

**2020 Master Plan Reexamination Report  
Township of Lawrence  
Cumberland County**

Adopted by the Planning Board on \_\_\_\_\_ by Resolution \_\_\_\_\_

Prepared for:

Township of Lawrence  
357 Main Street  
Cedarville, NJ 08311

PREPARED BY:

**Tiffany A. CuvIELLO, PP, LLC**  
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Cumberland County**

***MAYOR***

G. Erwin Sheppard

***COMMITTEE MEMBERS***

Joseph Miletta, Jr., Deputy Mayor  
Elmer Skip Bowman

***PLANNING BOARD***

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Tiffany A. Morrissey, AICP, PP #5533

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and sealed in accordance with NJAC 13:41-1.3

## **PART I: MAJOR PROBLEMS AND OBJECTIVES**

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

The major problem and objectives relating to land development in the municipality at the time of the adoption of the 2002 Master Plan Report.

The Master Plan was adopted in July of 2002. The report included the following Goals and Objectives:

**Conservation:** Lawrence Township is home to ecologically valuable woodlands, wetlands and agricultural lands. These areas allow a diverse array of plants, animals and insects to flourish. It is a fundamental goal of Lawrence Township to protect its extensive environmentally sensitive lands. To that end, it is the objective of the Township to maintain or enact ordinances that promote the preservation of environmentally sensitive lands while accommodating land uses in those lands which are compatible with this objective.

**Housing:** Traditionally, Lawrence Township has been characterized by housing stock related to farming activities as well as a mixture of homes reflecting the Township's rich heritage of residents from a diverse variety of economic and social groups. Lawrence Township seeks to continue to provide a full range of housing concentrated in the Township's two historically identified centers.

**Land Use:** Lawrence Township's goal is to maintain the unique mix of agricultural, commercial, light industrial, recreational, residential, and ecological land uses essential for a dynamic rural community. Lawrence Township's agricultural lands are a precious resource, which have long been an economic resource and now, in addition to their economic benefits, provide open space in a State characterized by sprawling growth. To that end, ordinances that protect and encourage farming should be enacted and maintained.

In addition, to its expansive agricultural lands, Lawrence Township is home to extensive environmentally sensitive woodlands and marshlands owned both

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## TABLE OF CONTENTS

INTRODUCTION.....	2
PART I: MAJOR PROBLEMS AND OBJECTIVES .....	3
PART II: GENERAL CHANGES AND DEMOGRAPHIC ANALYSIS .....	5
Demographic Analysis .....	5
Population .....	5
Housing .....	9
Employment and Labor.....	14
Income.....	16
PART III: CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES.....	18
Bonding .....	18
State Plan and Centers.....	18
PART IV: RECOMMENDED CHANGES .....	19
Flag Lots.....	19
Fences.....	20
Agricultural Employee Housing .....	21
Short Term Housing Rentals.....	21
Renewable Energy .....	22
Industrial Zoning.....	23
PART V: REDEVELOPMENT PLANS .....	24
PART VI: PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE .....	25

## APPENDIX 1 – Proposed Zoning Map

## INTRODUCTION

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

The Township of Lawrence Master Plan was last adopted in July of 2002. Subsequently the Township adopted a Municipal Stormwater Management Plan in June of 2005 with implementing ordinances in February of 2006.

publicly and privately. It is the goal of Lawrence Township to promote preservation of these lands while promoting land use which encourages their use for environmentally responsible recreation and tourism.

Lawrence Township has experienced substantial residential growth in its rural areas. Lawrence Township has two villages, Cedarville and Cedar Grove, in which a variety of land uses should be encouraged. The village of Cedarville is currently under consideration for centers designation as a village by the New Jersey Department of Community Affairs, Office of State Planning. Lawrence Township seeks to promote a mix of agricultural, residential, commercial and industrial uses within the village of Cedarville.

The area of Cedar Grove is characterized by concentrated single-family homes but lacks any commercial services which would typically support a residential area. Lawrence Township seeks to encourage the development of Cedar Grove as a diverse center with limited business uses which are consistent with the needs of the surrounding areas.

Increasingly, Lawrence Township has been the subject of residential development in areas which were formerly agricultural or wooded lands. To preserve its open space and woodlands, Lawrence Township seeks to limit growth in traditionally agricultural areas and seeks to limit the loss of woodlands. Lawrence Township recognizes that municipal water and sewer projects may become necessary in the future and as a result of growth should be concentrated in existing residential centers.



## PART II: GENERAL CHANGES AND DEMOGRAPHIC ANALYSIS

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

The extent to which such problems and objectives have been reduced or have increased subsequent to the adoption of last 2008 Master Plan Reexamination Report.

### Demographic Analysis

The last Reexamination Report was adopted prior to the 2010 Census. The following analysis reviews the 1990, 2000 and 2010 and 2018 estimates for population, housing and employment in the Township.

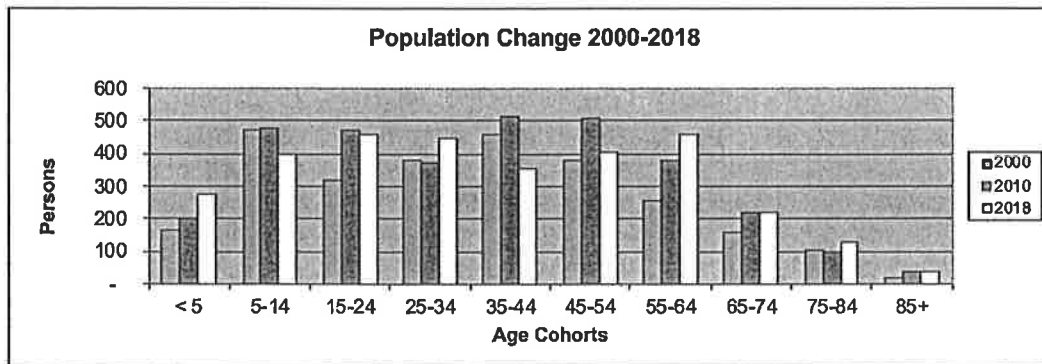
#### **Population**

The following tables portray the population and housing change in the Township, Cumberland County, and the State. Between 1990 and 2000, the Township's population increased by 11.8%. From 2000 through 2018 the Township saw a population growth of 16.8%. Compared to Cumberland County's population increase of 4.8% over the same 18-year period and the State's population growth of 6.5% for the same time period. The Township's population growth is similar to the housing growth over the same 18-year period with an increase of 12.7% of occupied housing units from 2000-2018.

Population Trends			
	Lawrence Township	Cumberland County	New Jersey
1990	2,433	138,053	7,730,188
2000	2,721	146,438	8,414,350
2010	3,290	155,456	8,791,894
2018	3,178	153,400	8,960,161
1990 to 2010	30.6%	11.1%	15.9%
1990 to 2000	11.8%	6.1%	8.9%
2000 to 2018	16.8%	4.8%	6.5%
Source: US Census Data/American Community Survey 5-Year Estimates (2018)			

Housing Trends			
	Lawrence Township	Cumberland County	New Jersey
1990	863	50,294	3,075,310
2000	1,023	52,863	3,310,275
2010	1,221	55,406	3,553,562
2018	1,153	56,429	3,595,055
1990 to 2010	41.5%	10.2%	15.6%
1990 to 2000	18.5%	5.1%	7.6%
2000 to 2018	12.7%	6.7%	8.6%
Source: US Census Data/American Community Survey 5-year estimates (2018)			

The largest growth over the past eighteen years took place in the 55-64 population cohort, second only by the 85+ cohort and the under 5 cohort. Looking at the Population Change chart you can see how the population has aged with the growth in these three different cohorts.



2000 - 2018 Population Profiles or Cohorts - Lawrence Township						
Age	Population					
	Persons			Population Change		
	2000	2010	2018	2000 to 2010	2010 to 2018	2000 to 2018
< 5	168	202	274	20.2%	35.6%	63.1%
5-14	473	476	399	0.6%	-16.2%	-15.6%
15-24	316	470	458	48.7%	-2.6%	44.9%
25-34	380	376	447	-1.1%	18.9%	17.6%
35-44	462	516	353	11.7%	-31.6%	-23.6%
45-54	378	508	406	34.4%	-20.1%	7.4%
55-64	257	382	461	48.6%	20.7%	79.4%
65-74	160	222	218	38.8%	-1.8%	36.3%
75-84	106	99	127	-6.6%	28.3%	19.8%
85+	21	39	35	85.7%	-10.3%	66.7%
18+	1,946	2,427	2,344	24.7%	-3.4%	20.5%
62+	363	457	546	25.9%	19.5%	50.4%
65+	287	360	380	25.4%	5.6%	32.4%
Median Age	35.7	37.8	35.8	5.9%	-5.3%	0.3%

Source: US Census Data/American Community Survey 5-year estimates (2018)

The Township's population is 51% female, slightly higher than the County. The ethnicity of the Township includes a higher percentage of Caucasians and less of other ethnic groups also similar to the County. The Township also has a much lower median age than the County and the State.

Population by Categories						
	Lawrence Township		Cumberland County		New Jersey	
	Persons	%	Persons	%	Persons	%
<b>Total</b>	3,178	100%	153,400	100%	8,960,161	100%
<b>Sex</b>						
F	1,625	51.1%	74,713	48.7%	4,587,840	51.5%
M	1,553	48.9%	78,687	51.3%	4,372,321	48.5%
<b>Race</b>						
White	2,352	74.0%	103,099	67.2%	6,085,474	72.6%
Black or African American	479	15.1%	29,573	19.3%	1,207,356	13.6%
Asian	-	0.0%	2,182	1.4%	844,105	5.7%
American Indian and Alaska Native	56	1.8%	1,136	0.7%	18,006	5.6%
Native Hawaiian and Other Pacific Islander	-	0.0%	14	0.0%	3,013	5.6%
Other	219	6.9%	10,815	7.1%	573,146	2.5%
Two or More Races	72	2.3%	6,581	4.3%	229,061	2.5%
Hispanic or Latino	525	16.5%	46,254	30.2%	1,764,520	13.3%
<b>Age</b>						
25-64	1,667	52.5%	81,586	53.2%	4,809,700	53.9%
65+	380	12.0%	22,325	14.6%	1,353,999	13.2%
Median Age	35.8	n/a	37.2	n/a	39.6	n/a
Source: US Census Data/American Community Survey 5-year estimates (2018)						

## Housing

The primary unit in the Township is single-family detached at 95%. The Township does have a small percent of its total housing units that are mobile homes, at 1%. There are at total of 803 owner occupied units and 170 rental units in the Township. The total housing units in the Township as of the 2018 Census Estimates was 1,153, a 12.7% increase from 2000. This is generally consistent with the population growth in the same time period.

Housing Units by Number of Units in Structure, Lawrence Township		
Number of Units	Units	Percent of Total
1-unit, Detached	1,096	95.06%
1-unit, Attached	34	2.95%
2 units	11	0.95%
3 or 4 units	-	0.00%
5 to 9 units	-	0.00%
10 to 19 units	-	0.00%
20 or more units	-	0.00%
Mobile Home	12	1.04%
Other	-	0.00%
<b>Total</b>	<b>1,153</b>	
Source: US Census Data/American Community Survey 5-year estimates (2018)		

Lawrence Township Housing Units by Tenant and Occupancy Status, 2018						
Year Round Housing Units			Owner-occupied		Rental	
Occupied	Vacant	Total	No.	%	No.	%
973	180	1,153	803	82.5%	170	17.5%
Source: US Census Data/American Community Survey 5-year estimates (2018)						

Of the total occupied housing units in the Township, 81% are family households and 19% are non-family households. Of the total 786 family households, 74% consist of married couples.

Summary of Household Characteristics - Lawrence Township		
	No. of Persons	% of Total
Family Households	786	80.78%
Non-Family Households	187	19.22%
Non-Family Households		
Living Alone	160	85.56%
Not Living Alone	27	14.44%
Family Households		
Married Couple	584	74.30%
Single Male	48	6.11%
Single Female	154	19.59%
Total Households	973	100%
Persons Per Household	3.2	N/A
Source: US Census Data/American Community Survey 5-year estimates (2018)		

The bulk of the Township's housing stock was built prior to 1979, with a median year of 1973 for the age of housing units. The greatest increase in the total housing units after 1979 occurred in the 1990's with 210 new units, 18% of the total units. Since 2010 there have been an estimated 15 new housing units according to Census data.

Housing Units by Age		
Year Built	Units	Percent of Total
2014 or later	15	1.30%
2010 to 2013	-	0.00%
2000 to 2009	152	13.18%
1990 to 1999	210	18.21%
1980 to 1989	108	9.37%
1970 to 1979	123	10.67%
1960 to 1969	42	3.64%
1950 to 1959	121	10.49%
1940 to 1949	30	2.60%
1939 or earlier	352	30.53%
<b>Total</b>	<b>1,153</b>	
Source: American Community Survey 5-year estimates (2018)		

The Township has a greater percentage of six-plus room units, with the median number of rooms in the Township at 6.2 per unit. There are only 25 units with less than 4 rooms per unit. All units have at least one-bedroom, with the majority of the units having 3 or more bedrooms per unit.

Occupied Housing Units by Number of Rooms		
Rooms	Housing Units	Percent of Total Housing Units
1	-	0.0%
2	15	1.3%
3	10	0.9%
4	118	10.2%
5	163	14.1%
6	367	31.8%
7	238	20.6%
8	98	8.5%
9+	144	12.5%
<b>Total</b>	<b>1,153</b>	<b>100.0%</b>
Median Rooms	6.2	
Source: American Community Survey 5-year estimates (2018)		

Occupied Housing Units by Number of Bedrooms		
Bedrooms	Housing Units	Percent of Total Housing Units
No Bedrooms	-	0.0%
1-Bedroom	30	2.6%
2-Bedrooms	224	19.4%
3- Bedrooms	614	53.3%
4-Bedrooms	205	17.8%
5 + Bedrooms	80	6.9%
<b>Total</b>	<b>1,153</b>	<b>100.0%</b>
Source: American Community Survey 5-year estimates (2018)		



The Township has a median gross rent of \$1,283, higher than Cumberland County. The Township's median housing value of \$172,900 is slightly higher than the County's median housing value of \$162,500. Over Fifty percent (50%) of the housing stock is valued between \$150,000 and \$299,999.

Housing Value, Owner-Occupied Units		
Value	Housing Units	Percent of Total Housing Units
Less than \$50,000	42	5.2%
\$50,000 to \$99,999	66	8.2%
\$100,000 to \$149,999	201	25.0%
\$150,000 to \$199,999	174	21.7%
\$200,000 to \$299,999	249	31.0%
\$300,000 to \$499,999	54	6.7%
\$500,000 to \$999,999	8	1.0%
\$1,000,000 or more	9	1.1%
<b>Total</b>	<b>803</b>	<b>100.0%</b>
Median Housing Value	\$ 172,900	
Source: American Community Survey 5-year estimates (2018)		

Selected Housing or Housing Related Characteristics (Occupied Units)					
	Median Value Housing (owner-occupied)	Median Gross Rent	Median Household Income	Value Income Ratio	Rental Vacancy Rate
Lawrence Township	\$172,900	\$1,283	\$70,795	2.44	0.0%
Cumberland County	\$162,500	\$1,028	\$52,593	3.09	1.2%
Source: American Community Survey 5-year estimates (2018)					

## Employment and Labor

According to the Census, 59% of the Township's labor force is employed. Four-percent (4%) of the population age 16 and over are unemployed, and 37% are not considered part of the labor force. The majority of the employers in the Township are in the Educational Services, and Health Care and Social Assistance industry.

LAWRENCE TOWNSHIP EMPLOYMENT STATUS		
	Total	Percent of Population 16 Years and Over
Population 16 years and Over	2,460	100%
In Labor Force	1,548	62.93%
Civilian Labor Force	1,548	62.93%
Employed	1446	58.78%
Unemployed	102	4.15%
Armed Forces	0	0.00%
Not In Labor Force	912	37.07%
Source: American Community Survey 5-year estimates (2018)		

Employment by Industry, Civilian Employed population 16 years and over		
Occupation	No. Persons	Percentage
Agriculture, Forestry, Fishing and Hunting, and Mining	147	10.17%
Construction	104	7.19%
Manufacturing	159	11.00%
Wholesale Trade	74	5.12%
Retail Trade	77	5.33%
Transportation and Warehousing, Utilities	130	8.99%
Information	12	0.83%
Finance and Insurance, and Real Estate and Rental and Leasing	68	4.70%
Professional, Scientific, and Management, and Administrative and Waste Management Services	74	5.12%
Educational Services, and Health Care and Social Assistance	295	20.40%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	135	9.34%
Other Services, except Public Administration	76	5.26%
Public Administration	95	6.57%
<b>Total</b>	<b>1,446</b>	<b>100%</b>
Source: American Community Survey 5-year estimates (2018)		

Employment by Occupation Civilian Employed population 16 years and over		
Occupation	No. Persons	% Lawrence
Management, Business, Science, and Arts	323	22.34%
Service	350	24.20%
Sales and Office	235	16.25%
Natural Resources, Construction and Maintenance	305	21.09%
Production, Transportation & Material Moving	233	16.11%
<b>Total</b>	<b>1,446</b>	<b>100%</b>
Source: American Community Survey 5-year estimates (2018)		

## Income

The income statistics indicate that Lawrence Township has a higher median income than County. Fourteen percent (14%) of the total households in the Township have a household income in the range of \$50,000 to \$74,999, which includes the median income levels per census data. The Township also has a lower percentage of persons and families below the poverty level than the County.

Income Levels			
	Lawrence Township		
	Households	Families	Non-Family
Median Income	\$70,795	\$78,333	\$48,819
Source: American Community Survey 5-year estimates 2018			

Median Income for Households and Families		
	Households	Families
Lawrence Township	\$70,795	\$78,333
Cumberland County	\$52,593	\$63,274
New Jersey	\$76,475	\$94,337
Source: American Community Survey 5-year estimates 2018		

Household Income		
	Lawrence Township Households	(% of Total Households)
Total Households	973	n/a
Less than \$10,000	60	6.2%
10,000 - 14,999	16	1.6%
15,000 - 24,999	68	7.0%
25,000-34,999	105	10.8%
35,000 - 49,999	121	12.4%
50,000 - 74,999	138	14.2%
75,000 - 99,999	128	13.2%
100,000 - 149,999	216	22.2%
150,000 - 199,999	66	6.8%
200,000 +	55	5.7%
Source: American Community Survey 5-year estimates (2018)		

Percent Distribution Persons and Families below Poverty Level				
	All Persons Below Poverty Line	Persons Age 18+ Below the Poverty Line	Persons Age 65 + Below the Poverty Line	Families Below Poverty Line
Lawrence Township	14.4%	8.9%	2.2%	10.9%
Cumberland County	17.6%	10.9%	1.5%	12.9%
New Jersey	10.7%	9.4%	8.2%	7.9%
Source: American Community Survey 5-year estimates (2018)				

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

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

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

#### **Bonding**

Recently the State of New Jersey amended the bonding requirements for developments. The ordinance should be updated to address these changes and remain consistent with the State regulations

#### **State Plan and Centers**

The Township of Lawrence contains the Cedarville Village Center as identified under the State Plan. The Village Center is set to expire in June of 2020 (extended until the end of the Covid-19 emergency order). The Township would need to submit an application for Plan Endorsement if they wish to keep the Village Center designation. The designation as a Village Center allows for increased site coverages and public sewer or wastewater treatment plants. The Township should review the properties within the Village and determine if the development potential and the need for future infrastructure improvements would warrant an extension or re-establishment of the Village Center through Plan Endorsement.

## PART IV: RECOMMENDED CHANGES

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

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

### Flag Lots

The current ordinance partially addresses “Flag Lots” under the definition of “lot, interior” as a flag-shaped lot. A review of the definition appears to permit “flag-lots” provided the lot width is met, which is measured at the required building setback line. The Board believes the standards surrounding “flag lots” should be clarified to prevent any future subdivisions of land with a narrow “stem” leading to a larger lot area.

The Board believes this creates future development concerns in terms of home locations, extra curb-cuts on roadways and driveway access. Therefore it is recommended that the ordinance be revised to allow “flag-lots” as a conditional use where the lot area is double the minimum required in the zone the parcel is located and provided the driveway (the “stem”) has a minimum width of 100 feet. (\*The table below shows the existing standards for traditional development versus a Flag-Lot as a conditional use.) The intent of this revision is to allow future development while recognizing the need to ensure adequate separation between residential lots and driveways on the roadways. Additional standards to the conditional use should include an increased setback of 50-feet to the common lot line that would be considered a front yard setback line. This would be added to the ordinance front yard setback requirement. For instance where a 50-foot front yard setback is required, 100-feet is required for a flag-lot. Where a 20-foot front yard setback is required a 70-foot setback is required for a flag-lot from the common/shared property line.

Zone	Traditional		Flag-Lot	
	Lot Area (acres)	Lot Width (feet)	Lot Area (acres)	Lot Width (feet)
A	3	250	6	100
C	5	250	10	100
RC	3	250	6	100
B1	2	200	4	100
R1	1	200	2	100
R2	1.5	200	3	100
R3	2	200	4	100
VR	1	150	2	100
VMU	1	250	2	100

## Fences

The ordinance requires all fences to maintain a setback of one (1) foot from a property line unless the adjoining property owner consents to the fence being located on the property line. The Township has had issues with fences along property lines and neighbor disputes. The Board reviewed the existing ordinance to ensure that there are adequate controls to ensure that the location of a fence does not interfere with abutting property owners. The Board determined that the one-foot setback (or less with neighbor consent) is appropriate. The one-foot setback will allow for maintenance and repair of the fence if required. The Board also recognized that any dispute as to the location of the fence encroaching onto a neighbor's parcel is not a Township issue, but a property owner dispute. All permits for a fence require the applicant submit a survey or plot plan to identify the proposed fence location and conformance with the ordinance. The Board also recommends that the Township ordinance be amended require any applicant for a fence permit provide notification to the abutting property owner. The ordinance should also require proof of this notification should be submitted as part of the permit application. The following is the suggested language to notify abutting property owners: "I plan on building a fence and I am applying to the Township for a permit for a fence line along our common boundary accompanied by a sketch, survey, or plot plan describing the proposed course of the fence."



### Agricultural Employee Housing

The ordinance under Section 13.1 addresses Agricultural Employee Housing. The Planning Board is concerned that agricultural employee housing should be focused in Agricultural zones only and as part of an existing farming operation. The ordinance permits agricultural employee housing as a conditional use in the Agricultural, Conservation, Residential Conservation, Public and the Residential 1, 2 & 3 districts. The Board believes that the Conservation, Residential Conservation, Public and Residential 1, 2 & 3 zones are not suited for agricultural employee housing as these districts are primarily intended for single-family housing development. The Planning Board recommends removing agricultural employee housing from all zoning districts except for the Agricultural zone.

### Short Term Housing Rentals

In the recent years the use of short-term housing rentals has become more predominate in local communities. The use of AirBNB and other similar vacation sites has allowed homeowners to rent their dwellings for short term use. While this is not a immediate concern in the Township, there are some dwellings which are listed for short term rental. The local ordinances do not control short term housing rentals. While the Board does not disfavor short term rentals, they are concerned with ensuring the safety and extent of these rentals throughout the community. Therefore, it is recommended that the Township consider adopting a licensing ordinance for short term rental units. It is further recommended that the Township monitor the licensing to determine if there are any community impacts that may warrant further considerations in the near future.

## Renewable Energy

The ordinance under Section 13.18 addresses windmills and renewable energy. Windmills, energy conservation devices and private communications facilities are permitted in various zoning districts as either an accessory use or conditional use. Windmills are required to provide power to the principal use on the property and not to generate power for commercial purposes. The Board believes the provisions relating to windmills are appropriate and should continue.

The ordinance does not address solar panels as a renewable energy source but as solar heating panels only. The ordinance should be updated to permit solar panels in all districts as an accessory use to the principal use on the property. The rooftop installation should be permitted by right, however ground mount arrays should be restricted to the side and rear yards and maintain the required setback for accessory structures. In agricultural zones when accessory to an agricultural use, solar panels may be within a front yard, provided they are setback a minimum of 75-feet from the front property line. In commercial districts, solar should be permitted as conditional use as an accessory use for all non-residential land uses. Standards should be included for parking lot canopies and ground mount systems to service the principal use.

Solar arrays for commercial purposes should be permitted in the Industrial zoning districts consistent with the Municipal Land Use Law. Screening and Buffering standards should be included in the ordinance where the uses would be visible from residential areas.

The Township recognizes that there are continued advancements and changes relating to renewable energy sources. The Township prioritizes active agricultural uses over solar generating uses although both uses are beneficial to the community. As opportunities arise for renewable energy, the Township should ensure to protect active agricultural uses.

## Industrial Zoning

The Township Industrial zoning district “M-1” is centrally located along Sawmill Road, Cedarville-Millville Road and Factory Road. The Board has reviewed the current parcels in the M-1 zone and recommends eliminating the M-1 district for those parcels located within Block 202. These parcels are west of the Railroad tracks and either vacant or contain a residential dwelling unit. The Board believes these parcels would be better suited as a Residential (R2) zone consistent with the surrounding zoning.

The Board also believes it makes sense to extend the M-1 zoning district along Factory Road and Railroad tracks. These parcels are within the Conservation and Residential Conservation districts. Several of the parcels have been utilized for resource extraction or are part of the active AG-Mart operation. Other parcels are appropriate for inclusion into the M-1 zoning district in an effort to encourage appropriate land uses along the railroad tracks. As such the Board recommends rezoning Block 205, Lots 8, 9, 10, 11, and 15 from Conservation “C” to Industrial “M-1” and Block 205, Lot 12 and Block 202, Lot 65 from Residential Conservation “RC” to Industrial “M-1”.

The Board also believes that the “M-1” district could extend further to the southeast towards Newport Centre Grove Road in the future. As lots are consolidated in the existing R-2 zone they will become better suited for the M-1 zoning allowing for a larger development area. Included as an Exhibit is a proposed zoning map for the subject area.

## **PART V: REDEVELOPMENT PLANS**

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

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

The Township is looking into creating a redevelopment area for properties located along Factory Road encompassing the Delaware Bay Estates parcels and the surrounding area. This area consists of smaller undeveloped lots created in the early 1960's. The land has remained vacant and underutilized.

## **PART VI: PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE**

### **40:55D-89.f.**

The recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

In 2019 the Municipal Land Use Law (MLUL) was amended to require the identification of all existing and proposed locations of public electric vehicle charging infrastructure in the Land Use Plan Element and in any adopted Circulation Plan Element. (N.J.S.A. 40:55D-28b(2)g & 28b(4)) The MLUL also required that any Sustainability Plan Element to consider, encourage and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops.

There are currently no public electric vehicle charging areas within the Township of Lawrence. The closest station is located in the City of Vineland at the Team Nissan car dealership, according to the NJ Drive Green website ([www.drivegreen.nj.gov](http://www.drivegreen.nj.gov)). It is recommended that the local ordinance be amended to include guidelines for public electric vehicle charging infrastructure. These should be permitted accessory use in all commercial districts, multi-family developments and on public property. Parking spaces dedicated to public electric vehicle charging stations shall not be included in the minimum required parking but shall be in addition to the minimum requirement. This can be revisited in the future as the demand for PEV charging stations increases as part of future Master Plan reports.

The following changes are recommended to be included in the land development ordinance:

**ELECTRIC VEHICLE CHARGING STATION** -- A parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle, and that is 1) publicly owned and publicly available (e.g., Park & Ride parking, public library parking lot, on-street parking), or 2) privately owned and publicly available (e.g., shopping center parking, non-reserved parking in multi-family parking lots).

**ELECTRIC VEHICLE PARKING SPACE** -- Any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

Add Electric Vehicle Charging Stations as a permitted accessory use on all non-residential properties including churches, schools, in any multi-family development, and on public properties. Parking Spaces dedicated as Electric Vehicle Charging Stations shall not be counted in the total number of required parking spaces and shall be in addition to the minimum required parking spaces.

## **APPENDIX 1 – Proposed Map (if necessary)**

le  
MAPLE AVENUE

CHANGE M-1  
INDUSTRIAL TO  
R-2 LOW DENSITY  
RESIDENTIAL  
(94± ACRES)

R-2

SAW MILL ROAD

M-1

R-2

CHANGE C CONSERVATION  
TO M-1 INDUSTRIAL  
(94± ACRES)

FACTORY ROAD

- LEGEND**
- VS Village Business
  - V1 Village Industrial/Commercial
  - VML Village Light Use (Min. 1.5 acres)
  - VR Village Residential (Min. 1.5 acres)
  - P Public
  - C Conservation (Min. 5.0 acres)
  - A Agriculture (Min. 20 acres)
  - RC Residential Conservation (Min. 3.0 acres)
  - R1 Medium Density Residential (Min. 1.5 acres)
  - R2 Low Density Residential (Min. 1.5 acres)
  - R3 Rural Residential (Min. 2.0 acres)
  - B-1 Neighborhood Business
  - M-1 Industrial



R-2

MAIN STREET

C

P

CHANGE RC  
RESIDENTIAL  
CONSERVATION TO  
M-1 INDUSTRIAL  
(287± ACRES)

R-2

RAILROAD AVENUE  
SHAW'S MILL ROAD

RC

R-2

Bugby Branch

Newport Rd

Shaw's  
Mill  
Pond

GRAPHIC SCALE



**PROPOSED ZONING CHANGES**  
LAWRENCE TOWNSHIP  
CUMBERLAND COUNTY, NEW JERSEY