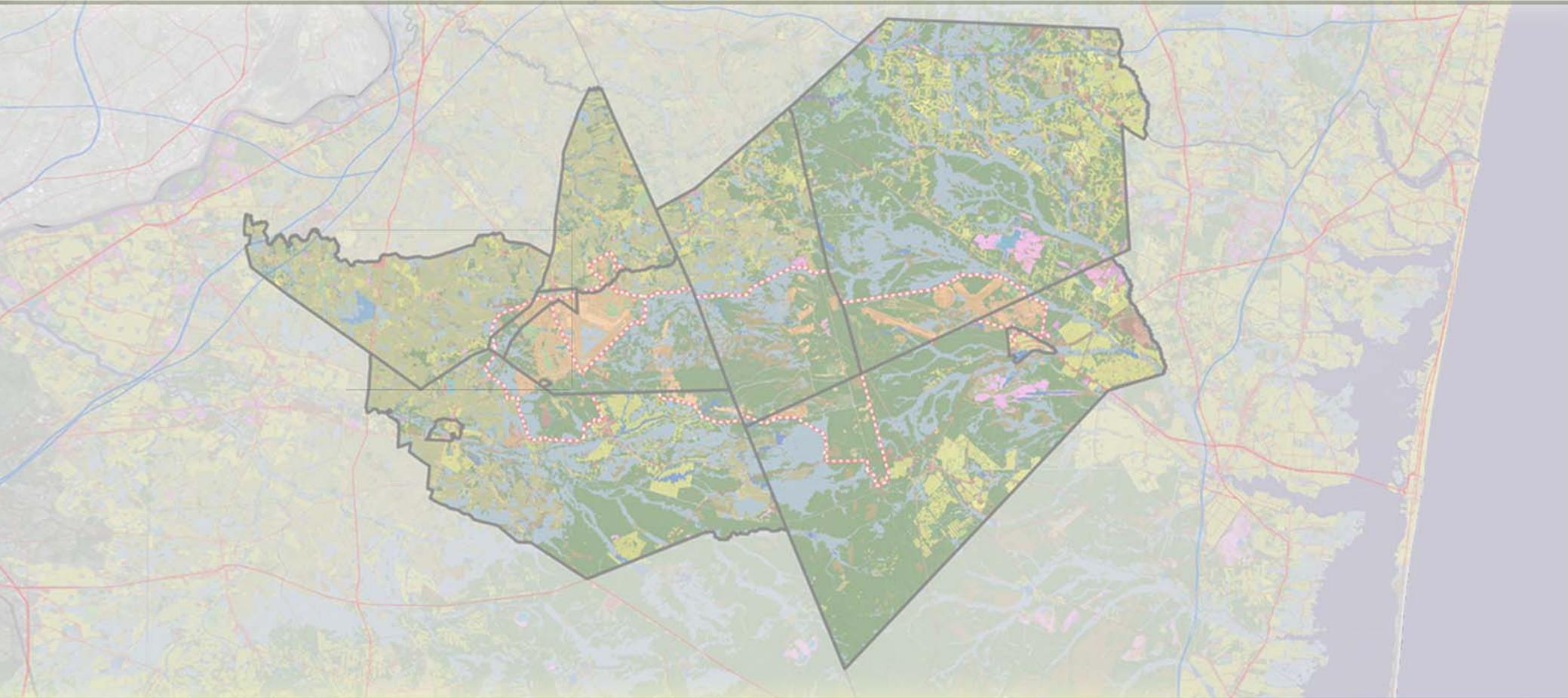


Joint Base McGuire-Dix-Lakehurst Joint Land Use Study for Counties of Ocean and Burlington



Section 12 - Recommended JLUS Strategies

The following recommended strategies were developed to help to resolve land compatibility issues, strengthen base and local government relationships, and provide a suggested footprint for future Joint Base and Community growth. These strategies were created to directly meet the study's goals of:

- protecting the installation operations,
- securing local community quality of life,
- protecting the ability of the local communities to have a viable economy,
- maintaining health and safety of community residents, and;
- protecting the private property rights of local landowners.

The suggested strategies were designed to meet multiple objectives, to be relatively low in cost, politically and legally viable, and accomplishable in a short timeframe.

The recommended strategies are categorized in a hierarchal fashion, presenting identified issues and then the more detailed implementation component(s) as applicable. The strategies list the proposed approach, geographic area(s) affected, suggested implementation team, and the anticipated implementation timeframe.

The level of concern for each identified issue ranges from high (red), to moderate (yellow), to low (green) concern. Issues identified in red should be considered for immediate implementation. The execution of the charter and implementation committee as identified and discussed in the JLUS Review and Ongoing Support section should be considered a priority in the next few months to continue the JLUS process and to formalize the course of action for enactment of the proposed implementation strategies.

Example Strategy Guide

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1-2 Years	3-5 Years	Ongoing
A-1	JLUS Review and Ongoing Support		Execution of a charter that addresses the needs of all participants and defines future participation and goals					X	<u>Lead:</u> Ocean and Burlington Counties <u>Partners:</u> JLUS Policy Committee	X		X

Main Categories Grouped According to Issues of Concern

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A. JLUS Review and Ongoing Support 211

- A-1 Execution of a charter that addresses the needs of all participants and defines future participation and goals
- A-2 Create a Joint Base JLUS Implementation Committee
- A-3 Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination
- A-4 Determine when an updated JLUS is warranted

B. Communication/Coordination 213

- B-1 Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings
- B-2 Create a Joint Base JLUS Implementation Committee
- B-3 Increase dialogue and collaboration between Joint Base, business, and educational communities
- B-4 Develop & Maintain a JLUS website link on Municipal, County and Military Website
- B-5 Update JLUS website

C. Land Use Approval Process 215

- C-1 Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones.
- C-2 Rezone or incorporate an overlay district for high conflict zoning areas
- C-3 Create an APZ Overlay Zoning District
- C-4 Create a Noise Zone/AICUZ Overlay Zoning District
- C-5 Use Cluster Development Techniques and Planned Unit Development in LUPZ
- C-6 Use of Noise Attenuation Techniques
- C-7 Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas

D. Noise and Safety 219

- D-1 Determine Comprehensive Joint Base Impacts by performing an updated AICUZ and ICUZ
- D-2 Make available either by website or by pamphlet voluntary noise attenuation options for home builders and existing homeowners
- D-3 Update and Maintain Regional HUD Noise Map
- D-4 Establish Joint Base Priority Locations for Possible Acquisition.
- D-5 Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders

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E. Community Development 222

- E-1 Develop JLUS Housing and Community Development Subcommittee to address incoming military issues
- E-2 Incorporate JLUS Municipal Transfer of Development Rights (TDR) Program
- E-3 Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas
- E-4 Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)
- E-5 Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities

F. Affordable Housing Development 225

- F-1 Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones
- F-2 Develop JLUS Housing and Community Development Subcommittee to address issues like availability of affordable housing and off-base military transience

G. Economic Development 226

- G-1 Develop JLUS Economic Development Subcommittee

H. Infrastructure 228

- H-1 Further analyze wastewater solutions for JLUS Municipalities
- H-2 Examine Alternative Routing Measures to offset County Road Closures and Military thru traffic within residential neighborhoods
- H-3 Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges
- H-4 Explore transit opportunities for military and civilians
- H-5 Improve Community Design for Base Entrances

I. Natural Environment 230

- I-1 Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation
- I-2 Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns
- I-3 County Health Departments should work with Joint Base NJDEP project managers to perform locally known contaminant testing of local wells as a precautionary step
- I-4 Continue environmental impact studies in communication with Joint Base as additional information on base missions becomes available and work with Steering Committee to address future issues for natural resources

- I-5 Implement best management practices, including wildfire management, dust and bird control, to offset possible effects to Joint Base and JLUS municipalities
- I-6 Distribute BASH Educational Materials to local farmers to promote awareness on reducing the potential for bird and wildlife attractions that may impede safe air operations
- I-7 Develop trespass avoidance procedures with local governments and adjacent property owners

J. Regional and State Planning Influences..... 234

- J-3 Rezone Clayton Sand Site from RD-9 (residential) to Light Industrial or similar non-residential zone
- J-2 Utilize PDC program
- J-3 Re-evaluate obligations and zoning requirements for Pinelands Management Areas that may require housing obligations in areas determined to be incompatible
- J-4 Apply for State Plan Endorsement to Establish TDR program and COAH certification

A - JLUS Review and Ongoing Support

The completed JLUS signifies a major milestone between the three Joint Base components and the neighboring communities. The JLUS was a major commitment by the stakeholders and the stage has been set to preserve the military mission in conjunction with compatible land use planning and development. The best way to perpetuate this study is to garner stakeholder buy-in through establishment of a Joint Land Use Implementation Team and execution of a charter that formalizes the roles of all participants.

Formalization of the way ahead is best accomplished by creation of a charter which is signed by the stakeholders. A representative charter is included in Appendix 13.8 for consideration. A public signing of the charter will demonstrate all leaders' commitment to collaborative planning to their constituency. Media coverage of the event is highly desirable. With the recent establishment of the 87th Air Base Wing and appointment of the new Joint Base Commander the timing for the signing ceremony is ideal.

Institutionalization of the JLUS is dependent on both leadership commitment and designation of personnel who will keep the process "alive." It is recommended that the leadership corps be comprised of Freeholders from Ocean County and Burlington County, the mayors of all ten surrounding Joint Base municipalities and the Joint Base McGuire-Dix-Lakehurst Commander. Recognizing that elected officials and military commanders change periodically, and to ensure continuity and constancy of purpose, it is important that permanently appointed senior civilian planning officials from the Joint Base and the counties be designated as process stewards who are responsible for ensuring that follow on actions are scheduled and executed. It is recommended that a process be implemented in which the county and joint base process stewards formally brief future joint base commanders and newly elected mayors on the JLUS process and the Charter obligations within 90 days of their assuming command or office. If several mayors took office at approximately the same time they could be briefed together. This step is critical to maintain leadership commitment and constancy of purpose.

The issues and concerns discussed in this study are not static. With the upcoming formal establishment of the Joint Base (October of 2009) and the subsequent changes in management structure along with the ever-changing regulatory environment in New Jersey, this document

should be periodically reviewed for relevance in the years ahead. It is suggested that the JLUS be reviewed for relevancy within the next two years as the Joint Base is formalized. After the initial two year review, as Municipal Land Use Law requires the reexamination of local master plans every six years, a six year timeframe for reviewing and updating the JLUS appears to be an appropriate schedule.

A. JLUS Review and Ongoing Support

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1- 2 Years	3- 5 Years	Ongoing
A-1	JLUS Review and Ongoing Support		Execution of a charter that addresses the needs of all participants and defines future participation and goals					X	<u>Lead:</u> Ocean and Burlington Counties <u>Partners:</u> JLUS Policy Committee	X		X
A-2	JLUS Review and Ongoing Support		Create a Joint Base JLUS Implementation Committee <ul style="list-style-type: none"> Comprised of existing members of the JLUS Team and Policy Committee to monitor and guide implementation of JLUS recommendations 					X	<u>Lead:</u> Ocean & Burlington Counties <u>Partners:</u> Joint Base JLUS Municipalities Pinelands Commission SADC DCA Office of Smart Growth Department of Military and Veterans Affairs	X		X
A-3	JLUS Review and Ongoing Support		Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination					X	<u>Lead:</u> Ocean and Burlington Counties Joint Base <u>Partner:</u> JLUS Municipalities	X		X
A-4	JLUS Review and Ongoing Support		Determine when an updated JLUS is warranted					X	<u>Lead:</u> Ocean & Burlington Counties <u>Partners:</u> Joint Base JLUS Municipalities	X		

B - Communication/Coordination

The military’s ongoing coordination and consultation on zoning and land use issues is important to overall mission viability, especially as the separate bases become integrated as Joint Base McGuire-Dix-Lakehurst. Although notified of potential zoning changes or development proposals within 3,000 feet of the installation boundary, there are currently no formal methods for military involvement or development review at either the local or Pinelands Commission levels. It is the recommendation of the JLUS team that base planning professionals fully participate in municipal planning and maintain a working relationship with the Pinelands Commission. Over the past several years military participation in local planning boards has increased and the working level dialogue has improved. It is important the military planners attend all municipal planning board meetings. While this may appear burdensome, it is, the best way for military planners to fully appreciate the development interests, restrictions and concerns characteristic to each municipality. It also provides a forum for the planner to express Joint Base concerns. The agenda should be provided to the military planner several days in advance of the meeting so that, the Joint Base commander can be briefed and, if appropriate, his guidance on positions can be expressed.

Past relationships with military and community leaders have not been consistent due to commanding officer and political office changes. Recognizing that elected officials and military commanders change periodically, and to ensure continuity and constancy of purpose, it is important that permanently appointed senior civilian planning officials from the Joint Base and the counties be designated as process stewards who are responsible for ensuring that follow up actions are scheduled and executed. The creation of a procedural manual for incoming military and community leaders would also be an asset in assisting the ongoing relationship process. A procedural manual could incorporate, at a minimum, key contact information, the schedule for upcoming meetings, and the history of implemented strategies and outstanding issues of concern to help with an incomer’s introduction to the ongoing Joint Base/JLUS municipalities relationship.

Throughout the course of this JLUS the primary means of communication has been the JLUS website www.jointbasenj.org. This mode of communication has served the needs of the study, but needs to be expanded in the future. Under the JLUS contract PS&S will host the JLUS

website for one additional year after completion of the study. Beyond that, website hosting can be provided by Joint Base McGuire-Dix-Lakehurst or either Ocean County or Burlington County depending on resource availability, capability and interest. Agreement on which entity will ultimately be the host should be reached by July 2009 so that the transition can be accomplished in an efficient manner. Meanwhile all municipal and county websites should be linked to the JLUS website. Additionally, the local military websites should also be linked. The JLUS website in an excellent vehicle to announce:

- Municipal planning board meetings
- Semi-annual Joint Base Land Use Meetings
- Major military events with potential public interest (e.g. contracting workshops, retiree seminars, air shows)
- Upcoming exercises which may impact the public
- Increased air operations
- Off post vehicle convoys
- Heavy arms training
- Weapons training
- Increased catapult test operations

When the military is expecting increased operations, it is important that website notices be consistent in terms of clarity (layperson terms), the general time period of increased operations, and define what the possible side effects may be to the local residents.

B. Communication/Coordination

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1-2 Years	3-5 Years	Ongoing
B-1	Communication/Coordination		Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings					X	<u>Lead:</u> Joint Base <u>Partners:</u> JLUS Municipalities	X		X
B-2	Communication/Coordination		Create a Joint Base JLUS Implementation Committee <ul style="list-style-type: none"> Comprised of existing members of the JLUS Team and Policy Committee to monitor and guide implementation of JLUS recommendations 					X	<u>Lead:</u> Ocean & Burlington Counties <u>Partners:</u> Joint Base JLUS Municipalities Pinelands Commission SADC DCA Office of Smart Growth Department of Military and Veterans Affairs	X		X
B-3	Communication/Coordination		Increase dialogue and collaboration between Joint Base, business, and educational communities <ul style="list-style-type: none"> Promote base-related production & research and development Promote educational process of federal contracting paperwork for local businesses 					X	<u>Lead:</u> Ocean & Burlington Counties Department of Military and Veterans Affairs <u>Partners:</u> Local Businesses	X		X
B-4	Communication/Coordination		Develop & maintain a JLUS website link on municipal, county and military websites					X	<u>Lead:</u> Joint Base Ocean and Burlington Counties JLUS Municipalities	X		
B-5	Communication/Coordination (JLUS website)		Update JLUS website <ul style="list-style-type: none"> Maintain phone directories to clearly identify appropriate numbers to call for noise concerns Provide updated information on aircraft operations and large arms (e.g. artillery) operations 					X	<u>Lead:</u> Joint Base <u>Partners:</u> Ocean & Burlington County	X		X

C - Land Use Approval Process

Master Plan

The Municipal Land Use Law (MLUL) allocates planning and regulatory authority to municipalities and counties. The MLUL establishes parameters to enable municipalities to plan for the future; among these parameters is the requirement to prepare a Master Plan, and to periodically update this plan. In order to effectively integrate the JLUS with local master planning efforts, each municipality adjacent to the Joint Base should take into account the presence of the Joint Base and land use compatibility considerations during the preparation of local master plans and regional policy documents. Clear recognition of the AICUZ in all local master plans is a simple but critical first step and provides a framework to guide subsequent policy and zoning decisions.

The Noise Zone (AICUZ/ICUZ) and APZ zone maps are the minimum recommended acceptable areas where land use controls are needed to protect the health, safety, and welfare of those living near a military airfield and to preserve the Joint Base mission. Contours that define noise zones should be viewed as a planning tool, not as a series of discrete lines that sharply divide noise-affected land from non-noise affected areas. These compatibility zones are a guideline to be used for land use planning to minimize conflicts with noise-sensitive land uses, such as housing, schools, and medical facilities. The purpose of land use recommendations within these zones is not to preclude productive use of the land around air facilities, but to recommend uses of the land that are protective of human health, safety, and welfare. Local governments may have an opportunity in the planning process to structure capital improvements so as to promote land uses that are compatible with the noise and air safety zones of the Joint Base.

Zoning

In New Jersey the zoning ordinance governs “the nature and extents of the uses of land and of buildings and structures thereon”. Zoning is the set of standards that controls the type, intensity, and location of development on a site.

Each JLUS municipality’s zoning ordinance should consider the APZ and noise zones. Overlay

districts should be considered for JLUS municipalities that incorporates APZ 1 and noise zones II and III. This recommendation would affect the JLUS municipalities that have noise zones and APZ impacts. Of the 10 JLUS municipalities, Springfield Township and Pemberton Borough do not currently have noise zone or APZ impacts.

An overlay district is an additional zoning requirement that is placed on a geographic area but does not change the underlying zoning. Overlay districts have been used to impose development restrictions in specific locations in a watershed in addition to standard zoning requirements. Common requirements may include building setbacks, density standards, lot sizes, impervious surface reduction and vegetation requirements. Structure requirements could include building floor height minimums.

An APZ overlay district should be established that defines land use by the APZ designation. Using DoD Compatible Land Use Guidelines (Appendix 13.6) within the Clear Zone and APZ 1, residential uses should be prohibited. APZ 2 uses can include single family dwelling units with a suggested maximum density of 1-2 units per acre. In APZ 1, certain types of industrial, transportation, utilities, mining, and open space are acceptable uses. Hospitals, schools, and religious establishments should not be situated on APZ lands. Commercial and retail trade is generally acceptable in APZ 2. People-intensive uses (e.g. shopping malls, theaters, etc.) should be placed outside APZs. Included in the APZ overlay district should be consideration of new heights whether by structure or vegetation that will interfere with, diminish, change or obstruct the airspace or landing and take-off area.

The New Jersey Administrative Code, Chapter 62, (N.J.A.C. CH 62) regulates air safety and zoning for non-military airports and the standards for land use adjacent to airports. This administrative code in conjunction with the DoD Compatible Use guidelines may be used to determine the most appropriate land use provisions for an APZ overlay district.

A noise zone overlay district should also be adopted that takes into consideration noise zones II and III from the AICUZ noise contours. Noise sensitive uses (e.g. houses, churches, amphitheaters, etc.) should be placed outside the high noise zones (zone II and III). Noise-impacted areas that contain incompatible uses can be zoned to more compatible categories, such as commercial or industrial.

The creation of the two overlay districts within the JLUS municipalities would provide a uniform

standard in the geographical areas directly affected by activities at the Joint Base.

Figure 12.1 displays residential zones that are currently in conflict within APZ and Noise Zones. These zones have been ranked by their designated residential density and their location within these conflict areas. These residential zones conflict with recommended zoning and should be considered a priority when addressing this JLUS. Figure 12.1 displays the entire residential zone boundaries and have been ranked by the permitted density of the zone and the how much of the zone falls within the designated noise zones and APZ. (Lakehurst Borough zoning conflicts address just noise zones and not APZ. Should NAES Lakehurst have increased operations on Runway 15/33 the residential zoning within the APZ should be readdressed.)

- Zones of low concern are low - medium density residential and may fall within a small portion of Noise Zone II and/or APZ 2.
- Zones of medium concern are medium-high density residential and have a larger geographic area within Noise Zone II and/or APZ 1;
- Zones of high concern are medium to high density residential and are mostly within Noise Zone II and/or APZ 1 and located in direct vicinity of the Joint Base boundary.

In areas where zoning is in conflict with recommended land use, the creation of an overlay zone and/or down zoning should be considered.

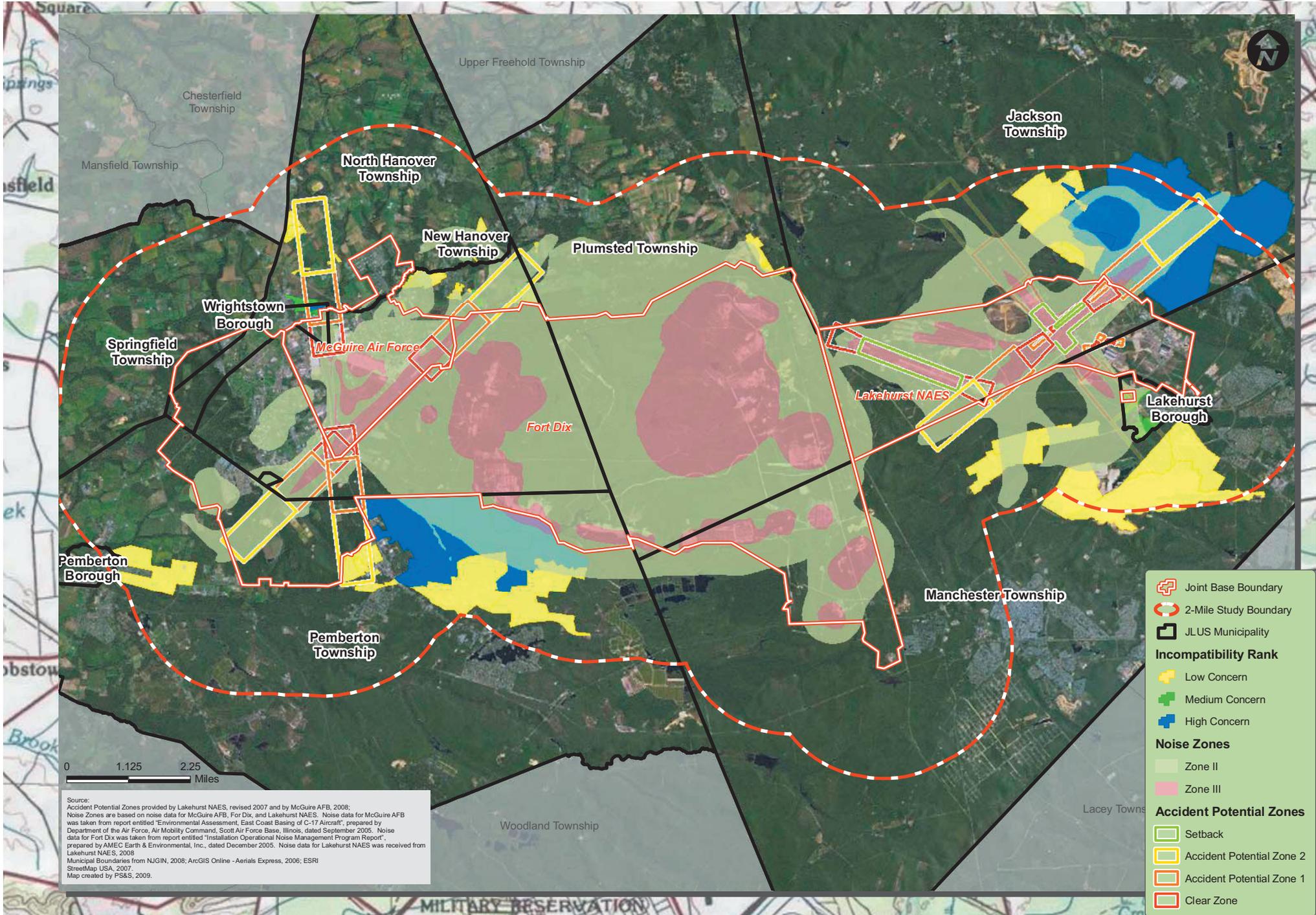
Communication towers (cell towers, radio antenna, etc) present the potential for both physical intrusion into active air space and electromagnetic intrusion of signal that may affect military training, testing and readiness. Wind farms are becoming more common in New Jersey and if built too close to flight paths they may also intrude into active air space. The JLUS municipalities should revise development regulations for communications towers and wind farms to address aircraft safety concerns and to establish procedures for applicants. It is suggested that procedures be adopted that require applicants looking to develop communication and wind farms within the JLUS 2-mile study area obtain written notice of review from the Joint Base regarding potential for conflicts with aircraft operations. This letter should be submitted to the municipality prior to commencing review of such applications.

The Federal Aviation Administration (FAA) Part 77 airspace obstruction analysis specifications

provides additional guidance for the placement of towers and height considerations. While FAA guidelines are not directly applicable to military airspace, they can be used as a guideline for established best management practices.

The use of cluster development techniques, building orientation, and Planned Unit Development in designated Land Use Planning Zones may be helpful for sound reduction and are discussed in further detail in the noise and safety strategies.

Figure 12.1 – Residential Areas of Incompatible Zoning



Source:
 Accident Potential Zones provided by Lakehurst NAES, revised 2007 and by McGuire AFB, 2008.
 Noise Zones are based on noise data for McGuire AFB, Fort Dix, and Lakehurst NAES. Noise data for McGuire AFB was taken from report entitled "Environmental Assessment, East Coast Basing of C-17 Aircraft", prepared by Department of the Air Force, Air Mobility Command, Scott Air Force Base, Illinois, dated September 2005. Noise data for Fort Dix was taken from report entitled "Installation Operational Noise Management Program Report", prepared by AMEC Earth & Environmental, Inc., dated December 2005. Noise data for Lakehurst NAES was received from Lakehurst NAES, 2008.
 Municipal Boundaries from NJGIN, 2008; ArcGIS Online - Aerials Express, 2006; ESRI
 StreetMap USA, 2007.
 Map created by PS&S, 2009.

C. Land Use Approval Process

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1-2 Years	3-5 Years	Ongoing
C-1	Land Use Approval Process (Master Plan)		Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements <ul style="list-style-type: none"> Additional suggested revisions would be to address acquisition, environmental protection, open space and agricultural protection, groundwater protection and air quality in relation to population growth near the Joint Base 					X	<u>Lead:</u> JLUS Municipalities <u>Partners:</u> Ocean & Burlington Counties Joint Base		X	X
C-2	Land Use Approval Process (Zoning)		Rezone or incorporate an overlay district for high conflict zoning areas as shown on Figure 12.2	X	X				<u>Lead:</u> JLUS Municipalities	X		
C-3	Land Use Approval Process (Zoning)		Create an APZ Overlay Zoning District <ul style="list-style-type: none"> Utilize New Jersey Administrative Code, Chapter 62, (N.J.A.C. CH 62) and DoD Compatible Use Guidelines for APZ 	X					<u>Lead:</u> JLUS Municipalities <u>Partners:</u> Joint Base Pinelands	X		
C-4	Land Use Approval Process (Zoning)		Create a Noise Zone/AICUZ Overlay Zoning District Zoning District <ul style="list-style-type: none"> Utilize FICUN Guideline for Considering Noise in Land Use Planning 		X				<u>Lead:</u> JLUS Municipalities <u>Partners:</u> Joint Base Pinelands	X		
C-5	Land Use Approval Process (Zoning)		Use Cluster Development Techniques and Planned Unit Development in LUPZ <ul style="list-style-type: none"> Use Commercial or Open Space as a Noise Buffer to Residential subdivisions 			X			<u>Lead:</u> JLUS Municipalities		X	
C-6	Land Use Approval Process (Zoning)		Use of Noise Attenuation Techniques <ul style="list-style-type: none"> Building Orientation Alternative Siting/Alignment 		X	X		X	<u>Lead:</u> JLUS Municipalities		X	
C-7	Land Use Approval Process (Zoning)		Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X					<u>Lead:</u> JLUS Municipalities Joint Base	X		

D - Noise and Safety

Determining Noise Impacts

The Air Installation Compatibility Use Zone Program (AICUZ) is an ongoing program for all military airfields. It is designed to assist the adjacent community by recommending land use planning that ensures safe aircraft operations and minimizes community noise incompatibilities. AICUZ program experience indicates that future year planning is necessary to consider the effects of expected changes in mission, aircraft, operational levels, etc. One element of the AICUZ program is to develop noise contours around the base that can be used by the community for zoning ordinances.

The Army's Installation Compatible Use Zone (ICUZ) program is similar to the AICUZ program for air operations. ICUZ provides a method for evaluating the effects of noise and other hazards associated with training operations and activities at military installations such as firing ranges. The ICUZ program considers the land areas, with noise-sensitive land uses, that are exposed to generally unacceptable noise levels and aircraft accident potential. The policy and procedures of the ICUZ are essentially the same as the AICUZ.

With the formation of the Joint Base, it is recommended that AICUZ studies be performed for both airfields in concert with an ICUZ for range training operations and that these studies be integrated into a comprehensive set of guidelines for the entire Joint Base. An AICUZ is planned for the Joint Base in 2010 and should include an ICUZ to fully understand all the Joint Base potential impacts to the communities. It was recommended during the policy committee process that new noise modeling also consider atmospheric and actual sound measurements. These additional modeling parameters are not a common component in AICUZ/ICUZ programs but would be helpful in determining the accuracy of the Joint Base noise models.

Existing Noise Zones

Joint Base associated noise zones extend into existing neighborhoods and areas that are zoned for incompatible land uses and are otherwise capable of accommodating future growth. Certain building location measures (e.g., the selection of locations for structures within a development parcel that affords screening from noise sources) and construction methods can be utilized to mitigate the perception of the noise from interior spaces. Utilization of the natural

acoustical shielding associated with the terrain and landscaping may reduce the perceived noise level. Staggering the layout of buildings to avoid locating buildings in a parallel fashion can also reduce the perceived noise level.

The New Jersey State Uniform Construction Code (UCC) Act, signed into law in 1975, authorizes the Commissioner of the Department of Community Affairs (DCA) to adopt and enforce rules pertaining to construction codes and provides for the uniform administration and enforcement of those rules throughout the State. As a result, there is no local prerogative to adopt more or less stringent building code requirements.

While the UCC Act would limit individual municipally adopted construction requirements to address noise, it appears to be in the interest of individuals building a new home in a designated noise zone to mitigate the effects of noise by using specific design techniques and construction materials. Such measures are expected to be much more cost effective than post-construction noise attenuation measures. A limitation of this type of control is that outdoor sound levels are not reduced. There are also measures that property owners may take to further insulate existing homes from noise. Guidelines for developers, contractors and homeowners are available. The Federal Aviation Administration and the Navy have jointly published the "Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations" (Wyle Research Report WR 89-7). This report classifies U.S. residential construction under 26 categories, and discusses "best practice" soundproofing for each category along with cost estimates (in 1989 dollars). An example of noise level construction techniques and acoustic design, "New Construction Acoustical Design Guide prepared for MCAS Cherry Point by Wyle Laboratories (WR 04-28 December 2004)," is included in Appendix 13-7.

Noise mapping that reflects Housing and Urban Development (HUD) and the Veterans Administration (VA) decision-making criteria can be useful for managing agency home financing processes. The HUD and VA establish requirements for granting Federal loans in noise-sensitive areas. At present, both agencies include the refusal of support for new homes constructed in Noise Zone III areas. They also require new homes that are proposed for Noise Zone II areas to include adequate noise attenuation features if the residents request full mortgage support. For homes already in Noise Zone II areas, HUD and the VA will not deny a mortgage based on the noise alone. For homes located in Noise Zone III areas, HUD and the VA will base mortgage support on the homes' actual value. Mapping of noise contours for HUD and agency decision-making regarding the funding of new residential projects will benefit

community planners, builders and the agencies. See Figure 12.2 for mapping of noise zones and existing neighborhoods of low to moderate income.

Safety

Accident Potential Zones (APZ) are the designation of safety zones around airfields that have increased potential for aircraft safety hazards. The APZ are designated land use planning zones, determined by DoD guidelines, that can reduce the potential for public exposure to aircraft safety hazards if incompatible land uses are avoided in these zones. (See Section 6.7 for more detail.) APZ for McGuire AFB extend into Wrightstown Borough, North Hanover Township, New Hanover Township, and Pemberton Township. APZ for NAES Lakehurst extend into Jackson Township, Manchester Township, and Lakehurst Borough.

Acquisition of Properties with Noise and Safety Concerns

Some areas within the JLUS municipalities are subject to more significant impacts as a result of the Base mission and can encroach upon civilian quality of life. It is recommended that acquisition be examined on a case by case basis. The military has used acquisition most often in areas that are within the APZ; particularly the Clear Zone and APZ 1.

A long term acquisition program will help shift future growth away from areas of concern by creating a land buffer between the military base and incompatible uses and help to protect public safety. Acquisition is a tool that helps to eliminate land use incompatibilities through voluntary transactions in the real estate market and local development process. In particular, properties located within the APZ and Noise Zones II and III should be eligible to participate in an acquisition program. Most acquisition programs consist of conservation easements and fee simple acquisitions. A life estate is an example of a fee simple acquisition.

Fee Simple Acquisition

Fee simple acquisition is an outright purchase of a property. The DoD can partner with local governments and conservation agencies, such as the Pinelands Commission or the State Department of Agriculture, to purchase lands. Fee Simple Acquisition is currently used successfully around the Joint Base and is mentioned in Section 11, Existing Land Protection Strategies.

Army Range and Training Land Acquisitions/Army Compatible Use Buffers (ACUB)

This program is a relatively new tool to address encroachment at Army installations. Cooperating partners and willing sellers are essential to successful execution of ACUBs. During the process, the installation negotiates with a designated cooperating partner to formalize the details of a scope of work contingent. The scope of work outlines the Army's and the partner's areas of mutual interests, responsibilities, timeframes, financial contributions, and other dependencies. It can be conceptually discussed early in the process, but formalized only after Headquarters Department of the Army and installation management approval of the ACUB proposal. After the partnership details are authorized in the statement of work, legal arrangements are documented in a formal procurement document. The cooperating partner works with willing landowners to acquire land and provide a natural buffer between military training lands and residential or commercial activities. The partner—not the Army—receives the deeded interest in the property and provides for long-term habitat management. Pursuant to the terms of the cooperative agreement, the installation may retain access rights to conduct compatible military training.

Life Estate

Life Estate is a type of fee simple property acquisition mechanism that allows the preservation of a Life Estate in the Grantor. The Life Estate would allow the county or municipality to purchase the property with a Bargain and Sale deed of conveyance. The Deed would memorialize the terms of the contract of sale between the current land owner and the purchasing agent, which would allow the current owner to remain in the house until he/she chooses to move out or until they pass away. The land could not be transferred or sold to anybody else in the interim. However, the land owner would be allowed to have a live in caretaker. This type of property mechanism is beneficial to the property owner and military installation. The property owner, who may or may not be able to move, would be allowed to live in the property while still reaping the financial benefits of selling the home. Meanwhile, the military installation would be assured that in the future the incompatible land use would be converted to a compatible use, such as conservation. To avoid becoming a landlord, the military installation would be able to contribute to the purchase of the property by partnering with the county, municipality, or a conservation entity.

D. Noise and Safety

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1- 2 Years	3-5 Years	Ongoing
D-1	Noise and Safety (Determining Noise Impacts)		Determine Comprehensive Joint Base Impacts by Performing an updated AICUZ and ICUZ		X	X	X	X	<u>Lead:</u> Joint Base		X	X
D-2	Noise and Safety (Existing Noise Zones)		Make available either by website or by pamphlet voluntary noise attenuation options for home builders and existing homeowners		X	X		X	<u>Lead:</u> Ocean and Burlington Counties Joint Base	X		X
D-3	Noise and Safety (Existing Noise Zones)		Update and Maintain Regional HUD Noise Map		X				<u>Lead:</u> Ocean and Burlington Counties			X
D-4	Noise and Safety (Acquisition)		Establish Joint Base Priority Locations for Possible Acquisition <ul style="list-style-type: none"> Consider Residential Lands within APZ 1 and Residential Lands within Noise Zones II & III 	X	X				<u>Lead:</u> Joint Base Ocean and Burlington Counties <u>Partners:</u> JLUS Municipalities		X	
D-5	Noise and Safety (Acquisition)		Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders	X	X				<u>Lead:</u> Joint Base Ocean and Burlington Counties <u>Partners:</u> JLUS Municipalities	X		

E - Community Development

The JLUS communities will most likely see population growth in accordance with the increased Joint Base mission. Additional military personnel, incoming Joint Base civilian employees, and their households moving into the area will utilize existing municipal facilities and services (public safety, judicial, social services, libraries, recreation, etc.) as well as existing public educational facilities and services (K-12, Post-secondary, Adult). This community growth can be anticipated in accordance with Joint Base anticipated personnel. The following topics seek to mitigate potential challenges to community development.

Transfer of Development Rights

Within the regional Joint Base McGuire-Dix-Lakehurst context, the ten surrounding municipalities are the most directly affected by the Joint Base's mission. There will be instances where the future use of vacant lands will be directly affected by proximity to the Joint Base and the noise generated by it. Transfer of Development Rights (TDR) has been successful in New Jersey on a regional level for Burlington County and the Pinelands in particular. A TDR program can be developed to implement plans to redirect growth from areas of noise and other hazards to areas that are less affected by these conditions. An advantage of such a TDR program would be that it harnesses the free market: the owner of the constrained land sells the development credits established under zoning to a buyer who then can develop additional density on another property based on the number of credits purchased. Also as part of this strategy, local governments could require developers to use low impact site design principles, including the creation of green space/conservation buffers that can support noise and safety impact mitigation. Municipalities seeking to preserve land in the 2-mile JLUS study area through TDR would require sewer service in receiving areas. Additional consideration for cooperative funding for the TDR implementation process may be necessary.

Coordination of Base School Age Children to Local Schools

During the term of the JLUS, there has been a request to have McGuire AFB and Fort Dix children attend the same schools. Such a change will have considerable impacts to the municipality that loses the schoolchildren and the resulting financial support. The issue has

become divisive. Keeping an open dialog on this issue may reduce this divisiveness and possibly identify an approach that advances a long-term resolution. State-aid funding for local schools is influenced by Military's school district decisions for Military dependents and is an issue that warrants further discussion.

Real Estate Disclosure

New residents that move into the JLUS region should be aware of the Joint Base. As an example, Jackson Township has seen major growth in recent years and it was discussed at JLUS policy meetings that many new residents were not aware that the Joint Base was close by. Real estate disclosure documents are often used to inform and advise potential property purchasers that the property they are considering for purchase is within the proximity to a military installation, airport, or accident zone, as defined by a specific jurisdiction. The incorporation of a disclosure notice ensures a buyer is aware of the conditions surrounding the property, such as noise, and can also serve to inform buyers of development guidelines within noise and accident potential zones that may be contained in local zoning codes.

This JLUS recommends inclusion of a disclosure prior to the transfer of ownership of a residence, business, or land, requiring the seller to disclose to any prospective buyer the activities that occur on the Joint Base, the distance to the installation, and any other information pertaining to noise generated by the Joint Base and its impact on the area for sale, and also reference the buyer to JLUS data sources and communication channels. Such disclosure will increase awareness of the existing noise conditions and other base-related environmental and community issues.

Suggested Real Estate Disclosure Implementation Mechanisms:

The adoption of a disclosure ordinance, which would require sellers of real estate living within the 2-mile buffer of the Joint Base to disclose the proximity of their property to the Joint Base, and to note if the property is located in a noise zone or APZ. It is suggested that municipalities adopt separate provisions for the general 2-mile buffer and for noise zones and APZ areas.

The principal problem for such an ordinance is identification of a triggering event and responsible party for actually providing the notice. In the case of new subdivision and site

plan approvals, such approvals could be conditioned upon inclusion of a notice in the deeds or plats perfecting the approval. This would introduce the notice into the chain of title, and every subsequent buyer would therefore be on notice of the property's environment. For transfers of existing properties, it will be very difficult to enforce the notice requirement because the municipality has a very limited role in such transactions and no authority to impose obligations which can be inserted into the chain of title. One way around this may be to include the notice on municipally issued Certificates of Occupancy, or if the particular municipality does not require a new Certificate of Occupancy upon sale, then with the state-required smoke and CO detector certification document.

A second approach (which may be adopted in conjunction with the first approach) would be for municipalities to adopt a "Joint Base Code" (similar to the Country Code adopted by Upper Freehold Township in Monmouth County for the purpose of alerting residents to the agricultural nature of the community and its policies toward the impacts of agriculture on residents). Such a code would put homeowners on notice of the perceived importance of the Joint Base to the community, the need to accommodate the Base for the greater local and patriotic good, and some of the potential impacts of the Base with respect to nearby residents. The code would provide the policy background for the notices required by township ordinances, be made available on the municipality website (linked heavily offsite as well), and circulated regularly to local realtors in pamphlet form.

E. Community Development

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1-2 Years	3-5 Years	Ongoing
E-1	Community Development (Real Estate Disclosure)		Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)					X	<u>Lead:</u> JLUS Municipalities <u>Partners:</u> Ocean & Burlington Counties Local Realtors	X		X
E-2	Community Development (impact to local schools and Municipal facilities and services)		Develop JLUS Housing and Community Development Subcommittee to address incoming military issues <ul style="list-style-type: none"> Local Schools impact and aid Determination of need for expansion of Municipal facilities and services 					X	<u>Lead:</u> Burlington County JLUS Municipalities <u>Partners:</u> Ocean County Pinelands Commission		X	X
E-3	Community Development (TDR)		Incorporate JLUS Municipal Transfer of Development Rights Program and other techniques such as contiguous and non-contiguous parcel provisions <ul style="list-style-type: none"> Use APZ, Noise Zones II & III , and LUPZ as sending areas 	X	X	X		X	<u>Lead:</u> Burlington County JLUS Municipalities <u>Partners:</u> Ocean County Pinelands Commission	X		X
E-4	Community Development (TDR)		Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas <ul style="list-style-type: none"> JLUS municipalities to work with military and state government to amend wastewater management plan to and petition for OSG plan endorsement 					X	<u>Lead:</u> JLUS Municipalities Ocean & Burlington Counties <u>Partners:</u> Joint Base Pinelands Commission DCA Office of Smart Growth NJDEP Department of Military and Veterans Affairs		X	
E-5	Community Development (Real Estate Disclosure)		Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities					X	<u>Lead:</u> JLUS Municipalities <u>Partners:</u> Local Realtors	X		X

F - Affordable Housing Development

Within the state of New Jersey, the Council on Affordable Housing (COAH) is the state agency responsible for establishing and monitoring municipal affordable housing obligations. Municipalities enter the COAH process voluntarily but participation offers the municipality a shield from affordable housing related lawsuits. The COAH contribution calculation build out methodology takes into consideration factors regarding the capacity of the land to accommodate new growth (e.g. constraints associated with wetlands or other environmental constraints are removed from developable land inventories). Similarly, the presence of APZ and noise zones limits the capacity of the municipality to develop.

Consideration should also be paid to the Housing and Urban Development (HUD) and Veterans Administration (VA) decision-making criteria for home financing processes. The HUD and VA establish requirements for granting Federal loans in noise-sensitive areas and should be observed when planning low – moderate income housing. At present, both agencies include the refusal of support for new homes constructed in Noise Zone III areas. They also require new homes that are proposed for Noise Zone II areas to include adequate noise attenuation features if the residents request full mortgage support. For homes already in Noise Zone II areas, HUD and the VA will not deny a mortgage based on the noise alone. For homes located in Noise Zone III areas, HUD and the VA will base mortgage support on the homes’ actual value.

The heightened noise environment therefore presents a constraint for the construction of new affordable housing in these zones. The COAH formulation should reflect this limitation to development potential within the JLUS municipalities.

F. Affordable Housing Development

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1-2 Years	3-5 Years	Ongoing
F-1	Housing Development (COAH Obligations)		Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones				X		<u>Lead:</u> COAH <u>Partners:</u> JLUS Municipalities	X		X
F-2	Housing Development (affordable housing concerns)		Develop JLUS Housing and Community Development Subcommittee to address issues like availability of affordable housing and off-base military transience					X	<u>Lead:</u> Burlington County JLUS Municipalities with high rental populations		X	X

G - Economic Development

The Joint Base is a regional economic driver that offers potential economic stimulus to the JLUS municipalities and lies at the center of many potential compatible growth development opportunities. Conversely, the JLUS municipalities may incur economic impacts to the modification of existing and planned land use that may be incompatible to the Joint Base mission. Section 10 identified some future compatible growth opportunities for the JLUS municipalities.

A reoccurring theme in meetings with the JLUS municipalities and the public is the concern regarding the impact of on-base commercial development. In the past, Burlington County JLUS communities have been significantly affected when the Base adds on-site services. The JLUS municipalities are attempting to rebuild their town centers and provide support services to the Joint Base; this in turn, makes the local community very reliant on the base patronage. The consultant team recognizes that this is a component of federal agency decisions (Defense Commissary Agency and the Army and Air Force Exchange Service (AAFES)) but Joint Base outreach and the planning of on-base facilities with the community’s offerings in mind, will help create and maintain an off-base community which is responsive to the needs of the military.

In 2004, a study by Rutgers University, Center for Urban Policy Research, was completed that presented the impact of the in state military operations on New Jersey’s economy and workforce profile. It would be helpful to encourage routine updates to this study to be aware of the overall economic contribution of the Joint Base.

According to feedback from municipal and policy meetings, some of the JLUS municipalities may incur additional infrastructure costs due to the proximity of the Joint Base. The economic sub-committee should work to determine true costs and, if warranted, assistance options for additional services (homeland security, wildfire management, etc) supplied by the municipalities due to Joint Base proximity.

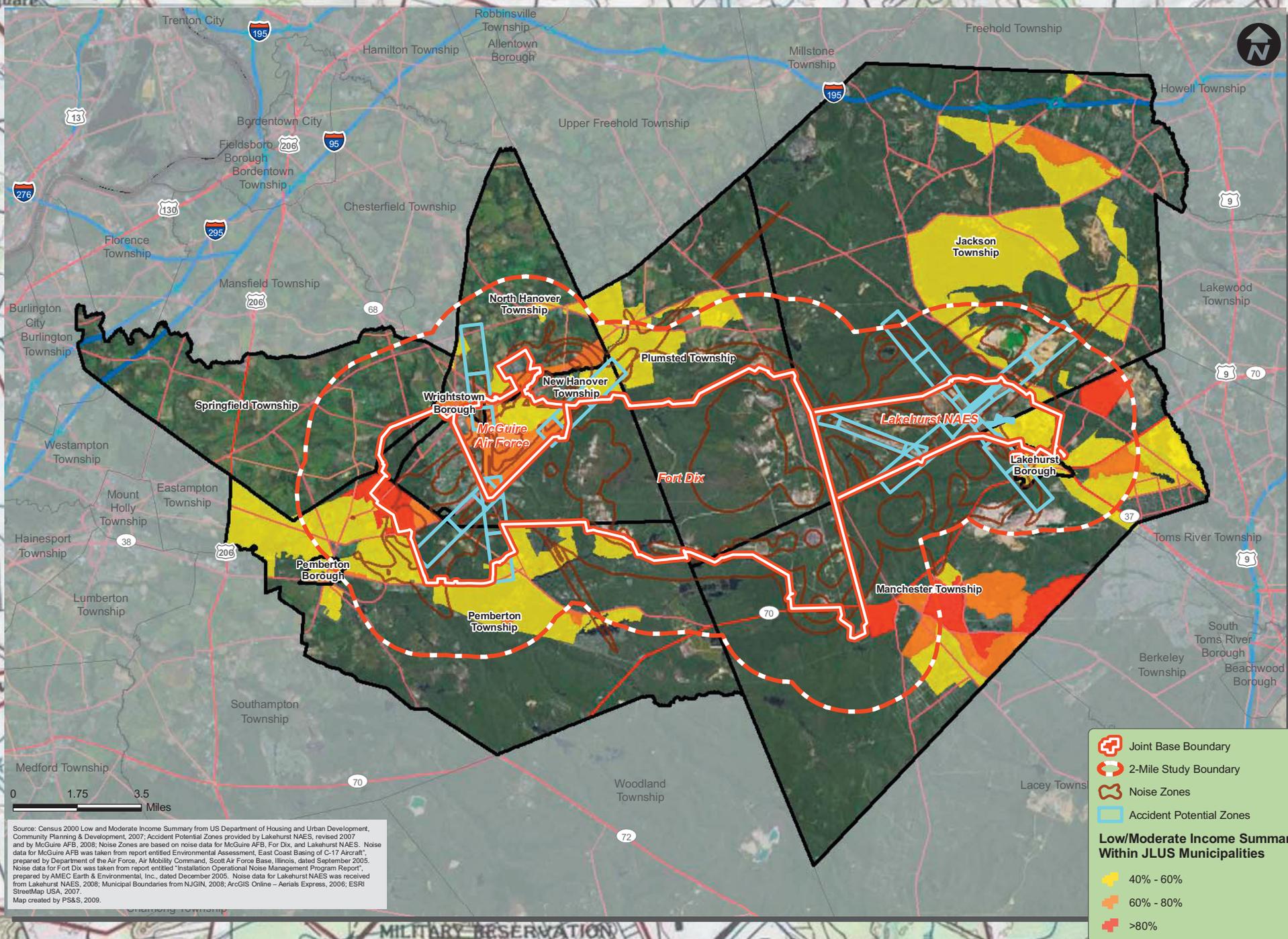
There are multiple areas of low to moderate income housing within the 2-mile JLUS study area, as displayed on Figure 12.2. Low housing costs and relative isolation from employment opportunities tends to concentrate high unemployment and poverty in the study area. Further study and interaction is warranted to address these areas are not adversely affected to Base operations.

G. Economic Development

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1- 2 Years	3-5 Years	Ongoing
G-1	Economic Development		Develop JLUS Economic Development Subcommittee to Address: <ul style="list-style-type: none"> Identified Future Compatible Growth Opportunities within JLUS Municipalities Strategies to offset impact of On-Base Commercial Development and additional infrastructure costs Encourage future follow up study of the economic contribution of military installations within New Jersey Low to Moderate Income Housing within JLUS study area 				X		<u>Lead:</u> Burlington County Ocean County Pemberton Township, Wrightstown Borough	X		



Figure 12.2 - Low-Moderate Income Summary Within JLUS Municipalities (Census 2000)



H - Infrastructure

A number of the municipalities involved in the JLUS are faced with failing or inadequate wastewater and water supply. Increased infrastructure capacity can be a catalyst for growth, but in the context of the JLUS, these municipalities are endeavoring to support their existing population and to manage and direct growth in to areas that are less affected by noise and other hazards. Both the Joint Base and the municipalities may mutually benefit from infrastructure solutions that support the existing community and its commercial establishments.

Transportation issues were also identified during the course of the study. In particular, there are four main themes:

- Increased traffic and degradation of local roads due to Base traffic
- Route 545/Texas Avenue Closure and impacts to the local community and the alternative local roads traveled
- The Creation of an interior Base access road
- Rail connection for transporting of goods and people including consideration of extension of the Conrail Mount Holly line to Pemberton Borough, or further east to Fort Dix, and the proposed Middlesex Ocean Monmouth (MOM) terminus in Lakehurst Borough.

H. Infrastructure

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1-2 Years	3-5 Years	Ongoing
H-1	Infrastructure (lack of wastewater)		Further analyze wastewater solutions for JLUS Municipalities					X	<u>Lead:</u> Ocean and Burlington Counties NJDEP Joint Base <u>Partners:</u> JLUS Municipalities DCA Office of Smart Growth Pinelands Commission	X		
H-2	Infrastructure (military traffic concerns)		Examine Alternative Routing Measures to offset County Road Closures and Military thru traffic within residential neighborhoods					X	<u>Lead:</u> Ocean and Burlington Counties Joint Base		X	X
H-3	Infrastructure (military traffic concerns)		Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges					X	<u>Lead:</u> NJDOT Ocean and Burlington Counties Joint Base <u>Partners:</u> JLUS Municipalities			X
H-4	Infrastructure (lack of transit options)		Explore transit opportunities for military and civilians					X	<u>Lead:</u> NJTransit Ocean and Burlington Counties Joint Base <u>Partners:</u> JLUS Municipalities		X	
H-5	Infrastructure (lack of aesthetic appeal at Base Entrances)		Improve Community Design for Base Entrances				X		<u>Lead:</u> Lakehurst Borough New Hanover Township Manchester Township Pemberton Township Wrightstown Borough Joint Base			X

I - Natural Environment

Preservation of Agriculture

Agriculture is a dominant industry within some of the JLUS municipalities. According to the American Farmland Trust, the United States lost two acres of farmland every minute (from 1992-1997) to new development. Within Ocean and Burlington Counties farmland is being actively preserved to maintain the local rural landscape, maintain access to local foods, protect the environment (with benefits of supporting wildlife habitat and groundwater recharge), preserve prime agricultural lands, and to ensure support of the local industry.

Agriculture and open space preserve the landscapes that are the JLUS communities. In addition, both agriculture and open space are compatible uses with proximity to the Joint Base. Wherever viable, agriculture uses should be preserved within the JLUS municipalities. In particular, any farmlands that are within the APZ, Noise Zones II & III, and within the 2-mile JLUS study area should be considered priority for preservation.

Land preservation around the Joint Base has thus far been a cooperative effort. Ocean and Burlington County have been working with the State Agriculture Development Committee (SADC), the Pinelands Commission, NAES Lakehurst, McGuire AFB and the local municipalities to preserve lands around the Joint Base.

Within New Jersey, the SADC administers the Farmland Preservation Program providing grants to counties, municipalities and nonprofit groups to fund the purchase of development easements on farmland; directly purchasing farms and development easements from landowners; and offering grants to landowners in the program to fund up to 50% of the cost of soils and water conservation projects. SADC preserves farmland by the purchase of development easements, the acceptance of a donation of development easements, the outright purchase of property, or an eight year provisional preservation.

Ocean and Burlington Counties have Comprehensive Farmland Preservation Plans that recommend preservation via mechanisms such as acquisition, clustering, noncontiguous clustering, lot-size averaging and transfer of development rights. The SADC approves these

County plans and is in the process of creating a Comprehensive Preservation State Plan. Under the Agriculture Retention and Development Act, one of the primary responsibilities of each County Agriculture Development Board is the adoption of Agriculture Development Areas (ADAs). Both Ocean and Burlington County have designated ADAs. The ADAs are designated areas where agricultural use is preferred and should be part of the consideration of the farmland preservation process around the Joint Base.

The SADC has begun hosting a yearly conference session to bring together DoD officials (from local military bases and regional offices) and state, county, and local preservation programs to assist in acquiring lands to create a buffer the military bases

Since 2007, NAES Lakehurst and McGuire AFB have received federal funds for land preservation and have been working with Ocean and Burlington Counties to preserve key lands near the Joint Base. The military works to partner with entities that will provide stewardship of lands for preservation.

These types of land preservation programs are often called Conservation Easements. Conservation easements can particularly effective because they advance the complementary goals of shifting future growth away from the installation, while protecting the environment, maintaining agriculture, and conserving open spaces and rural character. As part of this strategy, local governments explore partnerships with the military, State of New Jersey, and non-profit conservation entities to secure conservation easements or to purchase development rights from willing sellers of land in proximity to the Joint Base.

Preservation of Open Space

In New Jersey, the NJDEP Green Acres program purchases land to protect environmentally sensitive open space, water resources and other significant natural and historical open space. Land purchased by Green Acres becomes part of the statewide system of parks and forests, wildlife management areas and natural areas.

Green Acres also provides assistance to local governments and nonprofit organizations to develop parks and outdoor recreation facilities, urban wildlife preserves, and open space. Green Acres State Acquisition funds were recently used to acquire 246 acres in Manchester

Township, Ocean County. This addition to the Manchester Wildlife Management Area was preserved through a joint acquisition effort with the U. S. Navy and to provide for a protective buffer near NAES Lakehurst.

Significant Green Acres funding comes from the Garden State Preservation Trust. The Garden State Preservation Trust has been a successful program, saving open spaces, farmland, historical sites, parks and recreational lands in New Jersey. The trust catalyzed hundreds of New Jersey towns and counties to pass their own open space taxes, creating matching funds to preserve more local lands. As of 2009, long term funding for the trust is necessary to continue the aggressive preservation program.

Shared Natural Environment

The natural resources within the JLUS municipalities are considerable and should be protected. The Pinelands, wetlands, threatened and endangered species, streams, and aquifers of regional importance abound in the study area. Environmental impact studies should be performed as additional information on base missions becomes available to preserve the natural environment.

Many of the JLUS municipalities also rely on wells for their potable water. Testing a private well's water quality on a regular basis is an important part of maintaining a safe and reliable water source. The test results allow a homeowner to properly address any specific problems of a water supply. Testing of well waters helps to ensure that the water source is being properly protected from potential contamination, and that appropriate treatment is selected and operating properly.

In 2007, nearby Warren Grove gunnery range inadvertently started a forest fire during training procedures. Response time was critical and firefighting efforts incorporated military and civilian forces. Coordination and implementation of best management practices, including wildfire management and education, between the Joint Base and JLUS municipalities is necessary in preparation for timely response to unexpected emergencies. Established practices should be routinely evaluated for efficiency.

Joint Base Compatible Uses may also have Nuisance Factors

When considering compatible land uses for the Joint Base, farmland and open space are often the best choices to prevent encroachment concerns. In some cases, there is still the natural nuisance factor that comes into effect. These areas can attract various migratory and non-migratory wildlife species that can be hazardous to military operations. The BASH program (Bird Aircraft Strike Hazard program) is a military program that works to avoid aviation mishaps with wildlife. McGuire AFB uses peregrine falcons to clear the airspace of birds to reduce the risk of bird strikes. NAES Lakehurst incorporates the BASH program and is also involved in a process to change some of the local landscape, an old cranberry bog that attracts birds, into a wooded area that would be more compatible to its location by a NAES Lakehurst runway.

I - Natural Environment

I. Natural Environment

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1- 2 Years	3-5 Years	Ongoing
I-1	Preservation of Agriculture and Open Space		<p>Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation</p> <ul style="list-style-type: none"> Priority should be determined by location to Joint Base operations, development pressures, and integrity of farmland. 	X	X	X	X	X	<p><u>Lead:</u> Ocean & Burlington Counties Joint Base SADC Pinelands Commission</p> <p><u>Partners:</u> New Hanover Township, North Hanover Township, Pemberton Township, Plumsted Township Springfield Township</p>	X		
I-2	Preservation of Agriculture and Open Space		Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns					X	<p><u>Lead:</u> Ocean & Burlington Counties Joint Base SADC Pinelands Commission</p> <p><u>Partners:</u> New Hanover Township, North Hanover Township, Pemberton Township, Plumsted Township Springfield Township</p>	X		
I-3	Natural Environment (preserve available resources)		County Health Departments should work with Joint Base NJDEP project managers to perform locally known contaminant testing of local wells as a precautionary step				X		<p><u>Lead:</u> Ocean and Burlington County Health Departments</p> <p><u>Partners:</u> NJDEP Joint Base Project Managers</p>	X		X
I-4	Natural Environment (preserve available resources)		Continue environmental impact studies in communication with Joint Base as additional information on base missions becomes available and work with Steering Committee to address future issues for natural resources					X	<p><u>Lead:</u> Ocean and Burlington Counties Joint Base</p>		X	X

I. Natural Environment Continued

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1- 2 Years	3-5 Years	Ongoing
I-5	Natural Environment (shared natural environment)		Implement best management practices, including wildfire management, dust and bird control, to offset possible effects to Joint Base and JLUS municipalities				X		<u>Lead:</u> Burlington County Ocean County Joint Base <u>Partners:</u> New Hanover Township, North Hanover Township, Pemberton Township, Plumsted Township Springfield Township		X	
I-6	Natural Environment (manage possible nuisance factors)		Distribute BASH Educational Materials to local farmers to promote awareness on reducing the potential for bird and wildlife attractions that may impede safe air operations.				X		<u>Lead:</u> Joint Base <u>Partners:</u> Burlington County Ocean County			
I-7	Trespassing of hunters and trappers encroaches upon Base		Develop trespass avoidance procedures with local governments and adjacent property owners				X		<u>Lead:</u> Burlington County Fort Dix		X	

J - Regional and State Planning Influences

Pinelands

The enactment of Pinelands Protection Act and the subsequent effects of the Comprehensive Management Plan have resulted in a growth-managed area in the proximity of the Joint Base boundaries.

The Pinelands Development Credit (PDC) program, a form of transfer of development rights (TDR), has helped to redirect growth from the Pinelands preservation areas into regional growth areas. The PDC program can be utilized to manage growth and preserve ecologically significant areas within the 2 Mile Study Area, which will further reduce potential future conflicts with base activities.

Conversely, some designated growth areas within the Pinelands Management Plan may be in conflict with Joint Base operations. A recommendation of this JLUS is that the Pinelands collaborate with the Joint Base and the JLUS municipalities to maintain local land compatibility. There are instances where the Pinelands Management Plan may plan for growth and there is conflict with Joint Base, either in designated noise zones or the APZ. The Pinelands should consider Figure 12.1, Residential Areas of Incompatible Zoning, as guidance for areas that are priority recommendations for residential rezoning.

In the Ocean County area a large number of increased flight operations are anticipated from NAES Lakehurst. While an updated AICUZ is a recommendation of this JLUS, it may not be timely to wait for the results when considering further residential development. Joint Base recommendations based on the anticipated impact of increased operations and the frequency and location of incoming residential complaints should be incorporated into consideration for the redefining or reconfiguring some Pinelands management growth areas.

One location-specific recommendation has been identified within Jackson Township. In the Township, a property known as the Clayton Sand Site is within the Pinelands Rural Development Area and has been zoned for low density residential development by the Township in accordance with the Pinelands management area designation. This part of Jackson Township is within the APZ and Noise Zone. Zoning of this area as light industrial rather than residential

would enable positive growth attributes and reduce potential for conflict associated with future residential growth. To the northeast of this area is the LUPZ; while residential lands are permitted in the LUPZ, the full effects of the anticipated increased mission are unknown. The Pinelands and Jackson Township should incorporate the Joint Base in the land use decision making process.

State Plan

State Planning Area designations for the JLUS municipalities will most likely have long term impacts to residential growth and infill development. As the cross acceptance process has not been completed, it is not certain how the Planning Areas and Centers may be changed for the next adopted plan. The County recommendations for Centers help to define areas that are regionally accepted as the proposed central cores of public and private services and community development areas.

The State Plan provides context, vision and a process to establish cooperative statewide planning so that local, regional and state plans are consistent. Through the State Plan process suitable locations for infrastructure, housing, economic growth and conservation are assessed.

The state planning rules establish a voluntary endorsement process. Endorsed plan entitles municipalities and counties to a higher priority for available funding, streamlined permit reviews, and coordinated state agency services. Priority is given to county and regional strategic plans.

The statewide Transfer of Development Rights (TDR) legislation requires that a municipality have had a petition for initial plan endorsement approved by the State Planning Commission in order for a TDR ordinance to take effect. The TDR ordinance and other materials required to be prepared by the Statewide TDR legislation can be submitted to the State Planning Commission along with the petition for initial plan endorsement.

The third round COAH Rules, which took effect in December 2004, required that municipalities obtain Initial Plan Endorsement within 3 years of receiving Third Round Substantive Certification. The rules were modified in 2008 so that Plan Endorsement is no longer required but is encouraged.

J. Regional and State Planning Influences

	Identified Issue	Level of Concern	Strategy	Location					Implementation Team	Schedule		
				APZ	Noise Zones II & III	LUPZ	2 Mile Study Area	JLUS Municipalities		1-2 Years	3-5 Years	Ongoing
J-1	Regional and State Planning Influences (Pinelands)		Rezone Clayton Sand Site from RD-9 (residential) to Light Industrial or similar nonresidential zone	X	X				<u>Lead:</u> Jackson Township Pinelands Commission <u>Partner:</u> Ocean County Joint Base	X		
J-2	Regional and State Planning Influences (Pinelands)		Utilize PDC program	X	X			X	<u>Lead:</u> Jackson Township Manchester Township Pemberton Township Plumsted Township Pinelands Commission	X		X
J-3	Regional and State Planning Influences (Pinelands)		Re-evaluate obligations and zoning requirements for Pinelands Management Areas that may require housing obligations in areas determined to be incompatible	X	X			X	<u>Lead:</u> Pinelands Commission Joint Base <u>Partner:</u> JLUS Municipalities Ocean and Burlington Counties			X
J-4	Regional and State Planning Influences (State Plan)		Apply for State Plan Endorsement to Establish TDR program					X	<u>Lead:</u> JLUS Municipalities Office of Smart Growth <u>Partners:</u> Ocean County Burlington County	X		

Jackson Township - Summary of Strategies

Jackson Township				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination		X
	A-4	Determine when an updated JLUS is warranted		X
Communication/Coordination	B-1	Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings		X
	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones.	X	
	C-2	Rezone or incorporate an overlay district for high conflict zoning areas	X	
	C-3	Create an APZ Overlay Zoning District	X	
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District	X	
	C-5	Use Cluster Development Techniques and Planned Unit Development in LUPZ	X	
	C-6	Use of Noise Attenuation Techniques	X	
	C-7	Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X	
Noise and Safety	D-4	Establish Joint Base Priority Locations for Possible Acquisition		X
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders		X
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues	X	
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program	X	
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)	X	
	E-5	Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities	X	
Affordable Housing Development	F-1	Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones		X
	F-2	Develop JLUS Housing and Community Development Subcommittee to address issues like availability of affordable housing and off-base military transience	X	
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges		X
	H-4	Explore transit opportunities for military and civilians		X
Regional and State Planning Influences	J-1	Rezone Clayton Sand Site from RD-9 (residential) to Light Industrial or similar nonresidential zone	X	
	J-2	Utilize PDC Program	X	
	J-3	Re-evaluate obligations and zoning requirements for Pinelands Management Areas that may require housing obligations in areas determined to be incompatible		X
	J-4	Apply for State Plan Endorsement to Establish TDR program	X	

Lakehurst Borough				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination		X
	A-4	Determine when an updated JLUS is warranted		X
Communication/Coordination	B-1	Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings		X
	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements	X	
	C-2	Rezone or incorporate an overlay district for high conflict zoning areas as shown on Figure 12.2	X	
	C-3	Create an APZ Overlay Zoning District	X	
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District	X	
	C-5	Use Cluster Development Techniques and Planned Unit Development in LUPZ	X	
	C-6	Use of Noise Attenuation Techniques	X	
	C-7	Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X	
Noise and Safety	D-4	Establish Joint Base Priority Locations for Possible Acquisition		X
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders		X
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues	X	
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program	X	
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)	X	
	E-5	Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities	X	
Affordable Housing Development	F-1	Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones		X
	F-2	Develop JLUS Housing and Community Development Subcommittee to address issues like availability of affordable housing and off-base military transience	X	
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges		X
	H-4	Explore transit opportunities for military and civilians		X
	H-5	Improve Community Design for Base Entrances	X	
Regional and State Planning Influences	J-3	Re-evaluate obligations and zoning requirements for Pinelands Management Areas that may require housing obligations in areas determined to be incompatible		X
	J-4	Apply for State Plan Endorsement to Establish TDR program	X	

Manchester Township - Summary of Strategies

Manchester Township				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination		X
	A-4	Determine when an updated JLUS is warranted		X
Communication/Coordination	B-1	Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings		X
	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements	X	
	C-2	Rezone or incorporate an overlay district for high conflict zoning areas as shown on Figure 12.2	X	
	C-3	Create an APZ Overlay Zoning District	X	
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District	X	
	C-5	Use Cluster Development Techniques and Planned Unit Development in LUPZ	X	
	C-6	Use of Noise Attenuation Techniques	X	
	C-7	Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X	
Noise and Safety	D-4	Establish Joint Base Priority Locations for Possible Acquisition		X
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders		X
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues	X	
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program	X	
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)	X	
	E-5	Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities	X	
Affordable Housing Development	F-1	Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones		X
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges		X
	H-4	Explore transit opportunities for military and civilians		X
	H-5	Improve Community Design for Base Entrances	X	
Regional and State Planning Influences	J-2	Utilize PDC program	X	
	J-3	Re-evaluate obligations and zoning requirements for Pinelands Management Areas that may require housing obligations in areas determined to be incompatible		X
	J-4	Apply for State Plan Endorsement to Establish TDR program	X	

Plumsted Township				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination		X
	A-4	Determine when an updated JLUS is warranted		X
Communication/Coordination	B-1	Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings		X
	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements	X	
	C-2	Rezone or incorporate an overlay district for high conflict zoning areas as shown on Figure 12.2	X	
	C-3	Create an APZ Overlay Zoning District	X	
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District	X	
	C-5	Use Cluster Development Techniques and Planned Unit Development in LUPZ	X	
	C-6	Use of Noise Attenuation Techniques	X	
	C-7	Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X	
Noise and Safety	D-4	Establish Joint Base Priority Locations for Possible Acquisition		X
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders		X
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues	X	
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program	X	
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)	X	
	E-5	Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities	X	
Affordable Housing Development	F-1	Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones		X
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges		X
	H-4	Explore transit opportunities for military and civilians		X
Natural Environment	I-1	Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation		X
	I-2	Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns		X
	I-5	Implement best management practices, including wildfire management, dust and bird control, to offset possible effects to Joint Base and JLUS municipalities		X
Regional and State Planning Influences	J-2	Utilize PDC program	X	
	J-3	Re-evaluate obligations and zoning requirements for Pinelands Management Areas that may require housing obligations in areas determined to be incompatible		X

New Hanover Township - Summary of Strategies

New Hanover Township				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination		X
	A-4	Determine when an updated JLUS is warranted		X
Communication/Coordination	B-1	Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings		X
	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements	X	
	C-2	Rezone or incorporate an overlay district for high conflict zoning areas as shown on Figure 12.2	X	
	C-3	Create an APZ Overlay Zoning District	X	
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District	X	
	C-5	Use Cluster Development Techniques and Planned Unit Development in LUPZ	X	
	C-6	Use of Noise Attenuation Techniques	X	
	C-7	Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X	
Noise and Safety	D-4	Establish Joint Base Priority Locations for Possible Acquisition		X
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders		X
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues	X	
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program	X	
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)	X	
	E-5	Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities	X	
Affordable Housing Development	F-1	Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones		X
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges		X
	H-4	Explore transit opportunities for military and civilians		X
	H-5	Improve Community Design for Base Entrances	X	
Natural Environment	I-1	Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation		X
	I-2	Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns		X
	I-5	Implement best management practices, including wildfire management, dust and bird control, to offset possible effects to Joint Base and JLUS municipalities		X
Regional and State Planning Influences	J-4	Apply for State Plan Endorsement to establish TDR Program	X	

North Hanover Township				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination		X
	A-4	Determine when an updated JLUS is warranted		X
Communication/Coordination	B-1	Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings		X
	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements	X	
	C-2	Rezone or incorporate an overlay district for high conflict zoning areas as shown on Figure 12.2	X	
	C-3	Create an APZ Overlay Zoning District	X	
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District	X	
	C-5	Use Cluster Development Techniques and Planned Unit Development in LUPZ	X	
	C-6	Use of Noise Attenuation Techniques	X	
	C-7	Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X	
Noise and Safety	D-4	Establish Joint Base Priority Locations for Possible Acquisition		X
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders		X
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues	X	
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program	X	
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)	X	
	E-5	Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities	X	
Affordable Housing Development	F-1	Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones		X
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges		X
	H-4	Explore transit opportunities for military and civilians		X
Natural Environment	I-1	Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation		X
	I-2	Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns		X
	I-5	Implement best management practices, including wildfire management, dust and bird control, to offset possible effects to Joint Base and JLUS municipalities		X
Regional and State Planning Influences	J-4	Apply for State Plan Endorsement to Establish TDR program	X	

Pemberton Borough - Summary of Strategies

Pemberton Borough				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination		X
	A-4	Determine when an updated JLUS is warranted		X
Communication/Coordination	B-1	Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings		X
	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements	X	
	C-2	Rezone or incorporate an overlay district for high conflict zoning areas as shown on Figure 12.2	X	
	C-3	Create an APZ Overlay Zoning District	X	
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District	X	
	C-5	Use Cluster Development Techniques and Planned Unit Development in LUPZ	X	
	C-6	Use of Noise Attenuation Techniques	X	
	C-7	Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X	
Noise and Safety	D-4	Establish Joint Base Priority Locations for Possible Acquisition		X
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders		X
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues	X	
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program	X	
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)	X	
	E-5	Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities	X	
Affordable Housing Development	F-1	Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones		X
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges		X
	H-4	Explore transit opportunities for military and civilians		X
Regional and State Planning Influences	J-4	Apply for State Plan Endorsement to Establish TDR program	X	

Pemberton Township				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination		X
	A-4	Determine when an updated JLUS is warranted		X
Communication/Coordination	B-1	Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings		X
	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements	X	
	C-2	Rezone or incorporate an overlay district for high conflict zoning areas as shown on Figure 12.2	X	
	C-3	Create an APZ Overlay Zoning District	X	
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District	X	
	C-5	Use Cluster Development Techniques and Planned Unit Development in LUPZ	X	
	C-6	Use of Noise Attenuation Techniques	X	
	C-7	Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X	
Noise and Safety	D-4	Establish Joint Base Priority Locations for Possible Acquisition		X
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders		X
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues	X	
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program	X	
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)	X	
	E-5	Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities	X	
Affordable Housing Development	F-1	Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones		X
	F-2	Develop JLUS Housing and Community Development Subcommittee to address issues like availability of affordable housing and off-base military transience	X	
Economic Development	G-1	Develop JLUS Economic Development Subcommittee	X	
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges		X
	H-4	Explore transit opportunities for military and civilians		X
	H-5	Improve Community Design for Base Entrances	X	

Pemberton Township - Summary of Strategies

Pemberton Township (continued)				
Issue	Issue ID	Strategy	Lead	Partner
Natural Environment	I-1	Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation		X
	I-2	Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns		X
	I-5	Implement best management practices, including wildfire management, dust and bird control, to offset possible effects to Joint Base and JLUS municipalities		X
Regional and State Planning Influences	J-2	Utilize PDC program	X	
	J-3	Re-evaluate obligations and zoning requirements for Pinelands Management Areas that may require housing obligations in areas determined to be incompatible		X
	J-4	Apply for State Plan Endorsement to Establish TDR program	X	

Springfield Township				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination		X
	A-4	Determine when an updated JLUS is warranted		X
Communication/Coordination	B-1	Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings		X
	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements	X	
	C-2	Rezone or incorporate an overlay district for high conflict zoning areas as shown on Figure 12.2	X	
	C-3	Create an APZ Overlay Zoning District	X	
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District	X	
	C-5	Use Cluster Development Techniques and Planned Unit Development in LUPZ	X	
	C-6	Use of Noise Attenuation Techniques	X	
	C-7	Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X	
Noise and Safety	D-4	Establish Joint Base Priority Locations for Possible Acquisition		X
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders		X
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues	X	
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program	X	
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)	X	
	E-5	Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities	X	
Affordable Housing Development	F-1	Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones		X
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges		X
	H-4	Explore transit opportunities for military and civilians		X
Natural Environment	I-1	Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation		X
	I-2	Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns		X
	I-5	Implement best management practices, including wildfire management, dust and bird control, to offset possible effects to Joint Base and JLUS municipalities		X
Regional and State Planning Influences	J-4	Apply for State Plan Endorsement to Establish TDR program	X	

Wrightstown Borough - Summary of Strategies

Wrightstown Borough				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination		X
	A-4	Determine when an updated JLUS is warranted		X
Communication/Coordination	B-1	Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings		X
	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements	X	
	C-2	Rezone or incorporate an overlay district for high conflict zoning areas as shown on Figure 12.2	X	
	C-3	Create an APZ Overlay Zoning District	X	
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District	X	
	C-5	Use Cluster Development Techniques and Planned Unit Development in LUPZ	X	
	C-6	Use of Noise Attenuation Techniques	X	
	C-7	Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X	
Noise and Safety	D-4	Establish Joint Base Priority Locations for Possible Acquisition		X
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders		X
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues	X	
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program	X	
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)	X	
	E-5	Real Estate Joint Base Code supporting the neighboring military base adopted by municipalities	X	
Affordable Housing Development	F-1	Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones		X
	F-2	Develop JLUS Housing and Community Development Subcommittee to address issues like availability of affordable housing and off-base military transience	X	
Economic Development	G-1	Develop JLUS Economic Development Subcommittee	X	
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges		X
	H-4	Explore transit opportunities for military and civilians		X
	H-5	Improve Community Design for Base Entrances	X	
Regional and State Planning Influences	J-4	Apply for State Plan Endorsement to Establish TDR program	X	

Burlington County				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals	X	
	A-2	Create a Joint Base JLUS Implementation Committee	X	
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination	X	
	A-4	Determine when an updated JLUS is warranted	X	
Communication/Coordination	B-2	Create a Joint Base JLUS Implementation Committee	X	
	B-3	Increase dialogue and collaboration between Joint Base, business, and educational communities	X	
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
	B-5	Update JLUS website		X
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements		X
Noise and Safety	D-2	Make available either by website or by pamphlet voluntary noise attenuation options for home builders and existing homeowners	X	
	D-3	Update and Maintain Regional HUD Noise Map	X	
	D-4	Establish Joint Base Priority Locations for Possible Acquisition	X	
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders	X	
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues	X	
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program	X	
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)		X
Affordable Housing Development	F-2	Develop JLUS Housing and Community Development Subcommittee to address issues like availability of affordable housing and off-base military transience	X	
Economic Development	G-1	Develop JLUS Economic Development Subcommittee	X	
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities	X	
	H-2	Examine Alternative Routing Measures to offset County Road Closures and Military thru traffic within residential neighborhoods	X	
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges	X	
	H-4	Explore transit opportunities for military and civilians	X	
Natural Environment	I-1	Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation	X	
	I-2	Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns	X	
	I-3	County Health Departments should work with Joint Base NJDEP project managers to perform locally known contaminant testing of local wells as a precautionary step	X	
	I-4	Continue environmental impact studies in communication with Joint Base as additional information on base missions becomes available and work with Steering Committee to address future issues for natural resources	X	
	I-5	Implement best management practices, including wildfire management, dust and bird control, to offset possible effects to Joint Base and JLUS municipalities	X	
	I-6	Distribute BASH Educational Materials to local farmers to promote awareness on reducing the potential for bird and wildlife attractions that may impede safe air operations		X
	I-7	Develop trespass avoidance procedures with local governments and adjacent property owners	X	

Burlington County - Summary of Strategies

Burlington County (continued)				
Issue	Issue ID	Strategy	Lead	Partner
Regional and State Planning Influences	J-3	Re-evaluate obligations and zoning requirements for Pinelands Management Areas that may require housing obligations in areas determined to be incompatible		X

Ocean County				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals	X	
	A-2	Create a Joint Base JLUS Implementation Committee	X	
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination	X	
	A-4	Determine when an updated JLUS is warranted	X	
Communication/Coordination	B-2	Create a Joint Base JLUS Implementation Committee	X	
	B-3	Increase dialogue and collaboration between Joint Base, business, and educational communities	X	
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
	B-5	Update JLUS website		X
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements		X
Noise and Safety	D-2	Make available either by website or by pamphlet voluntary noise attenuation options for home builders and existing homeowners	X	
	D-3	Update and Maintain Regional HUD Noise Map	X	
	D-4	Establish Joint Base Priority Locations for Possible Acquisition	X	
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders	X	
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues		X
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program		X
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas	X	
	E-4	Real Estate Transfer of Ownership Disclosure (by Ordinance or other mechanism)		X
Economic Development	G-1	Develop JLUS Economic Development Subcommittee	X	
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities	X	
	H-2	Examine Alternative Routing Measures to offset County Road Closures and Military thru traffic within residential neighborhoods	X	
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges	X	
	H-4	Explore transit opportunities for military and civilians	X	
Natural Environment	I-1	Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation	X	
	I-2	Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns	X	
	I-3	County Health Departments should work with Joint Base NJDEP project managers to perform locally known contaminant testing of local wells as a precautionary step	X	
	I-4	Continue environmental impact studies in communication with Joint Base as additional information on base missions becomes available and work with Steering Committee to address future issues for natural resources	X	
	I-5	Implement best management practices, including wildfire management, dust and bird control, to offset possible effects to Joint Base and JLUS municipalities	X	
	I-6	Distribute BASH Educational Materials to local farmers to promote awareness on reducing the potential for bird and wildlife attractions that may impede safe air operations		X

Ocean County - Summary of Strategies

Ocean County (continued)				
Issue	Issue ID	Strategy	Lead	Partner
	J-1	Rezone Clayton Sand Site from RD-9 (residential) to Light Industrial or similar nonresidential zone		X
Regional and State Planning Influences	J-3	Re-evaluate obligations and zoning requirements for Pinelands Management Areas that may require housing obligations in areas determined to be incompatible		X
	J-4	Apply for State Plan Endorsement to Establish TDR program		X

Joint Base				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
	A-3	Develop Orientation and Procedures manual for incoming military and civilian officials to coordinate long term efforts and coordination	X	
	A-4	Determine when an updated JLUS is warranted		X
Communication/Coordination	B-1	Designate Joint Base planner(s) for continued representation at Municipal Planning Board Meetings	X	
	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-4	Develop & Maintain a JLUS website link on Municipal, County and Military Website	X	
	B-5	Update JLUS website	X	
Land Use Approval Process	C-1	Revision of municipal Master Plans to include Joint Base missions and APZ and noise zones. At a minimum, the Joint Base should be incorporated into the Land Use Plan and Housing Elements		X
	C-3	Create an APZ Overlay Zoning District		X
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District		X
	C-7	Use Zoning Ordinances to impose height restrictions in key Joint Base runway areas	X	
Noise and Safety	D-1	Determine Comprehensive Joint Base Impacts by Performing an updated AICUZ and ICUZ	X	
	D-2	Make available either by website or by pamphlet voluntary noise attenuation options for home builders and existing homeowners	X	
	D-4	Establish Joint Base Priority Locations for Possible Acquisition	X	
	D-5	Prepare forms of Fee Simple and Life Estate Acquisition in consultation with Stakeholders	X	
Community Development	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas		X
Economic Development	G-1	Develop JLUS Economic Development Subcommittee		X
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities	X	
	H-2	Examine Alternative Routing Measures to offset County Road Closures and Military thru traffic within residential neighborhoods	X	
	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges	X	
	H-4	Explore transit opportunities for military and civilians	X	
	H-5	Improve Community Design for Base Entrances	X	
Natural Environment	I-1	Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation	X	
	I-2	Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns	X	
	I-3	County Health Departments should work with Joint Base NJDEP project managers to perform locally known contaminant testing of local wells as a precautionary step		X
	I-4	Continue environmental impact studies in communication with Joint Base as additional information on base missions becomes available and work with Steering Committee to address future issues for natural resources	X	
	I-5	Implement best management practices, including wildfire management, dust and bird control, to offset possible effects to Joint Base and JLUS municipalities	X	
	I-6	Distribute BASH Educational Materials to local farmers to promote awareness on reducing the potential for bird and wildlife attractions that may impede safe air operations	X	
	I-7	Develop trespass avoidance procedures with local governments and adjacent property owners	X	

Joint Base - Summary of Strategies

Joint Base (continued)				
Issue	Issue ID	Strategy	Lead	Partner
	J-1	Rezone Clayton Sand Site from RD-9 (residential) to Light Industrial or similar nonresidential zone		X
Regional and State Planning Influences	J-2	Re-evaluate obligations and zoning requirements for Pinelands Management Areas that may require housing obligations in areas determined to be incompatible	X	

Pinelands Commission				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
Communication/Coordination	B-2	Create a Joint Base JLUS Implementation Committee		X
Land Use Approval Process	C-3	Create an APZ Overlay Zoning District		X
	C-4	Create a Noise Zone/AICUZ Overlay Zoning District		X
Community Development	E-1	Develop JLUS Housing and Community Development Subcommittee to address incoming military issues		X
	E-2	Incorporate JLUS Municipal Transfer of Development Rights Program		X
	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas		X
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
Natural Environment	I-1	Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation	X	
	I-2	Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns	X	
Regional and State Planning Influences	J-1	Rezone Clayton Sand Site from RD-9 (residential) to Light Industrial or similar nonresidential zone	X	
	J-2	Utilize PDC program	X	
	J-3	Re-evaluate obligations and zoning requirements for Pinelands Management Areas that may require housing obligations in areas determined to be incompatible	X	
SADC				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
Communication/Coordination	B-2	Create a Joint Base JLUS Implementation Committee		X
Natural Environment	I-1	Continue to Establish Joint Base Priority Locations for Farmland and Open Space Preservation	X	
	I-2	Implement County and Municipal farmland and open space preservation plans; continue development rights acquisition mechanisms, (including TDR), mitigate property owner equity concerns	X	
NJDEP				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
Community Development	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas		X
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities	X	
Natural Environment	I-3	County Health Departments should work with Joint Base NJDEP project managers to perform locally known contaminant testing of local wells as a precautionary step		X

State and Federal Agencies - Summary of Strategies

DCA Office of Smart Growth				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
Communication/Coordination	B-2	Create a Joint Base JLUS Implementation Committee		X
Community Development	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas		X
Infrastructure	H-1	Further analyze wastewater solutions for JLUS Municipalities		X
Natural Environment	J-4	Apply for State Plan Endorsement to Establish TDR program and COAH certification	X	
Department of Military and Veterans Affairs				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
	A-2	Create a Joint Base JLUS Implementation Committee		X
Communication/Coordination	B-2	Create a Joint Base JLUS Implementation Committee		X
	B-3	Increase dialogue and collaboration between Joint Base, business, and educational communities	X	
Community Development	E-3	Municipalities seeking to preserve land in buffer area through TDR require sewer service in receiving areas		X
DoD OEA/AAFES				
Issue	Issue ID	Strategy	Lead	Partner
JLUS Review & Ongoing Support	A-1	Execution of a charter that addresses the needs of all participants and defines future participation and goals		X
Economic Development	G-1	Develop JLUS Economic Development Subcommittee		X
NJDOT/NJTransit				
Issue	Issue ID	Strategy	Lead	Partner
Infrastructure	H-3	Develop Military traffic routing plan and evaluate weight tolerances due to weight loads of military vehicles on local roads and bridges	X	
	H-4	Explore transit opportunities for military and civilians	X	
COAH				
Issue	Issue ID	Strategy	Lead	Partner
Affordable Housing Development	F-1	Reduce JLUS municipalities low-moderate income COAH obligations by removing lands that are within APZ and noise zones	X	