

Proposed Development Activity 2017

Cape May County, New Jersey

Prepared by:

Cape May County Planning Department



2017

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Overview

Each year the Cape May County Planning Board's Development Review Committee together with the County Engineers, in accordance with the New Jersey County Planning Enabling Act (N.J.S.A. 40:27-1 et. seq.) and the adopted Cape May County Subdivision and Site Plan Resolution (as amended through 6/28/2011), review site plans and subdivisions within Cape May County. The Planning Staff to the Board compiles the data from the previous year's activities at the beginning of each calendar year.

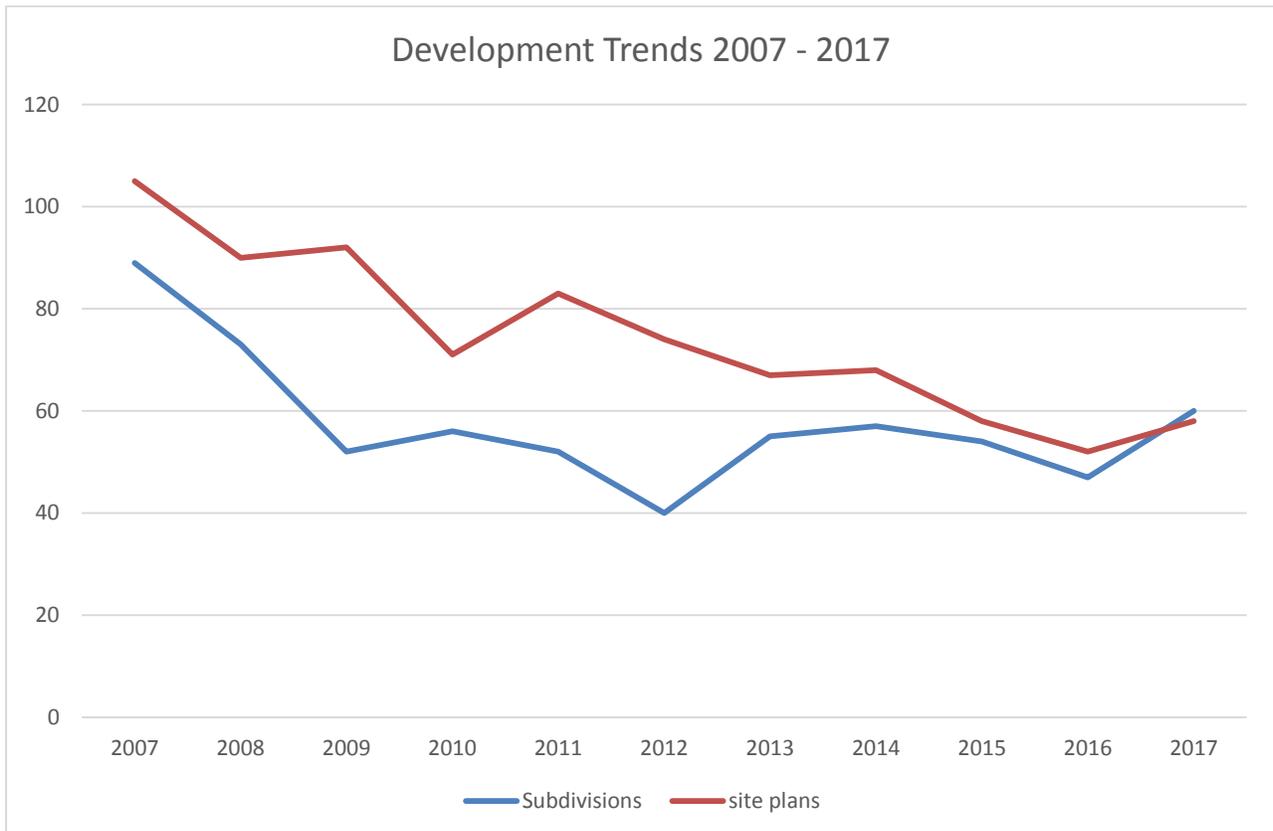
The following report represents a cumulative overview of only proposed development over the course of the previous year and does not describe any physical development that takes place within this time frame. In addition, certain types of development do not meet the requirements of the County's Subdivision and Site Plan Resolution and do not require County review or approvals such as individual family dwellings; therefore this information is not represented in this report. Information regarding residential housing building permits can be found at the New Jersey Department of Labor and Workforce Development at http://lwd.dol.state.nj.us/labor/lpa/industry/bp/bp_index.html

The purpose of this document is to create a comprehensive report showing the proposed development activities in Cape May County. The intended use of this document is to demonstrate the current state of proposed development activity as compared to previous years. It is not the intention of this document to forecast development trends; any perceived trends should be used with caution in regard to future development.

2017 Proposed Development Activity

A total of 118 development applications were submitted to the Cape May County Planning Department in 2017, an increase in proposed activity in 2016 but overall in line with the intensity of development projects over a five year period. There were 58 site plans, 3 major subdivisions and 57 minor subdivisions.

The graph below (Figure 1) represents applications made to the Cape May County Planning Department over a 10 year period. The County experienced a rapid decline in development proposals starting in 2006, consistent with what is referred to as the 2007 housing market crash. The crash was the result of a national credit crisis where risky home loans authorized by the banks began to default & many investment banks who dealt in the subprime mortgage market began filing for bankruptcy. The height of both commercial and residential development in the County peaked around 2004 and dropped off significantly by 2007. In the last decade, the County continues to experience a downward trend in proposed new development projects, with a record low number development proposals occurring in 2016 with 99 applications.



Residential Development Activity

There is a potential for 64 new dwelling units which could result from the 2017 development applications (total lots created [47 lots] and residential site plans [17 units]). In the past, the County experienced many large scale new planned residential developments which would trigger County site plan review. More recently however, a notable trend in residential development proposals are small scale and often proposed redevelopments and additions to existing structures.

Figure 3 represents subdivision applications submitted for 2015, 2016, and 2017 and the number of potential new lots to be created. While the number of subdivision applications has increased in the last 3 years there is a considerable decrease in new lots create. This trend can be attributed to minor subdivisions either proposing a consolidation of lots or moving existing lot lines to change the shape of a lot without the creation of any new lots.

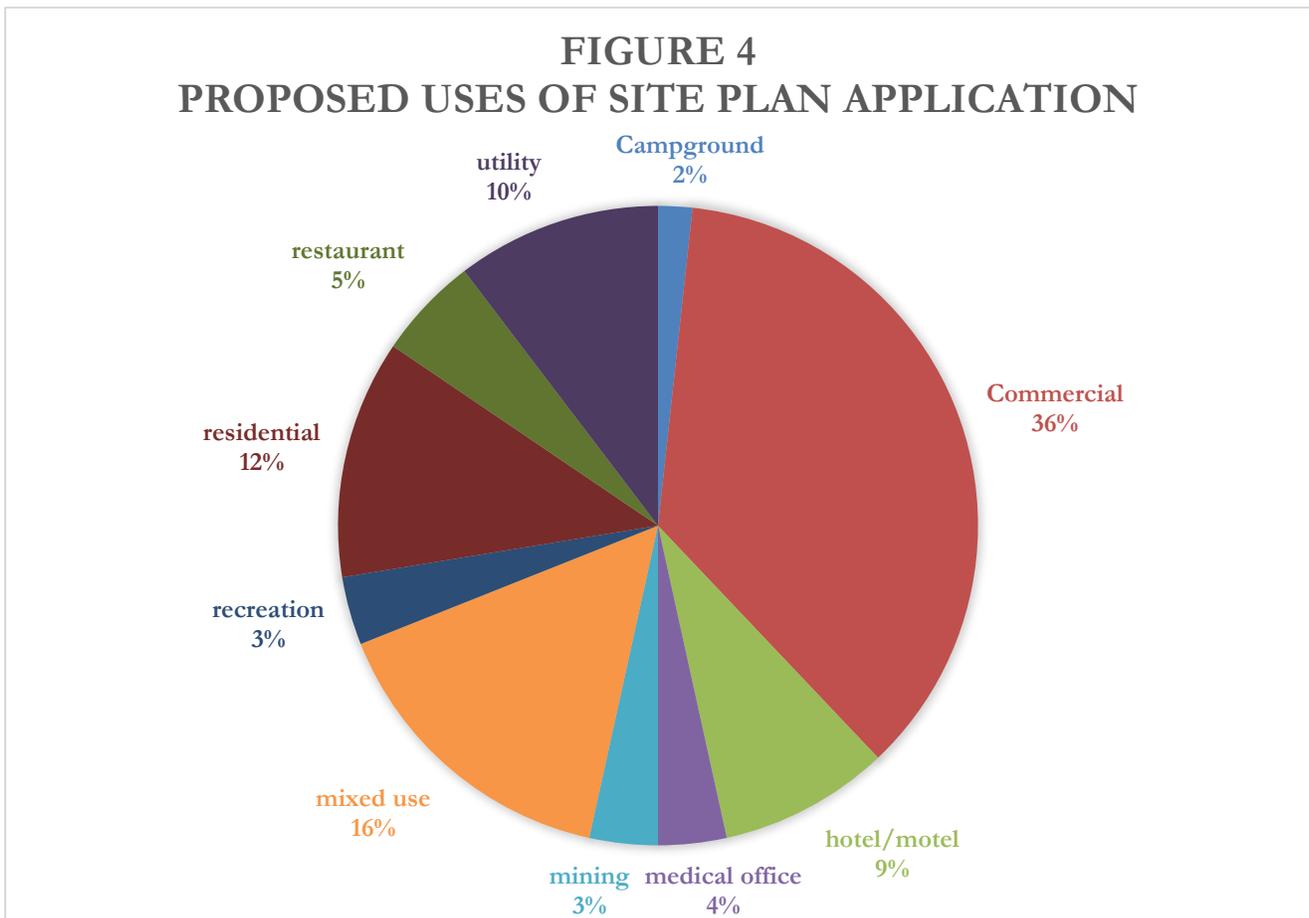
Figure 2						
Number of Applications			Number of Proposed New Lots			
	2015	2016	2017	2015	2016	2017
Major	9	3	3	78	22	6
Minor	45	44	57	30	48	41
Total	54	47	60	108	70	47

In 2017, the County Clerk’s Office filed 38 subdivision plans creating a total of 59 new lots. Of the filed subdivisions, 3 were reviewed prior to 2015 creating 3 new lots, 4 were reviewed in 2015 creating 11 new lots, 16 were reviewed in 2016 creating 31 new lots and 15 were reviewed in 2017 creating 14 new lots.

Figure 3		
Year Reviewed	# of Plans Filed	# of New Lots Created
Pre 2015	3	3
2015	4	11
2016	16	31
2017	15	14

Non-Residential Development Activity

Of the 2017 proposed site plan applications, 88% were proposed as non-residential or mixed use developments. Mixed use developments indicate developments with more than one proposed use and typically include a combination of light commercial, retail or office space or residential units; many of the newer proposed site plan developments on the islands are shifting to this method of development. Figure 5 represents a percentage analysis of each proposed use of the 68 site plan applications received by Cape May County's Planning Department.



Summary

Recent indicators appear to point to the possibility of modest improvement in the private sector job levels and a brightening economic picture. It is unlikely that the demand for new office or warehouse space will significantly increase in the coming years, which can be attributed to the office space vacancies from the recession of the mid- 2000's.

This report presented data on the development proposals reviewed by the Cape May County Planning Department. Certain types of development, such as individual family dwelling units do not require County review and are not included in this report. Therefore, this data should not be reviewed as a comprehensive measurement of the development activity taking place throughout the County.

All applications are part of the public record (particularly those on a County road), and may be reviewed at the Cape May County Planning Department office. Please contact us at 465-1080 for details.