

# Cape May County Comprehensive Plan

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Cape May County Planning Board

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# Chapter One

## Introduction

The Cape May County Planning Board's responsibility for developing and implementing a county-wide comprehensive plan is derived from the New Jersey County Planning Enabling Act of 1935 (C.40:27). This act empowers counties with the ability to establish Planning Boards and directs those boards to "...make and adopt a master plan for the physical development of the county."

Established by the Cape May County Board of Chosen Freeholders in 1954, the Cape May County Planning Board adopted the first County Comprehensive Plan in October, 1962. The plan was the result of a series of extensive studies on the economy and land use of the County conducted between 1958 and 1962. A second comprehensive plan, initiated partly in response to the growing need for a regional wastewater treatment system, was adopted in 1976 and updated in 1978. In 1985, a third abbreviated plan was adopted to address issues such as the proposed State Development and Redevelopment Plan and the Pinelands Preservation Act. In 1996, the Plan was amended for the fourth time in response to such issues as the Freshwater Wetlands Act (1989), the Cape May National Wildlife refuge (1989), the County Open Space and Farmland Preservation Program (1989), the Wellhead Protection Program (1991), and the first adopted New Jersey State Development and Redevelopment Plan (1992). This document represents the fifth edition of a comprehensive plan for Cape May County.

Since 1996, events have taken place that not only require a thorough re-evaluation of existing County policies, but also require the creation of new policies to address new issues. Some of these issues are:

The United States Census was conducted in March of 2000 and the release of data began in March of 2001. This allowed a new evaluation of population trends within the County. Based on this data, population projections were adopted by the County Planning Board in November 2001. These projections and their implications are included in this update.

In 2001, the State Development and Redevelopment Plan, New Jersey's first state plan, was formally amended and adopted after almost two years of "cross-acceptance" which included, among other tasks, negotiations with the County and its sixteen municipalities. Though the State Plan is not a regulatory document, many state agencies have established memorandums of agreement with the Office of State Planning and are using the policies and guidelines of the Plan to guide their involvement, spending, and implementation of their programs. This process has a significant effect on environmental regulations and various State and Federal funding programs throughout Cape May County. Thus, the State Plan ultimately affects the land use and development of Cape May County.

In 2001, Cape May County entered into a formal contract with the New Jersey Department of Environmental Protection to facilitate the Watershed Management Planning Program for the Cape May County watershed. This multi-year program, funded through the NJDEP, requires significant citizen involvement and is designed to create a plan for the preservation and maintenance of the 214,000 acre Cape May watershed. The planning implications of this program are addressed in a new section devoted to watershed management.

In 2001, the New Jersey Department of Environmental Protection instituted rule changes effecting developments with six or more septic systems in areas without sewer. The rules require extensive environmental analysis to determine the impact the new septic systems might have on the watershed in question. In 2002 these rules were voided by a court decision which cited a lack of adequate public involvement in the decision process. However, these rules are expected to be re-introduced in the future when more adequate measures of impact will be available and are expected to have an impact on the development density in upland unsewered areas of the County.

Also, in 2001 the Planning Board conducted a Public Opinion Survey which was mailed to a random sampling of five percent of our tax payers in each municipality (1,825 ballots). The survey found that most residents felt that the County was a very nice place to live and that local and County government was doing an average job of addressing most issues. However, the respondents also felt that local and County governments were doing a less than average job of addressing the most critical issues of water supply and management of future growth.

This fifth and newest edition of the Cape May County Comprehensive Plan is designed to address all of the above new issues as well as update other pertinent County policies.

As an overview, the planning process begins with a Comprehensive Plan. The end result of this process is the day-to-day decisions regarding subdivisions, site plans, roadways, sewers, water supply, open space and other needs that shape our living environment and quality of life. It is intended that the policies and issues addressed in this Comprehensive Plan provide a sound basis for these decisions.

## Chapter Two

### Historical Background

Although the Cape May County area had no flint to point weapons and arrows, Indians frequented the region long before the coming of settlers. A branch of the Algonquins, the Lenni Lenape tribe, was attracted by the plentiful game, good fishing, and abundant shellfish. They might have continued living here indefinitely had not the Dutch explorer, Cornelius Mey, penetrated the Delaware Bay in 1623. Ten years later, another Dutch explorer made note of the number of whales to be found in the vicinity of Cape Mey (now Cape May). These whales attracted settlers and a whaling village, the first settlement in the County, was established in Town Bank (Lower Township) around 1640.

The population of the County did not grow rapidly from its beginnings on the Delaware Bay. The period from 1640 to 1780 could generally be termed the County's "subsistence" period. For several generations, the livelihood of the small population was almost entirely dependent on what could be found in the local woods and waters. As a result, the County had a scattered fishing-village character. By 1693 the whaling industry was so prosperous that the Governor invoked a tax of ten percent on whale products, but by the middle 1700's the whales disappeared from our waters because of over-fishing. County residents were forced to turn to other sources for their livelihood.

As a result, the period from approximately 1780 to 1880 could be termed the County's agricultural period. Farms and farming became the predominate source of income and survival. Maps from the time show an extensive system of small unimproved farm roads linking all areas of the County. It is estimated that there were almost seventy thousand acres involved in farming and as many as thirty thousand of these acres were under tillage. During this period, the County became so successful at agriculture that it produced large quantities of exports. Grain was shipped to the West Indies, while wheat, grain, butter, eggs, and lumber were produced for shipment, primarily to Philadelphia and other eastern coastal ports on a large scale. In fact, farm freight was primarily responsible for the construction of the Cape May and Millville Railroad in 1863. It was the railroad that ushered the County into its next and most dramatic phase.

The period from 1880 to 1980 can be characterized as an era dominated by the growth and operation of the County's resort industry. The founding of new communities during this period is quite interesting and is a story in itself.

The County's first resort, Cape May City (Cape Island until 1869) was known as a resort destination since 1800, but experienced considerable growth during this period. Nearby in 1875, Sea Grove, later to be named Cape May Point, began as a summer religious retreat. In 1879, Ocean City was founded by four ministers as a family resort. Sea Isle City, Wildwood (Holly Beach), North Wildwood (Anglesea), and West Cape May followed in 1885. In 1887, Avalon was founded by a land development company. Woodbine, atypical of the resort development trends of the time, was established in 1891 as an agricultural settlement for Russian Jews fleeing persecution in their homeland. Late comers in the line of family resorts included Wildwood Crest, incorporated as a Borough in 1910, and Stone Harbor which was laid out in 1914. Mainland sections, developed later as alternative resort areas, include North Cape May and the Villas in Lower Township (approximately 1927), and Rio Grande in Middle Township (throughout the 1940's).

The current or "suburban" phase of Cape May County's development began in approximately 1980. Around that time, growth of the County's resort economy and its island communities peaked while the growth of the County's year-round commercial/residential base and infrastructure, mostly in the mainland areas, began a steady and significant increase.

1980 census figures showed substantial growth within the County over the previous decade (38.1%) as compared with State growth figures (2.7%). This significant growth represented an average annual increase of almost 2,300 permanent residents over the ten year period. A further analysis of the census data showed the percentage of senior citizens (65 years and older) to be 20.3%, almost twice the State average. Though this growth rate slowed somewhat during the 1980-1990 decade, it still continued at a much faster pace than the State's and the large percentage of senior citizens remained almost constant. In addition, from 1980 to 1990 the growth of the resort population was insignificant, while the growth of the mainland population, where the bulk of the County's year-round population resides, increased 29.9%.

As further evidence of this situation, the number of seasonal dwellings in 1970 was 39.8% of the total housing stock. This percentage increased to 55.1% in 1980 but remained relatively constant at 55.7% in 1990 and 56.7% in 2000. Therefore, over a twenty-year period (1980 to 2000) the percentage of seasonal dwellings remained constant at around 55% despite the large number of new dwellings constructed during this period. This observation supports the conclusion that the long term trend of constructing mostly seasonal dwellings has peaked. The large population increase in the mainland and number of new dwellings constructed in the mainland communities during this period further confirms this situation.

Thus, Cape May County is currently in its fourth distinct phase of development. It is a phase in which the permanent population has started to grow at a faster rate than the seasonal population, signaling a stabilization of the resort industry and a slow but steady increase in the suburbanization and year-round occupation of the County. The large number of senior citizens, taking advantage of Cape May County's moderate climate and convenient location as a year-round retirement area, contributes to and further reinforces this situation.

As can be seen, Cape May County's natural environment has had an important role in

determining the extent and character of its population over the past three centuries. From our earliest settlers, who survived off the land, to our most recent residents who enjoy Cape May County's climate for vacation or retirement, it is our natural resources that have attracted our visitors and residents.

It is the purpose of this document to establish policies to guide the future growth of our County so that our resources will be used wisely and efficiently.

For information concerning the growth of Cape May County's municipalities since 1950, see Appendix A, "Cape May County Population and projections - 1950-2020".

For a more detailed information concerning Cape May County's population, housing, and other features, see the "Cape May County Data Book" published by the Cape May County Planning Department, April, 1993.

For a thorough historical record of Cape May County, see "Cape May County, New Jersey, The Making of an American Resort Community", by Jeffery M. Dorwart, Rutgers University Press, 1992. This book was commissioned by the Cape May County Board of Chosen Freeholders to commemorate the County's tri-centennial.

## Chapter Three

### Physical Environment

Cape May County forms the southern tip of New Jersey and, excluding water bodies, includes approximately 267 square miles of area. Triangular in shape and bounded on two sides by large natural water bodies and on the third by two rivers and the Great Egg Harbor Inlet, Cape May County is a peninsula that constitutes a natural geographic region. From north to south lying along an axis formed by New Jersey State Route Nine and the Garden State Parkway, the County is approximately twenty-seven miles long. At its widest point (an east-west line through Eldora) the County measures approximately fifteen miles.

With respect to the eastern population centers, Cape May County is approximately 150 miles south of New York City, 80 miles southeast of Philadelphia, and 130 miles due east of Washington, D.C. (see Appendix B - "Location Map"). This ideal location makes the County a popular tourist attraction and is a prime factor in the success of the County's resort industry.

Moderated by the surrounding water bodies of the Atlantic Ocean and the Delaware Bay, the County's climate is mild in comparison to most surrounding regions. The continuous water breezes that cool the beaches and surrounding areas during the summer season are the prime factor that contributes to the success of the County's tourist economy.

Characteristically, the County is composed of three distinct parts. On the east, a chain of five low-lying islands contain most of the County's resorts. From southwest to northeast, they extend for approximately thirty-two miles from Cape May City to Ocean City. The sands making up these barrier beaches, as the islands are called, form a firm bottomed beach which slopes gently into the Atlantic Ocean. Many years ago, geologists considered these beaches to be of little potential value, but today they are the heart of Cape May County's economy and contain a good portion of the County's permanent population and the majority of its infrastructure.

To the west of the islands, a band of salt marsh wetlands from one and one-half to three and one-half miles wide, interlaced with twisting channels and large sounds, separates the resort islands from the remainder of the County. Aside from a few small developments situated along access causeways, these environmentally sensitive areas are virtually unpopulated. Because of their importance as spawning areas for a wide variety of species and their significant scenic value, these wetlands represent one of the County's most valuable environmental resources.

West of these wetlands lies the remainder of the County, generally referred to as the mainland. This low relief area, a portion of the outer Atlantic coastal plain, contains large developed areas, freshwater wetland areas, and many acres of woodland. Also, along the Delaware Bay is found one of the most scenic and pristine natural bay front areas on the east coast.

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For the most part, this large mainland region lies less than twenty feet above sea level and some sections, sealed with isolated clay lenses or having particularly high water tables, collect and hold surface water. Usually, however, the continuous sand sub-strata of this area quickly absorbs even the heaviest rains. The area also contains a wide variety of plant and animal life which contributes to the mainland's mostly rural character.

## Chapter Four

### Existing Land Use

"Land Use" refers to the manner in which land is developed or is left in an undeveloped state. The following is a brief discussion of Cape May County's existing land use characteristics.

In keeping with Cape May County's unique location and characteristics, land use in the County is diverse and unusual. The barrier islands, along the eastern edge of the County, contain the most concentrated growth. It is here that the boardwalks, beaches, and marine uses that typify Cape May County can be found. As a general rule, with the exception of beach, dune, and wetland areas, development in these resort islands is intense and utilizes the vast majority of the upland. The most common use is residential, consisting mainly of seasonal homes. Commercial development is primarily tourist oriented and consists of large amusement areas, marinas, and various smaller attractions and facilities. Some industrial uses, primarily fishing related, are located in the barrier islands. Most other industrial uses, however, are located in mainland areas primarily because of the high cost of land in the barrier islands. It should be noted that these are light industrial uses. Because of the County's sensitive environment and relatively isolated location, heavy industry is almost non-existent.

Separated from the barrier islands by vast wetlands, the mainland communities of Lower Township, West Cape May, Middle Township, Dennis Township, Woodbine, and Upper Township make up the remainder of the County. Dense residential development similar to that in the barrier islands can be found in portions of Lower Township (Villas and North Cape May), Middle Township (Rio Grande and Cape May Court House), and Upper Township (Marmora), as well as some areas along the Route Nine corridor. It should be noted that a relatively small number of seasonal dwellings can be found among the residential developments in these mainland areas.

Commercial development in the mainland is concentrated at specific sites and major intersections, usually in close proximity to residential development. Large commercial complexes can be found in Rio Grande (Middle Township) near the intersection of N.J. Routes Nine and Forty-Seven, in Cape May Court House near the intersection of N.J. Route Nine and Stone Harbor Boulevard, in North Cape May (Lower Township) near the intersection of Bayshore Road and Ferry Road, and in Upper Township at the intersection of N.J. Routes Nine and Fifty.

In keeping with the County trend, industrial development in the mainland areas is sparse. Cape May County's location (distant from the urban population centers), and lack of adequate rail facilities contributes to this situation. However, small industrial parks can be found in Erma (Lower Township) at the County Airport and on Indian Trail (County Road 618) in Middle Township.

The remainder of the mainland region can be classified as semi-rural, with light

residential/commercial development scattered among large areas of woodland, farmland, and freshwater and tidal wetlands. In fact, the majority of the developable areas of the mainland are developed. The remaining upland developable areas constitute approximately 11.5% of the total area of the County.

The importance of land use in planning cannot be over-emphasized since the existing character and type of land use constitutes, in most cases, an existing way of life and the economic realities of growth over time. Care must be taken to ensure that planning for the future does not violate sound traditions and growth patterns; however, undesirable land use and development trends should be singled out for correction through the planning process.

## Chapter Five

### **PRESENTATION**

The Comprehensive Plan of Cape May County is presented in a conventional format. A topic is introduced, detailed information concerning the topic is offered, and a statement of County policy is then presented. This format allows for a thorough examination of individual topics and also permits easier amendment to the Plan as future programs and legislation that affect individual issues become applicable.

### **ECONOMIC DEVELOPMENT**

The County Planning Board assists the County Department of Economic Resources and Capital Planning by providing technical assistance on proposed projects and by assisting in the preparation of certain grant applications. The Planning Department's experience in the areas of transportation, community development, project review, and environmental planning are extremely valuable in determining the proper application of economic development efforts within Cape May County.

### **POLICY**

In assisting with the formulation of County Economic Development Policies, the Planning Board shall weigh all factors in making a determination on any specific project proposal. A proper balance between the need for a project (jobs, income, etc.) must be addressed with regard to that project's impact on the environment, its location (available transportation, utilities, etc.), and the overall County infrastructure and resort nature.

Not only will the Planning Board be involved with the evaluation of specific proposals, but also with the long range planning (such as utilities location, costs, and transportation facilities) which is necessary for the establishment of a viable County Economic Development Plan.

### **WATER SUPPLY**

Currently, Cape May County's water supply is derived from two basic sources: the deeper confined aquifers (Kirkwood and Cohansy) for the island communities and the water table aquifer (Cape May Formation) for the mainland communities. There are no reservoirs in Cape May County.

The Kirkwood aquifer is assumed to be non-replenishable. At one time, it was thought that this aquifer would become contaminated by salt water within a relatively short period of time as a result of uncoordinated and sometimes excessive use. Recent studies appear to indicate that this is not the case and that the Kirkwood aquifer has considerable quantities of potable water. However,

these studies are incomplete and the Kirkwood aquifer continues to show signs of salt water intrusion in certain areas of southern Cape May County as a direct result of our use. In the extreme southern County area (Cape May City and areas south of the Cape May Canal), this situation has become so severe that the first desalination plant in the State of New Jersey has been permitted to treat the water drawn from the Kirkwood aquifer.

Another dependable water source is the water table aquifer on the mainland that is recharged directly by precipitation, and the Cohansey aquifer on the mainland north of Rio Grande which is recharged indirectly by water from the water table aquifer. These sources are being adversely impacted in some areas because of the effects of development. As a result, municipal water systems are forced to expand to regions of the mainland that are not in their original supply plans. Various solutions including extensive water conservation programs, supply interconnections, extension of municipal water systems, new well fields, and further desalination are being discussed to meet the growing demand.

### POLICY

It is the policy of the County Planning Board that future growth should not exceed the ability to provide adequate water supply. Such policy shall be implemented as follows:

1. Continued monitoring of our water supply is encouraged to determine the extent of salt water intrusion and over-use of existing wells. There is an urgent need to maintain a "safe yield" relationship between aquifer recharge and aquifer withdrawals, particularly in the Cohansey aquifer. In order to avoid costly and/or energy intensive local or regional solutions, municipalities shall be encouraged to plan for development that does not exceed the limits of their available water supply. In July of 2001, legislation was approved to provide two million dollars in funding to study Cape May County's ground water situation. It is hoped that this study, now in the hands of NJDEP, will provide solutions to this situation.
2. Municipalities shall be encouraged and, where possible, assisted to adjust zoning and growth controls to protect residential wellhead clusters and over-all density in areas where water supply is critical. In this regard, the Planning Board will coordinate with the Cape May County Health Department to implement the Wellhead Protection Program.
3. Emphasis shall be placed on conservation measures to reduce demand on water resources. The Planning Board and staff will, whenever possible, assist in outreach and educational efforts such as those endorsed by the County's Watershed Management Planning Program.
4. To reduce the demand on our aquifers, the re-use of treated water shall be encouraged whenever practical. Particular emphasis will be placed on using treated discharge on golf courses, sod farms, and similar facilities.

5. County Planning Board review authority (subdivisions, site plans, state review process, CAFRA, etc.) shall be utilized to the maximum extent possible to protect our water supplies. While the adopted County 208 Plan minimum lot size requirements assist aquifer recharge and limit density of development, close coordination between the Planning staff and the Health Department is necessary and will be practiced in the development review process.
6. Municipalities shall be encouraged and, if possible, assisted in efforts to develop regional water supply implementation plans. In this regard, the County Planning Board and staff will cooperate and provide assistance to the Cape May County Water Resources Coordinating Council.
7. Aquifer recharge areas should be protected by purchase of critical areas for future well fields, regulation of buffer areas and enforcement of water quality protection programs. In addition to assisting in the implementation of the Wellhead Protection Program as noted above, the County Planning Board will, through its involvement with the County Open Space and Farmland Preservation Program and other land preservation programs, aid in the preservation of these resources by stressing the importance of assigning the highest priority to the acquisition of open space and/or farmlands located in recharge areas with the greatest potential for retention and reclamation of freshwater supplies.
8. Municipal governments will be encouraged and, where possible, assisted in planning for the earliest possible acquisition of future well fields.
9. The County Planning Board and staff will, whenever possible, assist municipalities and regional entities in regional water supply planning efforts as encouraged by the most recent New Jersey Statewide Water Supply Plan. Emphasis will be placed on participation and support of the County Water Resources Coordinating Council.
10. The County Planning Board will participate in, and assist with the implementation of, the Watershed Management Planning Program as funded by NJDEP.

### **CAMPGROUNDS**

Highlighting the recreational resources of the County's mainland are forty-six campgrounds providing over 15,500 licensed campsites. This campsite number is greater than the combined total of campsites in the rest of the State of New Jersey. On a typical weekday at the height of the summer season, these sites accommodate over 50,000 campers.

A 1976 survey, repeated in 1994, determined that campers have the same recreational interests as other tourists and, with the exception of the cost of accommodations, spend a similar amount of money. The studies also determined that camping families are slightly larger than the

typical tourist family.

Recent trends in the campground industry have shown an annual decline in the number of public campsites and the conversion of existing campgrounds to condominium or long-term lease type arrangements. The lease/condominium campground trend, while still compatible with the resort nature of the County, poses some problems. From a land use perspective, the parcel becomes several private lots and can never be returned to a natural state or become a viable open space parcel. Also, the density of campgrounds, much higher than typical residential development in the area, tends to create long-term land use conflicts. However, through proper municipal land use, zoning regulations, and regulation enforcement, such problems can be effectively controlled.

Though future trends in campground development may pose problems, campgrounds in general are a compatible land use in most areas and remain an excellent asset to the County's resort based economy. They remain an acceptable alternative to permanent residential development and, when properly designed and buffered, a compatible use in agricultural areas.

#### POLICY

It is the policy of the County Planning Board to encourage campgrounds. When properly designed and located, campgrounds are a land use compatible with the County's resort economy. By providing information and assistance to the municipalities (and through the enforcement of existing County regulations), the County Planning Board proposes to maximize the positive influence of campgrounds within the County. Campgrounds should be encouraged as a seasonal, recreational use and conversion to condominium or long-term lease arrangements should be discouraged.

### **HISTORIC RESOURCES**

Cape May County has a rich heritage in its history and historic buildings. For many years our historic architecture has contributed to our community and attracted hundreds of visitors. Buildings which are architecturally or historically significant are surviving examples of the work of early craftsmen and often represent the regional architecture of colonial New England and Long Island.

The listing of buildings and districts on state and federal historic registers affords protection from public projects which would otherwise detract from or destroy an historic site or building. Listing on the State or Federal register of historic structures helps a town having an historic district to qualify for grants for historic preservation or other preservation activities. Also, listing of private properties on the registers can enable owners to receive tax credits on money spent for preservation activities.

Preservation of these buildings and sites, individually or collectively as districts, should be

undertaken for the following reasons:

1. Enhancement of community values and stabilization of the tax base.
2. Preservation of a cultural resource which preserves our heritage and compliments our resort economy.
3. Preservation of existing housing stock.

### POLICY

It is the policy of the Cape May County Planning Board to promote the preservation of the County's historic buildings and sites that exemplify noteworthy architecture or historic events. To promote this policy, the Board will encourage and, whenever possible, assist the Cape May County Division of Cultural and Heritage by providing the background information necessary for making application to State and Federal agencies to have noteworthy buildings and sites listed on the registers of historic places.

The Board will encourage and, whenever possible, assist municipal officials and planners in designating groups of historic buildings which may be eligible for historic district listing.

### **FOREST RESOURCES**

Beyond the potential to provide an environment for recreation, the County's forest resources protect the environment itself. Forested areas prevent erosion of soil and provide areas for absorption of rain and storm-water run-off to safeguard our water supply. Aside from being necessary for the survival of many migratory species, forests also have the capability of modifying extreme air temperatures and adding oxygen to the environment. In addition, scenic and residential landscapes are enhanced, both esthetically and economically, by trees and forest growth.

Cape May County is fortunate in having approximately thirty percent of its land area covered by forest. Extensive rural woodlands contribute to the County's rustic character and resort atmosphere. Many of these areas are located in the northern and western areas of the County where development is limited by Pinelands regulations and there are large tracts of State owned and managed land. As a result, most of these large wooded tracts are not likely to be threatened by development. But there are many forested areas elsewhere in the County that may ultimately be developed.

In the past, many woodland areas were cleared for residential use and large areas of trees were lost. Fortunately, present development trends usually reflect the value of our forested areas. The current practice is to retain as many trees as possible to make building sites more natural and

attractive.

In addition, the New Jersey Department Of Environmental Protection's "Stop Over Project", designed to encourage the retention and maintenance of trees and vegetation, is another reason to preserve our forest resources. Because of our unique coastal location, millions of migratory birds visit Cape May County annually and seek sustenance in our once vast forested areas. If the remaining areas are not protected and preserved, many of these species may ultimately vanish.

### POLICY

To improve the management of the County's forest resources, the following policies shall apply:

1. The County development review system will be utilized to the maximum extent possible to protect and preserve forest resources. Applicants will be encouraged to preserve woodland in the development phase and maintain woodland through the use of suitable management practices after development.
2. The County Open Space and Farmland Preservation Program will utilize forested area as another criteria in determining the ultimate value of applications.
3. In cooperation with the appropriate government agencies, an educational program emphasizing woodland resource value and preservation techniques will be encouraged for all owners and users of woodlands.

### ENERGY

The "energy crisis" of the 1970's focused national attention on the need to conserve and introduced the issue of energy planning and management to the planning community. As a result, in 1980 the New Jersey Municipal Land Use Law was amended to enable municipalities to include an energy conservation plan element in their comprehensive plans (C 40:55D-28(8)). Municipalities were also empowered to include in their site plan and zoning ordinances standards and requirements relating to conservation of energy and use of renewable energy sources (C 40:55D-41(e), and C 40:55D-65(b)). These amendments were the first state-wide attempt to enhance energy conservation at the local level.

At the County level, energy conservation has been a watchword for several decades. County facilities, both new and old, undergo a thorough review process for energy economy and efficiency. Within the past several years, every County building has been analyzed for energy efficiency and, where appropriate, steps have been taken to correct noted deficiencies.

## POLICY

With energy conservation in mind, the Cape May County Planning Board has established a goal of maintaining its role in the energy management process through involvement with the municipalities in the development review process. Development proposals submitted to the County will, where appropriate, be reviewed for energy efficiency and conservation. Appropriate comments will be forwarded to the applicant and municipality as part of the normal review process.

In other areas, emphasis will be placed on encouraging municipal adoption and enforcement of energy related development ordinances. In addition, the County Planning staff will continue to compile and disseminate information on energy and energy related programs.

## **TRANSPORTATION**

Transportation Planning is a comprehensive, coordinated and continuing process by which foreseeable transportation needs are analyzed from state, regional and local viewpoints. The process involves activities of State, County, and municipal agencies, public authorities, citizens organizations, regional transportation planning agencies, and others and includes social, economic, energy, and environmental considerations.

For a detailed analysis of the transportation topics and policies affecting Cape May County, including a listing of all County Roads and proposed rights-of-way, see: "The Cape May County Transportation Plan", adopted by the Cape May County Planning Board in October, 2000 as the transportation element of this Comprehensive Plan.

## **FISHING INDUSTRY**

While our resort business is first in economic importance in Cape May County, the fishing industry is a strong second. In 2000, the combined port of Cape May-Wildwood ranked fifth on the east coast in terms of commercial seafood landed (59.9 million pounds) and eighth on the east coast in dollar value of catch (28.6 million dollars).

The major areas of fishing activity in the County are the Cape May/Lower Cold Spring Inlet area, Otten's Harbor in Wildwood, and Sea Isle City. In terms of size, the Cape May/Wildwood port is currently the largest fishing port in the State, with nine major docks, employing from 625 to 720 people, and handling 50 to 150 vessels. Future expansion of the County's fishing industry is dependent upon the expansion of the current seafood market and the increased harvesting of under-utilized species.

## POLICY

Policies of the Cape May County Planning Board regarding the fishing industry include:

1. To promote and encourage land use and zoning policies which support the fishing industry.
2. To aid other County Departments in seeking funding and sources of aid for the County's fishing industry.
3. To protect the County's fishing industry from economic or environmental harm by supporting or opposing proposed legislation and projects.
4. In cooperation with the County Extension Service, to gather and disseminate information regarding the County's fishing industry.

### **POPULATION**

Cape May County's year-round population increased by 7.6 percent during the 1990-2000 decade. This is only half the rate of increase experienced during the 1980-1990 decade, which was half the rate of increase of the preceding decade (1970-1980). This slowing of the permanent population growth rate has been highlighted by the gradual stabilization of the population of our barrier islands. From 1980 to 2000, the population of our barrier island communities increased by slightly over one thousand residents. This is in contrast to our mainland communities that grew by over 18,600 residents during the same period. (see Appendix A).

During the summer, the County's population swells to over six times the winter (permanent) population. This tremendous increase, a result of the County's extensive resort industry, puts a severe strain on the County's infrastructure. Roads, bridges, sewer and water systems are frequently utilized to the maximum during the peak periods of our summer months. The growth of the summer population is expected to continue, though at a slower pace than our permanent population (see Appendix C).

For more detailed information concerning Cape May County's population figures, see: "Cape May County Population Projections 2000-2020", published by the Cape May County Planning Department. For the latest information about certain aspects of the population, such as income or housing data, please contact the Planning Department.

### **POLICY**

The analysis and projection of population trends is the major basis of most planning decisions. The size, density and location of the various population groups determine the level of demand for future facilities and serves as an indicator for most planning decisions. For these reasons, the County Planning Board will continue to develop and maintain population projections

for each town utilizing acceptable methodology and based on a number of recognized indicators. These projections can then be used by each municipality so that, through zoning powers, they may provide adequate areas for development, community facilities and necessary open space.

## **SOILS**

The soils of Cape May County are most important as the supporting resource for woodland, crops and pasture. Soils are a critical factor in wildlife management, landscape plantings, selecting sites for roads, ponds, buildings, and other structures and in judging the suitability of tracts of land for agriculture, industry, or recreation.

Cape May County is composed of five soil associations which are further broken down into fourteen broad soils series and finally into twenty-four identified soil types.

The United States Department of Agriculture Soil Survey is used to determine the degree and type of limitation of soils for various uses such as agriculture, septic systems, roads, dwellings, etc. These limitations are classified as "slight", "moderate", or "severe" based on a number of factors. However, the most common denominator, in terms of use, is the depth to the seasonal high water table. This factor can determine the suitability of the parcel for various forms of development, most prominently, septic systems.

For a detailed analysis of the County's soils, see: "Soil Survey of Cape May County, New Jersey", published by the United States Department of Agriculture Soil Conservation Service, February, 1977, or contact the Cape May County Planning Department.

## **POLICY**

The County Planning Board will use the above source of standards to assess applications as part of its development review process. In addition, aerial photographs and, if appropriate, field inspections will be used to determine whether a certain area is suitable for the development proposed. Also, as part of a cooperative agreement, development proposals in non-sewered areas that could ultimately affect water quality will be forwarded to the Cape May County Health Department for their review under the County Environmental Health Act and the adopted Cape May County 208 Plan.

Also, the County Planning Department will continue to provide basic soils information to the general public upon request.

## **SOLID WASTE**

The basis for solid waste management in Cape May County is the Solid Waste Management Plan as adopted by the Cape May County Board of Chosen Freeholders, approved by the New Jersey Department of Environmental Protection, and administered by the Cape May County Municipal Utilities Authority. As with planning for other regional facilities in a resort area, the great variation in seasonal population presents major problems. Cape May County also has large areas of sensitive lands with high water table conditions that are not suited for the location of waste processing facilities. The County's plan for solid waste, however, has developed a strategy to deal with these issues. The general approach is to consider solid waste as a resource, which when properly managed, will no longer pollute the air, land, and water, but will be a source of raw materials for reuse.

### POLICY

The policies of the Cape May County Planning Board regarding solid waste follow the general principles as stated in the Cape May County Solid Waste Management Plan:

1. Resource recovery will be emphasized with the goal being minimal use of landfills except for residuals, by-pass waste, and emergencies. Present plans for maximum resource recovery are comprised of waste avoidance, source separation, recycling, and composting.
2. All levels of government should be actively involved in solid waste management by practicing resource recovery through waste avoidance, source separation, and recycling and by encouraging the participation of both tourists and year-round residents.
4. To encourage efficiency and economy, the County's regional landfill will be utilized to its maximum capacity prior to closing. The County Planning Board and Planning staff will offer support and assistance in this endeavor.

### HOUSING

The first Cape May County Comprehensive Plan, adopted in 1962, lacked a specific section devoted to housing issues. Housing was addressed in general terms only under the land use section of the Plan and no analysis of county-wide housing or housing need was presented. The 1976 and 1978 versions of the Plan discussed housing policies, referring to the housing needs of low and moderate income persons. The reason for this discussion was the 1975 New Jersey Supreme Court ruling, commonly referred to as the Mt. Laurel decision. This decision stated that developing municipalities have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing. The decision eventually led to the adoption of the New Jersey Fair Housing Act in 1985 which, in turn, led to the formation of the New Jersey Council on Affordable Housing. As a result, the 1985 Cape May County Comprehensive Plan was the first to address this municipal responsibility and establish County policies in this regard. These policies are still valid.

## POLICY

Each municipality should determine the range of housing programs to be utilized in fulfilling their low and moderate income housing obligations as determined by the New Jersey Council on Affordable Housing. Whenever possible, the County Planning Board will assist municipalities, upon request, in exploring the various alternatives which could enable them to meet this need. At a minimum, municipalities should investigate the following in order to meet their low and moderate income housing responsibility under the New Jersey Fair Housing Act:

- Review of development ordinances to eliminate excessive cost generating items;
- Provide incentives or bonus zoning techniques for provision of low and moderate cost housing;
- Seek federal and State funding for housing rehabilitation programs to aid low and moderate income families in meeting housing code requirements;
- Encourage rehabilitation of older homes having good architectural and structural qualities.

## AGRICULTURE

From the time of the founding of the County's first settlement, Town Bank, in 1690, until the Civil War and the introduction of the railroad into the County, farming was largely of a subsistence nature. Acreage of tilled land increased in proportion to the growth in population until the railroad led to the development of the resort economy and the importation of bulk food commodities in the late nineteenth century. Thereafter, except for brief periods of increase during the development of the Woodbine agricultural colony and between the two World Wars, the County's farm acreage steadily declined (see Appendix D). In spite of this gradual decline, agriculture represented a major portion of the County's economy well into the 1960's.

While the number of farms and agricultural lands decreased, the resort economy expanded dramatically with an accompanying increase in the County's permanent population. During the forty-five year period ending in 2000, the County's population increased from approximately 35,000 to over 100,000 persons. In that same period, more than half of the County's farm land went out of production while the number of active farmers declined by two-thirds.

There are many reasons for this decline, the most significant of which is the ready availability of farm products from outside the County coupled with the absence of a marketing system enabling County farmers to reach County consumers. Another factor contributing to this decline is the continuing development pressure in the mainland communities. This encourages

farmers to sell their land for significant profit and removes many valuable farm parcels from production.

Given present conditions, a resurgence of the viable agricultural economy that existed in the County before 1960 is highly unlikely. As a result, agriculture will continue to decline in importance as one of the County's basic economies. Equally ominous from a planning viewpoint, the trend of land conversion from farms to residential and commercial use will continue.

To balance and possibly reverse this trend, acquisition of viable agricultural lands under the County Open Space and Farmland Preservation Trust Fund will help preserve farmland and allow for continued agricultural activity in many threatened areas of the County. In addition, increased diversification may provide the best opportunities for continued agricultural activities. Because of current trends, vineyards, herb farms, horse farms, sod farms, and nurseries offer greater opportunities for farmers than many of the tradition field crops. Also, the growing field of aquaculture, a field for which Cape May County is geographically suited, offers many interesting possibilities.

### POLICY

Recognizing that agriculture and agricultural lands are not only beneficial to our economy, but also integral to the character of our County, the following policies are recommended:

1. In cooperation with the New Jersey Department of Agriculture and the Cape May County Board of Agriculture, the County Planning Board and staff will support programs that encourage the use of locally grown farm products and efforts to secure, develop, and retain farm produce markets.
2. Through involvement with the County Open Space and Farmland Preservation Program and the State Farmland Preservation Program, the County Planning Board and staff will provide continued support for the County Agricultural Development Board and the State Agricultural Development Committee in their efforts to preserve and increase viable farmland within the County.

### **OPEN SPACE, CONSERVATION AND RECREATION**

Open space is of special importance to the County's future. The County's beaches are the primary attraction for millions of tourists each year. Farm fields, estuarine areas, and woodlands also represent open spaces that fulfill the obvious purposes of food production, watershed protection, and valuable habitat for wildlife. These resource areas not only add stability to the County's seasonal economy, but also enhance the resort character of our area.

Of the County's 163,328 acres (255.2 square miles), 62,735 acres were determined to be recreational open space by the 1994-1999 New Jersey Open Space and Outdoor Recreation Plan.

This area contains Federal, State, County, Municipal, and private lands including large tracts of Federal and State Wildlife Management areas and State parklands. Despite the fact that this area represents almost forty percent of Cape May County's total land area, the 1994-1999 New Jersey State Recreation Plan shows a county-wide open space deficit of 4,388 acres. Fortunately, there are several programs in place to address this open space deficit.

The County Open Space and Farmland Preservation Program, first conceived by County planners in 1962, became a reality in 1989 after voters, by a two to one majority, approved a ballot question allowing the County to establish a trust fund for the purchase of open space and farmland. This program, in conjunction with the State Green Acres Program, the State Agricultural Preservation Program, the acquisition efforts of the U.S. Fish and Wildlife Service, and various non-profit land trusts, is expected to ultimately reduce this deficit.

In addition to the many acres of publicly owned land classified as recreational open space, there are many acres of privately owned land regulated against intense development. These tracts, mostly tidal and freshwater wetland areas together with their required buffers, comprise thousands of additional acres and contribute greatly to the County's pristine nature and rural character. Also, there are many privately owned recreational areas (golf courses, gun and hunting clubs, motocross tracks, fishing clubs, nature preserves, etc.) that contribute significantly to the County's economy and help meet our recreational needs.

Though not directly evident, there is a strong link between open space and ground water supply. Because of intense development and over-use of ground water, the threat of salt water contamination of fresh water aquifers, first recognized by County officials in 1962, has become critical in the southern portion of the County. If unchecked, this threat will progressively affect other areas of the County. Therefore, it may become necessary to find new water source areas to supply these threatened regions. These new source areas must be located out of the path of salt water intrusion and must be protected from land development projects which would threaten their water quality and quantity. Existing public and private open space areas which meet this criteria should continue to be preserved, while other privately owned parcels meeting this criteria should be considered for public acquisition.

## POLICY

1. Continue the expansion and enhancement of the County Park system to meet future needs. As envisioned by County Planners in 1962, the three recreation-open space area strategy (northern park, central park and southern park) has been realized and should be enlarged through the Open Space and Farmland Preservation Program and other means.
2. Fresh water recharge areas and wellhead protection areas should be acquired to preserve future water supply and open space recreation needs. This criteria, a part of the County's Open Space and Farmland Preservation Program evaluation process, should be stressed as vital to the County's future.

3. The Planning Board and Planning staff will, whenever capable, provide technical assistance to the County Open Space and Farmland Preservation Program, municipalities, and other entities, including private recreational interests, to help meet and preserve the open space and recreational needs of the County's present and future citizens.

For a more detailed perspective of the County's open space policies, see the most recent version of the Cape May County Open Space Plan.

### **RESORT ECONOMY (Tourism)**

In 1965, the Cape May County Planning Board published the first "Resort Economy Study." This brief report provided the first detailed information on the extent and scope of the County's economy and provided the basis for establishing goals and recommendations for maintaining and enhancing our economic base. Many of the potential solutions to aid our resort economy discussed in the study, though considered unrealistic over thirty-five years ago, have become reality. Some of these included: creating a community college, charging beach fees, establishing a convention hall, establishing a state sales tax, creating a tourist tax, promoting Cape May City's Victorian heritage, and establishing a "Farm Village" (Cold Spring Village). Other solutions, such as uniting our fragmented resort industry to develop a strong centralized promotional program, have yet to be fully realized.

Our resort economy needs the proper environment to prosper and grow. This means a balanced land use pattern of farmland, woodland, wetlands, open beach areas, and a proper mix of residential and commercial development. To best preserve the environment, it is particularly important that development be in harmony with the "open atmosphere" of the mainlands or in keeping with the resort character of our barrier islands.

While our economy has prospered over the years, other resort areas around the nation have emerged and become more aggressive in marketing their particular attractions. As a result, the diverse private sectors of our unique economy need to unite and compete as a single unit if we wish to maintain our quality of life. This strategy of unification could also prove beneficial in assisting with the long-term re-vitalization of our older resort areas.

### **POLICY**

The following policies of the Cape May County Planning Board are necessary to preserve and enhance our resort economy:

- A. Through the development review process and other existing regulations, promote a sound and wise use of our natural resources, particularly wetlands and coastal areas.

- B. Recognizing the economic significance of our coastal heritage, encourage and support beach, inlet and bay maintenance and restoration activities at the State and Federal level.
- C. Preserve and promote Cape May County's agricultural industry and its role in our resort economy.
- D. Preserve the resort character of our County by promoting sound land use policies that discourage sprawl and encourage the preservation of our farms and open spaces.
- E. Support and assist, as able, a unified County-wide resort marketing strategy designed to make Cape May County competitive on a national and international scale.

### **STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

The New Jersey State Planning Act was signed into law on January 2, 1986. The Act created a State Planning Commission and required the Commission to prepare and adopt a State Development and Redevelopment Plan (SDRP). The Act also created a statewide planning process, called Cross-acceptance, to ensure that governments at all levels and the public participate in preparing the State Plan. The Act also calls for the periodic re-examination of the Plan. New Jersey's first State Plan was adopted by the State Planning Commission on June 12, 1992.

The County Planning Board, however, took issue with the State Plan's handling of our barrier islands. The SDRP placed the barrier islands in Environmentally Sensitive Planning Area 5 (PA5), along with vast stretches of undeveloped wetland and other sensitive areas. The Planning Board felt that the barrier islands are the most significant component of the State's massive tourism industry and, as such, require separate recognition in the SDRP. This issue was unresolved in the initial State Plan and the County Planning Board went on record as being opposed to the PA5 classification.

The required re-examination of the State Plan began in 1998. The Planning Board took an active role in this new "Cross-acceptance" process and Planning Department staff met with all sixteen municipalities to assist them in their review of the plan. Through this effort, our municipalities showed a renewed interest in the SDRP. Several municipalities became involved in the "center designation" process whereby municipalities can define the boundaries of growth areas within their jurisdiction. This enables those "designated" areas to be eligible for certain priorities regarding State funding programs and can also lessen the requirements and review time for some State permits. As a result, when the revised SDRP was adopted by the State Planning Commission on March 1, 2001, eight of our sixteen municipalities were designated centers under the plan, the

highest percentage of County involvement in the State.

Also, through this cross-acceptance process and with the active participation of our municipalities, the issue of our barrier island planning area classification was finally resolved. The latest SDRP has a separate classification (Environmentally Sensitive/Barrier Island, PA5B) for our barrier islands. Along with this classification comes a separate set of policies and guidelines designed to recognize, enhance and maintain our valuable barrier islands.

### POLICY

1. In cooperation with the Office of State Planning, the Cape May County Planning Board will work with our municipalities, providing assistance when possible, to aid them in the process of designating centers within their municipal borders and to aid them in understanding and becoming involved in the State Plan process.
2. Legislation and Administrative Rule Changes proposed to bring about a closer coordination between State agencies and the Office of State Planning will be scrutinized and evaluated by Planning Staff regarding Cape May County's specific interests.

### LAND USE

Basically, a Land Use plan delineates those areas suitable for development and those which are best left in open space. Ideally, it should also indicate the density of future development. This can then be translated into approximate needs for future facilities and services in the County.

The existing land use of Cape May County is discussed in detail in Chapter Four. Existing land use helps establish trends for future land use. In addition, general direction for the future land use of the County can be found in the New Jersey State Development and Redevelopment Plan.

As discussed previously in the State Plan section of this document, the New Jersey State Plan Policy Map is the product of meaningful interaction and dialogue between the County, our municipalities, and the Office of State Planning. The Plan's provisions for "Centers" and "Planning Areas" work together to describe opportunities for development and conservation. Also, the State Plan Policy Map is a dynamic document that is not fixed in time but subject to change. When municipalities designate new growth centers or petition to change planning area boundaries through the established process with the Office of State Planning, they can, with the State Planning Commission's approval, amend this map (NJAC 7:32, et. seq.). As such, the State Plan Policy Map (Appendix G) should be an ideal future land use map of Cape May County.

However, the Planning Board disagrees with certain elements of the Map.

The Planning Area Five classification of the North Cape May/Villas region is inappropriate. Though designated by the Plan as environmentally sensitive and an "Area of Critical State Concern," this area has an existing development pattern and infrastructure more in keeping with Planning Area Two. Also, the Cape May Court House area in Middle Township is shown as Planning Area Three. This area has development and infrastructure in keeping with Planning Area Two, but, since it is not adjacent to Planning Area Two (or Planning Area One), cannot be properly classified under the current requirements.

Given these two major differences, endorsing the State Plan Policy Map as the Future Land Use Map for the County is not acceptable unless certain stipulations are presented.

To rectify this situation, the Planning Board urges the municipalities in question to become involved in an active dialogue with the Office of State Planning. Establishing a center (delineating the community development boundary in accordance with the established Office of State Planning criteria) would separate North Cape May, Villas, and Cape May Court House from their respective inappropriate Planning Areas and establish them as separate growth areas. This would eliminate the need for Planning Area changes and bring these developed areas into consistency with the State Plan Policy Map.

Also, it should be noted that the Pinelands area of Cape May County is addressed by a separate Pinelands Comprehensive Management Plan. Through a Memorandum of Understanding with the State Planning Commission, this area is eligible for the same State programs and benefits as areas under the State Plan. A separate map has been attached to provide the details for this Pineland area (see Appendix F).

## POLICY

1. With the exceptions noted above, the New Jersey State Development and Redevelopment Plan Policy Map shall represent the generalized future land use for the County (see Appendix E).
2. Where appropriate, development shall maintain its original character, with wooded areas, water features, and vistas providing buffer strips between any natural feature considered a prime resource to be preserved. Site design, with open space, controlled density, and proper public facilities as an integral part of any development, should be required.
3. Industrial areas should be limited and be required to conform to proper performance standards in keeping with the County's resort economy.
4. Uses which support the County's economic base, such as campgrounds, motels, hotels, recreation resort centers, and golf courses, should be permitted in mainland areas provided they are in accordance with good design and high standards of land use control.

5. The use of land for agriculture should be encouraged. Related development such as produce sales facilities should be similarly encouraged. Development in agricultural areas should not be encouraged. Where permitted, it should be compatible with the rural and agricultural character of the area, incorporating large lot sizes with proper controls over septic and water supply facilities.
6. In restricted development or environmentally sensitive areas where soil or water table limit the use of the land, intense development should be discouraged and passive types of recreation (such as hiking, hunting, fishing, crabbing, and bird watching) should be permitted.
7. The causeways linking the mainland to the island communities are of special concern. No new development should be allowed on these lands. Besides creating traffic hazards and interfering with speedy access to and evacuation from the island communities, this type of development encroaches on or directly promotes deterioration of the County's valuable wetlands. Existing development on these roads which does not or cannot be upgraded to comply with building, zoning, health, and environmental regulations should be phased out. Exceptions should be granted where sewer service can be extended to eliminate pollution caused by septic systems. In these areas, limited infill should be permitted provided environmentally sensitive lands are not disturbed.
8. Marine development, such as marinas, commercial fishing docks, waterfront restaurants, motels and hotels with docking facilities, and tourist shopping facilities, should be encouraged in sites having water access along the intercoastal waterway. Uses which are not water dependent such as private housing, or amusement facilities should be discouraged in these areas.

### **GROWTH AND DENSITY**

Future growth in Cape May County, while inevitable, can certainly be controlled and limited to preserve our natural environment and enhance our economic base. Sustainable development can mean a sustainable environment. Future growth pressures in Cape May County will result from three basic development patterns.

First, the continuing trend for development of resort facilities is expected to generate growth pressure, ranging from increased densities on the island communities to campgrounds, motels, and summer residences on the mainland. New development on the islands will be minimal because of the lack of developable land, but redevelopment will occur and fluctuate with the economy.

The second pressure will be for suburbanization of the mainland areas. With the barrier islands almost completely developed, the growth of the year-round population in Cape May County will occur mostly in large undeveloped upland areas of the mainland. As a result of this year-round

growth, the demand for goods and services will also increase. In addition, more municipal services will be required.

Finally, the impact of the casino industry in Atlantic City has had and will continue to have significant impact on the growth and development of the County.

### POLICY

1. "To provide the highest possible quality of life for all County citizens." In terms of planning, this goal is limited to the ability of the Cape May County Planning Board to provide leadership and establish policies in areas such as open space, land use, density, housing, and the preservation of air and water quality.
2. "To maintain the resort economy." The resort economy is the lifeblood of Cape May County. While the development of other facets of the County's economic base are important and should not be neglected, the County's resort economy should come first in major planning considerations. The major investment in land and buildings is significant and must be coupled with the importance of the County as a regional resource for recreation.
3. "Preservation and conservation of natural resources in sensitive areas." In Cape May County, the vast expanse of natural resources and sensitive areas, coupled with the reliance of the resort economy upon these resources, makes it imperative that the plan maximize its ability to protect and preserve wetlands, farmlands, beach and dune areas, aquifer recharge areas, and air and water resources.
4. "To provide for limited, balanced and planned growth." Promoting limited growth and balancing such growth against our natural resources and sensitive areas is part and parcel of maintaining the resort economy and preserving the quality of life. This policy shall be pursued as follows:
  - A. Channel population growth and economic expansion away from areas with significant environmental or ecological vulnerability or which are otherwise unsuitable for development or hazardous to potential occupants.
  - B. Channel growth to areas with greater capacity for development. This includes the adoption of suitable public policies reinforced by capital investment in infrastructure. Land use planning should be coordinated with available wastewater treatment capacity. Similarly, municipal zoning ordinances should not authorize development densities which exceed available water supply or wastewater treatment capacities.
  - C. Providing for the wise use and conservation of air, land, water, and energy resources

with special consideration for those which are non-renewable.

- D. Providing for the wise management of pollutants and waste in ways that will avoid or minimize environmental impacts and promote the reuse and conservation of material resources.

# Appendix

- A. Cape May County Population and Projections - 1950 - 2020
- B. Location Map
- C. Summer Population Projections
- D. Farmland Acreage Trends
- E. N.J. State Plan Policy Map
- G. Pinelands Map of Cape May County

## Appendix A

**Cape May County Population and Projections - 1950 - 2020**

	1950	1960	1970	1980	1990	2000	2005	2010	2015	2020
<i>Resort</i>										
<b>Avalon</b>	428	695	1283	2162	1809	2143	2204	2264	2325	2386
<b>Cape May City</b>	3607	4477	4392	4853	4668	4034	4199	4363	4528	4692
<b>Cape May Point</b>	198	263	204	255	248	241	251	261	271	280
<b>North Wildwood</b>	3158	3598	3914	4714	5017	4935	5086	5237	5389	5540
<b>Ocean City</b>	6040	7618	10575	13949	15512	15378	15828	16278	16729	17179
<b>Sea Isle City</b>	993	1393	1712	2644	2692	2835	2951	3066	3182	3297
<b>Stone Harbor</b>	670	834	1089	1187	1025	1128	1174	1220	1266	1312
<b>West Cape May</b>	897	1030	1005	1091	1026	1095	1160	1224	1289	1354
<b>West Wildwood</b>	237	207	235	360	453	448	467	485	503	521
<b>Wildwood</b>	5475	4690	4110	4913	4484	5436	5608	5779	5951	6123
<b>Wildwood Crest</b>	1772	3011	3483	4149	3631	3980	4132	4284	4436	4587
<i>Mainland</i>										
<b>Dennis Twp.</b>	1981	2327	2635	3989	5574	6492	6807	7121	7436	7751
<b>Lower Twp.</b>	2737	6332	10154	17105	20820	22945	23881	24816	25552	26288
<b>Middle Twp.</b>	4599	6718	8725	11373	14771	16405	17274	18142	19212	20281
<b>Upper Twp.</b>	1922	2539	3413	6713	10681	12115	12669	13222	13765	14307
<b>Woodbine</b>	2417	2823	2625	2809	2678	2716	2827	2937	3029	3121
<b>Resort</b>	23475	27816	32002	40277	40565	41653	43057	44461	45866	47271
<b>Mainland</b>	13656	20739	27552	41989	54524	60673	63456	66238	68993	71748
<b>Total</b>	37131	48555	59554	82266	95089	102326	106513	110699	114859	119019



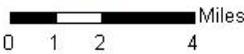
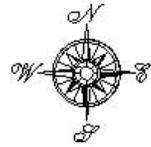
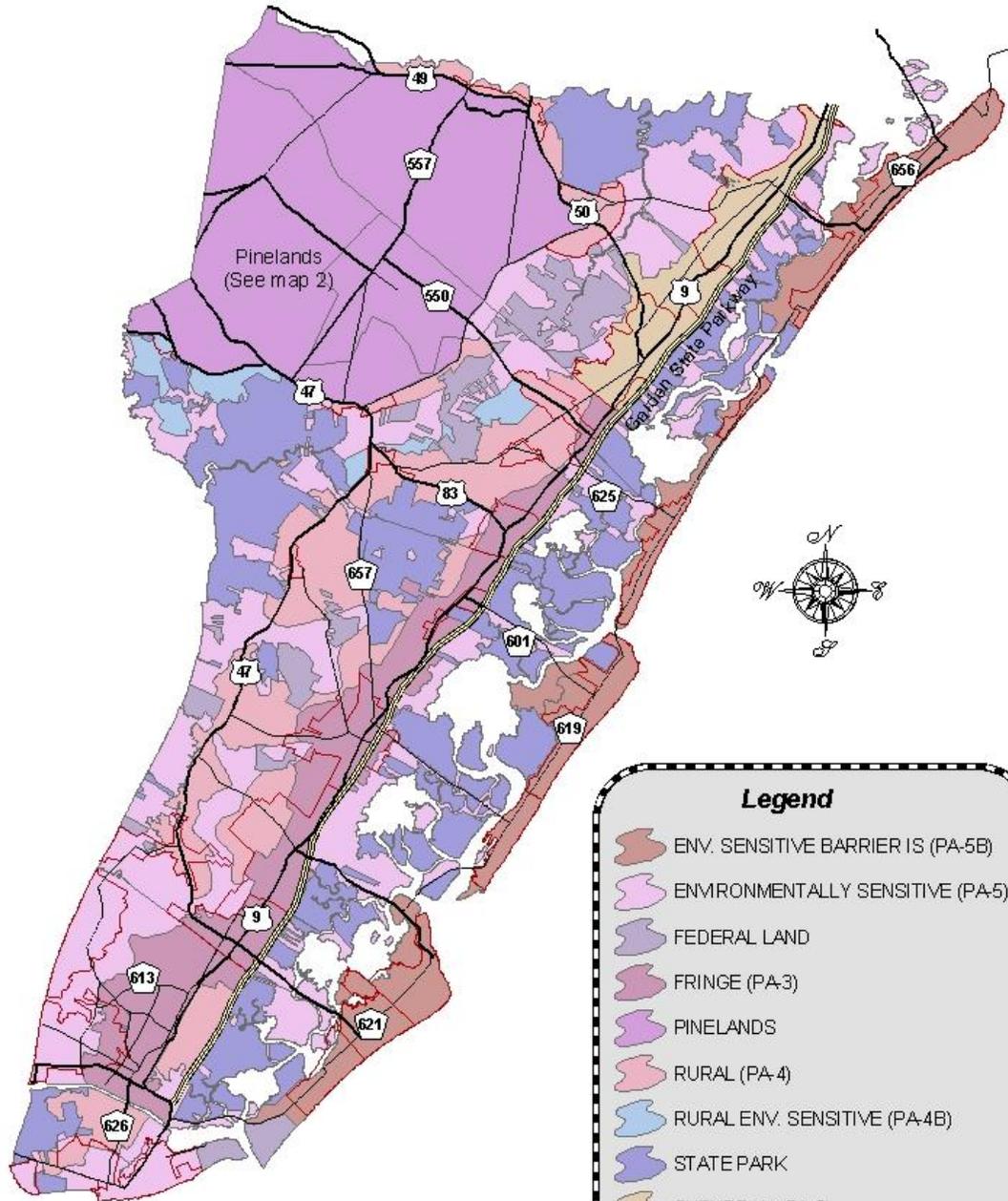
## Appendix C

**Cape May County Summer Population Projections**

	2001 - 2025				
<b><u>Municipalities</u></b>	<b><u>2001</u></b>	<b><u>2005</u></b>	<b><u>2010</u></b>	<b><u>2015</u></b>	<b><u>2020</u></b>
<b>Avalon</b>	29263	30229	31196	32132	33032
<b>Cape May City</b>	34088	35213	36340	37430	38478
<b>Cape May Point</b>	3625	3745	3864	3980	4092
<b>Dennis Twp.</b>	32408	33477	34549	35585	36582
<b>Lower Twp.</b>	85795	88626	91462	94206	96844
<b>Middle Twp.</b>	58410	60338	62268	64136	65932
<b>North Wildwood</b>	49538	51173	52810	54395	55918
<b>Ocean City</b>	111015	114678	118348	121899	125312
<b>Sea Isle City</b>	35820	37002	38186	39332	40433
<b>Stone Harbor</b>	17528	18106	18686	19246	19785
<b>Upper Twp.</b>	38607	39881	41157	42392	43579
<b>West Cape May</b>	6270	6477	6684	6885	7077
<b>West Wildwood</b>	5005	5170	5336	5496	5650
<b>Wildwood</b>	60513	62510	64510	66446	68306
<b>Wildwood Crest</b>	38803	40083	41366	42607	43800
<b>Woodbine</b>	7573	7823	8073	8315	8548
<b>Total</b>	<b>614261</b>	<b>634532</b>	<b>654837</b>	<b>674482</b>	<b>693367</b>



## Cape May County Future Land Use Map (State Plan Policy Map)



Digital Data provided by Cape May County  
 Planning Department NJDEP and NJOSP  
 Drawn by: Brian O'Connor Date: 4/1/02

**Legend**

- ENV. SENSITIVE BARRIER IS (PA-5B)
- ENVIRONMENTALLY SENSITIVE (PA-5)
- FEDERAL LAND
- FRINGE (PA-3)
- PINELANDS
- RURAL (PA-4)
- RURAL ENV. SENSITIVE (PA-4B)
- STATE PARK
- SUBURBAN (PA-2)
- Centers (Designated/Proposed)



### Cape May County Future Land Use Map (Pinelands Commission) Map 2 (Pinelands)

