

Achieving that goal might mean an outdoor music festival, block party or some other Borough sponsored event to celebrate meeting the recycling goal.

- *Clean up Days.* Encouraging local scout troops, faith based groups and others to sponsor municipal clean up days along roadways or in key public areas.
- *Recycle Centers at Parks and Campgrounds.* The Borough could work with park and campground managers to have special containers placed at convenient, well-marked locations that would encourage greater recycling from the tourists, visitors, and part-time residents of the Borough. Making recycling easier will encourage people to recycle.

**4. Information Flyer on Residential and Commercial Sustainability.** An information brochure could be developed and circulated to residents and businesses with practical tips on saving energy, accessing transit, purchasing green products and other ideas on how to save money through sustainable practices.

**5. Foster “Community Building” and Connectivity.** Engaging people, visitors, and businesses in the concept of sustainability is paramount to success. If people feel vested in the idea and excited about it because it can save them money, help promote a cleaner community or provide other benefits, this will ensure that the plan can move forward and will be implemented. Ways to foster this community involvement can include:

- *Welcome Packets.* New packets of information on a Sustainable Woodbine that would be provided to new residents.
- *Information Center.* An information center at the Borough Hall and or the Borough Library that provides similar information. If the Center was established at the Borough (Cape May County) Library, it could be created as the County-wide or region-wide depository for information on green development and sustainability. This would have the added benefit of attracting people to the library and to Woodbine!
- *Green Fair.* A Green Fair that gives people the chance to see green products, environmentally friendly appliances, and meet contractors who specialize in green



*The Cape May Library facility in Woodbine could be the official County depository for green development and sustainability literature.*

products, services and equipment. Hosting a Green Fair is also one of the events that can help obtain Sustainable Jersey Certification for the Borough.

- *School Programs and Partnerships.* Programs that link sustainable practices and goals that the Borough is hoping to achieve with school projects and programs will also help to get people engaged and involved. This is also a Sustainable Jersey Certification option.

**GOAL 5: Conserve Open Spaces and promote Design Alternatives that provide for growth while maintaining the Pinelands character of the community.** Finding ways to bring new development to the community while maintaining the rural, Pinelands character of the town is important if the Borough is to balance growth with the need for ongoing conservation of its natural, cultural and historic environment.

**1. Conserving Key Natural Areas and Protecting Wildlife.** As a Pinelands Town, it is a given that the community is located in a sensitive natural area. People in Woodbine value their Pinelands heritage and have a strong appreciation for their agricultural history and natural resources. Ensuring that the Borough maintains its rural character is an essential component of any sustainability plan element. As shown on Map 7 on Page 27, there are several areas of Woodbine where there are concentrations of endangered species and key natural areas. More can be done to safeguard that heritage without disrupting the potential for economic growth and development.

- *Natural Resource Inventory.* The Master Plan update should include a natural resource inventory that would document concentrations of endangered species, critical habitat and other natural resources that should be protected and that will contribute to the Borough's long-term sustainability as a rural Pinelands Town.
- *Wildlife Corridors and other Protective Measures.* Based on the findings of the Natural Resource Inventory, the Future Land Use Map should be modified to move future development away from critical habitats, important natural areas, and locations that the Borough would like to conserve for the purposes of ecotourism, recreation and other compatible municipal uses. Wildlife corridors that provide migratory ways for wildlife to

*Green Fairs are fun events that can provide residents and businesses with new ideas about the use and purchase of green products.*

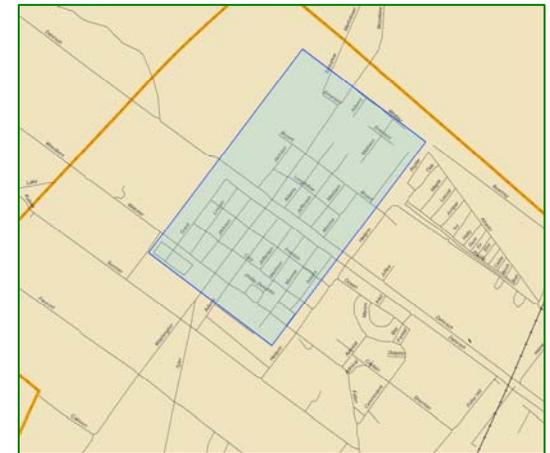
*A natural resource inventory can reduce pre-development issues and provide the Borough, Pinelands Commission, and other agencies with good land use guidance.*

traverse the Borough and move into the more heavily vegetated areas of the Pine Barrens should be included as part of the plan. (See Map 11 on Page 72)

**2. Amending the Master Plan to Promote Sustainability.** The Pinelands Comprehensive Management Plan has provided the Borough with an excellent start in ensuring land use sustainability. The recently proposed land capacity review and the adoption by the Pinelands Commission on March 24, 2009 of a proposal that had no change to the existing, adopted Woodbine land capacity map,

But, in order to balance effectively land conservation goals with the need for sustainable social equity and economic development, the Borough's Master Plan needs to be adjusted with Pinelands support, to reflect some new possibilities for the Town Center and for residential and commercial development and redevelopment. The following issues are central to the concept of ongoing sustainability.

- *Maintaining a Tightly Drawn Town Center.* A tightly drawn town center where there are opportunities for residential growth and mix of other uses that encourage a complement of services and community facilities is necessary. The Borough and the Pinelands Commission must find some creative ways to provide good, infill development for both residential and commercial uses until such a time as package treatment systems can be designed and installed. The Borough's current zoning ordinance provides for this compact town center (R-1 and TC Districts). The density, however, at one unit per acre for both residential and commercial uses is too onerous to promote any significant infill in a community where the median household income is only \$37,000.
- *Promoting Reinvestment and Redevelopment.* The Plan promotes a number of recommendations regarding the residential base of the Borough including a reduction in the amount of land planned for medium density residential development in favor of more opportunity for light assembly and manufacturing. Recommendations also include:



*Maintaining a tightly drawn Town Center, such as that which is provided in the current zoning ordinance, is important in retaining the Borough's character and promoting sustainability.*

- a) Encouraging people who work in Woodbine to Live There. Working with the Developmental Center and other large employers to promote Incentives for implementing a Live Where you Work Program in Woodbine.
- b) Adopting Green Design and LEED Construction Guidelines for new homes. Working with a national or regional builder to create a model home and business could enhance awareness of sustainability issues and further promote
- c) Promoting more Opportunities for Home Based Businesses. The Zoning Ordinance provides for home based businesses in the more rural, low density districts but does not provide for them in the town center. If the Borough wants to promote crafts, antique dealerships and the sale of similar merchandise, it seems appropriate that such uses could be concentrated in the town center with some modifications to the existing Zoning Ordinance.

*Promoting the development of home-based businesses and providing opportunities for redevelopment can offer sustainable development options for investing in the Borough's future.*

- *Redefining Some Existing Commercial and Industrial Target Areas.* The 2000 Whiteman & Taintor Plan recommended developing a Corridor Design Plan for DeHirsch Avenue. This is an excellent suggestion and one that should be pursued. The corridor could accommodate additional light manufacturing and assembly operations; greatly discourage strip development; create a landscaping theme for the corridor; and utilize the open space between the two sections of the Avenue to link pedestrian and trail connections to with new residential areas and commercial tracts. In addition, there needs to be greater attention focused on Brownfield Redevelopment and “Greening” the Airport Business Park.
- *Broadening the Concept of Economic Development.* Economic Development in Woodbine needs to include ecotourism, heritage tourism, and festivals and events as well as the more traditional retail, commercial and industrial uses. Locations for these activities may require amendments to the Master Plan.
- *Continuing to Encourage Transportation and Circulation Improvements.* Through the ongoing improvements that the Borough is making to its streetscapes, bikeways and sidewalk infrastructure and the connections being made to freight and passenger rail

*Extending light manufacturing opportunities along DeHirsch Avenue, as part of a corridor design plan, can expand commercial investment.*

transit, new infrastructure to include bus shelters, bike racks, a train station and the extension of trails and sidewalks into unserved areas is needed.

Map 11 offers a comprehensive visual presentation of the proposed land use concepts identified in this plan that can promote Woodbine as more sustainable Pinelands community.

## 2. A Summary of Next Steps and Proposed Plan and Ordinance Changes

The next section of this Plan outlines the next steps that the Borough should take to implement these recommendations for rural sustainability. Specifically addressed in that section are:

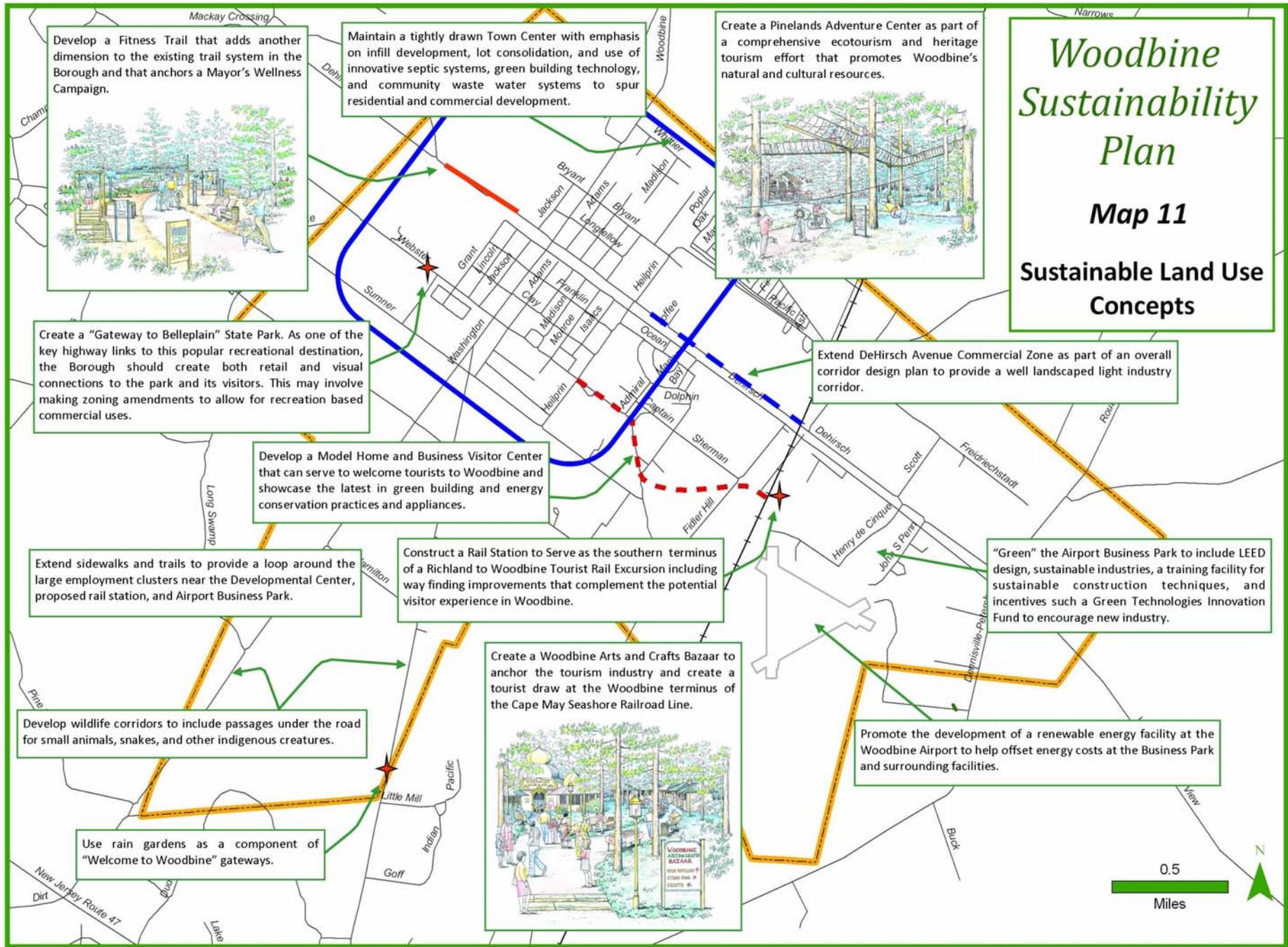
- Recommendations about specific changes to the Master Plan, Land Use Regulations and other municipal documents that address the goals of this Plan;
- A Funding Matrix that provides guidance on how the Borough might proceed to pursue implementation of the plan’s recommendations; and
- An overview of the first steps that should be taken to move forward with this effort.
- An Issues Index that documents where in this plan the various requirements of the N.J. DCA Grant have been addressed.

*Delineating both planning and possible land use ordinance changes was a requirement of the DCA Smart Future Grant.*

## SUMMARY

This Sustainability Plan Element has gone well beyond what might be typical as part of a community Master Plan. This section of the Woodbine Rural Sustainability Plan has provided a comprehensive agenda for achieving the balance that is necessary in the Borough’s effort to become a more sustainable community.

Woodbine is already taking some important preliminary first steps. Borough Council has adopted a resolution to register the community in the Sustainable Jersey Program and is moving forward to identify actions already taken or underway that can provide the points necessary to obtain State Certification. A Sustainable Land Use Pledge was also adopted and a possible Alternative Energy Ordinance is under consideration.



Woodbine is a very unique place with a rich heritage. The land use of the Borough that provides for a tightly developed town center and more rural environs makes for a pattern of development that is very compatible with the concept of sustainability and managed growth.

The keys to a sustainable Woodbine seem to center around several themes that are very much related and that should be the focus of plan implementation. They are:

- Redefining the niche for Airport Business Park Development to include themes for green industry and renewable energy;
- Focusing on the Airport area and the proposed Rail Station as a center for development of an ecotourism/tourism industry that could include facilities such as an Adventure Park and an Arts and Culture Bazaar or Emporium;
- Building on the walkability of the community and working with major employers to link residential and employment opportunities in the Borough;
- Continuing to work with the Pinelands Commission, the Azeez Museum and other partners to protect and conserve the historic, cultural and rural character that makes Woodbine interesting and unique;
- Promoting the infill development of the Town Center through lot consolidation, green design, and alternative wastewater systems;
- Conserving water, energy and other natural resources through education, incentives for business and promotional programs for residents.

*There are a number of common themes that are central to Woodbine's sustainability and key to the implementation of this Plan.*

Woodbine has the raw ingredients in place. It is an employment hub. It has great potential for ecotourism and heritage based tourism. It has recreational resources and assets. It is an historic town. It is already a very walkable community. By expanding its commercial base and by building on assets that promote its unique character Woodbine can become a model, sustainable community.

## Section 4

### *Implementing the Plan*

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This Plan outlines a very ambitious agenda of concepts and ideas that will advance Woodbine’s ability to be a sustainable rural community. It will not be easy and the Borough, its residents and stakeholders cannot be expected to accomplish this mission alone. This effort will require active partners who share this goal.

#### Pinelands Actions

Given that Woodbine is a Pinelands Town and almost wholly within the Pinelands, it is essential that the Pinelands Commission be an active partner in helping the Borough advance its sustainability goals. In the context of this Plan, this means being a proactive partner. It means working with the Borough to address some of the infill and other development issues facing its town center, airport and other development areas. It means figuring out ways to identify and protect critical natural areas and streamlining development review applications in other, non-sensitive areas. It also means addressing the economic distress facing the Borough and working by defining ways that the Pinelands Commission might help to alleviate that distress. Suggestions might include:

- A Marketing Partnership. The Pinelands Commission is periodically contacted by “developers” who are seeking locations for solar, wind, green industry, tourism, ecotourism or other Pinelands compatible development opportunities. Partnerships to market implementation of the plans with communities having Sustainable Development Plans would be very useful.
- TDR Modifications. There are changes being proposed now in the New Jersey Legislature which are intended to make the implementation of a Transfer of Development Rights Program simpler and less costly. With Pinelands approval, this option might be a possibility.

*While creating a good Sustainability Plan is a challenge, implementing the Plan is where the work really begins!*

- Regional Marketing of Ecotourism Links. Recent actions by the Pinelands Commission to increase the marketing of such ecotourism initiatives such as the Southern Pinelands Natural Heritage Trail are helpful and can be a framework for local efforts.
- Giving Priority to MOA's for development projects in Distressed Communities. Perhaps the most distressed communities in the Pinelands could get some procedural relief in advancing MOA's for their project or concept reviews by the Commission.
- Green Development Proposals. Work with the Borough to identify, review and approve concepts for infill, on-site wastewater systems and other modest development that meet the nitrate dilution and other land use standards of the Pinelands CMP.

*As the 3<sup>rd</sup> most distressed municipality in the Pinelands, the Borough and the Pinelands Commission should work to find ways to alleviate that distress.*

The State can also be an important partner. State programs can be modified to reflect the importance of sustainability. The New Jersey BPU has taken some important first steps in crafting programs to fund energy audits and provide credits for investing in Energy Star appliances. But there is more that can be done.

- *The New Jersey DCA* manages a range of programs that could include a green component but presently do not. These include Small Cities grant Programs and COAH Programs which could be modified to reduce municipal obligations where some measure of green investment was present; SHARE or COUNT Programs which might provide funding for "Green Coordinator" positions would be helpful.
- *The DEP* can play an obvious role in advancing new technologies, allowing pilot projects to move forward, and targeting grant funding at initiatives that advance a green agenda. One example might include the funding and experimental use of alternative wastewater systems. There are hydroponic and wetland applications that are being tested around the country. Woodbine could combine such a system with a Green Home/Green Business Visitor Center to create a complete prototype of new community technologies.
- The State Plan should be modified to Recognize Green Communities and Target Funding. Green development should be one of the major goals of the New Jersey Development & Redevelopment Plan. The State should also get more proactive about targeting grant

*Funding opportunities should be expanded that help local governments meet their sustainability goals.*

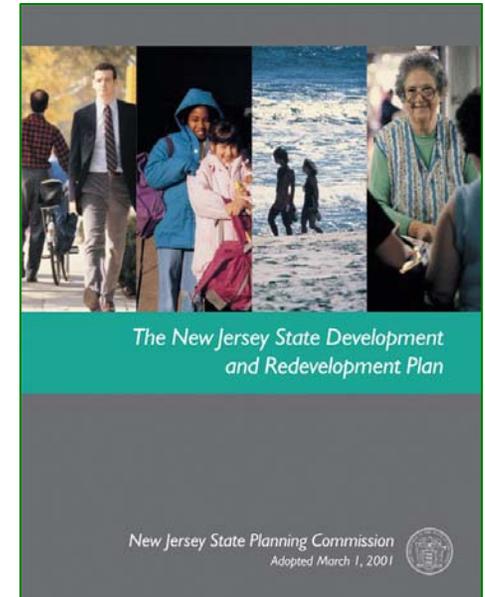
funding from other agencies such as DOT (eg. Centers of Place grants) or Commerce (N.J. EDA funding for LEED construction) that advances some aspect of sustainable development to those communities that have a serious sustainability plan. The OSG could also develop a Green Team that would include staff from DEP, DCA, DOT, and academic institutions that can lend technical assistance to municipalities seeking to become certified sustainable communities.

There are also large, regional institutions that can play major roles in advancing a green agenda statewide. These include Authorities, Regional Development Agencies, Foundations, and Educational Institutions. Some examples might include:

- The South Jersey Technology Park at Rowan University. Businesses that “graduate” from the Small Business Technology Incubator at Rowan, but that may not be large enough for a major corporate presence at the Technology Park, might be referred to Woodbine as a smaller, more affordable business location.
- The Sustainable State Institute at Rutgers or the Rutgers Energy Institute should be enlisted as partners in the effort to create a new, image for the Airport Business Park or for the Borough as a whole. The University could provide technical assistance as well as referrals of possible projects, and pilot programs that would advance the municipal agenda. New Jersey Institute of Technology and the College of New Jersey’s Municipal Land Use Institute can provide technical assistance, potential clients, and other referrals to the Borough.
- Regional Economic Development entities such as the Casino Reinvestment Development Authority (CRDA) or regional chambers of commerce such as the South Jersey Chamber or the Southern New Jersey Development Council

Cape May County is also in a strong position to play a major leadership role in this effort. The County’s recently adopted Energy Conservation Master Plan provides an excellent framework within which to hold various types of events and provide a platform for a range of energy conservation activities which can include:

- Bulk Acquisition Program. The County could provide a vehicle for more affordable, bulk acquisition of various types of green products that could then be sold to municipalities



*The New Jersey Development & Redevelopment Plan should be amended to provide a more prominent profile for green development and sustainability issues.*

such as Woodbine. These could include CFL bulbs, water conservation fixtures, cleaning supplies and so forth.

- Partner in Green Events. Regional green fairs could be held in Woodbine and other locations that would coincide with Earth Day, the Shore Vacation Season, or other festivals that would help guarantee a sizeable turnout.
- Library Depository. As the County's first community with a Comprehensive Sustainability Plan, the Woodbine Library should be designated as the County's Regional Depository of Green reference guides, including technical reports, layman's guides, and self help, public information materials.
- Coordinate Regional Linkages. The County can be a catalyst for the development of regional trails, transit connections, tourism initiatives, energy conservation, renewable energy and other events and investments that promote inter-municipal cooperation and involvement in sustainable development.



*Cape May County can play an important role in promoting Woodbine's sustainability.*

### **Taking the First Municipal Steps toward Plan Implementation**

Woodbine has already demonstrated its commitment to sustainability by virtue of this document's preparation and the municipality's formal registration as a "Sustainable Jersey" community. The Borough passed a resolution supporting the Sustainable Land Use Pledge and will be working to review and adopt a Renewable Energy Ordinance.

These are first steps in what will be an ongoing process to implement the goals for Rural Sustainability that are outlined in this Plan. Some of the project concepts are relatively simple to implement while others are much more complicated and complex. The Matrix on the following pages provides a general guide to implementation of some short term projects and offers some suggestions for finding the funding, partners, and other resources to begin the Borough's sustainability agenda.

*The matrix on the following pages provides a prioritization and a number of resources for advancing the Borough's vision of rural sustainability.*

## Woodbine Rural Sustainability Plan Implementation Matrix

<b>PROJECT DESCRIPTION</b>	<b>PRIORITY</b>	<b>POTENTIAL PARTNERS</b>	<b>ACTION STEPS</b>	<b>FUNDING SOURCES</b>
<p><b>1. Certification in the “Sustainable Jersey” Program.</b></p> <p>Implementation of the action steps indicated should provide the Borough with the 100 points needed for 2009 Certification.</p>	Short Term – 6 to 9 months	<ul style="list-style-type: none"> <li>• Borough School District</li> <li>• Borough Port Authority</li> <li>• Woodbine Developmental Center</li> <li>• Municipal Planning &amp; Zoning Board</li> <li>• Mayor and Borough Council</li> </ul>	<ul style="list-style-type: none"> <li>• Register the Borough – done</li> <li>• Pass Sustainable Land Use Pledge – done</li> <li>• Create a Green Team</li> <li>• Adopt the Rural Sustainability Plan and Master Plan Element</li> <li>• Demonstrate Diversity on Boards and Commissions</li> <li>• Demonstrate Environmental Justice in Planning &amp; Zoning</li> <li>• Adopt Renewable Energy Ordinance</li> <li>• Secure Municipal Energy Audit</li> <li>• Innovative Demonstration Project</li> </ul>	<ul style="list-style-type: none"> <li>• Borough of Woodbine</li> <li>• New Jersey BPU Energy Audit Grant Program</li> <li>• Wal-Mart Grant (Sustainable Jersey Program funding)</li> </ul>
<p><b>2. Hire a “Green Coordinator” to help implement the Plan and advance recreation, tourism, and other sustainability goals.</b></p>	Short Term – 9 to 12 months	<ul style="list-style-type: none"> <li>• Borough of Woodbine</li> <li>• Cape May County</li> <li>• Neighboring Communities</li> </ul>	<ul style="list-style-type: none"> <li>• Discuss possibility of a SHARE Grant Application submitted through the County to fund a shared Sustainability Coordinator.</li> <li>• Approach NJDCA about grant application</li> <li>• Fund Application and Submit</li> </ul>	<ul style="list-style-type: none"> <li>• NJ DCA</li> <li>• Foundations such as Geraldine R. Dodge</li> <li>• NJ DEP</li> </ul>
<p><b>3. Initiate a “Lights Out” Program.</b></p> <p>This is a promotional campaign to increase the need for energy conservation and should require very little funding to implement.</p>	Short Term – 3 to 6 months	<ul style="list-style-type: none"> <li>• Borough of Woodbine</li> <li>• Woodbine School District</li> <li>• Chamber of Commerce</li> <li>• Residents and Businesses</li> <li>• Stakeholders and other municipal Organizations</li> </ul>	<ul style="list-style-type: none"> <li>• The Borough could use the recent (global event) of March 28, 2009</li> <li>• Prepare Goals and Press Release</li> <li>• Local News Media involvement in press conference</li> <li>• Involve local school, businesses and residents</li> </ul>	<ul style="list-style-type: none"> <li>• Borough of Woodbine</li> <li>• Private Sector (Corporate Sponsors)</li> </ul>

<b>PROJECT DESCRIPTION</b>	<b>PRIORITY</b>	<b>POTENTIAL PARTNERS</b>	<b>ACTION STEPS</b>	<b>FUNDING SOURCES</b>
<b>4. Municipal Energy Audit</b>	Short Term – 6 to 12 months	<ul style="list-style-type: none"> <li>Borough of Woodbine</li> <li>School District</li> <li>Atlantic City Electric</li> <li>Cape May County Government</li> </ul>	<ul style="list-style-type: none"> <li>Prepare grant application</li> <li>Submit to BPU</li> <li>Initiate concurrent conversation with Atlantic City Electric for funding to assist with the audit</li> </ul>	<ul style="list-style-type: none"> <li>NJ BPU</li> <li>Atlantic City Electric</li> <li>SJ Industries</li> </ul>
<b>5. NJ Clean Power Choice Program</b>	Short Term – 3 to 6 months and ongoing	<ul style="list-style-type: none"> <li>Borough of Woodbine</li> <li>NJ BPU</li> <li>Residents/Businesses</li> </ul>	<ul style="list-style-type: none"> <li>Engage BPU to make a presentation in Woodbine, possibly in conjunction with the Elementary School in order to get Sustainable Jersey points</li> <li>Develop promotional effort locally</li> <li>Enroll residents/businesses</li> </ul>	<ul style="list-style-type: none"> <li>Woodbine power consumers</li> <li>New Jersey BPU</li> </ul>
<b>6. Backyard Composting</b>	Short Term – 9 to 12 months	<ul style="list-style-type: none"> <li>Borough of Woodbine</li> <li>The Nature Conservancy</li> <li>Rutgers Cooperative Extension</li> <li>The NJ Pinelands Commission</li> <li>Association of NJ Recyclers</li> <li>NJ DEP</li> <li>Wood pallet distributors</li> </ul>	<ul style="list-style-type: none"> <li>Identify Partner such as the Cooperative Extension to organize a program for Woodbine residents</li> <li>Develop Program and Incentives (wood pallets)</li> <li>Advertise and Host Event</li> <li>Benchmark Success</li> </ul>	<ul style="list-style-type: none"> <li>Rutgers Cooperative Extension – Technical Assistance for Demo Program</li> <li>Cape May County MUA</li> <li>NJ DEP Recycling Grant Program</li> <li>Conservation Innovation Grants</li> </ul>
<b>7. Host Community Clean-up Days</b>	Short Term – 3 to 6 months	<ul style="list-style-type: none"> <li>Borough of Woodbine</li> <li>Cape May MUA</li> <li>Local Businesses/Stakeholders</li> <li>Green Team</li> <li>Volunteer Organizations such as Boy/Girl Scouts or School Groups and Clubs</li> </ul>	<ul style="list-style-type: none"> <li>Target Areas for Clean up</li> <li>Engage Cape May MUA to provide bags and other supplies</li> <li>Organize event</li> <li>Publicize Event and engage media</li> </ul>	<ul style="list-style-type: none"> <li>Cape May MUA</li> <li>Borough of Woodbine</li> <li>Local Businesses</li> <li>DEP Clean Communities Program</li> </ul>
<b>8. Develop Marketing Plan for Sustainable Woodbine</b>	Short to Long Term – Beginning in 6 to 12 months	<ul style="list-style-type: none"> <li>Borough of Woodbine</li> <li>Cape May County</li> <li>Pinelands Commission</li> <li>SJ Economic Development District</li> <li>Educational Organizations</li> <li>Chambers of Commerce</li> </ul>	<ul style="list-style-type: none"> <li>Solicit Marketing Consultant</li> <li>Develop Plan to include Sustainability Perspective</li> <li>Engage partners in regional marketing campaign</li> </ul>	<ul style="list-style-type: none"> <li>U.S.D.A. RBEG Program</li> <li>N.J. Division of Travel &amp; Tourism</li> <li>SJEDD as marketing partner</li> </ul>

<b>PROJECT DESCRIPTION</b>	<b>PRIORITY</b>	<b>POTENTIAL PARTNERS</b>	<b>ACTION STEPS</b>	<b>FUNDING SOURCES</b>
<b>9. Initiate Discussion on LEED Training Facility at Airport</b>	Short to Medium Term – 6 to 24 months	<ul style="list-style-type: none"> <li>• Atlantic Cape Community College</li> <li>• Stockton College</li> <li>• N.J. Department of Labor</li> <li>• N.J. DCA</li> <li>• Affiliated Businesses</li> <li>• N.J. EDA</li> </ul>	<ul style="list-style-type: none"> <li>• Identify Location and Program Curriculum</li> <li>• Identify partners in implementing training program</li> <li>• Design Facility and secure site</li> <li>• Identify funding to construct the facility and sustain the program</li> </ul>	<ul style="list-style-type: none"> <li>• U.S. EDA</li> <li>• N.J. Department of Education</li> <li>• N.J. DCA Small Cities Program</li> <li>• Trade Unions</li> <li>• Brownfield Green Jobs Program</li> </ul>
<b>10. Initiate Development of Green Tech Innovation Fund</b>	Short Term – 12 months	<ul style="list-style-type: none"> <li>• N.J. EDA</li> <li>• N.J. Institute of Technology</li> </ul>	<ul style="list-style-type: none"> <li>• Design Program Goals and Guidelines</li> <li>• Identify Funding Sources</li> <li>• Establish and market program</li> </ul>	<ul style="list-style-type: none"> <li>• U.S. EDA</li> <li>• N.J. EDA</li> <li>• N.J. DCA Small Cities Program</li> </ul>
<b>11. Initiate Development of Model Home and Business Visitor Center</b>	Short to Medium Term – 12 to 36 months	<ul style="list-style-type: none"> <li>• N.J. Home Builders Association</li> <li>• Cape May Board of Realtors</li> <li>• Regional/National Residential Development Firms</li> <li>• Borough of Woodbine</li> <li>• Woodbine Chamber of Commerce</li> </ul>	<ul style="list-style-type: none"> <li>• Acquire location</li> <li>• Design project</li> <li>• Secure permits and approvals</li> <li>• Construct Center</li> <li>• Market the Center in partnership with academic, real estate and development organizations</li> </ul>	<ul style="list-style-type: none"> <li>• Small Cities IDF Program</li> <li>• U.S.D.A. RBEG Program</li> <li>• Regional Colleges, Universities and Tech Schools</li> <li>• N.J. DOL</li> <li>• NJ Redevelopment Authority</li> <li>• Enterprise Foundation</li> </ul>
<b>12. Begin Planning for Ethnic Market</b>	Short Term – 12 to 18 months	<ul style="list-style-type: none"> <li>• N.J. Department of Agriculture</li> <li>• Rutgers Cooperative Extension</li> <li>• Area Farmers and Growers</li> <li>• Borough of Woodbine</li> <li>• Local Residents/Businesses</li> </ul>	<ul style="list-style-type: none"> <li>• Identify vendors with emphasis on food and unique crafts</li> <li>• Expand farm market</li> <li>• Advertise in summer “shore” destinations</li> </ul>	<ul style="list-style-type: none"> <li>• NJ Department of Agriculture</li> <li>• U.S. D.A. Farm market start up grant</li> <li>• U.S.D.A. Farm Markets for low income neighborhood</li> </ul>
<b>13. Complete Rail Improvements and Plan for Station</b>	Underway. Funds have been provided by NJ Small Cities Program to construct rail platform and make track improvements	<ul style="list-style-type: none"> <li>• N.J. Department of Trans.</li> <li>• Cape May Seashore Lines</li> <li>• Borough of Woodbine</li> <li>• Woodbine Port Authority</li> </ul>	<ul style="list-style-type: none"> <li>• Continue work with Cape May Seashore Line to expand freight and tourist service</li> <li>• Develop bike rental facility near Rail Station</li> <li>• Complete pedestrian links to other Woodbine destinations</li> </ul>	<ul style="list-style-type: none"> <li>• NJ DOT Centers of Place Program</li> <li>• Cape May Seashore Line</li> <li>• U.S. DOT Transportation Enhancements Program</li> <li>• DCA Small Cities Program</li> <li>• U.S.D.A. RBEG Program</li> </ul>

<b>PROJECT DESCRIPTION</b>	<b>PRIORITY</b>	<b>POTENTIAL PARTNERS</b>	<b>ACTION STEPS</b>	<b>FUNDING SOURCES</b>
<b>14. Begin Planning for Fitness Trail</b>	Short to Medium Term – 12 to 36 months. This project involves the development of a fitness trail that can be part of a Mayor’s Wellness Program that can be developed along an existing bike or hiking trail in the Borough.	<ul style="list-style-type: none"> <li>• N.J. Green Acres Program, DEP</li> <li>• Borough of Woodbine</li> <li>• Woodbine School District</li> <li>• N.J. Health &amp; Human Services</li> <li>• Cape May County Health Department</li> </ul>	<ul style="list-style-type: none"> <li>• Define location of trail and the facilities to be provided</li> <li>• Design concept and identify sources of grant funding</li> <li>• Secure funding and construct the trail</li> </ul>	<ul style="list-style-type: none"> <li>• Healthy Kids Program</li> <li>• Insurance Foundations</li> <li>• Green Acres Program</li> <li>• Progress Foundation</li> <li>• N.J. Division of Travel &amp; Tourism</li> <li>• Allstate Foundation</li> <li>• President’s Council on Fitness</li> </ul>
<b>15. Begin Planning for Health Fair/Mayor’s Wellness Campaign</b>	Short Term – 12 to 18 months	<ul style="list-style-type: none"> <li>• Regional Hospitals</li> <li>• Borough of Woodbine</li> <li>• Woodbine School District</li> </ul>	<ul style="list-style-type: none"> <li>• Define annual event/events that the Borough wishes to host</li> <li>• Identify prospective partners and program agendas</li> <li>• Define funding and grant sources to initiate the event(s)</li> <li>• Schedule and promote the activities</li> </ul>	<ul style="list-style-type: none"> <li>• Regional Hospitals</li> <li>• Bank Foundations</li> <li>• Insurance Company Foundations</li> </ul>
<b>16. Develop Grant Application for CFL Lighting Exchange Program</b>	Short to Medium Term – 12 to 36 months	<ul style="list-style-type: none"> <li>• Borough of Woodbine</li> <li>• Woodbine School District</li> <li>• New Jersey BPU</li> <li>• Atlantic City Electric</li> </ul>	<ul style="list-style-type: none"> <li>• Define program parameters</li> <li>• Identify process for lighting exchange</li> <li>• Secure grant funding for CFL bulb purchase</li> <li>• Initiate and promote program</li> </ul>	<ul style="list-style-type: none"> <li>• New Jersey BPU</li> <li>• Atlantic City Electric</li> <li>• Cape May MUA</li> </ul>

<b>PROJECT DESCRIPTION</b>	<b>PRIORITY</b>	<b>POTENTIAL PARTNERS</b>	<b>ACTION STEPS</b>	<b>FUNDING SOURCES</b>
<b>17. Frame Details of “Live Where you Work” Program</b>	Short to Long Term  This must be an ongoing effort to promote the rehabilitation and infill development of residential property	<ul style="list-style-type: none"> <li>• Regional Realtors and Realtor Associations</li> <li>• Large Municipal Employers</li> <li>• Borough of Woodbine</li> </ul>	<ul style="list-style-type: none"> <li>• Engage partners in discussion of promoting program through employers and Borough</li> <li>• Identify incentives for employees and prospective home buyers</li> <li>• Market Program</li> </ul>	<ul style="list-style-type: none"> <li>• NJ DCA</li> <li>• Large Local Employers</li> <li>• NJ HMFA</li> </ul>
<b>18. Initiate Woodbine Clean and Green Website and Public Information Campaign</b>	Short Term – 6 to 12 months	<ul style="list-style-type: none"> <li>• Borough of Woodbine</li> <li>• Woodbine School District</li> </ul> <p>(Volunteers from the community might be solicited to design the site)</p>	<ul style="list-style-type: none"> <li>• Define message</li> <li>• Solicit website developer/designer</li> <li>• Assign to Borough staff to update</li> <li>• Prepare message and review with Mayor/Council</li> </ul>	<ul style="list-style-type: none"> <li>• Borough of Woodbine</li> <li>• Borough School District</li> </ul>
<b>19. Begin Community Building Effort</b>	Short Term – 12 to 24 months	<ul style="list-style-type: none"> <li>• Borough of Woodbine</li> <li>• Residents and Stakeholders</li> <li>• Woodbine School District</li> </ul>	<ul style="list-style-type: none"> <li>• Solicit Volunteers to be “Neighborhood Captains”</li> <li>• Network Plan and Program goals</li> </ul>	<ul style="list-style-type: none"> <li>• Bank Foundations</li> <li>• Share Application, NJ DCA</li> </ul>
<b>20. Initiate Changes to Master Plan and Land Use Regulations</b>	Short to Long Term – An ongoing process of increasing the Borough’s sustainability based on the availability of funding, technology, new programs and innovative land use and design concepts.	<ul style="list-style-type: none"> <li>• Borough of Woodbine</li> <li>• Borough Planning &amp; Zoning Board</li> <li>• Stakeholders and General Public</li> <li>• NJ Office of Smart Growth</li> </ul>	<ul style="list-style-type: none"> <li>• Undertake comprehensive review of Master Plan with Borough planner and Planning/Zoning Board</li> <li>• Identify and list proposed changes</li> <li>• Advertise</li> <li>• Hold Hearing</li> <li>• Recommend and Adopt</li> </ul>	<ul style="list-style-type: none"> <li>• Borough of Woodbine</li> <li>• N.J. Office of Smart Growth, DCA</li> <li>• Woodbine Port Authority</li> </ul>

## Identifying Specific Planning and Land Use Changes Needed

Throughout this document, there have been numerous suggestions made for projects or programs that have land use or regulatory implications. The following narrative makes specific suggestions for the types of changes that need to be considered for incorporation into the Master Plan and Land Use Regulations.

### Suggested Master Plan Revisions

The Master Plan is in the process of a comprehensive review and re-examination. In the course of this process, the mission of sustainability will have to be incorporated into the vision, narrative, goals and objectives of the Plan. The Sustainability Element, developed in Section 3 of this Plan provides a good background for making these changes. Some additional recommendations include the following:

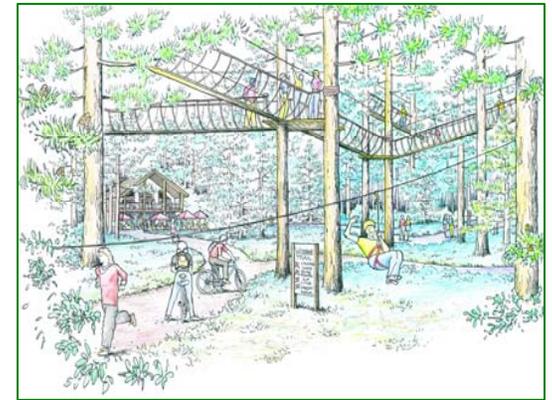
- *Sustainable Land Use Pledge.* The recently adopted Sustainable Land Use Pledge should be incorporated as a preface to the Master Plan and a guide for the revisions that may follow.
- *Inclusion of Circulation and “Walkability” Recommendations.* The Bicycle and Pedestrian Study prepared in May 2008 should be incorporated into the appropriate Transportation and Circulation element of the Master Plan along with the additional recommendations of the Sustainability Plan.
- *Pinelands Conservation Areas, Development Areas and Natural Resource Protection.* One of the challenges for the Borough in working within the context of the Pinelands Comprehensive Management Plan is to find ways to agree on areas that rightly need long term preservation and areas that are able to be developed. While these areas have been identified generally, a comprehensive Natural Resource Inventory of the Borough could refine these areas so that when a developer comes looking for a commercial site that might have access to public sewer and water or that is large enough to meet the nitrate dilution standards of the Pinelands CMP, that a reasonably “permit ready” site can be identified.

*The Rural Sustainability Plan offers a range of suggestions for incorporation into the Municipal Master Plan.*



*As a “gateway” to Belleplains State Forest, Woodbine can capitalize on its natural resource base.*

- *Pilot Programs in Town Center for Wastewater Treatment.* The Master Plan should identify options that might be available in the Town Center that would create buildable opportunities on many of the Borough's currently undersized lots. While language in the Plan should not be prescriptive, it seems that there should be options that with the appropriate planning, design and involvement of the Pinelands Commission might be possible. The Master Plan might identify undersized and vacant lots and illustrate opportunities for consolidation and the use of innovative design and treatment options. (See Page 63 for suggestions.)
- *Economic Development/Redevelopment.* The current Master Plan discusses economic development within a very narrowly defined context. Both the 2000 Whiteman & Taintor Plan and this Rural Sustainability Plan suggest various ecotourism and heritage tourism themes that should be incorporated into the Master Plan. In addition, the Whiteman & Taintor Plan suggested expanding commercial and light industrial opportunities along DeHirsch Avenue. These concepts should be considered in the Master Plan update.
- *Future Land Use Map.* The Pinelands Commission is currently reviewing changes to its Comprehensive Management Plan (CMP) and rules that would alter the way the Commission treats Pinelands Development Credits, the applicability of the Pinelands Infrastructure Trust Fund, and average zoning densities in Pinelands Development Areas. The Master Plan should reflect these possibilities as they relate to Woodbine and illustrate the proposed circulation changes, development opportunities, tourism development, and resource conservation.
- *Inclusion of Sustainability Element.* The Sustainability Element outlined in Section 3 of this Plan should be reviewed by the Borough's Planning & Zoning Board, amended as necessary, and incorporated as part of the Municipal Master Plan.



*Amending the Master Plan to encourage ecotourism opportunities is central to promoting a sustainable Woodbine.*

*Zoning changes are needed that promote the recommendations for LEED design, sustainable land use, and the other proposals outlined in this Plan.*

## Potential Zoning Changes

As the update of the Borough's Master Plan proceeds, there may be additional revisions to zoning and land use regulations that are identified and recommended. The following is a preliminary list of such changes based on the major issues raised in this Sustainability Plan.

- *Stormwater Management.* It appears that the current regulations of the Borough for managing stormwater within the Pinelands and CAFRA areas of the municipality meet most of the goals of LEED green construction standards for major development projects. Guidelines for encouraging the application of rain gardens, on-site water retention, and pervious pavement for parking and driveways should be built into the Borough's Land Development Ordinances for small, minor subdivisions and site plans.
- *Water Conservation.* The Borough can adopt a water conservation ordinance that enhances the current requirements for stormwater and other conservation initiatives already underway in the Borough.
- *Design Guidelines Incentive Program.* An incentive program should be developed that encourages the use of LEED and other sustainable design practices, particularly for commercial and industrial development. Such considerations as waiving or reducing development fees, providing grant and loan opportunities, or offering development density bonuses, where suitable on-site or public wastewater treatment is proposed should be considered.
- *Renewable Energy Regulations.* The Borough should prepare standards that allow the use renewable energy options such as small wind turbines or solar panels in new construction projects and as part of a retro-fit of existing structures in approved zoning districts. These types of projects on a larger scale such as a solar farm should also be allowed in commercial and industrial zones as a conditional use.
- *Signage.* Standards for signage in the town center or directional and wayfinding signage should be included as part of the Borough's design guidelines.

*The Borough should move forward with its proposal to adopt renewable energy standards.*

*Standards for signage that can be linked to "wayfinding" from visitor destinations such as the rail station, Belleplain State Forest, and the Azeez Museum can help to provide a more comprehensive vision experience.*

- *Home Based Businesses in Town Commercial District.* While home based businesses are allowed in many of the more rural zoning districts, they do not appear to be uses by right or conditional uses in the Town Commercial (R-1) District. To encourage the proliferation of craft outlets, antique shops, intellectual property businesses, and other similar uses, the opportunity for home based businesses that target visitor and transient traffic should be expanded.
- *Outdoor Dining.* While not specifically prohibited, this use is not specifically permitted or conditionally permitted. Outdoor dining is a great visual attraction that can add to the sense of energy in the Town Center and should be encouraged where appropriate.
- *LEED Standards for building site orientation.* Appendix B of this Plan outlines the LEED standards for commercial development. These standards can provide a foundation for zoning guidelines that meet current green building technology.
- Potential District Modifications
  - On-site Treatment in the R-2 District. Where on-site treatment in the R-2 (Town Center) District on lots smaller than the 1 acre minimum can be provided that meets the nitrate dilution standards of the Pinelands CMP, such on-site options should be identified as potential wastewater treatment options. Language in any zoning change in this regard will have to be reviewed and approved by the Pinelands Commission. Such options may take time to develop conceptually and have approved by the Commission and other permitting authorities. (See Pages 40-41.)
  - Light Industrial/Manufacturing at Airport. This Zone needs to reflect the “green manufacturing and technology” niche envisioned by this Plan. Green uses include ecotourism and other tourism-based uses.
  - DeHirsch Light Manufacturing Zone. This Zone should be expanded to include more of DeHirsch Avenue and provide additional space for prospective businesses.

*The Borough may want to consider an anti-idling ordinance that would reduce noise and promote conservation.*

- Recreation Commercial. There should be opportunities provided for stores that specialize in recreational goods and services. This could be done through an expansion of the Town Commercial Zone into the “Gateway” for Belleplain State Forest, or through the creation of a special Recreation/Commercial District.
- All Residential Districts. Opportunities for backyard composting should be encouraged within the context of a clearly defined definition that controls the process, containment, and operation of home-based composting.
- All Districts. There should be design standards that encourage the placement of buildings on lots in relationship to a south facing orientation to the sun to maximize passive and active solar potential and to address the other green building guidelines for runoff, conservation and site mitigation outlined in this Plan.
- Anti Idling Ordinance. A municipal ordinance that prohibits idling of vehicles advances energy conservation objectives and encourages certification in the Sustainable Jersey Program.

### Lessons Learned/Model Process

The lessons of this planning process are several. They are fundamental and should be necessary components of any sustainability initiative. If the Woodbine Plan is to be a model for other communities, the following 10 point inventory provides some guidance on how to begin and develop a sustainability initiative.

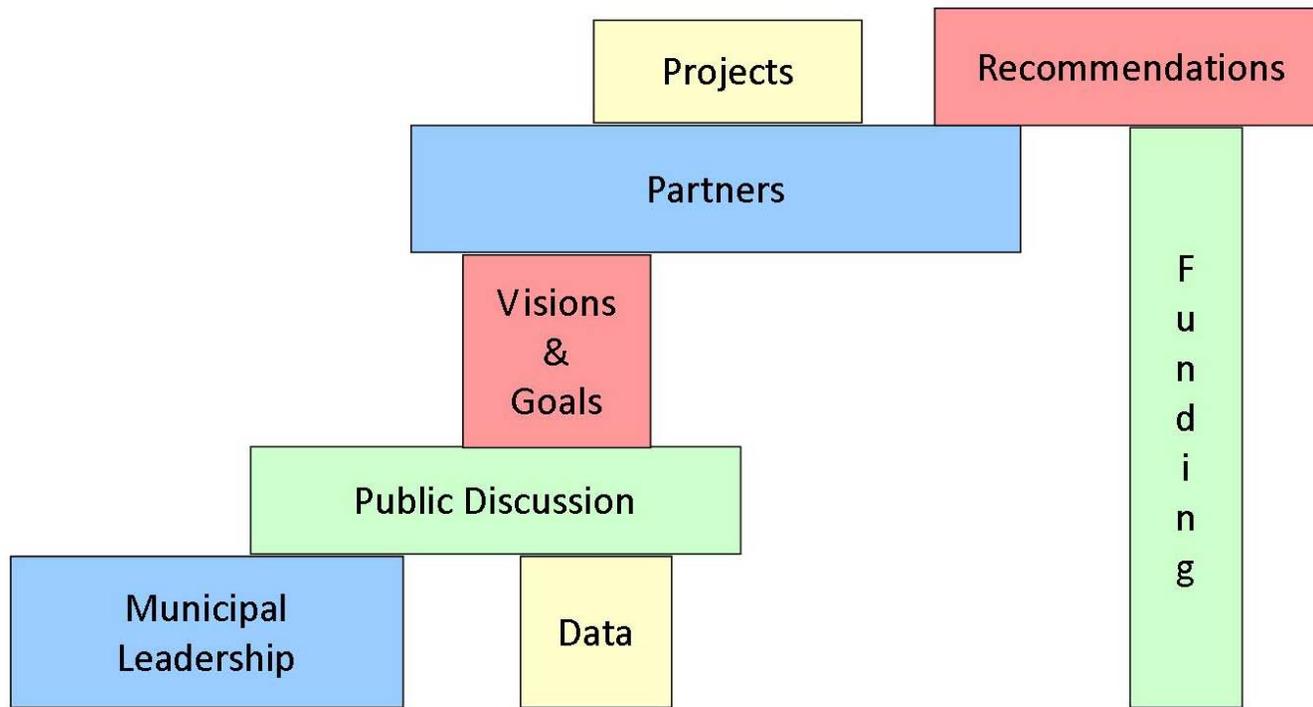
1. *Agree on a Unique Definition for Sustainability.* Every community is different. Establish a definition that provides the unique perspective of the community involved.
2. *Define an Appropriate Balance.* Once the definition is in place, determine which of the three elements of sustainability might be out of balance and focus on those elements most important to the community.

*Lessons learned from the Woodbine Rural Sustainability Planning process can help provide guidance for other communities.*

3. *Develop a Good Foundation of Data and Issues.* Good data and a comprehensive inventory of issues are critical to any good plan. Engage the community in a discussion of this information.
4. *Work with a Neutral Facilitator.* A facilitator can help move the planning process forward and solicit issues, ideas and strategies from planning participants and stakeholders that they may otherwise feel reluctant to share in a more formal, governmental or political setting.
5. *Register with the Sustainable Jersey Program.* This new program provides a good foundation for defining Sustainable Communities Statewide and offers
6. *Focus on a Niche.* Every plan needs a foothold – a place to facilitate change. Define those aspects of the community that make it different and focus on how to accentuate those differences in ways that address long-term sustainability.
7. *Inform and Involve.* Engaging residents and stakeholders is important. Challenging them is also important. Becoming a more sustainable community means doing things differently. This need applies not only to the local government, the people and organizations located in the community but also those regional and statewide organizations that can support that vision.
8. *Offer some Options.* In the course of developing a final plan offer some options and alternatives. Give the community's stakeholders a chance to determine what they can support. This will provide the community's leadership with some sense of the best paths through which implementation can occur.
9. *Develop a Long Term Agenda with Short Term Successes.* Recognize that plans can be modified and adapted. Not every issue has to be addressed and resolved in the plan. But, there should be a long term vision coupled with the potential for short term success that will then lead to the greater involvement of citizens and stakeholders.

*Every community is different, but there are some common approaches to the process of reaching agreement.*

10. Use the Sustainability Building Blocks. The illustration below suggests some of the building blocks in constructing a sustainability agenda. They provide a visual representation of the planning process and can help keep communities on the right track.



This Sustainability Plan outlines an aggressive and long term agenda that advances the vision of sustainability in Woodbine. Because the Borough is a small and distressed community, it will need considerable assistance to find the funding, address the land use changes, and obtain the resources it needs to initiate the actions outlined.

As Woodbine moves forward to implement its sustainability plan, one is reminded of the words of the Philosopher Pierre Teilhard de Chardin:

**“The future belongs to those who give the next generation reason for hope.”**



## Appendix A

### Checklist for Grant

N.J. DCA CONTRACT GOAL	PROPOSED PROJECTS AND CONCEPTS	PAGE INDEX
<p>A review of all current land use regulations and planning documents to identify opportunities to enhance sustainability</p>	<ul style="list-style-type: none"> <li>• Master Plan examined. Recommendations include new demographic, housing, economic, circulation, and natural resource elements.</li> <li>• Inclusion of Sustainability Element in Master Plan;</li> <li>• Woodbine Bike &amp; Transportation Plan examined, data and recommendations included.</li> <li>• Whiteman &amp; Taintor, 2000 Pinelands Economic Development Pilot Plan examined and some of the recommendations of that Plan have been incorporated into this one.</li> <li>• Pinelands Comprehensive Management Plan examined. Pending changes to rules for Pinelands Development Credits and zoning densities require the Borough to work closely with the Commission on new rules that can benefit Woodbine.</li> <li>• Findings from the Pinelands Study on Municipal Distress incorporated into this Plan.</li> <li>• Woodbine COAH, Round 3 Plan reviewed.</li> <li>• Cape May Energy Conservation Plan examined with recommendations for Woodbine and County.</li> <li>• Plan and Zoning Recommendations.</li> </ul>	<p>8-10, 69, 83-84</p> <p>36-73, 84</p> <p>9, 11, 12, 17, 33, 50-53</p> <p>42, 46, 70</p> <p>10, 13-15, 40-41, 47-48, 68, 83, 74-75</p> <p>13-15</p> <p>20-21</p> <p>76-77</p> <p>83-87</p>
<p>A consideration of impacts of land use on walkability, job creation, and economic development</p>	<ul style="list-style-type: none"> <li>• Existing circulation patterns illustrating bikeways, trails and proposed improvements.</li> <li>• Existing transit capacity and transit recommendations.</li> <li>• Journey to work patterns that show a sizable potential for ride sharing and other fuel conservation strategies.</li> <li>• Gap analysis of existing business patterns.</li> <li>• Municipal Facilities Map.</li> <li>• Town Center recommendations</li> <li>• Way Finding Signage.</li> <li>• Filling some Circulation gaps.</li> <li>• Recommendations for “Live Where you Work” Program</li> <li>• Ecotourism Recommendations</li> <li>• Land Use Concepts Map</li> </ul>	<p>9, 11, 50-51, 53-54</p> <p>9-12, 37-39, 50-53</p> <p>17-18, 57</p> <p>18-19</p> <p>29</p> <p>40-46, 62, 69, 84</p> <p>45-46</p> <p>50-53</p> <p>57</p> <p>46-50</p> <p>72</p>

N.J. DCA CONTRACT GOAL	PROPOSED PROJECTS AND CONCEPTS	PAGE INDEX
A Pinelands “build-out” analysis that examines the effect of build-out on long-term water and sewer needs	<ul style="list-style-type: none"> <li>• Pinelands projection of new housing unit capacity provided.</li> <li>• Extrapolation of population build out examined and included in the narrative.</li> <li>• Pinelands CMP Land Capacity Map, proposal examined.</li> <li>• Greening the Airport Business Park and the potential for new development using existing wastewater systems.</li> <li>• Recommendations for modest infill in Town Center that is compatible with Pinelands nitrate dilution standards and rural character of the Borough.</li> <li>• Suggestions for economic development options that are compatible with the Pinelands CMP</li> </ul>	<p>13-15 13-15</p> <p>14, 40-41 37-39</p> <p>4-41, 45, 62-63</p> <p>37-45, 69-70</p>
Concepts that provide for, encourage, and promote the efficient use of natural resources	<ul style="list-style-type: none"> <li>• Renewable Energy generating facility at or near Woodbine Airport Business Park</li> <li>• Green Technologies Innovation Fund</li> <li>• Develop a ride sharing database to encourage car pooling to and from Woodbine</li> <li>• Use of integrated pest management practices</li> <li>• Consideration of anti-idling ordinance to reduce consumption of fuel</li> <li>• Adoption of water conservation ordinance</li> <li>• Use of Rain Gardens</li> <li>• Recommendations for underground rainwater recycling</li> <li>• Construction waste reduction programs</li> </ul>	<p>38, 60</p> <p>38 57</p> <p>58 56-57</p> <p>59, 64-65 64-65 64-65 65</p>
Incentives for the installation and usage of alternative energy systems	<ul style="list-style-type: none"> <li>• Renewable Energy generating facility at or near Woodbine Airport Business Park</li> <li>• Green Technologies Innovation Fund</li> <li>• Green Technologies R&amp;D Pilot Project</li> <li>• Model Home and Business Visitor Center</li> <li>• Energy Efficient Lighting Exchange Program</li> <li>• Use of Alternative Fuel Vehicles</li> <li>• Preparation of Municipal Energy Audits and audits for homes and businesses</li> <li>• Participation in N.J. Clean Power Choice Program</li> <li>• Adoption of renewable energy ordinance that provides for wind and solar installations in the Borough</li> </ul>	<p>38, 60</p> <p>38 38-39 45 55-56 57 58, 62-63</p> <p>59-60 61, 85</p>

N.J. DCA CONTRACT GOAL	PROPOSED PROJECTS AND CONCEPTS	PAGE INDEX
The impact of buildings on the local, regional, and global environment	<ul style="list-style-type: none"> <li>• “Green” Airport and Business Park Design Options</li> <li>• Creation of a training facility for LEED and Green Building design at the Woodbine Airport</li> <li>• Encourage use of innovative septic system design and construction, particularly in and around Woodbine Town Center</li> <li>• Model Home and Business Visitor Center</li> <li>• Adoption of Woodbine Sustainable Land Use Pledge</li> <li>• Parking and landscaping to encourage reuse of storm water</li> <li>• Recommendations for infill development</li> <li>• Encourage use of LEED Building Standards</li> </ul>	<p>34, 37-40 39</p> <p>40-41, 45, 63, 69, 84</p> <p>45 59, 83</p> <p>61-62, 64-65</p> <p>40-41, 43, 45, 51, 63, 69-72</p> <p>38-39, 62, 65, 70</p>
Strategies that allow ecosystems to function naturally	<ul style="list-style-type: none"> <li>• Encourage good storm water management practices</li> <li>• Encourage backyard composting programs</li> <li>• Develop a Natural Resource Inventory</li> <li>• Create Wildlife corridors</li> </ul>	<p>61-62, 64-65, 59 65</p> <p>68-69, 83 68-69</p>
Strategies to conserve and reuse water	<ul style="list-style-type: none"> <li>• Encourage LEED Standards</li> <li>• Water Conservation Fixtures</li> <li>• Integrated Pest Management Practices, including drip irrigation</li> <li>• Adoption of water conservation ordinance</li> </ul>	<p>38-39, 62, 65, 70 60, 65</p> <p>58</p> <p>59</p>
Concepts for the on-site treatment of water	<ul style="list-style-type: none"> <li>• Provide Rain Barrels to local residents</li> <li>• Encourage Rain Gardens</li> <li>• Use recycled water for industrial/commercial cooling systems</li> <li>• Encourage underground rainwater recycling systems</li> </ul>	<p>64 64</p> <p>64-65 64-65</p>
The optimization of climate conditions through building orientation, site development standards and new design concepts	<ul style="list-style-type: none"> <li>• Use of LEED Design Standards</li> <li>• Encourage building site design that maximizes solar radiation for passive heating and active energy development</li> <li>• Adoption of renewable energy ordinance that allows for the construction of wind and solar facilities on site</li> <li>• Creation of a Model Home and Business Visitor Center that showcase new energy conservation appliances and technologies</li> </ul>	<p>38-39, 62, 65 38, 61, 85</p> <p>61, 85</p> <p>45</p>

N.J. DCA CONTRACT GOAL	PROPOSED PROJECTS AND CONCEPTS	PAGE INDEX
A clear delineation of land use code revisions, updates to planning documents, and capital improvement programming to support the implementation of a sustainable development plan	<ul style="list-style-type: none"> <li>• Recommendations for Plan Revisions</li> <li>• Recommendations for Ordinance Revisions/Additions</li> <li>• Recommendations for Plan Implementation contained in Project and Program Matrix</li> </ul>	36-73, 83-84 85-87 78-82



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