



SANDYSTON TOWNSHIP

Sussex County
New Jersey

November 5, 2018

MASTER PLAN REEXAMINATION REPORT



**J Caldwell
& Associates, LLC**
Community Planning Consultants

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Sandyston Township Municipal Building, Photo Credit: Keith Utter



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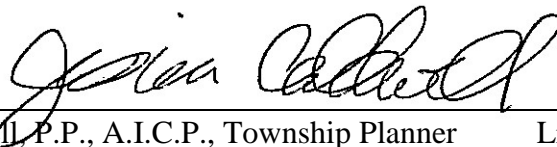
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SANDYSTON TOWNSHIP MASTER PLAN REEXAMINATION REPORT

INTRODUCTION

Municipal Land Use Law requires that municipalities prepare a reexamination of their master plan and development regulations at least every ten (10) years. The last reexamination report of the municipal master plan was adopted by the Planning Board in September 2008.

Pursuant to N.J.S.A. 40:55D-89, the reexamination report must include the following:

- a. the major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
- b. the extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- c. the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last reviewed with particular regard to density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives;
- d. the specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared; and
- e. the recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, C.79(C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

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

REEXAMINATION OF THE MASTER PLAN

a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report

The following problems and objectives constituted the concerns and vision of the Township at the time of the last reexamination report and served as the primary goals of the 2008 Master Plan:

1. To preserve the Township's character for the short and long term so as to protect and enhance the high quality of life now enjoyed by both its residents and its visitors in the face of land use decisions.
2. To provide opportunities for growth and development in appropriate areas that complement rather than destroy or negatively impact the Township's significant and diverse natural, historical, cultural, and manmade resources.
3. To provide opportunities for cultural enrichment, active and passive recreation, and community involvement, thus promoting an active lifestyle for all age groups in a safe, healthy, and scenic environment.
4. To ensure that the development within the Township complements the vision and general welfare of neighboring municipalities, is consistent with the Sussex County Strategic Growth Plan, encompasses applicable elements of the State Development and Redevelopment Plan, and takes into account Sandyston's relationship to the tri-state area.
5. To promote among its citizens a feeling of place, purpose, and pride through the establishment of appropriate population densities and concentrations in neighborhood, community, and village settings.
6. To encourage the efficient and effective expenditure of public funds by controlling development and sprawl through sound land use policies and smart growth principles.
7. To provide for a diversified land use pattern that appropriately meets the residential, agricultural, commercial, industrial, recreational, and open space needs of the Township.

8. To ensure the relocation of transportation corridors away from developed areas and promote the continued safe free flow of traffic by discouraging strip development and other inappropriate uses along existing and proposed transportation corridors.
9. To ensure a controlled rather than a chaotic manmade environment through the application of sound growth and development principles, visual and design standards, creative techniques, adaptive reuse, and technological advances.
10. To promote the preservation of historic sites and districts, agricultural lands, open space, view sheds, and the rural landscape and to promote the conservation of natural resources and wildlife habitat through proper land use practices.
11. To provide the potential for the construction of affordable housing units for low and moderate-income families through a Fair Share Housing Plan certified by the Council on Affordable Housing.
12. To promote the maintenance and enhancement of surface and ground water quality and quantity through the protection of wetland, flood plain, and stream corridor transition areas and buffers, protection of steep slopes from excessive disturbance, through the enactment and implementation of a comprehensive Storm Water Management Plan, and by embracing appropriate its improvement standards for karst topography.
13. To support farmland preservation efforts, right to farm programs, and the preservation of the rural/agricultural landscape by endorsing the Sussex County Farmland Preservation Program, cooperating with the County and State Agricultural Development Boards, and encourage the state and federal land management agencies to lease additional land in the Township for agricultural purposes.
14. To promote economic development by encouraging small commercial recreation and tourism-based businesses that are consistent with the principles and elements of the Township's Agricultural and Natural Resources Based Business Plan.
15. To promote consistency with the Sussex County Strategic Growth Plan and the State Development and Redevelopment Plan by obtaining Plan Endorsement from the State Planning Commission for the designated centers of Layton and Hainesville, encouraging high density mixed use development in these centers, and pursuing the necessary infrastructure to support these centers.

16. To encourage the reuse, recovery, and recycling of materials consistent with all applicable laws, rules, and regulations.

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date

Sandyston Township remains committed to providing a high quality of life for its residents and preserving and maintaining the Township's rich and varied natural and cultural resources through careful land use planning.

8. To ensure the relocation of transportation corridors away from developed areas and promote the continued safe free flow of traffic by discouraging strip development and other inappropriate uses along existing and proposed transportation corridors

With the anticipated residential growth of neighboring Pike County, Pennsylvania and the increased traffic burdening Layton Village, Sandyston Township was pursuing a project known as the Layton Bypass, to divert County Route 560 traffic from Layton through the re-construction of the Ennis Road bridge. The project has met various obstacles due to the complex system of Federal, State, and historical properties in Sandyston, however the Township continues to pursue the re-construction. Meanwhile, the Township has been implementing various traffic calming strategies to mitigate any detrimental effects in Layton.

11. To provide the potential for the construction of affordable housing units for low and moderate-income families through a Fair Share Housing Plan certified by the Council on Affordable Housing

In October 2009, the Council on Affordable Housing (COAH) granted Sandyston Township substantive certification for its affordable housing obligations and resolved that the Township's Housing Element and Fair Share Plan was valid and constitutionally compliant.

12. To promote the maintenance and enhancement of surface and ground water quality and quantity through the protection of wetland, flood plain, and stream corridor transition areas and buffers, protection of steep slopes from excessive disturbance, through the enactment and implementation of a comprehensive Storm Water Management Plan, and by embracing appropriate its improvement standards for karst topography

Concurrent with the Master Plan reexamination process, the Township must review its Storm Water Management Plan, which must be in coordination with the storm water management plans of other municipalities, counties, regional or state entities regarding the same river basins that exist in Sandyston Township.

13. To support farmland preservation efforts, right to farm programs, and the preservation of the rural/agricultural landscape by endorsing the Sussex County Farmland Preservation Program, cooperating with the County and State Agricultural Development Boards, and encourage the state and federal land management agencies to lease additional land in the Township for agricultural purposes

The Township has continued to participate in the Sussex County Farmland Preservation Program, more than doubling its preserved farmland acreage since the 2008 Master Plan (up from 444 to 918 acres as of 2017).

15. To promote consistency with the Sussex County Strategic Growth Plan and the State Development and Redevelopment Plan by obtaining Plan Endorsement from the State Planning Commission for the designated centers of Layton and Hainesville, encouraging high density mixed use development in these centers, and pursuing the necessary infrastructure to support these centers

While the Township still encourages higher density mixed use development in the centers of Layton and Hainesville through its zoning and development regulations, the State's Plan Endorsement process is not currently active. The Township received a New Jersey Department of Transportation Municipal Aid Program grant in 2012 for Phase II of sidewalk and streetscape improvements in Layton.

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

POPULATION

Population Change: 1950-2016						
Year	Sandyston Township (ST)	% Change	Sussex County (SC)	% Change	New Jersey (NJ)	% Change
1950	829		34,423		4,835,329	
1960	1,019	22.9	49,255	43.1	6,066,782	25.5
1970	1,303	27.9	77,528	57.4	7,168,164	18.2
1980	1,485	14.0	116,119	49.8	7,364,823	2.7
1990	1,732	16.0	130,943	12.8	7,730,188	5.0
2000	1,825	5.4	144,166	10.1	8,414,350	8.9
2010	1,998	9.5	149,265	3.5	8,791,894	4.5
2016	1,929*	-3.5	144,694	-3.1	8,915,456	1.4

Sources: US Census, 2012-2016 American Community Survey Estimate

*The 2016 annual population estimate (as of July 1) places this figure even lower, at 1,877 people, for a population loss of 6.1%. The 2017 annual estimate is 1,856, a 7.1% drop.

The Township, County, and State experienced significant gains in the 50s and 60s with the Baby Boom and suburban expansion. Both Sandyston Township and Sussex County's highest populations were recorded in 2010, and both lost around 3 percent of their populations between the 2010 Census and the 2016 American Community Survey estimate. While New Jersey's population has not declined, its growth has slowed in the last few decennial censuses and ACS estimates.

AGE

Age groups: 2016						
	ST	%	SC	%	NJ	%
Total population	1,929	100.0	144,694	100.0	8,915,456	100.0
Under 5 years	120	6.2	6,779	4.7	528,509	5.9
5 to 9 years	115	6.0	8,736	6.0	550,627	6.2
10 to 14 years	98	5.1	9,099	6.3	574,364	6.4
15 to 19 years	101	5.2	9,963	6.9	579,261	6.5
20 to 24 years	65	3.4	8,661	6.0	570,148	6.4
25 to 34 years	238	12.3	14,302	9.9	1,147,169	12.9
35 to 44 years	226	11.7	17,413	12.0	1,170,011	13.1
45 to 54 years	278	14.4	25,644	17.7	1,332,561	14.9
55 to 59 years	208	10.8	12,517	8.7	625,355	7.0
60 to 64 years	158	8.2	10,261	7.1	525,160	5.9
65 to 74 years	188	9.7	13,313	9.2	726,212	8.1
75 to 84 years	91	4.7	5,555	3.8	390,880	4.4
85 years and over	43	2.2	2,451	1.7	195,199	2.2

Source: 2012-2016 American Community Survey Estimate

Median Age: 2000-2016			
Year	ST	SC	NJ
2000	40.4	37.1	36.7
2010	43.7	41.8	39.0
2016	45.1	43.8	39.5

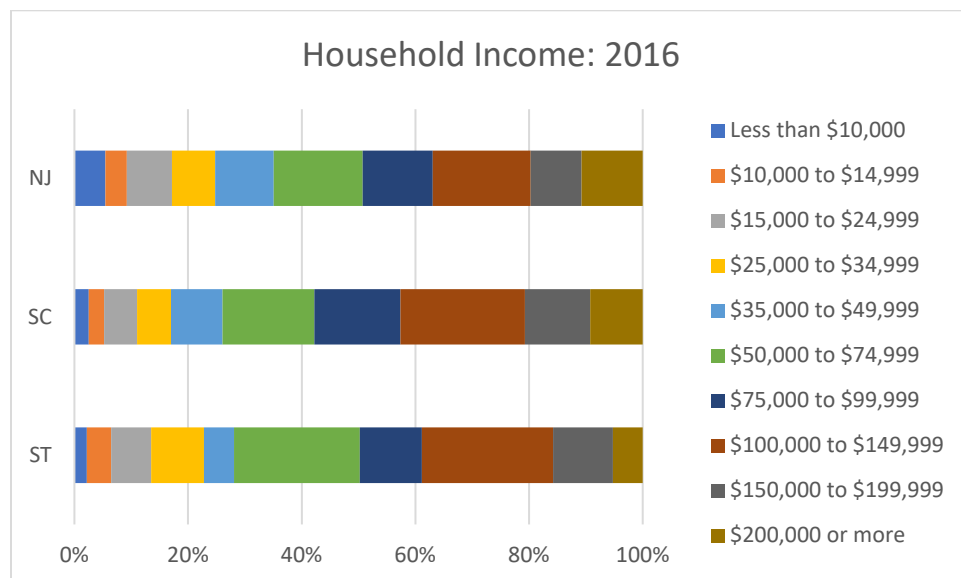
Sources: US Census, 2012-2016 American Community Survey Estimate

Just over a quarter of Sandyston Township was under 25 years of age, while almost 30 percent of the County and 31.4% of the State fell in that age range. 16.6% of the Township was 65 years or over, compared with 14.7% of both the County and State. Sandyston Township's median age, 45.1, is five years more than it was at the 2000 Census, and nearly two and six years over the County and State's medians, respectively, in 2016. These numbers would suggest that Sandyston Township is both older than the County and State, and aging.

INCOME

Household Income: 2016						
	ST	%	SC	%	NJ	%
Total households	741	100.0	53,648	100.0	3,195,014	100.0
Less than \$10,000	16	2.2	1,363	2.5	174,835	5.5
\$10,000 to \$14,999	32	4.3	1,449	2.7	119,850	3.8
\$15,000 to \$24,999	52	7.0	3,098	5.8	254,536	8.0
\$25,000 to \$34,999	69	9.3	3,203	6.0	241,137	7.5
\$35,000 to \$49,999	39	5.3	4,860	9.1	329,401	10.3
\$50,000 to \$74,999	164	22.1	8,683	16.2	500,967	15.7
\$75,000 to \$99,999	81	10.9	8,118	15.1	394,405	12.3
\$100,000 to \$149,999	171	23.1	11,765	21.9	549,595	17.2
\$150,000 to \$199,999	78	10.5	6,160	11.5	286,629	9.0
\$200,000 or more	39	5.3	4,949	9.2	343,659	10.8
Median household income	74,779		87,388		73,702	
Median family income	83,333		100,915		90,757	
Median nonfamily household income	55,050		49,587		40,569	

Source: 2012-2016 American Community Survey Estimate



Source: 2012-2016 American Community Survey Estimate

Sandyston Township had a lower share of households in both the highest and lowest income ranges, and, relative to the County and the State, a larger percentage of households in the \$50,000 to \$74,999 bracket. The Township's median household income in 2016 was \$74,779, close to the State median of \$73,702, but far below Sussex County's \$87,388.

HOUSEHOLD SIZE

Average Household Size: 2000-2016			
Year	ST	SC	NJ
2000	2.63	2.80	2.68
2010	2.54	2.69	2.68
2016	2.60	2.66	2.73

Sources: US Census, 2012-2016 American Community Survey Estimate

Household Size by Household Type: 2016						
	ST	%	SC	%	NJ	%
Total households	741	100.0	53,648	100.0	3,195,014	100.0
Family households	548	74.0	38,892	72.5	2,213,123	69.3
2-person household	271	36.6	16,180	30.2	843,649	26.4
3-person household	116	15.7	9,821	18.3	548,911	17.2
4-person household	99	13.4	7,812	14.6	493,537	15.4
5-person household	38	5.1	3,459	6.4	209,507	6.6
6-person household	13	1.8	927	1.7	72,655	2.3
7 or more person household	11	1.5	693	1.3	44,864	1.4
Nonfamily households	193	26.0	14,756	27.5	981,891	30.7
1-person household	174	23.5	11,958	22.3	822,552	25.7
2-person household	13	1.8	2,540	4.7	132,006	4.1
3-person household	6	0.8	174	0.3	16,751	0.5
4-person household	0	0.0	84	0.2	7,299	0.2
5-person household	0	0.0	0	0.0	2,077	0.1
6-person household	0	0.0	0	0.0	827	0.0
7 or more person household	0	0.0	0	0.0	379	0.0

Source: 2012-2016 American Community Survey Estimate

Average household size in Sandyston Township dipped in the 2010 Census but seems to be increasing slightly according to the American Community Survey 5-Year Estimates. Meanwhile, the County average is falling and the State average is steadily climbing. As of the 2016 estimate, the Township had the lowest average size of all three geographies. Nearly three-quarters (74%)

of Sandyston Township households in 2016 were “family households,” where the householder lives with at least one other person related through birth, marriage, or adoption. This is a slightly higher share of family households than in the County and State. The remaining quarter (26%) of nonfamily households were mostly single people living alone and exclusively 1-, 2-, or 3-person households.

RACE

Race and Ethnicity: 2016						
	ST	%	SC	%	NJ	%
Total population	1,929	100.0	144,694	100.0	8,915,456	100.0
One race	1,917	99.4	142,466	98.5	8,689,743	97.5
White	1,828	94.8	134,806	93.2	6,075,710	68.1
Black or African American	42	2.2	3,056	2.1	1,207,221	13.5
American Indian or Alaska Native	0	0.0	73	0.1	18,470	0.2
Asian	44	2.3	2,748	1.9	819,208	9.2
Native Hawaiian or Other Pacific Islander	0	0.0	24	0.0	2,811	0.0
Some other race	3	0.2	1,759	1.2	566,323	6.4
Two or more races	12	0.6	2,228	1.5	225,713	2.5
Hispanic or Latino of any race	141	7.3	10,480	7.2	1,719,831	19.3

Source: 2012-2016 American Community Survey Estimate

Both the Township and County are much less racially diverse than the State as a whole. The Township is almost 95 percent White, which is just above the County level and far above the State’s. Black or African American and Asian residents both constituted around 2 percent of the Township, but both are represented at much higher rates at the State level. Sandyston and Sussex County had similar shares of Hispanic or Latino residents of any race (7.3% and 7.2%, respectively); the State’s percentage was more than double these figures.

EMPLOYMENT

Employment Status: 2016						
	ST	%	SC	%	NJ	%
Population 16 years and over	1,582	100.0	117,941	100.0	7,143,654	100.0
In labor force	990	62.6	81,515	69.1	4,699,613	65.8
Civilian labor force	990	62.6	81,454	69.1	4,691,489	65.7
Employed	918	58.0	75,589	64.1	4,322,619	60.5
Unemployed	72	4.6	5,865	5.0	368,870	5.2
Armed Forces	0	0.0	61	0.1	8,124	0.1
Not in labor force	592	37.4	36,426	30.9	2,444,041	34.2
Unemployment rate	7.3%		7.2%		7.9%	

Source: 2012-2016 American Community Survey Estimate

Out of the 990 residents 16 and over in the labor force, 72 were unemployed, for an unemployment rate of 7.3%. This figure was below the State rate (7.9%) and just above the County (7.2%). The Township had a higher share of adults not in the labor force compared with the County and State.

Industries of Employed Population: 2016						
	ST	%	SC	%	NJ	%
Civilian employed population 16 years and over	918	100.0	75,589	100.0	4,322,619	100.0
Agriculture, forestry, fishing and hunting, and mining	17	1.9	756	1.0	13,631	0.3
Construction	86	9.4	5,957	7.9	246,350	5.7
Manufacturing	39	4.2	7,267	9.6	359,514	8.3
Wholesale trade	12	1.3	2,535	3.4	147,187	3.4
Retail trade	112	12.2	9,453	12.5	485,953	11.2
Transportation and warehousing, and utilities	44	4.8	3,490	4.6	253,165	5.9
Information	33	3.6	1,942	2.6	120,999	2.8
Finance and insurance, and real estate and rental and leasing	55	6.0	5,470	7.2	368,100	8.5
Professional, scientific, and management, and administrative and waste management services	120	13.1	9,194	12.2	567,334	13.1
Educational services, and health care and social assistance	214	23.3	16,941	22.4	1,027,506	23.8
Arts, entertainment, and recreation, and accommodation and food services	70	7.6	5,703	7.5	361,602	8.4
Other services, except public administration	58	6.3	3,435	4.5	192,426	4.5
Public administration	58	6.3	3,446	4.6	178,852	4.1

Source: 2012-2016 American Community Survey Estimate

The industrial breakdown of Sandyston’s employed population tended to follow those of the County and State, with a few notable exceptions. The share of Township residents in “Agriculture, forestry, fishing and hunting, and mining” was nearly twice that of the County and over six times the State’s, no surprise considering the Township’s wealth of agriculture and public lands. With the Township’s small population, however, these industries only accounted for 17 jobs. Sandyston also had a higher share of residents working in “Other services, except public administration” and “Public administration” than the County and State.

Major Employers: 2017		
Employer	Sector	Industry
State of New Jersey Pensions Acco	State Government	Correctional Institutions
Sandyston-Walkpack Board of Education	Local Government	Elementary and Secondary Schools
Sandyston Township	Local Government	Executive and Legislative Offices Combined
A & G Tavern, LLC	Private	Full-Service Restaurants
The Allen Companies, Inc	Private	Janitorial Services
Ayers Corporation	Private	Other Waste Collection
B & L Medical Supply, LLC	Private	Medical Equipment Merchant Wholesalers
Bob's Custom Docks, Inc	Private	Other Heavy Construction
Cunico Enterprises, Inc	Private	Offices of Chiropractors
Escape RV, Inc	Private	Recreational Vehicle Dealers
Flatbrook Taphouse	Private	Full-Service Restaurants
Gyp's Tavern, LLC	Private	Drinking Places (Alcoholic Beverages)
Hidden Acres Farm	Private	Golf Courses and Country Clubs
Layton Garage	Private	Automotive Body and Interior Repair
Mark Auto Company, Inc	Private	New Motor Vehicle Part Merchant Wholesalers
Peters Valley Craft Center, Inc	Private	Fine Arts Schools
Sandyston Spirit LLC	Private	Beer, Wine, and Liquor Stores
Stokes Forest Sport Shop	Private	Sporting Goods Stores

Source: New Jersey Department of Labor and Workforce Development Office of Research and Information, Division of Economic and Demographic Research

According to the New Jersey Department of Labor and Workforce Development, Sandyston Township had only eighteen (18) major employers in 2017, either in state or local government or the private sector. However, this information does not list non-profit or tax-exempt employers, persons who are self-employed, or companies located in the Township but headquartered elsewhere.

COMMUTING

Means of Transportation to Work: 2016						
	ST	%	SC	%	NJ	%
Workers 16 years and over	879	100.0	71,759	100.0	4,328,133	100.0
Car, truck, or van	786	89.4	64,468	89.8	3,428,571	79.2
Drove alone	721	82.0	60,487	84.3	3,063,948	70.8
Carpooled	65	7.4	3,981	5.5	364,623	8.4
Public transportation (including taxicab)	19	2.2	1,360	1.9	522,178	12.1
Motorcycle	0	0.0	309	0.4	2,428	0.1
Bicycle	0	0.0	86	0.1	12,420	0.3
Walked	23	2.6	937	1.3	123,553	2.9
Other means	3	0.3	298	0.4	48,379	1.1
Worked at home	48	5.5	4,301	6.0	190,604	4.4

Source: 2012-2016 American Community Survey Estimate

Most of Sandyston Township's commuters drove alone to work (82.0%) at a lower rate than the County (84.3%) but much higher than the State (70.8%). The Township and County's use of public transportation lagged behind the State at 12.1%, but interestingly the Township's share of residents who walked to work was twice that of the County, and on par with State levels. All of the Township's public transportation users rode a bus to work.

Place of Work: 2016		
	Sandyston Township	%
Workers 16 years and over	879	100.0
Worked in state of residence	790	89.9
Worked in county of residence	546	62.1
Worked outside county of residence	244	27.8
Worked outside state of residence	89	10.1

Source: 2012-2016 American Community Survey Estimate

While most residents of Sandyston Township, which borders Pennsylvania and is not far from New York State, work in New Jersey (89.9%), the share of Township workers who commute to another state for work was higher than the Sussex County rate at 7.4%. (In New Jersey overall, 13.8% of workers commuted to another state.) For those who stayed within New Jersey for work, 69.1% of them (or 62.1% of total workers) were employed in Sussex County.

Travel Time to Work: 2016						
	ST	%	SC	%	NJ	%
Workers 16 years and over who did not work at home	831	100.0	70,027	100.0	4,058,533	100.0
Less than 10 minutes	87	10.5	6,911	9.9	405,962	10.0
10 to 14 minutes	39	4.7	6,531	9.3	483,671	11.9
15 to 19 minutes	77	9.3	6,708	9.6	517,038	12.7
20 to 24 minutes	121	14.6	7,329	10.5	531,893	13.1
25 to 29 minutes	49	5.9	2,925	4.2	248,561	6.1
30 to 34 minutes	142	17.1	7,115	10.2	537,521	13.2
35 to 44 minutes	47	5.7	5,642	8.1	316,304	7.8
45 to 59 minutes	53	6.4	9,066	12.9	398,113	9.8
60 or more minutes	216	26.0	17,800	25.4	619,470	15.3
Mean travel time to work (minutes)	41.0		38.0		31.2	

Source: 2012-2016 American Community Survey Estimate

Less than half (45%) of Township workers, less than half (43.5%) of County workers, and just over half (53.8%) of State workers usually made it to work in less than 30 minutes. About a quarter of both Township and County residents travelled an hour or longer in their commutes, while only 15.3% of the State had commutes of an hour or more. The Township's average travel time to work was three minutes higher than the County's and almost ten minutes higher than the State's, suggesting that Sandyston Township residents must travel farther to reach employment centers.

EDUCATION

School Enrollment: 2016						
	ST	%	SC	%	NJ	%
Population 16 to 19 years old	87	100.0	7,824	100.0	455,781	100.0
Enrolled	72	82.8	7,027	89.8	408,380	89.6
Not Enrolled	7	8.0	207	2.6	12,225	2.7
Not Enrolled, High School Graduate	8	9.2	590	7.5	35,176	7.7

Source: 2012-2016 American Community Survey Estimate

Due to its small population size, Sandyston Township had a higher dropout rate (8.0%) than the County (2.6%) and State (2.7%). The fifteen (15) Township residents who were not enrolled in school were all male. While the number of students in Sandyston Township who had dropped

out of school without graduating high school was small (only seven students), this is proportionally a much higher dropout rate than the County or State, about three times as high.

Sandyston-Walpack Consolidated School District Enrollment: 2010-2018		
School Year	Enrollment	% Change
2010-2011	157	
2011-2012	144	-8.3
2012-2013	149	3.5
2013-2014	148	-0.7
2014-2015	145	-2.0
2015-2016	146	0.7
2016-2017	149	2.1
2017-2018	141	-5.4

Source: New Jersey Department of Education

Enrollment in the Sandyston-Walpack Consolidated School District has fluctuated in recent years, experiencing both upward and downward change. Overall though, enrollment has decreased in the most recent data to around 90% of the 2010-2011 school year totals.

POVERTY

Poverty Rate by Age Group: 2016						
	ST	%	SC	%	NJ	%
Under 18 years*	397	100.0	30,782	100.0	1,986,873	100.0
Below poverty level	24	6.0	2,186	7.1	310,580	15.6
18 to 64 years*	1,208	100.0	91,867	100.0	5,479,506	100.0
Below poverty level	100	8.3	5,203	5.7	535,722	9.8
65 years and over*	322	100.0	20,692	100.0	1,272,679	100.0
Below poverty level	12	3.7	969	4.7	103,039	8.1

Source: 2012-2016 American Community Survey Estimate

For residents under 18 and over 65, Sandyston Township had the smallest percentage below the poverty level for all three geographies, below the County and well below the State. For residents 18 to 64 years of age, the Township's poverty rate (8.3%) was approaching that of the State (9.8%), and well above the County's rate (5.7%).

HOUSING AND VACANCY

Housing Status: 2016						
	ST	%	SC	%	NJ	%
Total housing units	934	100.0	62,236	100.0	3,586,442	100.0
Occupied	741	79.3	53,648	86.2	3,195,014	89.1
Owner-occupied	659	88.9	44,474	82.9	2,047,794	64.1
Renter-occupied	82	11.1	9,174	17.1	1,147,220	35.9
Vacant	193	20.7	8,588	13.8	391,428	10.9

Source: 2012-2016 American Community Survey Estimate

Housing Vacancy and Units in Seasonal Use: 2000-2016					
Year	Total Units	Vacant	%	Seasonal	%
2000	907	214	23.6	163	76.2
2010	988	200	20.2	139	69.5
2011	978	136	13.9	96	70.6
2012	965	153	15.9	97	63.4
2013	970	164	16.9	92	56.1
2014	944	176	18.6	103	58.5
2015	922	170	18.4	76	44.7
2016	934	193	20.7	111	57.5

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

Vacancy Status: 2000-2016							
Year	For rent	Rented, not occupied	For sale only	Sold, not occupied	Seasonal	For migrant workers	Other vacant
2000	1	7	15	N/A*	163	0	28
2010	7	0	17	3	139	0	34
2011	0	0	5	0	96	0	35
2012	0	0	4	0	97	0	52
2013	0	0	4	0	92	0	68
2014	0	0	4	0	103	0	69
2015	0	0	5	0	76	0	89
2016	0	0	0	0	111	0	82

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

*The 2000 US Census combined units that were rented or sold but not occupied into one data point. The combined total for Sandyston Township in 2000 was 7 units.

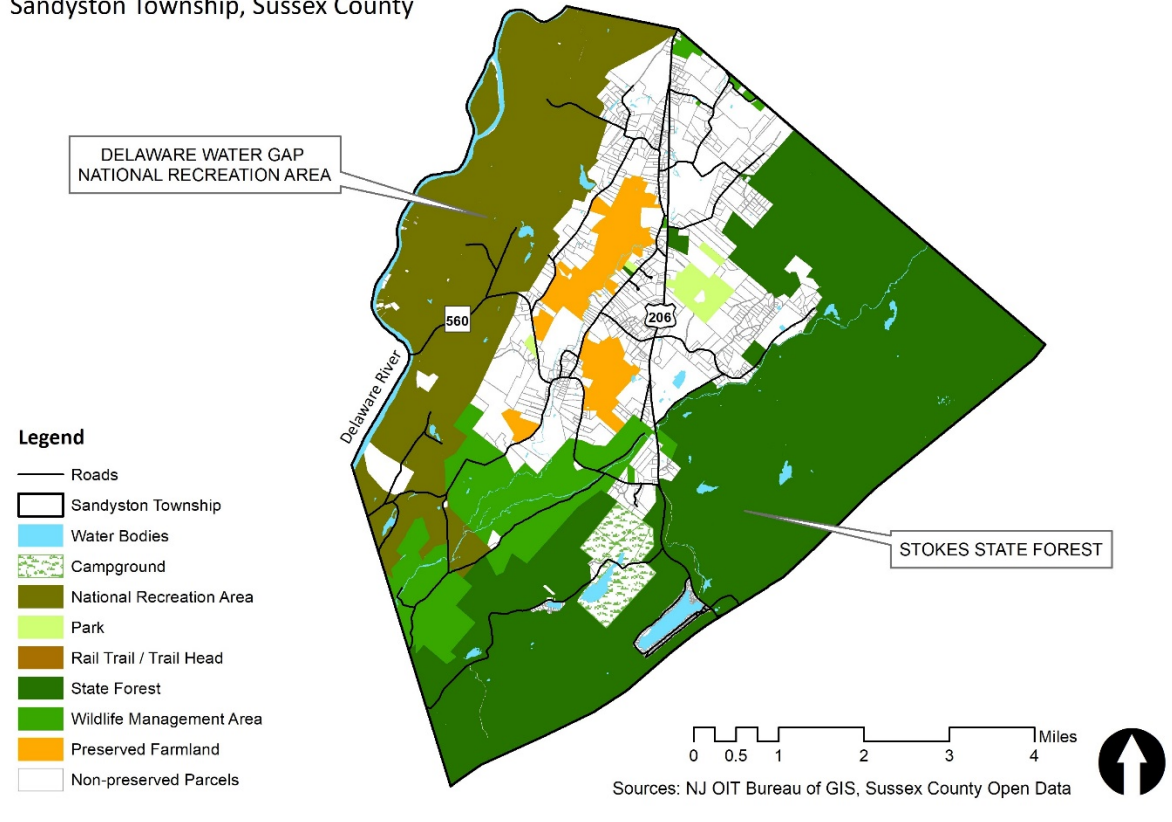
According to the 2016 American Community Survey estimate, 88.9% or 659 out of 934 Sandyston Township housing units were owner-occupied. This is higher than the County rate of owner-occupied units (82.9%) and much higher than the State's (64.1%). The Township's vacancy rate was well above both the County and State, at a significant 20.7%. Most of these vacant units, 57.5% in 2016, are for seasonal, recreational, or occasional use. But this share has been decreasing since the last two decennial censuses, suggesting that there are more unused or abandoned properties in the Township. In a full breakdown of vacancy status, the rising number of "Other vacant" units also points to a growing vacancy issue.

OPEN SPACE

Sandyston Township is unique in its large proportion of permanently preserved open space, approximately 70 percent of the municipality, which primarily contains lands owned by State or Federal entities. The residential and commercial villages of Layton and Hainesville are essentially surrounded on four sides by the Delaware Water Gap National Recreation Area, the Flatbrook Fish and Wildlife Management Area, the Hainesville Wildlife Management Area, and Stokes State Forest. The Township continues to recognize the importance of these preserved lands, in relation to both the proper functioning of local ecosystems and the Township's economic development, as evidenced by the focus on recreational tourism in the Sandyston Township Vision Statement from July 2010. With the area's long history of evictions, federal and state land acquisition, and the economic benefits of recreational tourism, the Township is paying close attention to National Park Service proposals to combine the Delaware Water Gap National Recreation Area and the Middle Delaware National Scenic and Recreational River into one Delaware Valley National Park and Preserve.

Preserved Open Space and Farmland

Sandyston Township, Sussex County



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

MASTER PLAN PROPOSALS

1. Statement on Smart Growth in Land Use Element:

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

2. Stormwater Management Plan:

Pursuant to section 76 of P.L. 1975, c. 291 (C. 40:55-89), the Township has reviewed and reaffirms its Stormwater Management Plan, last updated in 2005. Changes to the State requirements regarding municipal stormwater management plans are anticipated within the next year. When the New Jersey Department of Environmental Protection announces these changes, Sandyston Township should review and revise its Stormwater Management Plan to reflect State standards.

3. Updated Master Plan Goals and Objectives:

1. To preserve the Township's character for the short and long term so as to protect and enhance the high quality of life now enjoyed by both its residents and its visitors in the face of land use decisions.
2. To provide opportunities for growth and development in appropriate areas that complement rather than destroy or negatively impact the Township's significant and diverse natural, historical, cultural, and manmade resources.
3. To provide opportunities for cultural enrichment, active and passive recreation, and community involvement, thus promoting an active lifestyle for all age groups in a safe, healthy, and scenic environment.
4. To ensure that the development within the Township complements the vision and general welfare of neighboring municipalities, is consistent with the Sussex County

Strategic Growth Plan, encompasses applicable elements of the State Development and Redevelopment Plan, and considers Sandyston's relationship to the tri-state area.

5. To promote among its citizens a feeling of place, purpose, and pride through the establishment of appropriate population densities and concentrations in neighborhood, community, and village settings.

6. To encourage the efficient and effective expenditure of public funds by controlling development and sprawl through sound land use policies and smart growth principles.

7. To provide for a diversified land use pattern that appropriately meets the residential, agricultural, commercial, industrial, recreational, and open space needs of the Township.

8. To ensure the relocation of transportation corridors away from developed areas and promote the continued safe free flow of traffic by discouraging strip development and other inappropriate uses along existing and proposed transportation corridors.

9. To ensure a controlled rather than a chaotic manmade environment through the application of sound growth and development principles, visual and design standards, creative techniques, adaptive reuse, and technological advances.

10. To promote the preservation of historic sites and districts, agricultural lands, open space, view sheds, and the rural landscape and to promote the conservation of natural resources and wildlife habitat through proper land use practices.

11. To provide the potential for the construction of affordable housing units for low and moderate-income families through a Fair Share Housing Plan certified by the Council on Affordable Housing.

12. To promote the maintenance and enhancement of surface and ground water quality and quantity through the protection of wetland, flood plain, and stream corridor transition areas and buffers, protection of steep slopes from excessive disturbance, through the enactment and implementation of a comprehensive Stormwater Management Plan, and by embracing appropriate site improvement standards for karst topography.

13. To support farmland preservation efforts, right to farm programs, and the preservation of the rural/agricultural landscape by endorsing the Sussex County Farmland

Preservation Program, cooperating with the County and State Agricultural Development Boards, and encourage the state and federal land management agencies to lease additional land in the Township for agricultural purposes.

14. To promote economic development by encouraging small commercial recreation and tourism-based businesses that are consistent with the principles and elements of the Township's Agricultural and Natural Resources Based Business Plan.

15. To promote appropriate development within the Township's designated centers of Layton and Hainesville, encouraging mixed use development at appropriate densities in these centers, and pursuing the necessary infrastructure to support these centers.

16. To encourage the reuse, recovery, and recycling of materials consistent with all applicable laws, rules, and regulations.

17. To encourage municipal policies and development that considers smart growth strategies including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

ORDINANCE CHANGES

1. Ordinance to permit accessory apartments

The Township should consider adopting an ordinance permitting accessory apartments in residential and mixed-use districts. Doing so would provide the Township a mechanism to meet affordable housing obligations while also providing a way for residents to house aging parents, adult children, or gain rental income. This mechanism is especially well-suited for Sandyston Township's large lots and older population. With an added rental income, accessory apartments provide mutual affordability for both renter and homeowner.

e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, C.79(C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality

There are no recommendations for incorporation of redevelopment plans at this time.