

**RESOLUTION 03-2017**  
**PLANNING BOARD OF BUENA VISTA TOWNSHIP**  
**ADOPTING 2017 MASTER PLAN REEXAMINATION REPORT**  
**AND**  
**AMENDING THE MASTER PLAN**

**WHEREAS**, The Municipal Land Use Law in N.J.S.A. 40:55D-89 required the Township of Buena Vista Township Committee to provide for a general reexamination of the Buena Vista Township Master Plan and Development Regulations by the Buena Vista Township Planning Board;

**WHEREAS**, the Buena Vista Township Planning Board adopted the Buena Vista Township Master Plan in 1969;

**WHEREAS**, a Reexamination of the Master Plan was completed in 2006 and a Resolution adopting the Reexamination Report was memorialized in May 2007. In accordance with N.J.S.A. 40:55D-89 another reexamination is required to be completed by December 31, 2017;

**WHEREAS**, in accordance with N.J.S.A. 40:55D-89, the Buena Vista Township Planning Board has conducted a general reexamination of the Buena Vista Township Master Plan and the Buena Vista Township Development Regulations;

**WHEREAS**, in accordance with N.J.S.A. 40:55D-13, the Buena Vista Township Planning Board has provided public notice of a hearing on the Reexamination Report and proposed amendments to the Buena Vista Township Master Plan, and such public hearing was held on December 21, 2017;

**WHEREAS**, there were no public comments or questions regarding the 2017 Reexamination Report and Master Plan Amendments;

**WHEREAS**, the Buena Vista Township Planning Board has determined that the 2017 Master Plan Reexamination Report and Amendment prepared by Tiffany A. CuvIELLO, P.P., LLC, meets the requirements of N.J.S.A. 40:55D-89, and that the amendments to the Master Plan incorporate the changes recommended in the Reexamination.

**NOW, THEREFORE, BE IT RESOLVED**, by the Buena Vista Township Planning Board, County of Atlantic and State of New Jersey, that the 2017 Master Plan Reexamination Report and Amendment to the Master Plan is hereby adopted;

**BE IT FURTHER RESOLVED**, that the Buena Vista Township Master Plan is hereby amended in accordance with the 2017 Master Plan Reexamination Report and Amendment;

**BE IT FURTHER RESOLVED**, that the Buena Vista Township Planning Board Secretary shall send a copy of the 2017 Master Plan Reexamination Report and Amendment to the Master Plan and a copy of this Resolution to the Atlantic County Planning Board;

**BE IT FURTHER RESOLVED**, that the Buena Vista Township Planning Board Secretary shall send a notice to the Municipal Clerk of each municipality adjoining Buena Vista Township, stating that the 2017 Master Plan Reexamination Report and Amendment to the Master Plan has been adopted by Resolution of this Board and advising that the Clerk may, on behalf of the governing body of such municipality, request a copy.

This is to certify that this is a true copy of a Resolution adopted by the Planning Board of Buena Vista Township, County of Atlantic and State of New Jersey.

Dated: 12/21/17

  
\_\_\_\_\_  
Michael Bylone, Chairman

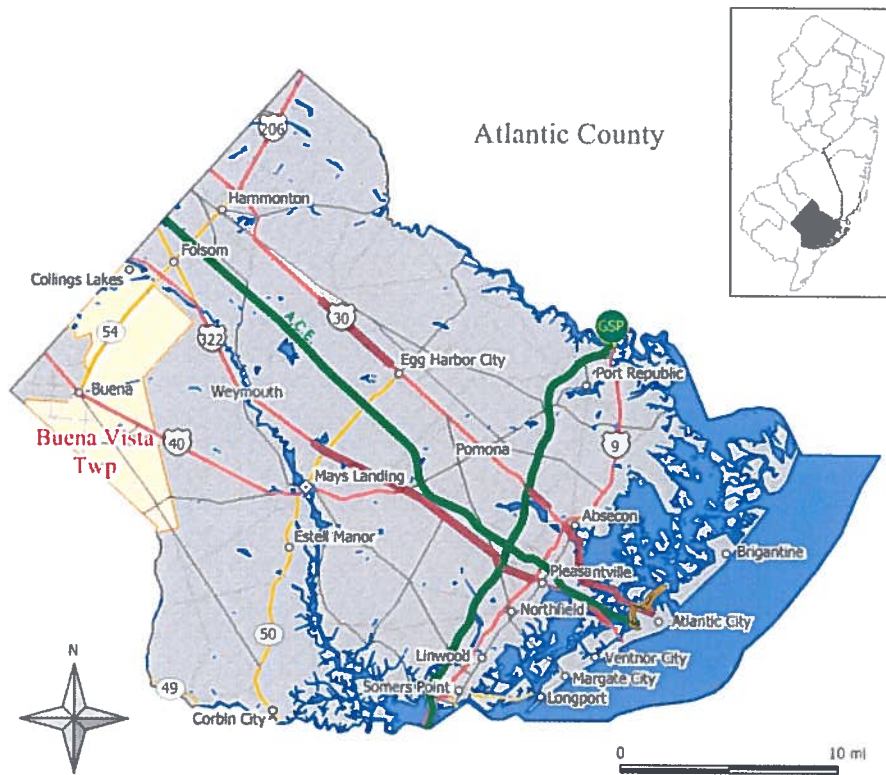
Dated: 12/21/17

  
\_\_\_\_\_  
Lisa A. Tilton, Secretary

# 2017 Master Plan Reexamination Report and Amendment Township of Buena Vista Atlantic County, New Jersey

Adopted after a public hearing by Resolution # 03-2017 by the  
Township of Buena Vista Joint Land Use Board on December 21, 2017

Certified by the Pinelands Commission on \_\_\_\_\_



PREPARED BY:

**Tiffany A. CuvIELLO, PP, LLC**  
*Community Development and Planning*

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**2017 Master Plan Reexamination Report and Amendment  
Township of Buena Vista  
Atlantic County, New Jersey**

***MAYOR***

Chuck Chiarello

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John Armato  
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Prepared By:



Tiffany A. Morrissey, AICP, PP# 5533

The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

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## INTRODUCTION

A vital part of any Municipality's future is its Master Plan. The Master Plan enables a municipality to plan for its future growth. A Master Plan is not a static document and should be reviewed on a periodic basis in order to address changes that inevitably occur as a municipality grows. Recognizing this, the Municipal Land Use Law (N.J.S.A. 40:55D-89) requires a re-examination of the master plan to be completed every ten years. The report must state the major land development problems and objectives present when the last report or plan was prepared and the status of these conditions today. The report must also make any recommendations for changes to the master plan or development regulations that would further achieve the original goals or address any significant changes that have occurred since the last report was adopted. This report is separated into five sections addressing each element required by the Municipal Land Use Law.

The following planning documents are of record in the Township:

- Buena Vista Township Plan – September, 1969
  - Land Use Survey – prepared November 1, 1967
  - Study of Population – prepared December 1, 1967
  - Study of Community Facilities - prepared April 1, 1968
  - Economic Survey - prepared June 1, 1968
  - Future Land Use Plan - prepared March 1969
- Future Land Use Plan – 1979
- Comprehensive Plan Update – 1990
- Master Plan and Land Use Element Plan Amendment – 1993
- Master Plan Reexamination Report – 1997
- 2006 Master Plan Reexamination Report – adopted May 2007
- Master Plan Housing Element and Fair Share Plan – February 2009
- Housing Element and Fair Share Plan - 2017

Buena Vista Township adopted their first Master Plan in September of 1969. Ten years later the Township adopted a new Future Land Use Plan in 1979. This plan was prepared just prior to the Pinelands Comprehensive Management Plan (CMP) becoming effective. It recognized the State Guide Plan, which classified major portions of the Township as “agricultural area” and the balance as “limited growth area”. These classifications remained general consistent upon adoption of the Pinelands CMP. In 1990 the Township adopted a Comprehensive Plan Update recognizing the regulations from the Pinelands CMP. This Master Plan Reexamination Report and Amendment has taken a comprehensive review of the former Township Plans and strives to continue to balance land use and development with the Township rural character.

**PART I:  
MAJOR PROBLEMS AND OBJECTIVES**

**40:55D-89.a.**

The major problems and objectives relating to land development in the municipality at the time of the adoption of the 2006 Master Plan Reexamination Report.

The following are the goals and objectives included in the 1997 Master Plan Re-examination Report and were reincorporated into the 2006 Master Plan Reexamination Report:

Goals:

1. Maintain quality of natural resources and protection of environmentally sensitive areas.
2. Protection of high-valued farmland.
3. The preservation of rural-type community attributes.
4. Facilitation of the development approval process, especially in the Pinelands Area.
5. Minimizing public expenditures for new development.
6. Increase the tax base in an orderly manner and provide more job opportunities.
7. The continued compliance of the Pinelands Area with the Pinelands Commission, Comprehensive Management Plan.
8. Lack of public infrastructure capable of supporting larger-scale development.
9. Expand existing recreational facilities and create new recreational opportunities within the community as a response to increased new residential development as well as enhancing the overall quality of live within Buena Vista Township.

Objectives:

1. Create more flexible development standards, such as development transfer credit and deed restriction programs.
2. Maintain an efficient development review process.
3. Encourage development in upland areas which are already serviced by existing infrastructure.
4. Minimize public expenditures associated with new development.
5. Protect residential neighborhoods from unnecessary traffic, noises and other nuisances emanating from industrial and commercial activities.
6. Locate commercial and industrial areas away from residential neighborhoods.
7. Maintain commercial zoning areas with a scale comparable to expected residential development.
8. Avoid excessive highway commercial uses, "strip zoning".
9. Increase the amount of the per lot, in-lieu recreation fee for subdivision projects where on-site recreational amenities are not contemplated as part of the subdivision project.

The Master Plan Report adopted in 2007 includes various recommendations relative to rezoning, changes to the development regulations and areas in Need of Redevelopment. These are as follows:

### **Recommendations for Zoning District Boundary Changes**

#### **1. Forest Area**

- a. Possible consideration of expanding portions of the existing Forest Area (FA) Zoning District to off-set a possible rezoning of existing Rural Development Residence/Commerce (RDR1C) Zoning District and the Rural Development Residence/Industry (RDR1I) Zoning District to Pinelands Town (PT) Zoning District in order to facilitate the Comar Place/Pine Road Redevelopment Study Area.

*This remains valid but requires coordination with Pinelands CMP. The Township believes that efforts should be made to enhance and preserve the existing businesses and advance economic development opportunities.*

#### **2. Agricultural Production**

- a. Extending the Agricultural Commerce (APC) Zoning District along Union Road (C.R. 671) in a southerly direction along Union Road to the intersection of Chestnut Avenue.
- b. The reduction of the Pinelands Village Exclusive Industry Zoning District on the northeast side of the railroad tracks adjacent to Tuckahoe Road near the intersection of South Boundary Avenue in Milmay, due to limited access in this area.

*These issues relative to protection of existing businesses and appropriate zoning remain a valid concern for the Township. The Township will continue to make efforts to reconcile the economic development concerns with the purposes of the Pineland CMP to create opportunities for growth where appropriate. Item 2.b. is no longer valid as the area is impacted by wetland areas.*

#### **3. Rural Development Areas**

- a. The rezoning of the Rural Development Residence-1 (RDR-1) Zoning District in the Lake Anne section, specifically around Unexpected Wildlife Refuge, to a less dense residential or a recreational purpose zone.
- b. The rezoning of portions of the Rural Development Residence/Commerce (RDR1C) Zoning District and the Rural Development Residence/Industry (RDR1I) Zoning District to Pinelands Town (PT) Zoning District in the area of U.S. Route 40, Oak Road and Tuckahoe Road, along existing Comar Place/Pine Road for purposes of advancing the Comar Place/Pine Road Redevelopment Study Area.

*These items also remain a valid concern for the Township. Item 3.a. has an estimated 30 +/- residential units which are grandfathered. Item 3.b. is addressed in several areas, in terms of promoting and protecting economic development opportunities for existing businesses.*



4. Pinelands Villages and Town Areas

- a. The changes recommended for the Pinelands Village areas pertain specifically to the Village of Richland and the approved Richland Village Redevelopment Plan. The designation of a redevelopment area s to encourage additional economic development opportunities within the Village area while encouraging that growth to maintain a consistency with the overall character of the area. No changes are recommended for the remainder of the Pinelands Village areas within Buena Vista Township.
- b. The Pinelands Town area of Buena Vista Township is limited to a portion along U.S. Route 40 as it bisects the western edge of the municipality towards the Borough of Buena boundary and the intersection with N.J.S.H. Route 54. The recommendation within this area is for the expansion of public sewer infrastructure to better enable the continued economic development growth opportunities with the limited Pinelands Town area. The recommendation to pursue the possible expansion of the Pinelands Town area, in a northeasterly direction and along the Route 54 corridor to Plymouth Road, to further provide for additional economic development opportunities. Plymouth Road currently features public water and sewer as provided by the Borough of Buena and would further encourage the type of land uses and development as consistent with the Pinelands Town. A second area of Pinelands Town expansion is contemplated as part of the Comar Place/Pine Road Redevelopment Study Area where the Pinelands Town currently extends to the southeast corner of U.S. Route 40 and Oak Road. The potential expansion of the Pinelands Town would include portions of the existing RDR1C and RDR1I Zoning Districts in the area between U.S. Route 40 and Tuckahoe Road. This would provide the potential for expansion of sewer within this area to provide for the expansion of Comar Glass and the creation of new commercial/light industrial uses within the redevelopment study area.

*The Township remains committed to creating and advancing economic development opportunities. These issues tie into sewer availability and coordination with Buena Borough as well as working with the Pinelands Commission.*

5. Non-Pinelands Areas

- a. Extending the Business (B1) Zoning District along Union Road (C.R. 671) in a southerly direction along Union Road to the intersection with Chestnut Avenue.
- b. The implementation of the Lincoln Avenue Redevelopment Plan within the Office Campus Overlay Zone (OC) along Lincoln Avenue for the purposes of encouraging age-restricted, single-family residential development.

*The Township will continue to create opportunities for economic development. Given the economic conditions impacting residential development and the recent expansion of the Teligent facility the Township will revisit the Lincoln Avenue Redevelopment Plan.*

## Recommendations for Chapter 49, Development Regulations Modifications and Amendments

1. Definitions for the following uses shall be added to the Development Regulations: Used car sales, flea markets, dredge spoils, cleared areas as relating to requirements for one acre per horse, abandonment of use, destruction of a non-conforming use or structure and ability to reconstruct. Additionally, the entire Definitions section shall be reviewed for possible updates and additional amendments to maintain consistency with current trends.

*The definitions identified in the items above have either been amended or are proposed to be addressed in this report.*

2. Adopt the definitions of Minor Subdivision Plan and Minor Site Plan as provided within the Municipal Land Use Law document so as to provide for a cleaner review process.

*The definitions identified in the items above have either been amended or are proposed to be addressed in this report.*

3. Establish the requirement that escrow fees must be provided by any individual pursuing the development of an unpaved road in order to gain access and create a buildable private property. The escrow fee would be utilized by Buena Vista Township through the Local Road Program to improve the roadway for the private property owner to enable the vehicular access.

*This remains an open recommendation.*

4. Establish mandatory contribution for roadway improvements for all minor or major subdivision projects before the Planning Board. The fee would be based upon an established unit price for the width of the roadway frontage to the centerline of the effected roadway. The fee would be calculated by the Township Engineer and the fee would be placed in the General Fund account for Buena Vista Township to utilize in the future repaving of municipal roadways as the Township deems necessary.

*This remains an open recommendation.*

5. Establish the requirement of Recreation Fees to be required of all subdivision projects before the Planning Board. The required fee will be based on the number of lots being created by the subdivision and the type of subdivision application. The recommendation is to increase the per lot contribution to \$1,500 per lot for minor subdivision applications and \$2,500 per lot for major subdivisions. For subdivisions approved under the cultural housing provisions of Section 49-107 the amount of \$1,000 per lot will remain. The payment in lieu of providing recreation will be made prior to Buena Vista Township issuing the first building permit or prior to the signing of the final plats for the proposed development. The Township Recreation Fee may be waived when active recreational amenities are to be provided by the Developer, this will be reviewed and approved on a case by case basis by the Planning Board.

*This has been completed, and periodic review of the fees collected and the amounts required is recommended to continue.*

6. Reevaluation of the current escrow fees collected by Buena Vista Township for all proposed projects going before the Planning Board. The Minor Subdivision escrow fee shall be raised to a minimum of \$1,000 and when projects require additional review, additional escrow will be required on a case by case basis. Develop a mechanism for the periodic review of other escrow fees collected for Major Subdivisions, both at Preliminary and Final as well as Minor Site Plans and Major Site Plans, both at Preliminary and Final. Although, no recommended increases are currently being offered, Buena Vista Township reserves the right to increase escrow and application fees in the future based on numbers of applications submitted and the level of complexity involved.

*This has been completed, and periodic review of the fees collected and the amounts required is recommended to continue.*

7. The creation of a business registration/mercantile license program within Buena Vista Township to better enable the identification of existing businesses, identify abandoned uses and track businesses within the municipality.

*This remains an open recommendation.*

8. Require builders and developers to install temporary construction aprons to construction sites prior to the start of construction.

*This remains an open recommendation.*

9. Adopt all Checklists for development by Ordinance and prepare new Checklists for the Use Variance application.

*This is on-going and being completed.*

10. Review and possibly revise Section 93 as it related to permitted heights of fences. Clarification regarding the permitted height along a front yard and a rear yard needs to be provided, the recommended height is not greater than four feet along a front yard area and not greater than six feet along a rear yard area.

*This has been completed.*

11. Review and clarify the section relating to the establishment, parameters and monitoring of Home Occupations.

*This remains an open recommendation and has been further addressed in the recommendations of this report.*

12. Review and possibly revise the section pertaining to Greenhouses and the limit of greenhouse building coverage of fifty percent. Possible revision may include requiring Site Plan review by the Planning Board for any greenhouse which would exceed thirty percent. Additionally, requirements for stormwater management, traffic circulation issues, and installation of driveway aprons may be required for greenhouse operations with an intensity greater than thirty percent coverage.

*This has been completed and addressed.*

13. The New Jersey Department of Environmental Protection has enacted the New Jersey Best Management Practices which requires that all municipalities incorporate into their codified Ordinances.

*This has been completed and addressed.*

14. Revise and enact by Ordinance the minimum required spacing for street lights. Additionally, the street light type and wattage shall be specified. Special considerations shall be made for historic areas of Buena Vista Township, specifically for the Richland Village area and the adopted Redevelopment Plan for that area.

*This has been completed and addressed.*

15. Establish in the Ordinance a clear process for any earth material removal from a proposed development site. The Ordinance shall specifically delineate the type, amount and method of earth material removal which will be permitted and the process of review for such removal. Additionally, issues pertaining to dredged spoils materials and the handling or distribution of such shall be further clarified in the Ordinance.

*This remains an open recommendation.*

16. Adopt the review timeframe for Completeness, Preliminary and Final as provided within the Municipal Land Use Law. Require that all projects scheduled for review by the Planning Board receive determination of Completeness by the Planning Board prior to the scheduling of a preliminary or final hearing on an application.

*This has been completed and addressed.*

17. Establish and pursue a formal Urban Enterprise Zone within Buena Vista Township to further promote economic development opportunities.

*This no longer remains a viable option for the Township.*

18. Provide language regarding Accessory Uses being permitted within existing zoning districts and providing for parameters of such uses and related area and bulk standards.

*This was addressed and is further addressed in this report.*

19. Adopt The Pinelands Commission / New Jersey Department of Environmental Protection, Model Stormwater Control Ordinance for Pinelands Area Municipalities, issued October 19, 2005 and updated July 19, 2006.

*This was completed.*

**PART II:  
POPULATION AND DEMOGRAPHIC ANALYSIS**

**40:55D-89.b.**

The extent to which such problems and objectives have been reduced or have increased subsequent to the adoption of last Master Plan Report.

**Population**

The following tables portray the population and housing change in the Township, Atlantic County, and the State. Between 1990 and 2000, the Township's population decreased by 3%. From 2000 through 2010 the Township saw a modest turn around with a population growth of 1.8%. Compared to Atlantic County's population increase of 22.4% over the same 20 year period and the State's population growth of 13.7% for the same time period, Buena Vista would be characterized as a slow growth area. The Township's slow growth is further shown with a modest 6.4% increase of occupied housing units from 2000-2010. The total growth over 20 years is insignificant, especially given the size of the Township.

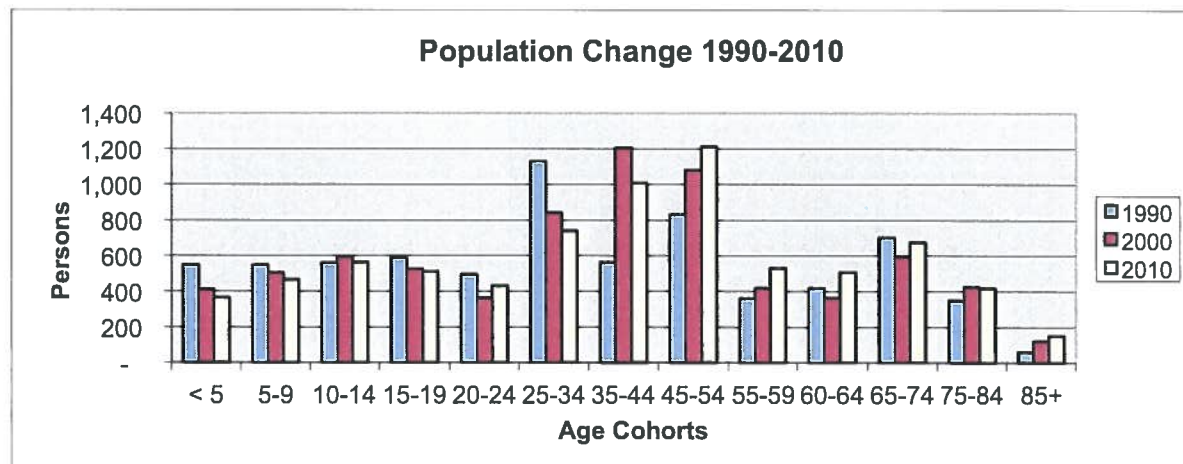
<b>Table 1 Population Trends</b>			
	<b>Township of Buena Vista</b>	<b>Atlantic County</b>	<b>New Jersey</b>
1990	7,655	224,327	7,730,188
2000	7,436	252,552	8,414,350
2010	7,570	274,549	8,791,894
1990 to 2010	-1.1%	22.4%	13.7%
1990 to 2000	-2.9%	12.6%	8.9%
2000 to 2010	1.8%	8.7%	4.5%
Source: US Census Data			

<b>Table 2 Housing Trends</b>			
	<b>Township of Buena Vista</b>	<b>Atlantic County</b>	<b>New Jersey</b>
1990	2,727	106,877	3,075,310
2000	2,827	114,090	3,310,275
2010	3,008	126,647	3,553,562
1990 to 2010	10.3%	18.5%	15.6%
1990 to 2000	3.7%	6.7%	7.6%
2000 to 2010	6.4%	11.0%	7.3%

Source: US Census Data

The largest growth over the past ten years took place in the 45-54 population cohort with a corresponding decline in the 35-44 population cohort. This is reflective in the increasing median age for the Township, now at 42.1 years. Looking at the Population Change chart it is clear that the 25-34 age-cohort has aged in place as the higher cohorts over the past 20-years with similar total population levels every 10 years in the corresponding increased population cohort.

The Township's population is 51.3% female, consistent with the County and State. The ethnicity of the Township includes a higher percentage of Caucasians and less of other ethnic groups than the County and the State. The Township also has a higher median age than the County and the State, at 42.1 years. (See Table 4)



**Table 3**  
**1990 - 2010 Population Profiles or Cohorts - Buena Vista**

Age	Population					
	Persons			Population Change		
	1990	2000	2010	1990 to 2000	2000 to 2010	1990 to 2010
< 5	547	409	366	-25.2%	-10.5%	-33.1%
5-9	545	505	465	-7.3%	-7.9%	-14.7%
10-14	559	590	563	5.5%	-4.6%	0.0%
15-19	589	525	512	-10.9%	-2.5%	-13.1%
20-24	494	361	430	-26.9%	19.1%	-13.0%
25-34	1,130	842	740	-25.5%	-12.1%	-34.5%
35-44	563	1,206	1,006	114.2%	-16.6%	78.7%
45-54	829	1,081	1,210	30.4%	11.9%	46.0%
55-59	359	417	529	16.2%	26.9%	47.4%
60-64	419	362	507	-13.6%	40.1%	21.0%
65-74	701	594	674	-15.3%	13.5%	-3.9%
75-84	349	424	418	21.5%	-1.4%	19.8%
85+	60	120	150	100.0%	25.0%	150.0%
18+	5,648	5,598	5,840	-0.9%	4.3%	3.4%
62+	1,378	1,338	1,552	-2.9%	16.0%	12.6%
65+	1,110	1,138	1,242	2.5%	9.1%	11.9%
Median Age	34.7	39.0	42.1	12.4%	7.9%	21.3%
Source: US Census Data						

**Table 4**  
**2010 Population by Categories**

	Buena Vista		Atlantic County		New Jersey	
	Persons	%	Persons	%	Persons	%
<b>Total</b>	7,570	100%	274,549	100%	8,791,894	100%
<b>Sex</b>						
F	3,883	51.3%	141,374	51.5%	4,512,294	51.5%
M	3,687	48.7%	133,175	48.5%	4,279,600	48.5%
<b>Race</b>						
White	5,918	78.2%	179,655	65.4%	6,029,248	72.6%
Black or African American	1,018	13.4%	44,138	16.1%	1,204,826	13.6%
Asian	80	1.1%	20,595	7.5%	725,726	5.7%
American Indian and Alaska Native	35	0.5%	1,050	0.4%	29,026	5.6%
Native Hawaiian and Other Pacific Islander	3	0.0%	92	0.0%	3,043	5.6%
Other	312	4.1%	20,218	7.4%	559,722	2.5%
Two or More Races	204	2.7%	8,890	3.2%	240,303	2.5%
Hispanic or Latino	869	11.5%	46,241	16.8%	1,555,144	13.3%
<b>Age</b>						
25-64	3,992	52.7%	146,270	53.3%	4,773,459	53.9%
65+	1,242	16.4%	38,902	14.2%	1,185,993	13.2%
Median Age	42.1	n/a	39.9	n/a	39	n/a
Persons Per Household	2.71	n/a	2.61	n/a	2.68	n/a
Source: US Census Data						



## Housing

The primary unit in the Township is single-family detached at 75%. The Township does have a large percent of its total housing units as mobile homes, at 14% of its total units. There are at total of 2,426 owner occupied units and 360 rental units in the Township. The average household size is 2.71 persons per unit. The total housing units in the Township as of the 2010 Census was 3,008, an 6.4% increase from 2000. From 2010 through 2014 a total of 25 new residential certificates of occupancies were issued in the Township based on reporting data to the Department of Community Affairs.

	<b>Township of Buena Vista</b>	<b>Atlantic County</b>	<b>New Jersey</b>
1990	2,727	106,877	3,075,310
2000	2,827	114,090	3,310,275
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1990 to 2000	3.7%	6.7%	7.6%
2000 to 2010	6.4%	11.0%	7.3%

Source: US Census Data

<b>Year Round Housing Units</b>			<b>Owner-occupied</b>		<b>Rental</b>	
<b>Occupied</b>	<b>Vacant</b>	<b>Total</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>
2,786	222	3,008	2,426	87.1%	360	12.9%

Source: U.S. Census Bureau, 2010 Census

Of the total occupied housing units in the Township, 73% are family households and 27% are non-family households. Of the total 2,019 family households, over 76% consist of married couples. The average number of persons per household is 2.71.

<b>Table 7</b>		
<b>Summary of Household Characteristics - Buena Vista 2010</b>		
	No. of Persons	% of Total
Family Households	2,019	72.47%
Non-Family Households	767	27.53%
Non-Family Households		
Male	268	34.94%
Female	364	47.46%
Family Households		
Married Couple	1,549	76.72%
Single Male	145	7.18%
Single Female	325	16.10%
Total Households	2,786	100%
Persons Per Household	2.71	N/A
Source: U.S. Census Bureau, 2010 Census		

The bulk of the Township's housing stock was built during in the 1970's. A review of the 2009-2013 American Community Survey 5-Year Estimates indicated that the Township's housing stock is well maintained. An estimated one and one-half-percent (1.5%) of all occupied units were lacking complete plumbing and/or kitchen facilities. Less than one-half a percent (0.5%) of all occupied housing units lacked a source of fuel. Units that were reported with overcrowded conditions (1.01 persons or more per room) consisted of 01.1% of the total occupied housing stock.

<b>Table 8</b>		
<b>Housing Units by Number of Units in Structure, Township of Buena Vista</b>		
<b>Number of Units</b>	<b>Units</b>	<b>Percent of Total</b>
1-unit, Detached	2,433	74.63%
1-unit, Attached	106	3.25%
2 units	171	5.25%
3 or 4 units	65	1.99%
5 to 9 units	-	0.00%
10 to 19 units	-	0.00%
20 or more units	16	0.49%
Mobile Home	469	14.39%
Other	-	0.00%
<b>Total</b>	<b>3,260</b>	
Source: American Community Survey 5 Year Estimates 2009-2013		

According to Census reporting, 14.39% of the total housing stock consists of mobile homes. There are four (4) mobile home parks in the Township:

- Buena Family Manor – Block 3001, Lot 1  
Constructed in 1950
- Motter’s Trail – Block 6002, Lot 17  
Constructed in 1960
- Alpine Village – Block 6720, Lots 3 & 7  
Constructed in 1975
- Cranberry Run – Block 5501, Lot 6  
Constructed in 1977

<b>Table 9</b>		
<b>Housing Units by Age</b>		
<b>Year Built</b>	<b>Units</b>	<b>Percent of Total</b>
2010 or later	13	0.40%
2000 to 2009	226	6.93%
1990 to 1999	458	14.05%
1980 to 1989	273	8.37%
1970 to 1979	713	21.87%
1960 to 1969	412	12.64%
1950 to 1959	627	19.23%
1940 to 1949	222	6.81%
1939 or earlier	316	9.69%
<b>Total</b>	<b>3,260</b>	
Source: American Community Survey 5 Year Estimates 2009-2013		

Table 10 presents a breakdown of the Township’s housing stock by number of rooms. The Township has a greater percentage of six-plus room units, with the median number of rooms in the Township at 5.9 per unit. Over 50% of the Township’s housing stock consists of 3-bedroom homes.

<b>Table 10</b>		
<b>Occupied Housing Units by Number of Rooms</b>		
<b>Rooms</b>	<b>Housing Units</b>	<b>Percent of Total Housing Units</b>
1	-	0.0%
2	34	1.0%
3	164	5.0%
4	270	8.3%
5	756	23.2%
6	966	29.6%
7	373	11.4%
8	360	11.0%
9+	337	10.3%
<b>Total</b>	<b>3,260</b>	<b>100.0%</b>
Median Rooms	5.9	

Source: American Community Survey 5 Year Estimates 2009-2013

<b>Table 11</b>		
<b>Occupied Housing Units by Number of Bedrooms</b>		
<b>Bedrooms</b>	<b>Housing Units</b>	<b>Percent of Total Housing Units</b>
No Bedrooms	20	0.6%
1-Bedroom	117	3.6%
2-Bedrooms	721	22.1%
3- Bedrooms	1,737	53.3%
4-Bedrooms	423	13.0%
5 + Bedrooms	242	7.4%
<b>Total</b>	<b>3,260</b>	<b>100.0%</b>

Source: American Community Survey 5 Year Estimates 2009-2013

The Township has a median gross rent of \$1,252, higher than Atlantic County. The Township's median housing value of \$178,700 is considerably lower than the County with a median housing value of \$237,400. Only twenty-five percent (25%) of the housing stock is valued between \$200,000 and \$299,999.

<b>Table 12</b>		
<b>Housing Value, Owner-Occupied Units</b>		
<b>Value</b>	<b>Housing Units</b>	<b>Percent of Total Housing Units</b>
Less than \$50,000	196	8.2%
\$50,000 to \$99,999	301	12.6%
\$100,000 to \$149,999	274	11.5%
\$150,000 to \$199,999	702	29.4%
\$200,000 to \$299,999	611	25.6%
\$300,000 to \$499,999	200	8.4%
\$500,000 to \$999,999	103	4.3%
\$1,000,000 or more	-	0.0%
<b>Total</b>	<b>2,387</b>	<b>100.0%</b>
Median Housing Value	\$178,700	

Source: American Community Survey 5 Year Estimates 2009-2013

<b>Table 13</b>					
<b>Selected Housing or Housing Related Characteristics (Occupied Units)</b>					
	<b>Median Value Housing (owner-occupied)</b>	<b>Median Gross Rent</b>	<b>Median Household Income</b>	<b>Value Income Ratio</b>	<b>Rental Vacancy Rate</b>
Township of Buena Vista	\$178,700	\$1,252	\$50,860	3.51	0.0%
Atlantic County	\$237,400	\$1,038	\$54,235	4.38	9.2%

Source: American Community Survey 5 Year Estimates 2009-2013

**Employment and Labor**

According to the 2010 Census, 63% of the Township’s labor force is employed. Thirty-seven percent (37%) of the population age 16 and over are unemployed, or not considered part of the labor force. The majority of the employers in the Township are in the Educational Services, and Health Care and Social Assistance field or the Arts, Entertainment, and Recreation, and Manufacturing and Retail Trade fields.

<b>Table 14</b>		
<b>BUENA VISTA EMPLOYMENT STATUS</b>		
	<b>Total</b>	<b>Percent of Population 16 Years and Over</b>
Population 16 years and Over	6,254	100%
In Labor Force	3,939	62.98%
Civilian Labor Force	3,939	62.98%
Employed	3323	53.13%
Unemployed	616	9.85%
Armed Forces	0	0.00%
Not In Labor Force	2,315	37.02%
Source: American Community Survey 5 Year Estimates 2010-2013		

In Atlantic County, the South Jersey Transportation Planning Organization is responsible for preparing employment and population projections. The SJTPO estimates a 3.5% growth rate in year-round employment between 2015 and 2040 for the County. Municipal forecasts show Buena Vista as having a less than 1% year-round employment growth from 2015 through 2040. The low growth rate is reflective of the impacts from the economic recession and the conditions of the casino industry in Atlantic City. In essence, the report estimates a decline in regional employment until 2025 mostly attributable to the stabilization of the casino gaming industry. Subsequently the report assumes a return to a growth of employment until 2040. (SJTPO 2040 Demographic Forecast)

<b>Table 15</b>		
<b>Employment by Industry, Civilian Employed population 16 years and over</b>		
<b>Occupation</b>	<b>No. Persons</b>	<b>% Buena Vista</b>
Agriculture, Forestry, Fishing and Hunting, and Mining	105	3.16%
Construction	137	4.12%
Manufacturing	517	15.56%
Wholesale Trade	106	3.19%
Retail Trade	351	10.56%
Transportation and Warehousing, Utilities	230	6.92%
Information	32	0.96%
Finance and Insurance, and Real Estate and Rental and Leasing	159	4.78%
Professional, Scientific, and Management, and Administrative and Waste Management Services	312	9.39%
Educational Services, and Health Care and Social Assistance	796	23.95%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	326	9.81%
Other Services, except Public Administration	161	4.85%
Public Administration	91	2.74%
<b>Total</b>	<b>3,323</b>	<b>100%</b>

Source: American Community Survey 5 Year Estimates 2010-2014

<b>Table 16</b>		
<b>Employment by Occupation Civilian Employed population 16 years and over</b>		
<b>Occupation</b>	<b>No. Persons</b>	<b>% Buena Vista</b>
Management, Business, Science, and Arts	1,086	32.68%
Service	562	16.91%
Sales and Office	763	22.96%
Natural Resources, Construction and Maintenance	253	7.61%
Production, Transportation & Material Moving	659	19.83%
<b>Total</b>	<b>3,323</b>	<b>100%</b>

Source: American Community Survey 5 Year Estimates 2010-2014



**Income**

The income statistics found in Tables 17 through 20 indicate that Buena Vista Township has a lower median income than County and the State of New Jersey. Twenty-three-percent (23%) of the total households in the Township have a household income in the range of \$50,000 to \$74,999. The Township also has a higher percentage of persons and households below the poverty level than the County and State.

<b>Table 17 Income Levels</b>			
	Township of Buena Vista		
	Households	Families	Non-Family
Median Income	\$51,856	\$61,618	\$27,925
Mean Income	\$65,186	\$79,866	\$33,739
Source: American Community Survey 5 Year Estimates 2010-2014			

<b>Table 18 Median Income for Households and Families</b>		
	Households	Families
Township of Buena Vista	\$51,856	\$61,618
Atlantic County	\$54,392	\$66,360
New Jersey	\$72,062	\$87,999
Source: American Community Survey 5 Year Estimates 2010-2014		

<b>Table 19</b>		
<b>Household Income</b>		
	<b>Buena Vista Households</b>	<b>(% of Total Households)</b>
Total Households	2,987	n/a
Less than \$10,000	146	4.9%
10,000 - 14,999	245	8.2%
15,000 - 24,999	224	7.5%
25,000-34,999	285	9.5%
35,000 - 49,999	471	15.8%
50,000 - 74,999	696	23.3%
75,000 - 99,999	435	14.6%
100,000 - 149,999	245	8.2%
150,000 - 199,999	111	3.7%
200,000 +	129	4.3%

Source: American Community Survey 5 Year Estimates 2010-2014

<b>Table 20</b>				
<b>Percent Distribution Persons and Families below Poverty Level</b>				
	<b>All Persons Below Poverty Line</b>	<b>Persons Age 18+ Below the Poverty Line</b>	<b>Persons Age 65 + Below the Poverty Line</b>	<b>Families Below Poverty Line</b>
Toewnsip of Buena Vista	17.4%	14.1%	17.7%	13.2%
Atlantic County	15.2%	13.0%	9.2%	11.9%
New Jersey	10.7%	9.3%	7.9%	8.1%

Source: American Community Survey 5 Year Estimates 2010-2014

**PART III:  
CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES**

**40:55D-89.c.**

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives:

***Pinelands Comprehensive Management Plan***

The Township is subject to the rules and regulations of the Pinelands Comprehensive Management Plan (CMP). As such it is important to take notice of the changes and amendments which have been made or are proposed to the CMP. Since the last adoption of the Township's Master Plan the following changes have been accomplished or are pending under the CMP.

**Mandatory Clustering**

On April 6, 2009 the amendments to the Pinelands Comprehensive Management Plan became effective relative to cluster development in the Rural and Forest Pinelands management areas. The purpose of the mandatory clustering requirements is to provide improved measures that will foster land preservation and reduce the potential for forest fragmentation in the rural and forest management areas. The Pinelands Commission indicated as part of the amendments that the benefits to clustering include "reduced fragmentation of the landscape, protection of sensitive areas, provision of useable open space for the residents of a cluster development, maintenance of the rural character through the establishment of wooded buffers areas, reduced site improvement costs due to reduced internal roadways and utility extensions, and more of a neighborhood feel."<sup>1</sup> All Pineland's municipalities that contain rural and/or forest management areas are required to adopt the mandatory clustering requirements as part of their land development ordinances. Municipalities have flexibility in terms of setbacks, but are required to maintain a mandatory lot size of one acre regardless of the established pattern of development and existing lot size requirements.

**Forestry and Wetlands Management**

The Pinelands Commission amended the Comprehensive Management Plan relative to forestry standards that became effective on February 1, 2010. The CMP was also amended to address wetland management practices which became effective on December 21, 2009.

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<sup>1</sup> Rule Proposal Summary, Page 7

### **Solar and Wind**

The Pinelands Commission amended the CMP to address the appropriate location for solar and wind facilities in the Pinelands Management Areas. The changes became effective in January of 2012 and provide the municipality with the discretion to permit solar and wind facilities. If the municipality is inclined to permit these uses the established guidelines under the CMP must be followed.

### **Electronic Messaging Signs**

The Pinelands Commission is currently proposing amendments to the CMP which would permit the local municipality to control where electronic messaging signs are permitted. At present they are only permitted in Pinelands Regional Growth areas, Villages and Towns. If the regulations are amended as proposed they would be permitted in any Pinelands Management Area.

### **Development and Economic Issues**

The Economic Recession has significantly hit Atlantic County communities. The loss of jobs in Atlantic City coupled with the decrease in property values has resulted in Atlantic County having one of the highest foreclosure rates in the Nation. Homeowners who bought at the peak of the market and suffered job loss are unable to sustain their homes and fall into foreclosure. The recession has slowed growth across the Township and County. There are numerous development approvals that were granted and remain incomplete or not even started.

The Township has also realized a large number of homes which have been converted to rental units without obtaining any local approvals. This pattern has resulted in unsafe living conditions in some situations and has resulted in a strain on the Township's zoning and enforcement office. The Township is working to address these conversions and create appropriate regulations to ensure safe and decent living conditions for all of its residents.

**PART IV:  
RECOMMENDED CHANGES**

**40:55D-89.d.**

The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

***Accessory Structures and Uses***

Over the past several years the Township has granted variances to permit accessory structures that exceed the size limitation in the ordinance. The intent of the size restriction is to avoid accessory structures that are larger than the principle use. However, various activities and construction options have resulted in a demand and desire for larger accessory structures. For instance, agricultural uses and hobbies have necessitated larger pole barns being proposed. These structures are not inconsistent with the development throughout the Township. In an effort to relax the limitations on accessory structures while maintaining a level of control that prevents structures that are excessive in size, it is recommended that the following new controls be implemented:

The Ordinance standards under Section 115-141 will be relocated outside of Article XII Conditional Uses to a new section under Article XI General Zoning Regulations. Each subsection will be amended to reflect a maximum size of one single structure and coverage requirements.

Single-family residential uses may have a single accessory structure of no more than 3,000 square feet provided the total permitted coverage requirements are satisfied for the entire parcel. The ordinance would also limit the total size of accessory structures in relationship to the principal dwelling on the parcel. In no case shall the total area of all accessory structures exceed 1.5 times the total habitable area of the dwelling unit or 10,000 square feet, whichever is less.

The intent of this regulation is to permit larger lots to have larger accessory structures provided the coverage requirements are conforming. It is not the intent of this provision to permit multiple large structures on a single-family residential lot.

The ordinance should also amend the height restriction for accessory structures on agriculture properties which are qualified farms. An agricultural accessory structure may have a maximum height of 25-feet provided it is to be utilized for the farming/agricultural operation. Qualified farms are a minimum size of 5 acres and meet the farmland assessment criteria.

***Sheds and Setbacks***

There is recognition that smaller sheds do not require as substantial a setback as other accessory structures. Remaining consistent with the Building Code, the ordinance should be amended to permit sheds 100 square feet or less to have a reduced setback of 3-feet. In the campgrounds property owners should be limited to only one shed of no more than 100 square feet on the leased pad site. The shed must be in the rear of the modular/trailer unit.

**Home Agricultural Uses:**

It has become more common for single-family residential uses to have domestic farm animals including horses, chickens, goats and other similar animals. The Township ordinance regulates farm animals under Section 115-109 and Section 74-23. In order to ensure the single-family use has adequate land area for the keeping of farm animals, which are accessory to the residential dwelling, and not for agricultural or commercial purposes the following standards should be added to Section 115-109:

<b>Animal Units for Specific Livestock Categories (Source Rutgers New Jersey Agricultural Experiment Station Bulletin E353)</b>					
<b>Livestock</b>	<b>Life Stage</b>	<b>Weight (Pounds)</b>	<b>Animal Units</b>	<b>Animals / acre</b>	<b>Comments</b>
Dairy / Beef	1 year or older	1,000	1	1	Includes a cow with Nursing Calf
	Under 1 year	500	1/2	2	
Horses	Large Breeds 1 year and older	1,000	1	1	Includes horses & mules with foal until weaned or up to 6 months of age = 1 unit
	Large Breeds Under 1 year	500	1/2	2	
	Ponies, Burros & donkeys	500	1/2	2	
	Miniature horses	250	1/4	4	
Sheep & Goats	Large Breeds 1 year and older	200	1/5	5	Ewe with nursing lamb up to 3 months
	Lambs over 3 months & up to 1 year	100	1/10	10	
<p>Note: Combinations of different livestock species are acceptable so long as total densities are not exceeded for acreage available.</p> <p>The above weights and units are guidelines. If animals are smaller or larger than the guideline given, then units and animals per acre must be adjusted provided that the standard of 1,000 pounds = 1 animal unit/acre.</p>					

When determining the total number of farm animals permitted per lot, the land area shall include that area which is devoted to the farm animal. The area devoted to farm animals shall be enclosed with a perimeter fence. There shall be a 50-foot perimeter setback to all property lines from areas used and enclosed for farm animals. Farm animals may be permitted within a front yard provided that the area for the farm animals maintains a minimum setback of 50-feet to the roadway.

The keeping of domestic farm animals should be permitted wherever single-family residential uses are a permitted use or upon any property where a single-family residential use legally exists. Any animal, which is not addressed as a home-agricultural animal and identified in the table above, is not permitted to be kept on a single-family residential property. This does not exclude the keeping of agricultural animals on Qualified Farmland.

The Land Use Board did give consideration to the keeping of other farm animals on single-family residential properties. The Board felt that the animals identified in the above table would not create a nuisance to surrounding neighbors. It was the sentiment of the Land Use Board that animals not mentioned would be more appropriately dealt with on a case-by-case basis through the variance process so that proper evaluation and consideration could be given to the surrounding area and neighborhood where the animals are proposed to be kept.

### ***Zoning Changes***

Upon review of the Township land uses and opportunities for economic development the Land Use Board recommends certain areas be rezoned. These recommendations are intended to promote economic development in an effort to maintain and balance the land use opportunities throughout the community.

The Land Use Board recommends that a new Zoning Map be prepared and adopted to reflect the proposed zoning changes referenced in this Report and any Redevelopment Areas.

### ***API to RDR11***

There exists pre-existing development on properties within the API district along Tuckahoe Road. The Land Use Board recommends relocating the API boundary to help existing industrial uses which have been determined non-conforming based upon the Pinelands designation. This is a larger change and requires an off-set of land in the RD zones to become AP/API and will require review and approval with the Pinelands Commission. It is the intent of the Master Plan to identify the areas within the API district which would benefit from a land management change under the Pinelands Comprehensive Management Plan (CMP), any changes and offsets would be addressed in the future.

Block 5001, Lot 10 is Richland Glass, a pre-existing commercial/industrial operation which is located in the API district. Block 5001, Lot 11 contains a former agricultural industrial operation that is no longer viable, however the property is suited for industrial use given the site improvements. Since the industrial use is only permitted to continue as one which is related to agricultural production which severely limits its usefulness. These two properties are both industrial in nature and exist in an Agricultural Industrial District. The uses remaining industrial in nature would be consistent with the past site operations and with the area. The total land area with industrial uses in the API district on these two parcels is 33.95 acres. The area devoted to the non-agricultural industrial uses is estimated at about 50% of the total land area, for conservative purposes 20 acres +/- . It is recommended that these properties be considered for a change to RDI or RDR11.

In order to effectuate this change of zoning the Township will have to work with the Pinelands Commission to identify property within a Rural Development Area to be changed to an Agricultural Management Area. The actual properties that would be rezoned or re-designated are subject to approval by the Pinelands Commission and would be identified as part of a rezoning request to be made at a later date but as intended in this Reexamination Report/Master Plan Update.

### **Route 54 Conditional Uses RDR1 Zone**

The Land Use Board recognizes that Route 54 is a viable location for non-residential development. The properties fronting along Route 54 are within the Rural Development Residence-1 (RDR-1) district. The Land Use Board recommend creating a new conditional use in this area which would permit non-residential uses for any land located in the RDR-1 district with frontage along Route 54. The conditional use standard should include provisions to ensure adequate screening and buffering of existing residential properties.

### **OC Overlay and Underlying Zoning**

The Township created the OC Overlay zone to encourage non-residential development along Lincoln Avenue. Given the economic conditions in the region, only limited non-residential development has occurred in the OC Overlay area. The OC Overlay zone should be amended to permit additional non-residential uses which provide a service the to the community. These include:

- Retail
- Personal Services
- Restaurants (with or without drive-thru facilities)
- Life Sciences (Biopharmaceutical and Medical Device Industries) and other similar uses.
- Hotels and Motels

Standards should be provided to permit adequate protection of existing residential uses. The Overlay should remove the restriction requiring a minimum amount of office space before any retail use is permitted. All uses should be permitted to stand alone or in combination with other land uses.

### **Recreation Fees**

The Township should evaluate the recreation contribution requirements to ensure the amount collected is consistent with the current estimated cost to provide recreation.

### **Miscellaneous Changes/Updates**

#### **Conditional Uses**

The Township land use ordinance provides regulations for conditional uses. Some of the listed conditional uses are more appropriate as general regulations and do not require the heightened controls for conditional uses. It is therefore recommended that the following items under the Conditional Use Article XII be moved to General Zoning Regulations Article XI:

- Section 115-127 Trailers for emergency or construction purposes.
- Section 115-128 Community Residence for Developmentally Disabled and Victims of Domestic Violence
- Section 115-141 Accessory Uses
- Section 115-142 Temporary Greenhouses



### **Pinelands CMP**

The ordinances should be updated to reflect the changes to the Pinelands Comprehensive Management Plan relative to Alternative Design Treatment Systems for Septic, and Development Regulations.

### **Signs**

The Pinealands Comprehensive Management Plan is currently being amended to allow Electronic Messaging Signs in areas that are not considered Regional Growth, Villages or Towns. The Township is interested in expanding the use of electronic messaging signs throughout the Township to benefit other businesses or institutional uses as appropriate. The Reexamination Report recommends updating the local ordinances provided the CMP is amended to permit the same.

### **Definitions**

The ordinance should add/amend the following definitions.

Agricultural Use – Home: The accessory agricultural use on a residential property which is subordinate and secondary to the residential use. This would include the raising of farm animals as identified in the Township Ordinance. This does not include the raising or growing of agricultural products for financial gain.

Animal Hospital/Clinic: A place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.

Exotic Pets: Any nongame species or mammal, bird, reptile or amphibian not indigenous to New Jersey as further defined and regulated under N.J.A.C. 7:25-4.1.

Farm Produce Markets/Farm Stand: A structure for the display and sale of farm products primarily grown on the property upon which the stand is located.

Home Professional Office: A business, profession, occupation or trade conducted for gain or support by a resident of the dwelling unit and is incidental and secondary to the use of the dwelling unit. A home professional office shall not include retail sales to the general public unless through mail, Internet or another similar service wherein the retail customers are not visiting the residential unit. A home professional office shall not employ on-site.

Lot Frontage: The boundary line of a lot or portion thereof which is coexistent with the street line. In the case of a street of unidentified width, said line shall be assumed to parallel the center line of the street at a distance of 25-feet therefrom. In the case of corner lots, the smaller of the two lot lines coexistent with the street shall be considered frontage. For lots located on a cul-de-sac, the lot frontage may not be less than 25% of the minimum required lot width.

### **Prohibited Uses**

The Land Use Board recommends creating a Prohibited Use section of Ordinance. The intent is to restrict the use of Storage Trailers throughout the community.

**PART V:  
REDEVELOPMENT PLANS**

**40:55D-89.e.**

The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Township of Buena Vista has adopted the following Redevelopment Plans:

- Richland Village Redevelopment Area – In 2006 the Township adopted the Redevelopment Plan for Richland Village. The Redevelopment Area is boundaries are Llewellyn Avenue to the northeast, Moody Avenue to the southwest, Cedar Avenue to the west, Park Place to the northwest and Sewell Avenue to the north. Route 40 bisects the Redevelopment Area.
- Lincoln Avenue Redevelopment Area- In 2006 the Township adopted the Lincoln Avenue Redevelopment Area. The Redevelopment Area is located in the southwest area of the Township outside of the Pinelands Management Area. The Plan provided for new residential development, however recent land use approvals include the expansion of the Teligent facility. It is recommended that this plan be revisited and focus on the economic development potential from the recent expansion and growth of the Teligent facility.
- Comar Place/Pine Road Redevelopment Area - In September of 2008 the Township adopted a Redevelopment Plan for Comar Place/Pine Road. The Redevelopment Area is located within the central portion of the Township with frontage along Route 40 and Tuckahoe Road consisting of approximately 246 acres.

These plans should be reviewed and updated or amended as necessary to encourage economic redevelopment opportunities. Additional opportunities for redevelopment should be considered if they will promote economic and development opportunities consistent with the goals and objectives of the Master Plan.

**BUENA VISTA TOWNSHIP, NJ PLANNING BOARD  
PUBLIC NOTICE**

PLEASE BE ADVISED, the Buena Vista Township Planning Board will hold a public hearing on Thursday, December 21, 2017, at 7:30 p.m., in the Buena Vista Township Municipal Building, Township Committee Chambers, 890 Harding Highway (Route 40), Buena Vista Township, New Jersey to consider for adoption the Buena Vista Township 2017 Master Plan Re-Examination Report and Amendment along with regular Planning Board agenda items.

At the public hearing on December 21, 2017, at 7:30 p.m., when the Planning Board addresses the Buena Vista Township 2017 Master Plan Re-Examination Report and Amendment, you may appear either in person, or by agent or attorney, and present any comments, suggestions, changes or objections which you may have to the 2017 Master Plan Re-Examination Report and Amendment to the Master Plan. Formal action may be taken at the conclusion of the public hearing on the Buena Vista Township 2017 Master Plan Re-Examination Report and Amendment.

Copies of the Buena Vista Township 2017 Master Plan Re-Examination Report and Amendment will be on file with the Secretary of the Buena Vista Township Planning Board in the Office of the Township Clerk at least ten (10) days prior to the public hearing and may be reviewed during normal business hours at the Municipal Building, 890 Harding Highway (Route 40), Buena Vista Township, New Jersey 08310.

Lisa A. Tilton, RMC/CMR  
Township Clerk / Registrar  
Planning/Zoning Board Secretary