
Township of Green
Sussex County, New Jersey

Master Plan Reexamination Report



December 13, 2018

ACKNOWLEDGEMENTS:

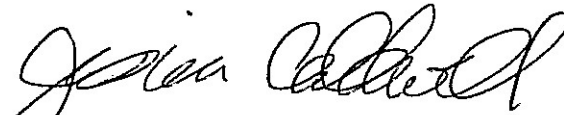
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INTRODUCTION

The Municipal Land Use Law (C.40:55D-89) requires a general reexamination of its master plan and development regulations by the planning board. The reexamination report should include:

- a. the major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
- b. the extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- 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 reviewed with particular regard to 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;
- 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; and
- e. the recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, C.79(C.40A:12A-1 et al.) 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.

Additionally, pursuant to 40:55D-93, each time the municipal master plan is reexamined, the storm water control ordinance and storm water management plan must also be reexamined and revised as needed.

MUNICIPAL SUMMARY

Founded in 1824, Green Township borders the southwestern edge of Sussex County, and is 16.5 square miles in size. Its neighboring municipalities are Andover Borough and Andover, Byram, and Fredon Townships in Sussex County, and Allamuchy and Frelinghuysen Townships in Warren County. The Township contains several villages: Greendell, Huntsville, Tranquility, and Huntsburg. Some villages have small commercial areas and each has its own character. County Routes 519, 603, 611, and 517 traverse the Township, the latter providing direct access to Interstate 80 in Allamuchy Township. Aside from a ridge forming the southeastern border with Byram Township and some scattered glacial topography, the Township is generally flat and well-suited for agricultural purposes.

Green Township has for many years been a predominantly rural town with a mix of active agricultural uses. However, its proximity to Interstate 80 and State Route 206, along with the continuing development pressure found throughout the state, has introduced some suburban style development in the Township otherwise characterized by farm fields and rural lanes.

According to the 2010 Census, the population of Green Township had increased to 3,601 from 3,220 in 2000, though the American Community Survey estimates that the population has since dropped to 3,524 people in 2016. The median age jumped up from 36.3 in 2000 to 41.9 years old in 2010, almost matching Sussex County's median age of 41.8 years. The Township's median age in 2016 was 41.8, while Sussex County's rose to 43.8 years. The average household size in 2010 was slightly lower than in the previous decennial census, down from 3.07 to 3.04. In 2016, it was estimated slightly higher, at 3.05. The housing stock in Green Township is predominantly single-family detached dwelling units (97.9% as of 2016). In 2016, 53% of housing units were built in 1980 or later. The Township is primarily a bedroom community as there are relatively few employers within the Township.

REEXAMINATION OF MASTER PLAN

A. The last reexamination report was the Reexamination Report and Master Plan Revision adopted by the Planning Board in September 2008. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report were:

1. Avoiding adverse impacts on the local environment and adopting planning and zoning measures that will protect sensitive wetlands, steep slopes, potable ground water supply, and flood prone areas.
2. Preserving to the greatest degree possible the established character and physical amenities of the Township through careful land use planning.
3. Recognizing and planning for the needs of local residents through the study of demographic conditions.
4. Providing adequate housing facilities meeting minimum standards of health and safety to satisfy the needs of all income groups, especially low and moderate-income households.
5. Establishing an adequate system of roads and providing for the safe and efficient movement of traffic through and throughout the Township.
6. Providing for the physical and mental health of local residents by establishing ample recreational outlets and an adequate system of parks, recreation areas, and open spaces.
7. Preserving the local heritage by protecting farmland and historic landmarks for the cultural benefit of present and future generations.
8. Establishing planning policies which will help achieve efficient, economical, and high quality public education.
9. Guaranteeing an adequate system of community facilities and services, including water supply, police, fire, and other public safety services, community buildings, public works, and the like.
10. Maintaining constant vigilance over regional planning activities, especially those at the State and County levels, in terms of their potential impact on local planning and development.
11. Coordinating local planning efforts with those of neighboring municipalities in order to achieve a maximum degree of compatibility especially along common municipal boundaries.
12. Creating a planning and development environment that will promote fiscally sound municipal government affordable to all residents.

13. Preserving existing affordable housing and establishing criteria for the provision of additional units, maintaining Township standards on development while concurrently meeting standards set forth through COAH objectives as per third round obligations.

B. The extent to which such problems and objectives have been reduced or have increased subsequent to the adoption of the last reexamination report in 2008.

- 2. Preserving to the greatest degree possible the established character and physical amenities of the Township through careful land use planning.**

The Township's 2014 ordinance revising its parking requirements is one example of progress in land use planning. The new regulations allow new buildings, uses, or additions greater than 10,000 square feet to calculate parking using either gross floor area or net floor area. Using net floor area calculations can reduce parking requirements up to 30%. This measure will help contain the proliferation of impervious surfaces and preserve the bucolic nature of Green Township.

- 3. Recognizing and planning for the needs of local residents through the study of demographic conditions.**

See Section C for an updated account of Green Township's demographic conditions using the most recent data from the 2016 American Community Survey Five-Year Estimates. So that land use decisions are based on available and objective data, this analysis contains information on population, income, household size, race, employment, commuting, education, health insurance, poverty, and vacancy. One of the more relevant demographic trends in the Township has been its declining population in the past few years' estimates.

- 6. Providing for the physical and mental health of local residents by establishing ample recreational outlets and an adequate system of parks, recreation areas, and open spaces.**

The Township's acquisition of the 54-acre First Time Fen Preserve was an important first step in creating an open space corridor from the Whittingham Wildlife Management Area to the Pequest River.

- 10. Maintaining constant vigilance over regional planning activities, especially those at the State and County levels, in terms of their potential impact on local planning and development.**

In 2017, the Township revised its Land Use Regulations chapter of ordinances to include, among several other changes to streamline the code, an update for consistency with current New Jersey Municipal Land Use Law (MLUL).

11. Coordinating local planning efforts with those of neighboring municipalities in order to achieve a maximum degree of compatibility especially along common municipal boundaries.

The 2016 Sussex County Open Space and Recreation Plan Update highlights Green Township for its coordination efforts with neighboring Andover and Allamuchy Townships in the creation of a trail along the defunct Lehigh and Hudson River Railroad. The formalization of this trail would help link regional recreational facilities with municipal open space such as Evergreen Park.

12. Creating a planning and development environment that will promote fiscally sound municipal government affordable to all residents.

The Township's 2017 ordinance changes dissolved the Zoning Board of Adjustment, and the Planning Board assumed all of its functions. The ordinance changes also formalized the Technical Review Committee of the Planning Board, which is responsible for preliminary review of development applications and partially comprised of the Board's professionals. The Committee helps streamline Planning Board operations and determinations of application completeness and compliance with Township zoning requirements, development regulations, and design standards.

13. Preservation of existing affordable housing and establishing criteria for the provision of additional units, maintaining Township standards on development while concurrently meeting standards set forth through COAH objectives as per third round obligations.

In 2016, Green Township adopted a revised Housing Element and Fair Share Plan, which provided a framework for the Township to achieve its fair share of present and prospective regional need for low- and moderate-income housing. That same year, the Township and Fair Share Housing Center agreed to a settlement of Mount Laurel litigation. In the Plan, the Township addressed its third round obligations until 2025 through inclusionary zoning, accessory apartments, supportive housing, a regional contribution agreement, and other mechanisms.

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 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.

POPULATION

Over the last century, population growth in Green Township was greatest between 1960 and 1980, where the population increased from 854 people to 2,450. From 1980 to 2010, the population grew between 10 and 20 percent per decade. Overall, the population growth in Green has been similar to that of the County. However, the percent growth between 2000 and 2010 was much higher in Green than in the County as a whole, where Green's population grew by almost 12 percent, while the County population increased by only three and a half percent. The most dramatic change has been since 2010, where for the first time in over 80 years, the population has declined in both Green Township and the County. While the 2016 dataset is a population estimate, rather than the decennial Census, it shows just over a two percent decline in Green Township since 2010 and a three percent decline in the County as a whole.

Year	Green Township	Sussex County	Green as % of County Population	% Change Green Township	% Change Sussex County
1930	539	27,830	1.94		
1940	540	29,632	1.82	0.19	6.48
1950	596	34,423	1.73	10.37	16.17
1960	854	49,255	1.73	43.29	43.09
1970	1,343	77,528	1.73	57.26	57.40
1980	2,450	116,119	2.11	82.43	49.78
1990	2,709	130,943	2.07	10.57	12.77
2000	3,220	144,166	2.23	18.86	10.10
2010	3,601	149,265	2.41	11.83	3.54
2016*	3,524	144,694	2.43	-2.14	-3.06

Source: US Census Data, *2012-2016 American Community Survey Estimates

Green Township has about 3.4 percent more males than females. School age children, between the ages of 5 to 17, make up about 22 percent of the population. This is higher than the State percentage, which is 16.6 percent. The County is similar to the State, with 16.8 percent of the population in school age range. The Millennial generation, ages 18 to 34, make up about 17.9 percent of Green Township. Generation X, ages 35 to 54, constitutes 31.5 percent, while the Baby Boomer generation aged 55 to 74 makes up 21.6 percent of the population. People of retirement age, ages 65 and up, are 11.6 percent of the population.

Sex and Age	New Jersey (NJ)	%	Sussex County (SC)	%	Green Township (NJ)	%
Total population	8,915,456	100.0	144,694	100.0	3,524	100.0
Male	4,350,531	48.8	71,759	49.6	1,823	51.7
Female	4,564,925	51.2	72,935	50.4	1,701	48.3
Under 5 Years	528,509	5.9	6,779	4.7	127	3.6
5 to 9 Years	550,627	6.2	8,736	6.0	267	7.6
10 to 14 Years	574,364	6.4	9,099	6.3	285	8.1
15 to 17 Years	356,313	4.0	6,464	4.5	229	6.5
18 to 24 Years	793,096	8.9	12,160	8.4	360	10.2
25 to 34 Years	1,147,169	12.9	14,302	9.9	270	7.7
35 to 44 Years	1,170,011	13.1	17,413	12.0	389	11.0
45 to 54 Years	1,332,561	14.9	25,644	17.7	721	20.5
55 to 64 Years	1,150,515	12.9	22,778	15.7	468	13.3
65 to 74 Years	726,212	8.1	13,313	9.2	293	8.3
75 to 84 Years	390,880	4.4	5,555	3.8	73	2.1
85 Years and Over	195,199	2.2	2,451	1.7	42	1.2
Median Age by Sex						
Median Age	39.5	(X)	43.8	(X)	41.8	(X)
Male	37.9	(X)	42.8	(X)	40.9	(X)
Female	41.0	(X)	44.6	(X)	42.9	(X)

Source: 2012-2016 American Community Survey Estimates

INCOME

The median household income in Green Township is \$126,585 and the per-capita income is \$44,656 according to 2016 American Community Survey Five-Year Estimates. These figures are significantly higher than the 2016 median household incomes for New Jersey and Sussex County. 304 Township households (26.4%) earn Social Security income and 192 households (16.7%) earn retirement income. A smaller percentage of households receive Supplemental Security Income (SSI) in the Township and County (both 3.2%) than in the State (4.4%). Over 88 percent of households in Green earned \$50,000 or more in income in 2016, and approximately 65 percent of households earned \$100,000 or more. Only 37 percent of New Jersey and 42.6% of Sussex County households had six-figure incomes. Less than 5 percent of households earned below \$25,000 in 2016.

Income	NJ	%	SC	%	GT	%
Total households	3,195,014	100.0	53,648	100.0	1,150	100.0
Less than \$10,000	174,835	5.5	1,363	2.5	9	0.8
\$10,000 - \$14,999	119,850	3.8	1,449	2.7	0	0.0
\$15,000 - \$19,999	126,336	4.0	1,440	2.7	11	1.0
\$20,000 - \$24,999	128,200	4.0	1,658	3.1	34	3.0
\$25,000 - \$29,999	120,418	3.8	1,563	2.9	38	3.3
\$30,000 - \$34,999	120,719	3.8	1,640	3.1	8	0.7
\$35,000 - \$39,999	113,490	3.6	1,600	3.0	4	0.3
\$40,000 - \$44,999	113,924	3.6	1,704	3.2	15	1.3
\$45,000 - \$49,999	101,987	3.2	1,556	2.9	13	1.1
\$50,000 - \$59,999	214,080	6.7	3,673	6.8	55	4.8
\$60,000 - \$74,999	286,887	9.0	5,010	9.3	107	9.3
\$75,000 - \$99,999	394,405	12.3	8,118	15.1	108	9.4
\$100,000 - \$124,999	324,399	10.2	7,303	13.6	147	12.8
\$125,000 - \$149,999	225,196	7.0	4,462	8.3	128	11.1
\$150,000 - \$199,999	286,629	9.0	6,160	11.5	249	21.7
\$200,000 or More	343,659	10.8	4,949	9.2	224	19.5
Median Household Income	\$73,702	(X)	\$87,388	(X)	\$126,585	(X)
Median Family Income	\$90,757	(X)	\$100,915	(X)	\$142,026	(X)
Median Nonfamily Household Income	\$40,569	(X)	\$49,587	(X)	\$59,750	(X)

Source: 2012-2016 American Community Survey Estimates

HOUSEHOLD SIZE

The 2016 American Community Survey estimates average household size in Green Township at 3.05 persons per household. This represents a slight decline from the 2000 Census but remains notably higher than average household size for Sussex County and the State of New Jersey. In addition, the 2016 American Community Survey estimates 1,150 households in Green Township, of which 1,001 or 87 percent are “family” households, with two-, three-, and four-person family households constituting roughly 74 percent of total households in the Township. The U.S. Census Bureau defined a “family household” as a householder and one or more other people related to the householder by birth, marriage, or adoption. Only 13 percent of all households in Green Township are “non-family households,” with the majority of these being a single person living alone.

HOUSEHOLD SIZE	GT	SC	NJ
2000	3.07	2.80	2.68
2010	3.04	2.66	2.69
2013	3.03	2.67	2.71
2016	3.05	2.66	2.73

Source: 2012-2016 American Community Survey Estimates

HOUSEHOLD SIZE BY TYPE	GT	%	SC	%	NJ	%
Family households:	1,001	100.00	38,892	100.00	2,213,123	100.00
2-person household	377	37.66	16,180	41.60	843,649	38.12
3-person household	220	21.98	9,821	25.25	548,911	24.80
4-person household	255	25.47	7,812	20.09	493,537	22.30
5-person household	91	9.09	3,459	8.89	209,507	9.47
6-person household	30	3.00	927	2.38	72,655	3.28
7-or-more person household	28	2.80	693	1.78	44,864	2.03
Nonfamily households:	149	100.00	14,756	100.00	981,891	100.00
1-person household	139	93.29	11,958	81.04	822,552	83.77
2-person household	10	6.71	2,540	17.21	132,006	13.44
3-person household	0	0.00	174	1.18	16,751	1.71
4-person household	0	0.00	84	0.57	7,299	0.74
5-person household	0	0.00	0	0.00	2,077	0.21
6-person household	0	0.00	0	0.00	827	0.08
7-or-more person household	0	0.00	0	0.00	379	0.04
Total households	1,150		53,648		3,195,014	

Source: 2012-2016 American Community Survey Estimates

RACE

In the 2012-2016 American Community Survey Five-Year Estimates, Green Township's population that was "White Alone" was higher than the County's (96% vs 93.2%) and much higher than that of the State (68.1%). All other race categories, besides "Some Other Race Alone" at 3.1%, fell below 1 percent of the population in Green Township. 9.8% of the Township reported Hispanic or Latino ethnicity of any race, higher than the County at 7.2% but much lower than the State's percentage at 19.3%.

RACE	NJ	%	SC	%	GT	%
Total Population	8,915,456	100.0	144,694	100.0	3,524	100.0
One Race	8,689,743	97.5	142,466	98.5	3,507	99.5
White	6,075,710	68.1	134,806	93.2	3,383	96.0
Black or African American	1,207,221	13.5	3,056	2.1	9	0.3
American Indian and Alaska Native	18,470	0.2	73	0.1	0	0.0
Asian	819,208	9.2	2,748	1.9	6	0.2
Native Hawaiian and Other Pacific Islander	2,811	0.0	24	0.0	0	0.0
Some Other Race	566,323	6.4	1,759	1.2	109	3.1
Two or More Races	225,713	2.5	2,228	1.5	17	0.5
Hispanic or Latino of any race	1,719,831	19.3	10,480	7.2	344	9.8

Source: 2012-2016 American Community Survey Estimates

EMPLOYMENT

In order to more fully understand Green Township's housing needs, it is important to analyze the municipality's employment characteristics. Green has 2,751 people age 16 years or older according to 2012-2016 American Community Survey 5-Year Estimates. Of these, 2,010 are in the labor force, 1,877 are employed and 133 unemployed, for an unemployment rate of 6.6%. The unemployment rate for Green is slightly lower than those of Sussex County (7.2%) and New Jersey (7.9%). Notably, Green Township's share of self-employed workers (10.9%) was well over that of the County (6.4%) and more than double that of the State (4.7%).

The data table below illustrates employment characteristics for Green residents for the most recent year of data available as measured by the 2012-2016 American Community Survey. The median income for an individual worker in 2016 was \$53,389 according to these estimates.

EMPLOYMENT STATUS	NJ	%	SC	%	GT	%
Population 16 Years and Over	7,143,654	100.0	117,941	100.0	2,751	100.0
In Labor Force	4,699,613	65.8	81,515	69.1	2,010	73.1
In Armed Forces	8,124	0.1	61	0.1	0	0.0
Civilian	4,691,489	65.7	81,454	69.1	2,010	73.1
Employed	4,322,619	60.5	75,589	64.1	1,877	68.2
Self-employed	203,601	4.7	4,803	6.4	205	10.9
Unemployed	368,870	7.9	5,865	7.2	133	6.6
Not in Labor Force	2,444,041	34.2	36,426	30.9	741	26.9

Source: 2012-2016 American Community Survey Estimates

Of Green's employed population, the largest percentage of workers (23.8%) are employed in the "educational services, and health care and social assistance" sector. The percentage of employed residents working in other sectors roughly mirrors that of Sussex County and the State as a whole. However, there are two sectors where Green has noticeably higher rates of employment than the rest of the State: "agriculture, forestry, fishing and hunting, and mining" and "manufacturing". These figures are augmented by Green's relatively small population.

EMPLOYMENT BY TRADE	NJ	%	SC	%	GT	%
Employed Civilian Population 16 Years and Over	4,322,619	100.0	75,589	100.0	1,877	100.0
Agriculture, Forestry, Fishing and Hunting, and Mining	13,631	0.3	756	1.0	42	2.2
Construction	246,350	5.7	5,957	7.9	123	6.6
Manufacturing	359,514	8.3	7,267	9.6	271	14.4
Wholesale Trade	147,187	3.4	2,535	3.4	88	4.7
Retail Trade	485,953	11.2	9,453	12.5	169	9.0
Transportation and Warehousing, and Utilities	253,165	5.9	3,490	4.6	77	4.1
Information	120,999	2.8	1,942	2.6	39	2.1
Finance and Insurance, and Real Estate and Rental and Leasing	368,100	8.5	5,470	7.2	124	6.6
Professional, Scientific, and Management, and Administrative and Waste Management Services	567,334	13.1	9,194	12.2	247	13.2
Educational Services, and Health Care and Social Assistance	1,027,506	23.8	16,941	22.4	446	23.8
Arts, Entertainment, and Recreation, and Accommodation and Food Services	361,602	8.4	5,703	7.5	99	5.3
Other Services, Except Public Administration	192,426	4.5	3,435	4.5	88	4.7
Public Administration	178,852	4.1	3,446	4.6	64	3.4

Source: 2012-2016 American Community Survey Estimates

There are very few employers headquartered in Green Township. Data from the New Jersey Department of Labor and Workforce Development Office of Research and Information, Division of Economic and Demographic Research indicates that in 2017 only thirteen (13) local government and private employers were located in the entire municipality. However, this information does not list non-profit or tax-exempt employers, persons who are self-employed, or companies located in the Township but headquartered elsewhere. The Township does have a couple of small non-profit employers, such as churches, schools, and retreat centers. Other employers in the Township outside of the State's information are included in the table below the database results.

MAJOR EMPLOYER	Sector	Industry
Green Township (Municipal Building)	Local Government	Executive & Legislative Offices Combined
Green Township Board of Education	Local Government	Elementary and Secondary Schools
Bob Viersma and Sons, LLC	Private	Residential Site Preparation Contractors
Contemporary Pools and Spas, Ltd.	Private	All Other Residential Trade Contractors
East Coast Equine Veterinary Services	Private	Veterinary Services
Gang and Associates, LLC	Private	Offices of Lawyers
Green Apple Academy Pre-School	Private	Child Day Care Services
Green Valley Foods, Inc.	Private	Dairy Product Merchant Wholesalers
Hudson Black, Inc.	Private	Commercial Building Construction
Lombardo Excavating, Inc.	Private	Residential Site Preparation Contractors
Marcomet.com	Private	Computer Systems Design Services
Pub 517, Inc.	Private	Drinking Places (Alcoholic Beverages)
Tranquility Veterinary Clinic	Private	Veterinary Services
Source: NJ Department of Labor and Workforce Development Office of Research and Information, Division of Economic and Demographic Research		
OTHER EMPLOYERS	Sector	Industry
Equine Tranquility Wellness Center	Non-Profit	Equine-Assisted Activities and Therapies
Tranquil Valley Retreat Center	Tax-Exempt	Recreational and Vacation Camps
Tranquility Adventist School	Tax-Exempt	Elementary and Secondary Schools
Airside Sheetmetal	Private	Sheet Metal Work Manufacturing
Cahill's Farm	Private	Farm
Crossed Keys Estate	Private	Wedding Venue
Doggone Farm	Private	Pet Care (except Veterinary) Services
Furlyn Farm and Stables	Private	Sports and Recreation Instruction
Gardens of the World	Private	Nursery, Garden & Farm Supply Stores
The Great Divide Campground	Private	Recreational and Vacation Camps
Green Dog Inn	Private	Pet Care (except Veterinary) Services
Green Hill Title LLC	Private	Title Abstract and Settlement Offices
Greendell Dressage	Private	Sports and Recreation Instruction
Ja-Bar Silicone Corporation	Private	Gaskets, Packings, and Sealing Devices
NVE Pharmaceuticals	Private	Pharmaceutical Preparation Manufacturing
Pittenger Farm	Private	Farm
Serenity Now Hair Salon	Private	Beauty Salons
Sutherland Packaging	Private	Display Manufacturing
Tab Microfilm Services, Inc.	Private	Data Processing and Related Services
Take Me There Transportation Service	Private	Limousine Service
Technodiamant USA, Inc.	Private	Machine Tool Manufacturing
Tranquility Farms	Private	Farm
Tranquility Liquors	Private	Beer, Wine, and Liquor Stores
Tranquility Store	Private	Limited-Service Restaurants

COMMUTING

The majority of Green Township commuters (77.3%) drove alone to work, while some carpooled (4.3%) and a small number (2.1%) took public transportation to work. Just over half of a percent of the workforce either walked or biked to work. A relatively large share of Green Township residents worked from home (14.9%). This is significantly higher than statewide (4.1%) and nearly triple the percentage of workers in Sussex County (5.3%). This could be attributed to the County's lack of major employers and distance from major employment centers, but could also be attributed to the large percentage of persons in Green Township who are self-employed, as noted above.

MEANS OF TRANSPORTATION TO WORK	NJ	%	SC	%	GT	%
Workers 16 Years and Over	4,233,592	100.0	73,922	100.0	1,852	100.0
Car, Truck, or Van	3,377,963	79.8	67,116	90.8	1,510	81.5
Drove Alone	3,035,507	71.7	62,401	84.4	1,431	77.3
Carpooled	342,456	8.1	4,715	6.4	79	4.3
Public Transportation (Includes Taxicab)	484,548	11.4	1,328	1.8	38	2.1
Motorcycle	2,347	0.1	73	0.1	0	0.0
Bicycle	14,185	0.3	93	0.1	12	0.6
Walked	127,655	3.0	922	1.2	12	0.6
Other Means	51,835	1.2	495	0.7	4	0.2
Worked At Home	175,059	4.1	3,895	5.3	276	14.9

Source: 2012-2016 American Community Survey Estimates

Longer commutes could be due to a lack of major employers within Green Township, as noted above, as well as the distance from Green Township to major employment centers such as Morristown and the New York City metropolitan area. In fact, over half of the Township's workers, or 50.3 percent of those surveyed, stated that they commuted to jobs outside the County and an additional 7.1 percent commuted to jobs outside the State.

PLACE OF WORK	GT	%
Total Workers 16 Years and Over	1,852	100.0
Worked in state of residence	1,721	92.9
Worked in county of residence	789	42.6
Worked outside county of residence	932	50.3
Worked outside state of residence	131	7.1

Source: 2012-2016 American Community Survey Estimates

As illustrated in the data table below, workers in Green Township spend an average of 36.6 minutes traveling to work. This is slightly lower than the Sussex County average of 38.0 minutes and above 15 percent higher than the State average of 31.2 minutes. In addition, nearly a quarter of commuters, 22.2 percent, commute more than an hour each way to work.

TRAVEL TIME TO WORK	NJ	%	SC	%	GT	%
Workers 16 Years and Over	4,233,592	100.0	73,922	100.0	1,852	100.0
Did Not Work At Home	4,058,533	95.9	70,027	94.7	1,576	85.1
Less than 10 Minutes	405,962	9.6	6,911	9.3	97	5.2
10 to 19 Minutes	1,000,709	23.6	13,239	17.9	359	19.4
20 to 29 Minutes	780,454	18.4	10,254	13.9	367	19.8
30 to 39 Minutes	661,601	15.6	9,245	12.5	137	7.4
40 to 59 Minutes	590,337	13.9	12,578	17.0	205	11.1
60 to 89 Minutes	419,520	9.9	12,581	17.0	300	16.2
90 or More Minutes	199,950	4.7	5,219	7.1	111	6.0
Worked At Home	175,059	4.1	3,895	5.3	276	14.9

Source: 2012-2016 American Community Survey Estimates

EDUCATION

All of Green Township's civilian population 16 to 19 years old was enrolled in high school or a high school graduate. Meanwhile, the County and State had similar dropout rates at 2.6 and 2.7 percent respectively. Green also had a much higher percentage of the population aged 3 or older enrolled in school, 5 and 6 percentage points higher than the State and County. 88.9% of the Township enrolled population was in public school, again higher than the County (82.7%) and State (81.1%). Students enrolled in college or graduate school, either public or private, constituted 21% of Green's enrolled population, a slightly lower figure than the County and State.

ENROLLMENT AND DROPOUT RATES	NJ	%	SC	%	GT	%
Civilian Population 16 to 19 Years	460,959	100.0	7,824	100.0	242	100.0
Not High School Graduate, Not Enrolled (Dropped Out)	12,329	2.7	207	2.6	0	0.0
High School Graduate, or Enrolled (in School)	448,630	97.3	7,617	97.4	242	100.0
Population 3 Years and Over	8,606,536	100.0	140,766	100.0	3,434	100.0
Enrolled in School	2,267,652	26.3	35,300	25.1	1,067	31.1
Not Enrolled in School	6,338,884	73.7	105,466	74.9	2,367	68.9

Source: 2012-2016 American Community Survey Estimates

LEVEL OF SCHOOL BY TYPE	NJ	%	SC	%	GT	%
Enrolled Population 3 Years and Over	2,267,652	100.0	35,300	100.0	1,067	100.0
Public School	1,839,268	81.1	29,189	82.7	949	88.9
Pre-School	89,957	4.0	887	2.5	18	1.7
K-8	901,932	39.8	14,373	40.7	495	46.4
9-12	425,892	18.8	7,798	22.1	264	24.7
College/Graduate School	421,487	18.6	6,131	17.4	172	16.1
Private School	428,384	18.9	6,111	17.3	118	11.1
Pre-School	80,407	3.5	1,545	4.4	10	0.9
K-8	110,171	4.9	1,533	4.3	37	3.5
9-12	56,477	2.5	1,003	2.8	19	1.8
College/Graduate School	181,329	8.0	2,030	5.8	52	4.9

Source: 2012-2016 American Community Survey Estimates

According to the State of New Jersey Department of Education enrollment data, the number of students enrolled in the Green Township School District (kindergarten through 8th grade) has steadily decreased over the last ten years, down almost 100 pupils from the 2007-08 school year.

School Year	GREEN TOWNSHIP SCHOOL DISTRICT ENROLLMENT	% CHANGE
2007-08	525	
2008-09	499	-5.0
2009-10	491	-1.6
2010-11	491	0.0
2011-12	475	-3.3
2012-13	485	2.1
2013-14	480	-1.0
2014-15	470	-2.1
2015-16	461	-1.9
2016-17	428	-7.2
2017-18	432	0.9

Source: New Jersey Department of Education

The enrollment drop could be due to a number of factors, including loss of young families, an aging population, population loss, or parents sending their children to private schools, regional schools, or homeschooling their children. According to the American Community Survey's estimates over the last decade for Green Township residents in grades K through 8, the issue does not seem to be a greater share of private school students, which has in fact gone down, most noticeably in kindergarten enrollment.

PRIVATE ENROLLMENT K-8			KINDERGARTEN		GRADES 1-4		GRADES 5-8	
Year	Total	% of Total	#	% of K	#	% of 1-4	#	% of 5-8
2009	84	13.9	12	66.7	36	10.7	36	14.3
2010	89	14.7	15	57.7	38	11.3	36	14.8
2011	46	8.3	9	25.7	8	2.6	29	13.9
2012	35	6.8	9	20.9	0	0.0	26	13.5
2013	27	5.4	0	0.0	0	0.0	27	14.6
2014	24	6.6	0	0.0	0	0.0	24	13.9
2015	41	8.1	4	6.2	16	8.1	21	8.6
2016	37	7.0	5	7.1	22	10.0	10	4.1

Source: American Community Survey 5-Year Estimates

HEALTH INSURANCE AND POVERTY

According to the 2016 American Community Survey 5-Year Estimates, Green Township residents, regardless of age group, had health insurance coverage at a slightly higher rate than the County and State. The vast majority of residents under 18 years old had private health care (95.2%). In both the State and County, higher percentages of young residents had public health care. For the Township, County, and State, residents 18 to 34 years old had the lowest rate of health insurance coverage while residents 65 and older had the highest, the latter primarily obtaining public health coverage. 100% of Township residents 65 and older were covered by insurance, and there were similar percentages of public versus private insurance across all three geographies in this age range.

HEALTH INSURANCE BY AGE	NJ	%	SC	%	GT	%
Under 18	2,005,654	100.0	30,981	100.0	908	100.0
No Health Insurance Coverage	90,246	4.5	1,239	4.0	20	2.2
With Health Insurance Coverage	1,915,408	95.5	29,742	96.0	888	97.8
Public Health Coverage	574,914	28.7	4,890	15.8	24	2.6
Private Health Insurance	1,340,494	66.8	24,852	80.2	864	95.2
18 to 34	1,909,643	100.0	26,293	100.0	630	100.0
No Health Insurance Coverage	369,916	19.4	3,438	13.1	58	9.2
With Health Insurance Coverage	1,539,727	80.6	22,855	86.9	572	90.8
Public Health Coverage	229,529	12.0	2,308	8.8	15	2.4
Private Health Insurance	1,310,198	68.6	20,547	78.1	557	88.4
35 to 64	3,619,923	100.0	65,518	100.0	1,578	100.0
No Health Insurance Coverage	460,384	12.7	5,497	8.4	30	1.9
With Health Insurance Coverage	3,159,539	87.3	60,021	91.6	1,548	98.1
Public Health Coverage	393,969	10.9	5,186	7.9	67	4.2
Private Health Insurance	2,765,570	76.4	54,835	83.7	1,481	93.9
65 years and over	1,272,679	100.0	20,692	100.0	408	100.0
No Health Insurance Coverage	18,420	1.5	132	0.6	0	0.0
With Health Insurance Coverage	1,254,259	98.5	20,560	99.4	408	100.0
Public Health Coverage	1,005,945	79.0	16,712	80.8	332	81.4
Private Health Insurance	248,314	19.5	3,848	18.6	76	18.6

Source: 2012-2016 American Community Survey Estimates

For the 908 Green Township residents under 18 for whom poverty status is determined, only 6 (0.7%) were below the poverty line. This contrasts with the County (7.1%) and State (15.6%) where greater proportions of children were living in poverty. The estimates place 50 Green Township adults 18 to 64 below the poverty level, still less than half the rate of the County and less than a quarter the rate of the State. The poverty rate for seniors in the Township was also lower than County or State standards.

POVERTY STATUS	NJ*	Below level	%	SC*	Below level	%	GT*	Below level	%
Under 18	1,986,873	310,580	15.6	30,782	2,186	7.1	908	6	0.7
18 to 64	5,479,506	535,722	9.8	91,867	5,203	5.7	2,208	50	2.3
65 years and over	1,272,679	103,039	8.1	20,692	969	4.7	408	5	1.2

Source: 2012-2016 American Community Survey Estimates

*Population for whom poverty status is determined. Poverty status is not determined for residents living in prisons, nursing homes, college dormitories, military barracks, etc.

HOUSING AND VACANCY

There were 1,248 housing units in Green Township in 2016, 92.1% of which were occupied. 96.9% of occupied units were owner-occupied, and the remaining 3.1% were renter-occupied. This figure is nearly six times smaller than the County share of renter-occupied housing units, which is in turn about half of the State percentage of renters. Sussex County's vacancy rate was about three percentage points higher than the State's, while Green Township's vacancy rate was three percentage points lower than the State's. According to Esri ArcGIS Business Analyst, 49.4% of the Township's housing units were valued between \$300,000 and \$750,000 in 2018. Esri estimates the median home value in the Township to be \$431,624, and projects this to grow to \$470,293 by 2023.

HOUSING STATUS	NJ	%	SC	%	GT	%
Total housing units	3,586,442	100.0	62,236	100.0	1,248	100.0
Occupied	3,195,014	89.1	53,648	86.2	1,150	92.1
Owner-occupied	2,047,794	64.1	44,474	82.9	1,114	96.9
Renter-occupied	1,147,220	35.9	9,174	17.1	36	3.1
Vacant	391,428	10.9	8,588	13.8	98	7.9

Source: 2012-2016 American Community Survey Estimates

An assessment of vacant housing units in Green Township from the decennial Census and American Community Survey 5-Year Estimates shows the vacancy rate steadily climbing, while the share of those vacant units in "seasonal, recreational, or occasional use" increased from 2000 to 2010 but has since plateaued and is beginning to decline. This data would suggest that there are increasing numbers of surplus housing units in Green Township.

VACANCY	Total housing units	Vacant	%	Seasonal	%
2000	1,069	23	2.2	5	21.7
2009	1,180	41	3.5	17	41.5
2010	1,251	70	5.6	21	30.0
2011	1,236	52	4.2	32	61.5
2012	1,223	65	5.3	31	47.7
2013	1,232	57	4.6	15	26.3
2014	1,274	84	6.6	31	36.9
2015	1,218	80	6.6	20	25.0
2016	1,248	98	7.9	17	17.3

Sources: 2000 and 2010 US Census, American Community Survey 5-Year Estimates

In a full breakdown of vacancy status, units were mostly seasonal, sold but not yet occupied, or classified as "Other vacant". According to the American Community Survey 5-Year Estimates, the latter represents a growing proportion of the Township's vacant units. These units might be considered those that are 'purely' vacant, having no tenant, owner, or partial owner at any time of the year.

VACANCY STATUS	For rent	Rented, not occupied	For sale only	Sold, not occupied	Seasonal	For migrant workers	Other vacant
2000	3	6	6	N/A*	5	0	3
2009	0	0	24	0	17	0	0
2010	2	3	16	8	21	0	20
2011	0	0	20	0	32	0	0
2012	0	0	19	15	31	0	0
2013	0	0	0	20	15	0	22
2014	0	0	0	18	31	0	35
2015	0	0	0	19	20	0	41
2016	0	0	0	17	17	0	64

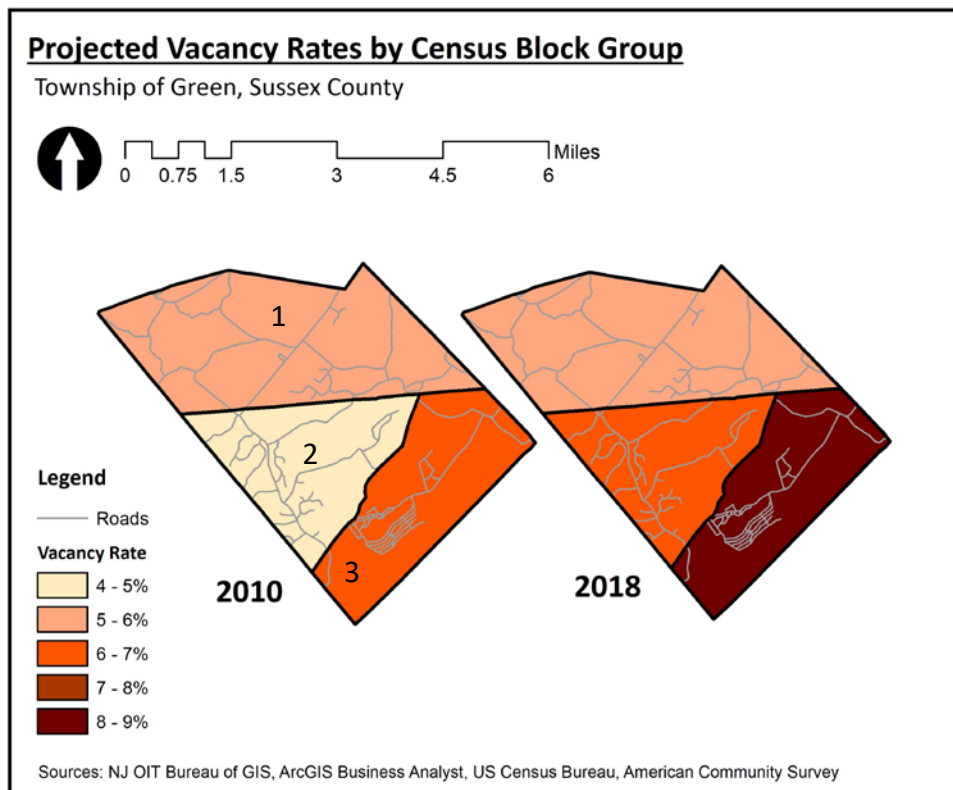
Sources: US Census, American Community Survey 5-Year Estimates

*The 2000 US Census combined units that were rented or sold but not occupied into one data point. The combined total for Green Township in 2000 was 6 units.

ArcGIS Business Analyst projects further increases in vacancy rates by census block group in 2018. These increases are especially prominent in the southeastern portion of the Township near Lake Tranquility and Allamuchy State Park. (The data for total housing units in the following maps come from the 2010 Decennial Census for the 2010 vacancy rate, and the 2012-2016 American Community Survey 5-Year Estimates for the 2018 vacancy rate.)

VACANCY RATE PROJECTION	Block Group 1	Block Group 2	Block Group 3
2010	5.06%	4.79%	6.67%
2018	5.15%	6.67%	8.85%

Source: ArcGIS Business Analyst



TRINCA AIRPORT

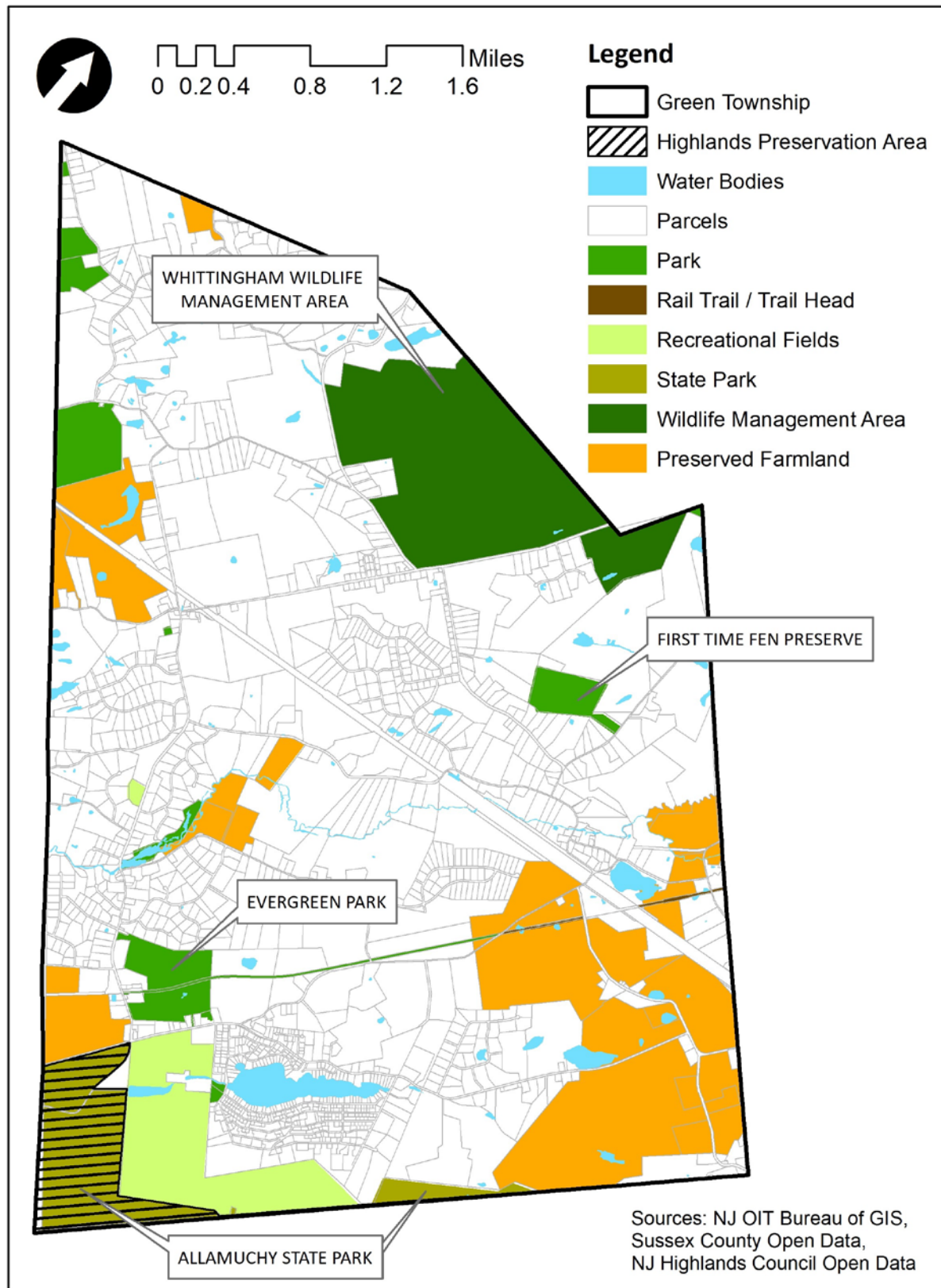
The Township is exploring options for potential changes to the area in and around Trinca Airport, subject to the regulations of N.J.C.A. 16:62 as long as the airport is in operation (see Appendix A for a list of permitted uses and height restrictions in Airport Safety Zones). In a recent 'Request for Expressions of Interest,' the Township asked potential developers to provide "conceptual projects for the airport parcel and/or surrounding parcels...that would fit the Township's rural character, provide ratables or increase airport viability and generally benefit the community as a whole."

OPEN SPACE AND RECREATION

Green Township was the first municipality in Sussex County to establish a municipal open space trust fund, overwhelmingly approved by voters in a ballot referendum in 1997. The fund can be utilized to acquire vacant land for the purpose of preserving open space, recreation, farmland preservation, and/or historic preservation. In 2017, voters approved a revision of the trust fund ordinance to allow up to 30% of fund monies to be used for construction and maintenance costs on open space properties. The Township updated its Open Space and Recreation Master Plan Element in 2009, with the goals of preserving existing farmland, developing wildlife corridors and other regional efforts, expanding recreational opportunities, protecting environmentally sensitive lands, and preserving the rural and scenic character of the Township. Green Township's petition for Highlands Plan Conformance in its Preservation Area, a 281-acre section of Allamuchy State Park, was approved with no conditions in 2011. Because these lands were entirely state-owned, and Plan Conformance would have no bearing on the municipal master plan or development ordinances, most requirements for approval were waived. This Plan Conformance does not apply to the remainder of the Township in the Highlands Planning Area.

Preserved Open Space and Farmland

Township of Green, Sussex County



- 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.**

MASTER PLAN CHANGES

1. Statement on smart growth in Land Use Element

The New Jersey state legislature passed P.L. 2017, c.275, a law requiring the land use element of a municipal master plan to include a statement of strategy concerning smart growth, including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability. The law took effect on January 8, 2018. This statement is included in the updated Master Plan Goals and Objectives below.

2. Stormwater Management Plan

Changes to the State requirements regarding municipal stormwater management plans are anticipated within the next year. When the New Jersey Department of Environmental Protection announces these changes, Green Township should review and revise its Stormwater Management Plan to reflect State standards.

3. Airport Safety Zones in Land Use Element

Pursuant to N.J.S.A. 40:55D-28(b)(2), the Land Use Element of the Township's Master Plan must show the "existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the 'Air Safety and Zoning Act of 1983,' P.L. 1983, c. 260 (C.6:1-80 et al.)". A map of Trinca Airport's airport safety zones is provided in Appendix A.

4. Updated Master Plan Goals and Objectives:

1. Avoiding adverse impacts on the local environment and adopting planning and zoning measures that will protect sensitive wetlands, steep slopes, potable ground water supply, and flood prone areas.
2. Preserving to the greatest degree possible the established character and physical amenities of the Township through careful land use planning.
3. Recognizing and planning for the needs of local residents through the study of demographic conditions.
4. Providing adequate housing facilities meeting minimum standards of health and safety to satisfy the needs of all income groups, especially low and moderate-income households.
5. Establishing an adequate system of roads and providing for the safe and efficient movement of traffic through and throughout the Township.

6. Providing for the physical and mental health of local residents by establishing ample recreational outlets and an adequate system of parks, recreation areas, and open spaces.
7. Preserving the local heritage by protecting farmland and historic landmarks for the cultural benefit of present and future generations.
8. Establishing planning policies which will help achieve efficient, economical, and high quality public education.
9. Guaranteeing an adequate system of community facilities and services, including water supply, police, fire, and other public safety services, community buildings, public works, and the like.
10. Maintaining constant vigilance over regional planning activities, especially those at the State and County levels, in terms of their potential impact on local planning and development.
11. Coordinating local planning efforts with those of neighboring municipalities in order to achieve a maximum degree of compatibility especially along common municipal boundaries.
12. Creating a planning and development environment that will promote fiscally sound municipal government affordable to all residents.
13. Preserving existing affordable housing and establishing criteria for the provision of additional units, maintaining Township standards on development while concurrently meeting standards required to provide reasonable opportunities for low and moderate income households.
14. Encouraging municipal policies and development that considers smart growth strategies including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

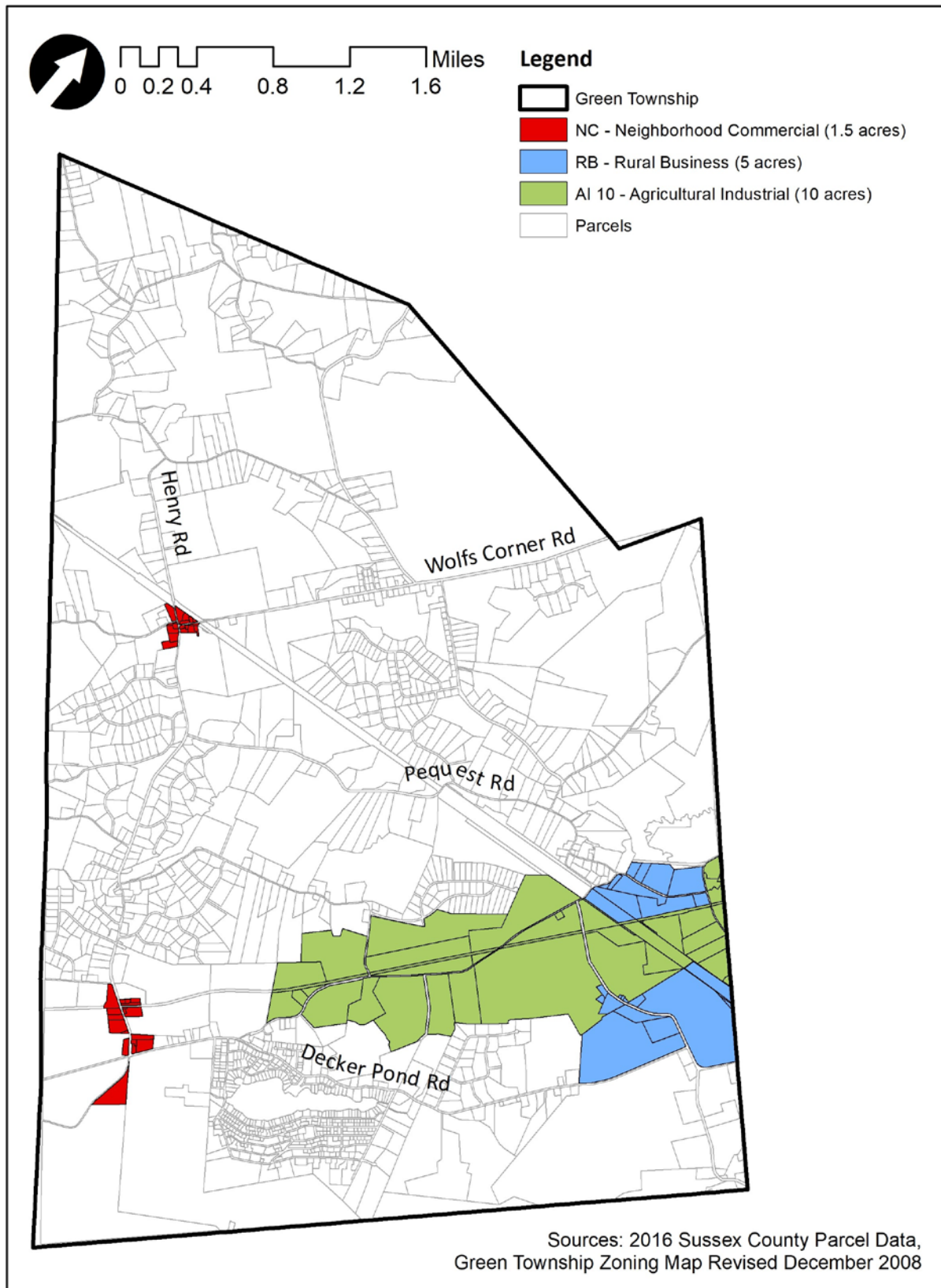
4. Expansion of commercial zones

Green Township conducted a review of potential areas to expand its non-residential zones to accommodate future commercial development. The existing zones are nearing build-out and many parcels are preserved for farmland or open space. The following maps show the existing commercial zones and proposed expansions, additions, and adjustments to the Township's zoning. All proposed commercial zone expansions, with the exception of an NC Neighborhood Commercial expansion in the AI-10 Agricultural Industrial Zone, are for parcels currently zoned AR 5/2 Agricultural Residential, by far the Township's largest zone.

In addition to expanding the existing commercial zones, the Township should review properties in its northeastern portion, near Andover Township between the Whittingham Wildlife Management Area and the First Time Fen Preserve, for potential rezoning as a Commercial Recreation Zone. The new zone would promote low-intensity, passive outdoor recreation in harmony with the surrounding natural environment. Permitted uses in this zone could include campgrounds, mountain bike tracks, ropes courses, etc. To allow for existing residential and agricultural uses to continue, the Commercial Recreation Zone should be an overlay over the existing AR 5/2 zoning.

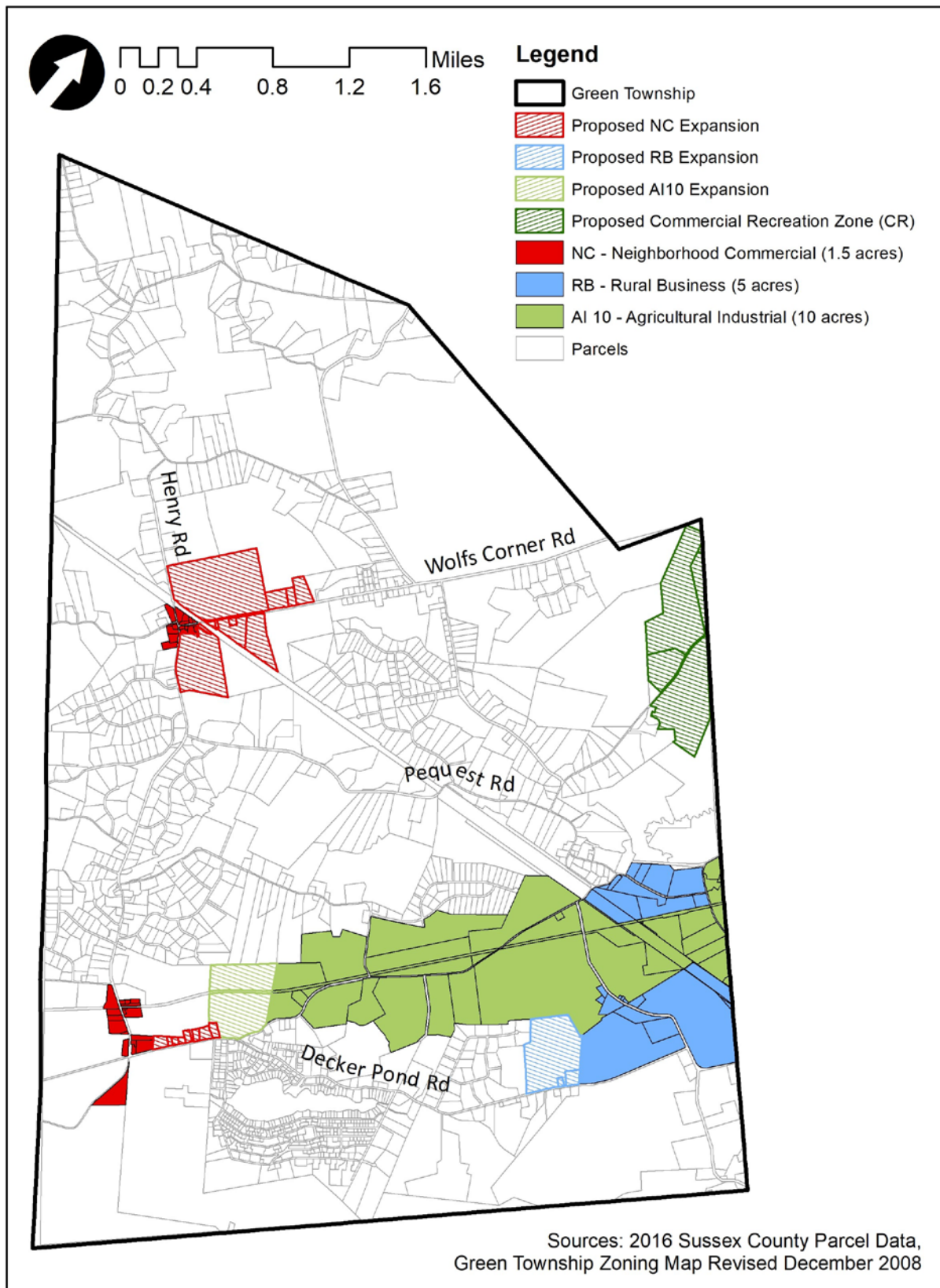
Existing Commercial Zones

Township of Green, Sussex County



Proposed Expansion of Commercial Zones

Township of Green, Sussex County



ORDINANCE CHANGES

1. Ordinance to reflect commercial zone district changes in Master Plan

The expansion of the Township's commercial zones and the addition of a Commercial Recreation zone should be reflected in a new ordinance, so that each parcel affected is governed by its new zone.

2. Ordinance to remove public and private schools and hospitals from the conditional uses of residential zones

These uses would still be allowed as conditional uses in the newly expanded commercial zones, with the exception of the NC Neighborhood Commercial Zone.

3. Ordinance to further regulate the construction/operation/permitting of greenhouses

The Township should consider a limit to the size, scale, and location (both within a lot and in relation to neighboring lots) of greenhouse development in the Town to determine what constitutes a threat to public health, safety, and welfare. In anticipation of the expected legalization of the growth, distribution, and use of recreational marijuana, the Township should prepare an ordinance to regulate marijuana greenhouse operations.

4. Ordinance to further regulate illuminated signage

This report recommends adding the following language to 30-83.1(f) of the Township Code regarding illuminated signs: "Signs advertising a business must not be illuminated outside of that business's hours of operation." This section should also include a prohibition of internally-lit signage in all new site plan applications.

5. Ordinance to enhance landscaping and property maintenance requirements

The Township should consider an addition to its ordinance chapter on property maintenance that all landscaping approved on an approved site plan must be maintained as approved, and replaced if any plant within the landscaping plan dies. This ordinance should also require the planting of native species and prohibit non-native, noxious, and/or invasive species. The New Jersey Department of Environmental Protection has identified 29 invasive nonindigenous species in the State, detailed in its report, "An Overview of Nonindigenous Plant Species in New Jersey."

6. Ordinance to update bonding procedure

The Township should update its ordinances regarding bonding procedures to reflect the recent changes to N.J.S.A. 40:55D-53.

7. Ordinance to require public notice for permit application hearings under 70(a) and 70(b) of the Municipal Land Use Law (MLUL)

This ordinance would require that public notice be given for all hearings under 70(a) and 70(b) of the MLUL, with the exception of minor site plans and subdivisions and/or applications not requiring a variance, in which an applicant appeals an administrative decision or requests interpretation of the zoning map or ordinance.

8. Ordinance to update Section 30-74 of the Township Code on airport safety zones

The Township should consider adding visual aids including a safety zone map and height restriction methodology guides, similar to those provided in Appendix A, to its chapter “Air Safety and Hazardous Zoning for the Area Adjacent to Trinca Airport” in the Township Code.

9. Ordinance to enhance design standards of telecommunication towers

The Township Code currently allows wireless communication towers to “maintain a galvanized steel finish” or “be painted a neutral color so as to reduce visual obtrusiveness.” This report recommends that wireless communication towers be limited to a neutral color paint.

10. Ordinance to enhance the regulations of Chapter XIV Vacant and Abandoned Properties

Due to the higher projected vacancy rates discussed in Section C, the Township should review and if necessary revise the regulations, fees, and stipulations of its ordinance chapter on Vacant and Abandoned Properties, and what is available for regulation under the State’s Abandoned Properties Rehabilitation Act, to enhance its enforcement and effectiveness.

11. Ordinance to provide clearer definitions of “structures” and “buildings” within the Township

The Township should consider changing its Land Use Regulations definitions of a “building” and a “structure” to include that a permanent structure would also be defined as a building. In *The Complete Illustrated Book of Development Definitions*, Harvey S. Moskowitz and Carl G. Lindbloom include that a building must be “intended for use in one place.” The Township should consider updating its definitions to include this clause, in which case any transportable or temporary structure would not be considered a building, and would be permitted as an accessory structure incidental to the principal building, lot, or land’s use.

12. Ordinance to establish a lifespan for approvals

Under the Township Zoning Ordinance, variances are valid for one year. There is no expiration in the Ordinance for other approvals. Under the Municipal Land Use Law (MLUL), applicants are protected (generally for three years after preliminary approval and two years after final approval) against a change in the contents of the zoning ordinance. However, the approval itself is valid indefinitely in the absence of a zoning change or is valid subject to those changes. The MLUL does not confer perpetual life upon approvals, and thereby grants municipalities the power to establish a time limit on the validity of approvals, but local laws cannot be shorter than the zoning change protections or conflict in any other way with MLUL provisions. The Township should consider establishing a set “lifespan” for the validity of land use approvals, including preliminary and final major subdivisions and site plans, minor subdivisions and site plans, and any variances associated with a site plan or subdivision approval. A lifespan for approvals of just over three years for preliminary and just over two years for final would comply with the MLUL.

- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c.79 (C.40A:12A-1 et al.) 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.**

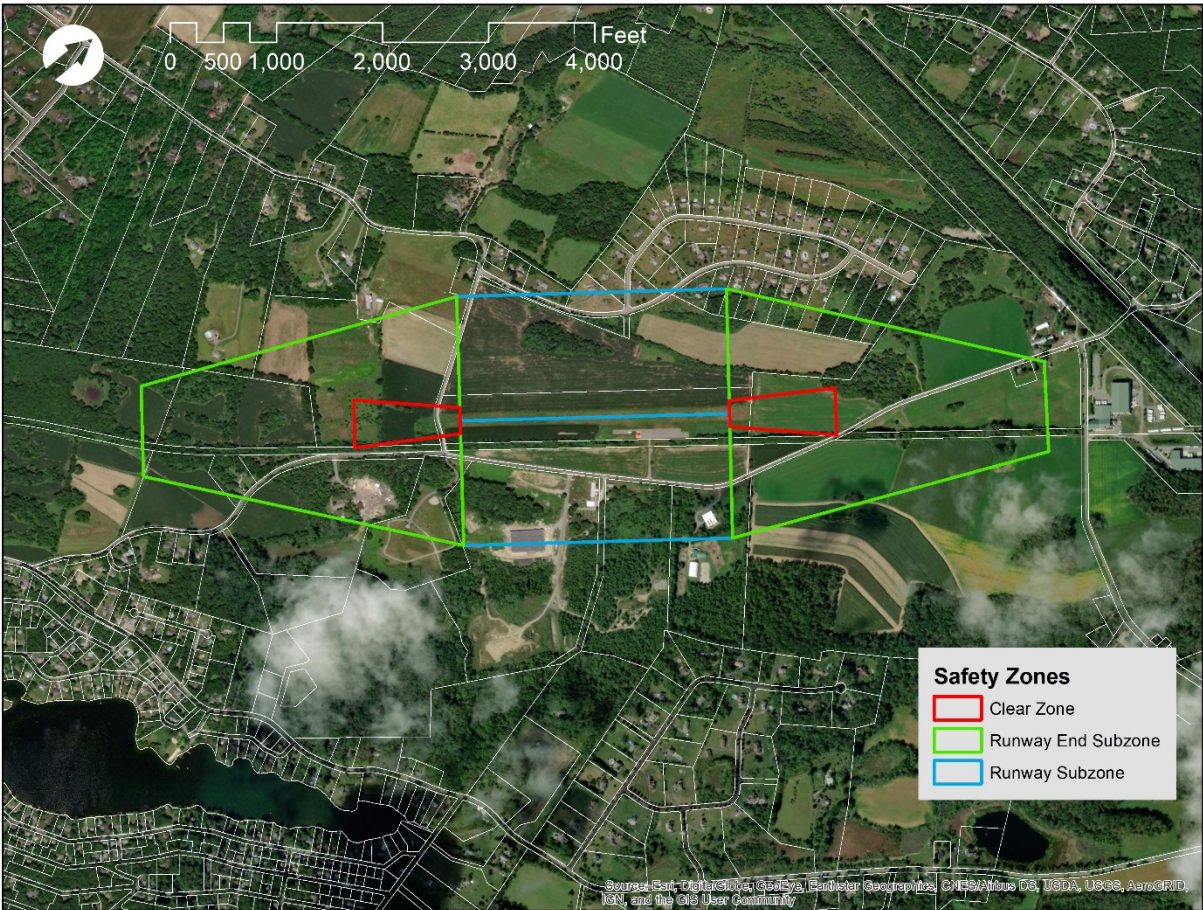
No changes are recommended to the Land Use Plan Element of the Township Master Plan or to the local development regulations to effectuate any redevelopment plans at this time.

APPENDIX A: Airport Safety Zones

Figure 1: Trinca Airport parcels



Figure 2: Airport Safety Zones



Permitted uses (from N.J.A.C. 16:62-5.1)

(a) Within the safety zones delineated in N.J.A.C. 16:62-3.1, each municipality shall implement under N.J.A.C. 16:62-2.1, ordinances which implement the following standards for land use around airports. Prohibited land uses are specifically prohibited without the written approval of the Commissioner. Prohibited land uses may be allowed by the Commissioner on airport property when they are determined necessary by the Director for air commerce purposes or for the operation of the airport and its vendors directly serving air commerce needs. An example of this is a flight school.

1. Permitted land uses:

- i. Residential-single family dwelling units which are situated on a lot at least three acres in size and not located in a CLEAR ZONE. Residential zoning is permitted in the CLEAR ZONE as long as all dwellings are physically located outside of the CLEAR ZONE;
- ii. Airpark (minimum lot size of at least three acres which are not located in a CLEAR ZONE);
- iii. Open space;
- iv. Agricultural;
- v. Transportation;
- vi. Airport;
- vii. Commercial (not located in a CLEAR ZONE);
- viii. Industrial (not located in a CLEAR ZONE);

2. Specifically prohibited land uses:

- i. Residential (dwelling units) not situated on a lot of at least three acres in size;
- ii. Planned unit developments and multifamily dwellings;
- iii. Hospitals;
- iv. Schools;
- v. Above ground bulk tank storage of compressed flammable or compressed toxic gases and liquids;
- vi. Within the RUNWAY END SUBZONES only, the above ground bulk tank storage of flammable or toxic gases and liquids;
- vii. Uses that may attract massing birds, including landfills;
- viii. Above grade major utility transmission lines and/or mains.

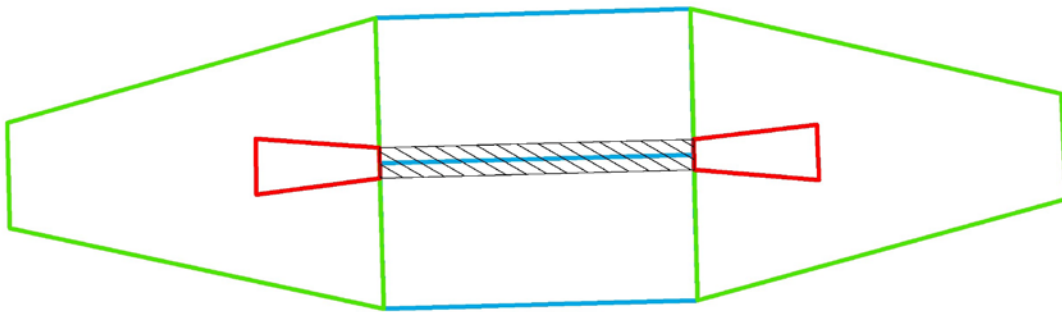
(b) Subject to review by the Director, a municipality may implement land uses substantially similar to those listed as permitted land uses in (a)1i-vi above as long as they are in accord with the intents of this chapter as determined by the Commissioner. A municipality may not, however, implement a land use ordinance or plan which may have the effect of allowing or promoting the establishment of specifically prohibited land uses as determined by the Commissioner. A municipality further may not implement ordinances which would have the effect of preventing routine improvement of an aeronautical facility or airport within the area zoned under this chapter.

(c) Municipalities shall, when developing land use ordinances to conform with the provisions of this chapter, adopt general land use provisions within the ordinance to minimize unwarranted concentrations of persons within Airport Safety Zones, especially along the extended runway centerlines within RUNWAY END SUBZONES.

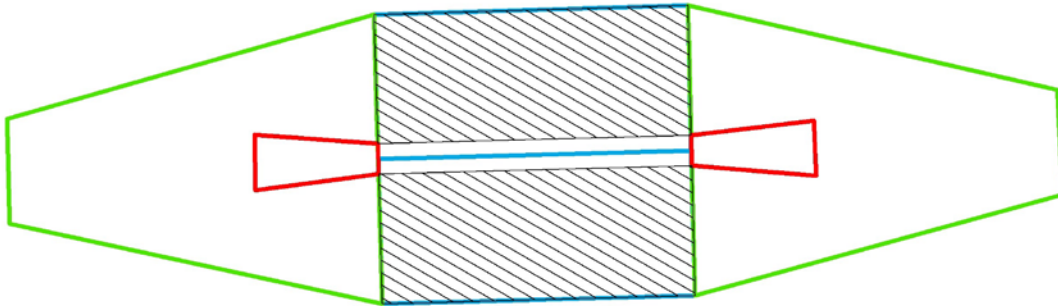
Height restrictions (N.J.A.C. 16:62-4)

1. HEIGHT STANDARDS ELEVATION. The following height restrictions refer to standards measured at the runway horizontal plane elevation, and not the natural grade of the land at a given point in the Airport Safety Zone. The actual developable height at a given point within the Airport Safety Zone may be higher or lower than the maximum permitted height.
2. RUNWAY CENTERLINE. The runway centerline runs the length of the runway. If the runway extends closer than 200 feet to the nearest property or easement line, the runway centerline stops at 200 feet from the property or easement line.
3. HEIGHT ZONES. With the exception of **height zone A** where no development above grade is permitted, the maximum permitted height in each height zone described below rises upward and outward from the runway in a sloping plane. At the furthest reaches of the airport safety zones, the maximum permitted height is 150 feet. Every point in the interior of the airport safety zones (hereafter referred to as the “area in question”) will have a different permitted height depending on its spatial relationship to the runway. The methodology for determining the maximum permitted height in each height zone is described below.

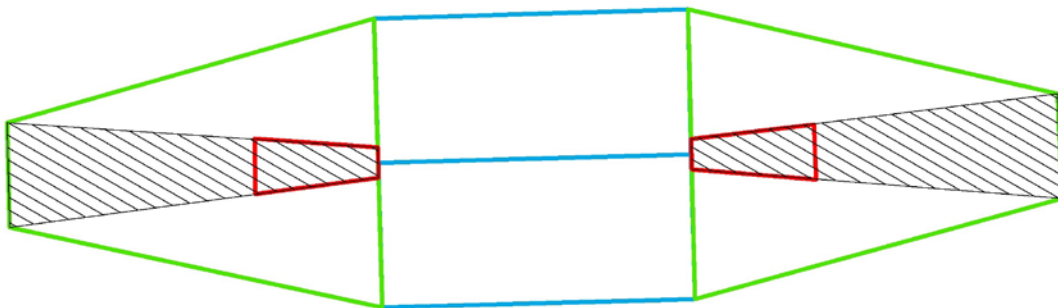
A. Within a rectangle measuring the length of the runway centerline and 250 feet in width (125 feet on either side of the centerline), no development is allowed above the natural grade of the soil except for runway and flight safety equipment.



B. **Height zone B** slopes 1 foot upward for every 7 feet outward from the runway. The maximum permitted height (in feet) at the area in question is the length of the shortest line between the area in question and the closest edge of **height zone A**, divided by 7.



C. **Height zone C** slopes 1 foot upward for every 20 feet outward from the runway. Beginning at the corners of **height zone A**, and extending 3000 feet to the outermost corners of the Runway End Subzone, the maximum permitted height (in feet) at the area in question is the length of the shortest line between the area in question and the closest edge of the Runway Subzone, divided by 20.



- D. The maximum height permitted in **height zone D** is determined through a four-step process.
1. Draw a line between the area in question and the closest corner of **height zone A**.
 2. From the area in question, draw a line perpendicular to the line in **Step 1**, extending in both directions. This line will intersect with the edges of the shaded triangle at two points. The permitted height at these two points is measured in one of the following three ways, depending on the line's point of intersection:
 - Intersects with the Runway Subzone: the point's distance from the closest corner of **height zone A** divided by 7
 - Intersects with the outermost edge of the Runway End Subzone: 150 feet
 - Intersects with the inner edge of the shaded triangle: the point's distance from the closest corner of **height zone A** divided by 20.1
 3. While the maximum permitted heights at these two points are a good estimate for the maximum permitted height at the area in question, the actual maximum permitted height is somewhere in between the two. The maximum permitted heights at these two points constitute two angles of a right-angle triangle. The third angle of the triangle is vertically aligned below the higher of the two heights, and horizontally aligned with the lower of the two heights.
 4. Draw a line upward from the area in question until it meets the hypotenuse of the triangle established in **Step 3**. This line will create a smaller triangle congruent to the triangle established in **Step 3**. The height of the congruent triangle, plus the height of the lower of the two heights established in **Step 2**, is the maximum permitted height at the area in question.

