area, with two small inclusions of Rural Development Area near the western township boundary with Upper Freehold Township.

Lakehurst Borough - Lakehurst Borough is mostly within the Pinelands Area, as shown on Figure 8.4 and is designated as a Pinelands Town.

Manchester Township - Figure 8.5 illustrates the Pinelands mapped areas within Manchester Township. The township area within the Joint Base boundary is mapped Federal or Military Facility, while much of the remaining Pinelands jurisdiction is Forest or Preservation areas. A Pinelands Town designation is found in the south-central area. Inclusions of mapped Rural Development, Pinelands Village, and Regional Growth follow development patterns within the township.

Plumsted Township - The southern part of Plumsted Township and parts of the eastern municipal boundary are within the Pinelands area, as shown on Figure 8.6. Most of the Pinelands jurisdiction is within the Joint Base Boundary, and is mapped as Federal or Military Facility. The township also includes Forest, Preservation and Rural Development management areas.

Burlington County

New Hanover Township - Most of New Hanover Township is within the Pinelands. This area coincides with the Joint Base boundary, and is mapped Federal or Military Facility.

North Hanover Township - A relatively small part of North Hanover Township's land area (within the Joint Base boundary) is within the Pinelands, and is mapped Federal or Military Facility.

Pemberton Township - As presented on Figure 8.7, Pemberton Township is located mostly within the Pinelands area. Two areas in the north of Pemberton Township are mapped Federal or Military Facility (within the Joint Base boundary). Much of the eastern half of Pinelands jurisdiction is Forest Area, Preservation Area, Agricultural Production Area, and Special AG Production Area, while the western lands are designated Agricultural Production, Village and Regional Growth Areas.

Springfield Township - The only part of Springfield Township within Pinelands jurisdiction is within the Joint Base boundary (Federal or Military Facility).

Wrightstown Borough - The Pinelands jurisdiction within Wrightstown Borough is shown on Figure 8.8. Most of this area is Federal or Military Facility, while a part of the northern-central area of the borough is Pinelands Town.

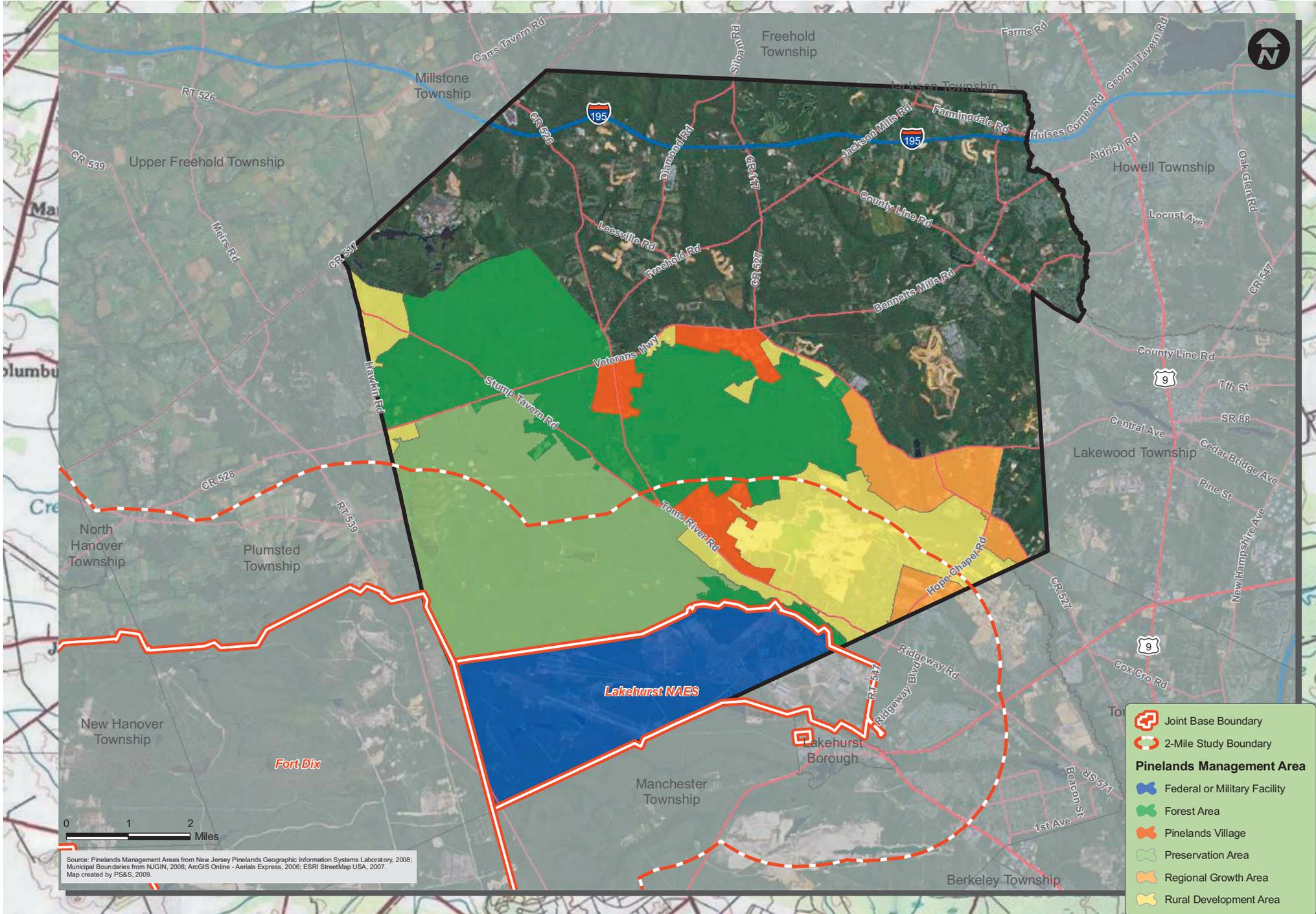
Pinelands Discussion

Implementation of the Pinelands CMP has constrained sprawl and preserved large areas of land with unique ecological integrity within the JLUS municipalities. The Pinelands Commission has been successful in limiting growth in the core of the ecologically sensitive pinelands central area while supporting cranberry or blueberry crops, forestry, recreation and fish and wildlife management areas. During the BRAC process, one of the deciding factors for whether to close, modify or maintain operations at a base is the surrounding encroachment of incompatible land use. Pinelands regulations have certainly had an effect upon land development surrounding the Joint Base and these regulations are in part responsible for the fact that Joint Base will be able to stay in the area.

The New Jersey Pinelands Commission is considering revisions to the boundaries of Pinelands Management Areas based on a comprehensive re-examination of the region's ecological characteristics. Commission scientists recently completed a study, called the Ecological Integrity Assessment, that evaluates the current status of the Pinelands ecology by analyzing landscape and watershed conditions throughout the million-acre region. The Pinelands Commission is using information from this study, among other data, in identifying and considering a series of management area changes which seek to ensure that important natural areas receive the appropriate protection. As of the publication of this JLUS, the management area changes, anticipated to result from the ecological integrity assessment, were still in the draft stages and are therefore not incorporated herein.

The Pinelands Commission has enacted a development credit program (Pinelands Development Credit (PDC)) that has helped to redirect growth from the Pinelands Preservation Areas into the Regional Growth Areas. The PDC program allocates sending areas and receiving areas. Sending area development credits can be used to increase the amount of residential development on receiving area lands. Conservation or agricultural easements are placed on the sending properties when the credits are transferred. PDCs can be bought and sold privately or through the publicly chartered Pinelands Development Credit Bank. Pemberton, Jackson and Manchester Townships are participating in the PDC program. The PDC program has resulted in the preservation of more than 50,000 acres since its inception in 1985 and has helped to redirect growth from the Pinelands Preservation and Agricultural Production Areas to the designated Regional Growth Areas. This program is considered one of the most successful examples of transfer of development rights (TDR) in the country.

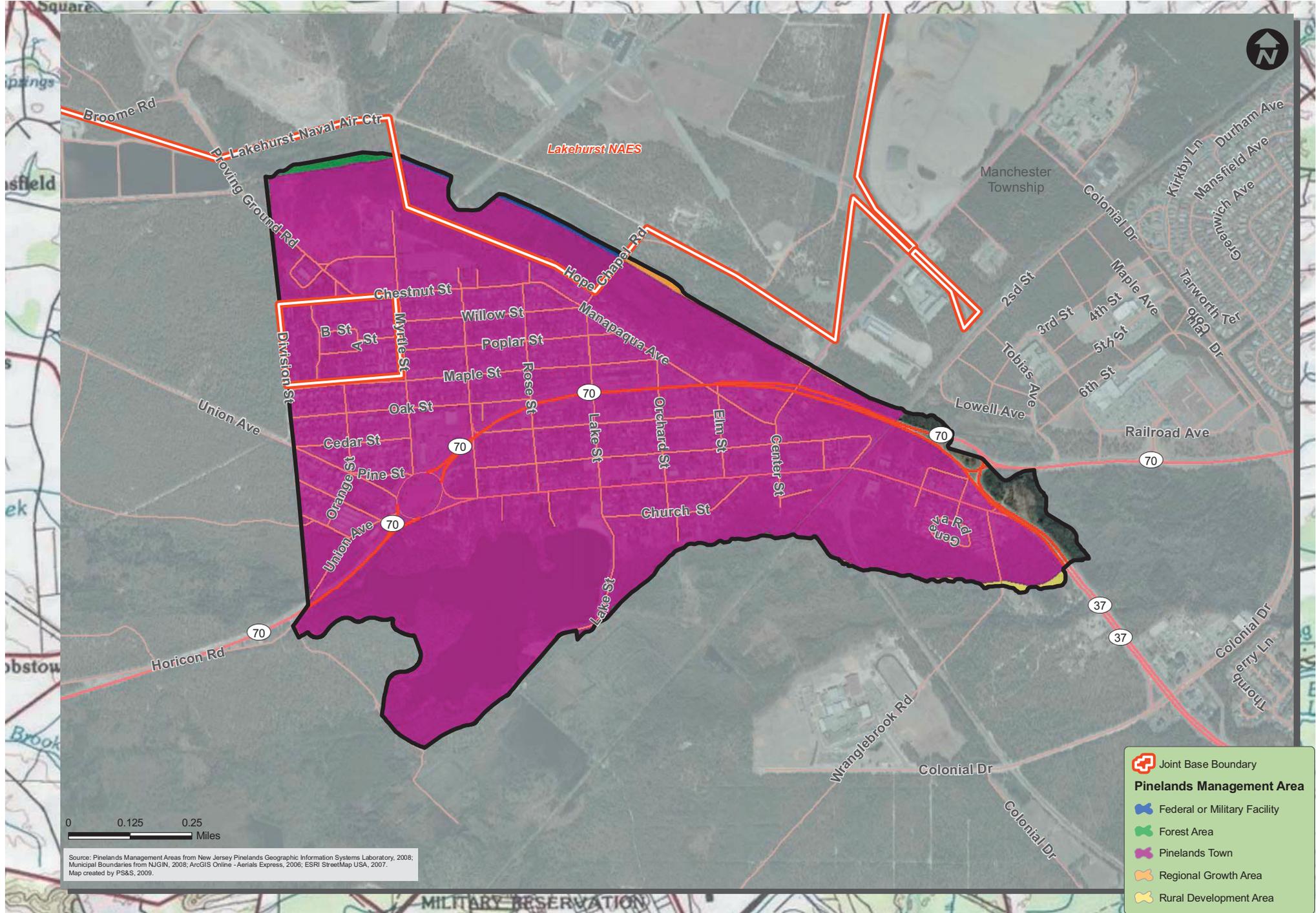
Figure 8.3 - Jackson Township Pinelands Management Areas Map



- 2-Mile Study Boundary
- Joint Base Boundary
- Pinelands Management Area**
- Federal or Military Facility
- Forest Area
- Pinelands Village
- Preservation Area
- Rural Development Area
- Lakehurst NAES

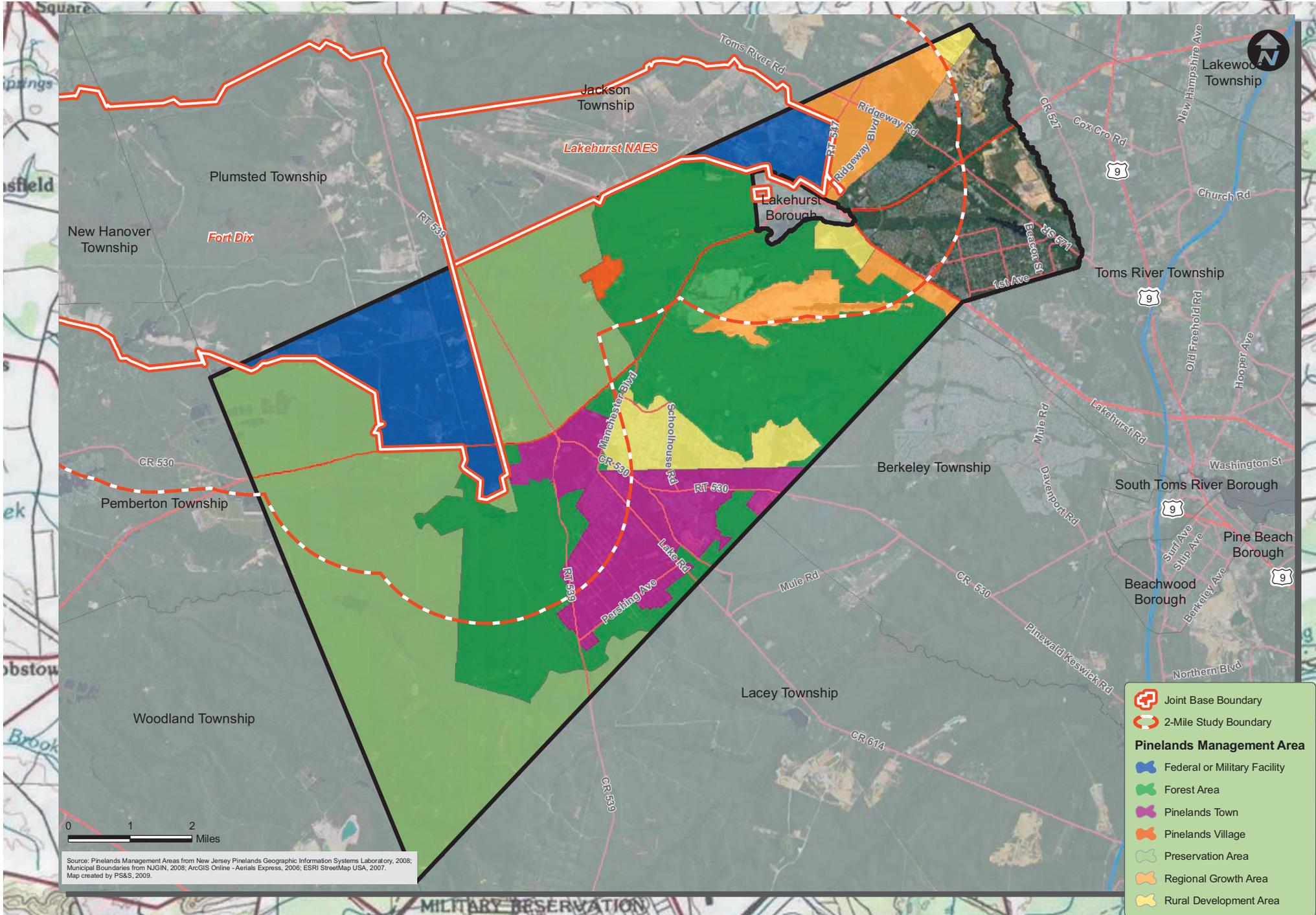
Source: Pinelands Management Areas from New Jersey Pinelands Geographic Information Systems Laboratory, 2008; Municipal Boundaries from NJGIN, 2008; ArcGIS Online - Aerials Express, 2006; ESRI StreetMap USA, 2007. Map created by PS&S, 2009.

Figure 8.4 - Lakehurst Borough Pinelands Management Areas Map



Source: Pinelands Management Areas from New Jersey Pinelands Geographic Information Systems Laboratory, 2008; Municipal Boundaries from NJGIN, 2008; ArcGIS Online - Aerials Express, 2006; ESRI StreetMap USA, 2007. Map created by PS&S, 2009.

Figure 8.5 - Manchester Township Pinelands Management Areas Map



Source: Pinelands Management Areas from New Jersey Pinelands Geographic Information Systems Laboratory, 2008; Municipal Boundaries from NJGIN, 2008; ArcGIS Online - Aerials Express, 2006; ESRI StreetMap USA, 2007. Map created by PS&S, 2009.

Figure 8.6 - Plumsted Township Pinelands Management Areas Map

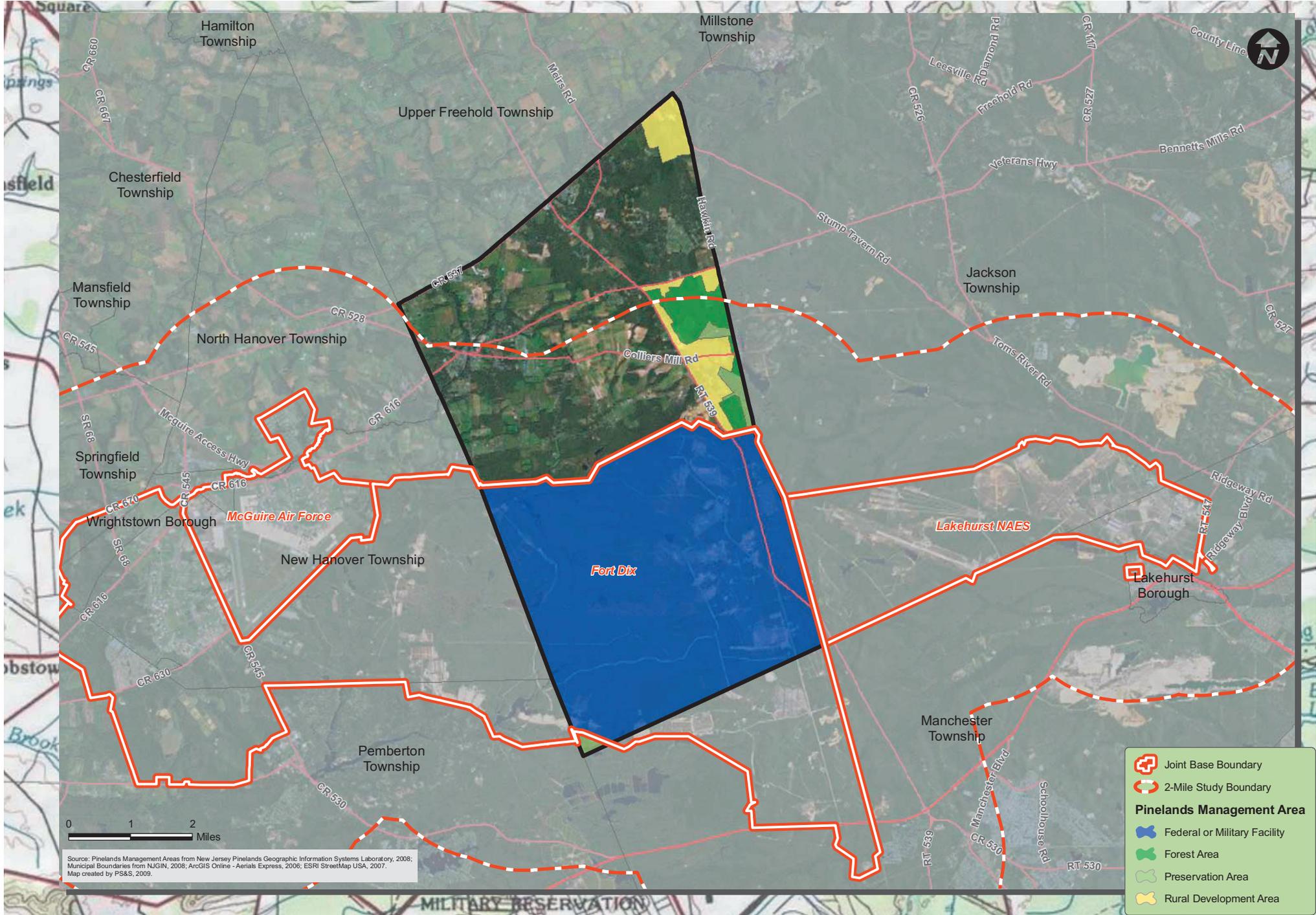
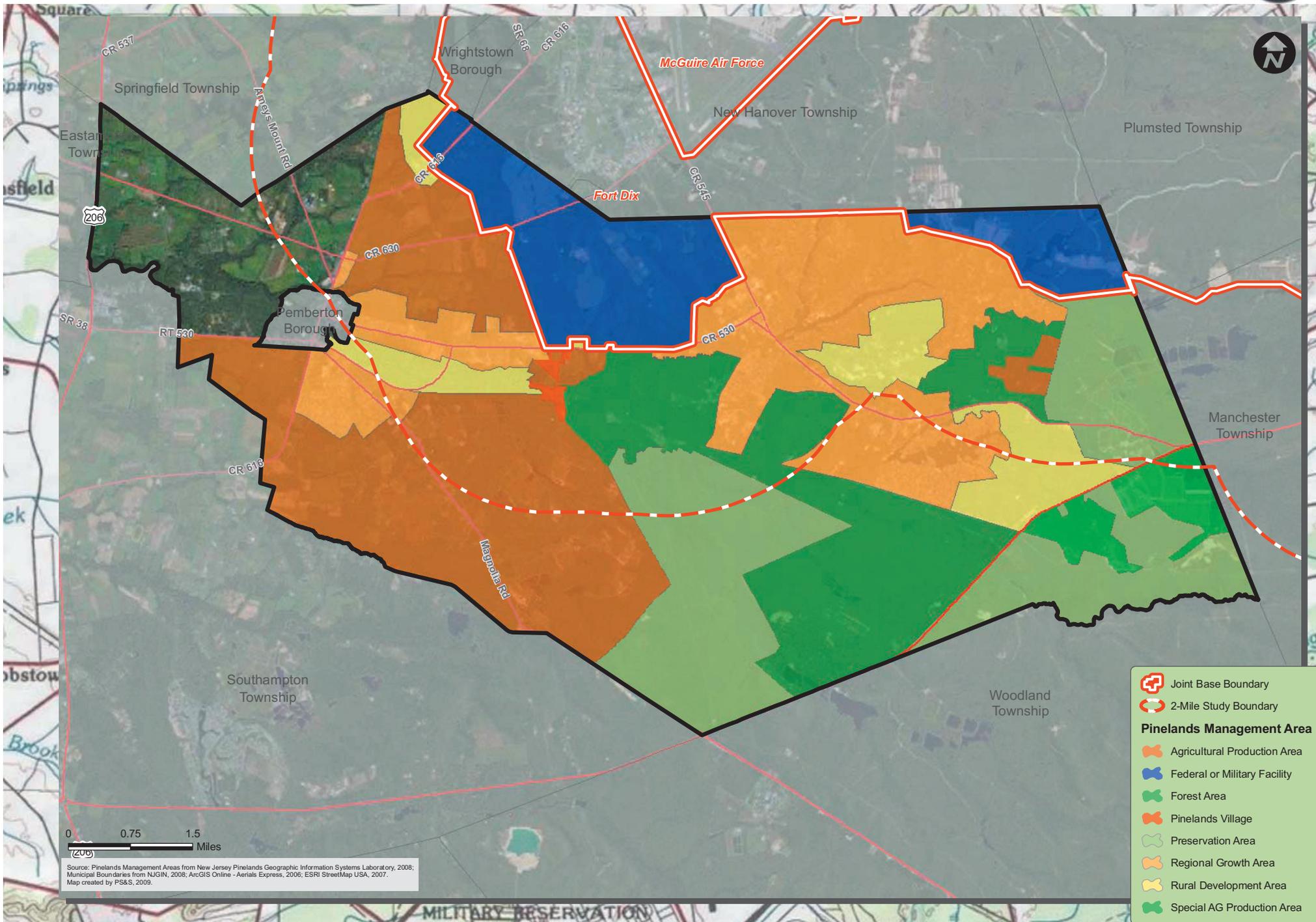


Figure 8.7 - Pemberton Township Pinelands Management Areas Map



This page intentionally left blank.