

## SECTION 7 MASTER PLAN

### A. Preparation, Contents and Modification

The Planning Board may prepare and, after public hearing, adopt or amend a master plan, or component parts thereof, to guide the use of lands within the City in a manner which protects public health and safety and promotes the general welfare.

### B. Specific Components

The master plan shall generally comprise a report or statement and land use and development proposals with maps, diagrams and text, presenting, at least the following subsections 1 & 2 and, where appropriate the following subsections 3 through 12:

1. A statement of objectives, principals, assumptions, policies and standards upon which the constituent proposals or the physical, economic and social development of the City are based;
2. A land use plan element:
  - a. Taking into account the and stating its relationship to the statement provided for in paragraph 1 above, and other master plan elements provided for in subsections 3 through 12 of this section and natural conditions including, but not necessarily limited to: topography, soil conditions, water supply, drainage, flood plain areas, marshes and woodlands;
  - b. Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and
  - c. Showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983" (C.6:1-80 et seq.); and
  - d. Including a statement of the standards of population density and development intensity recommended for the City.
3. A housing plan element including, but not limited to, residential standards and proposals for construction and improvement of housing;

SECTION 7 MASTER PLAN (Cont'd)

4. A circulation plan element showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about and through the municipality.
5. A utility service plan element analyzing the need for and showing the future general location of water supplies and distribution, facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities and including any storm water management plan required, pursuant to New Jersey Statute 40:55D-93 et seq.
6. A community facilities plan element showing the location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas;
7. A recreation plan element showing a public comprehensive system of areas and public sites for recreation;
8. A conservation plan element providing for the preservation and utilize our natural resources, including to the extent appropriate:, open space, water, forests, soil, marshes, wetlands, harbors rivers and other waters, fisheries, endangered or threatened species, wildlife and other natural resources and which systematically analyzes the impact of each other component of the master plan on the present and future preservation, conservation and utilization of those resources;
9. An economic plan element considering all aspects of economic development and sustained economic vitality, including:
  - a. a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and;
  - b. an analysis of the stability and diversity of the economic development to be promoted.

SECTION 7 MASTER PLAN (Cont'd)

10. A historic preservation plan element:
  - a. indicating the location and significance of historic sites and historic districts;
  - b. identifying the standards used to assess worthiness for historic site or district identification and;
  - c. analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.
11. Appendices or separate reports containing the technical foundation for the master plan and its constituent elements; and
12. A recycling plan element which incorporates the state recycling plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 sq. ft. or more of land.
13. Such other elements as the Planning Board may find useful or appropriate;
14. The master plan and its plan elements may be divided into sub-plans and sub-plan elements, projected according to periods of time or staging sequences.

C. Relations to Other Plans

The master plan shall include a specific policy statement, indicating the relationship of the proposed development of the City, as developed in the master plan to:

1. the master plans of contiguous municipalities;
2. the Camden County Master Plan;
3. the New Jersey State Comprehensive Guide Plan;
4. the District Solid Waste Management Plan.