THE RICHARD STOCKTON COLLEGE OF NEW JERSEY

AN ENVIRONMENT FOR EXCELLENCE

APRIL, 2010

MASTER PLAN

NEW JERSEY'S GREEN COLLEGE®

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I. EXECUTIVE SUMMARY

In 1990, the Richard Stockton College of New Jersey established a Facilities Master Plan that attempted to forecast the level of activity by way of student enrollment and facility need projecting well into 2030. This was the last Master Plan that was collaborated on with the New Jersey Pinelands Commission. One of the primary purposes of the current Master Plan being set forth is a result of our collaborate effort and input from the Pinelands Commission and its staff to develop a comprehensive, forward thinking, environmentally responsible and academically responsive approach to Stockton's facility development initiatives. This Master Plan deals less with the timing of implementation of a variety of the facilities, but instead focuses in on the need for facility desires to support our current and future needs, and to do so in response to a recently-completed threatened and endangered species and wetlands identification study. Our goal is to balance the concerns of each of these areas of interest, and in doing so not to compromise our ability to meet our academic goals and objectives, nor compromise our respect for the environment that we reside in. Stockton's longstanding tradition has been to operate as an academic institution within the community, nestled within the Pinelands National Reserve, and to establish and support programs that as a matter of course utilize our environment as a learning laboratory. It is in that spirit that we have assembled and submitted this Master Plan to our Board of Trustees and obtained their approval, and resultantly seek adoption and certification of such from the Pinelands Commission.

It is also important to note that as part of the 1990 Master Plan, it was certainly anticipated that that plan in and of itself would need to be updated, this since our facility needs must adapt to the evolution of the goals and mission of the institution over time. There are some operative statements that were made within the 1990 Master Plan that reflect this understanding, and this current plan holds true to those perspectives.

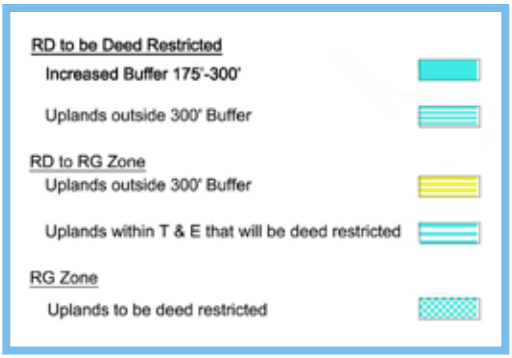
"…this Facilities Master Plan must be seen as a living document – not a collection of rigid requirements. It is part of a continuous process, not a static product. Although certain factors controlling the development of the site (such as zoning regulations, environmental constraints, and the Memorandum of Agreement between the College and the New Jersey Pinelands Commission) are to be considered constants, it is inevitable that programmatic needs and conditions affecting the College's growth will change; and the specifics of the recommendations made in this plan will be changed as well."

Facilities Master Plan, Stockton College, Pomona, New Jersey – June, 1990, Page 89

The following Proposed Overall Campus Master Plan **(Exhibit 1)** depicts an assemblage of all the planned facility development having been located in areas that do not impede on environmentally sensitive habitat. Each intended development is identified in red, and a detailed breakdown of the proposed use of each development is provided in a following section. We feel it is important to establish a clear understanding between ourselves and the community at large as to our planned development activity, this so that we all can take the necessary steps to protect and defend the balance of the environment from a haphazard and reactionary development process.
We have also identified within the master plan all threatened and endangered species types that we have found as a result of our approximate two-year long research project. These are identified by way of the following legend:

I. EXECUTIVE SUMMARY

In addition to this, we've identified lines of demarcation for wetlands and wetlands buffer areas that have been historically established. Within this plan, we have identified areas of land that we intend on preserving (due to our findings by way of study) that are within an "uplands" type of designation, as well as having identified areas of uplands that we intend on deed restricting from any future development. Those areas are identified by way of legend as follows:

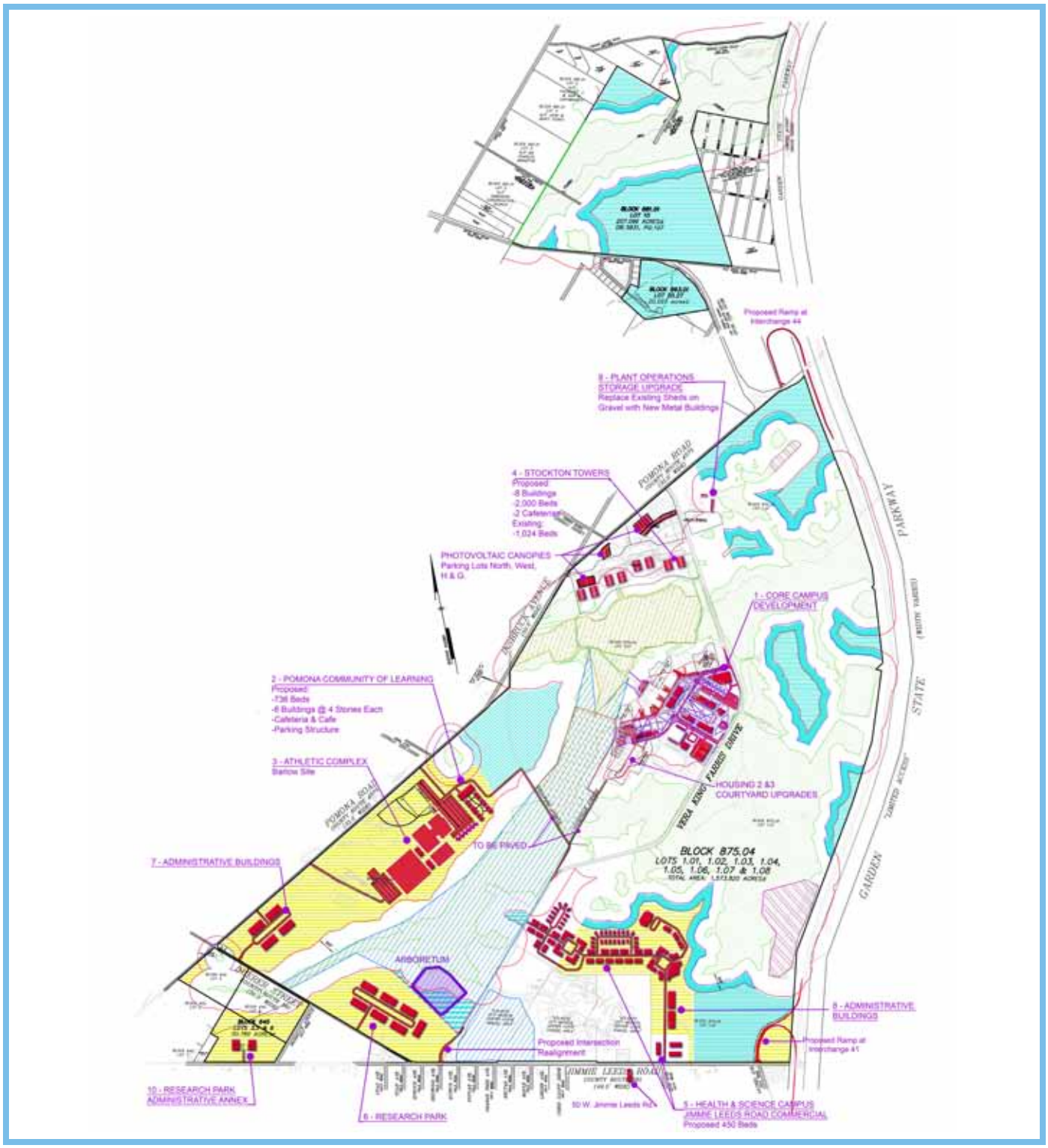


Taking into account the environmentally sensitive areas described above, we have developed this Master Plan to address the needs of the students at Stockton as well as those of the environment within which Stockton resides. In the following sections is a description of the evolution of this Master Plan from the original document prepared for review and approval by the Pinelands Commission in 1990, through to this current plan. The need for this plan is generated by the growth in enrollment exceeding original projections, which enrollment increase was made to meet the higher education needs of the State and its residents, applicable environmental regulations and standards changing, and the determination that a regional approach to environmental planning and engineering is the most beneficial approach to our environment, the Richard Stockton College of New Jersey and the Pinelands Commission.

At it's board meeting of December 9, 2009, this Proposed Overall Campus Master Plan was reviewed and approved by The Richard Stockton College of New Jersey Board of Trustees.

Wetlands buffers in the central core development area of the 1990 Master Plan were agreed to be established at 175'. Outside the core areas, many, if not most, areas are more environmentally sensitive and will require a larger buffer area. With this consideration, Stockton has agreed to use a 300' buffer in all areas outside of the core, and so the various maps show the extent of additional land between 175' and 300' protected by this decision.

EXHIBIT 1: PROPOSED OVERALL CAMPUS MASTER PLAN



II. MASTER PLAN OBJECTIVES

This Master Plan has been prepared to address the needs of Stockton based on the projected Full Time Equivalent (FTE) Enrollment exceeding the original estimates made in the 1990 Master Plan as described elsewhere within this document. The preparation of this document has been an ongoing and evolving exercise with input from the Stockton President's Office, the New Jersey Pinelands Commission, Galloway Township Government, Stockton Facilities Planning and Plant Management Staff, Stockton Faculty, and environmental consultants contracted by Stockton (Marathon Engineering). We have attempted to address the concerns raised by all interested parties during the development of this document, and so in its entirety this Master Plan represents Stockton's best efforts to balance those sometimes competing concerns and also addresses applicable environmental regulations and statutory requirements of Stockton as a State Agency**.** It is important to note that the substantial growth of the population in South Jersey since the creation of the 1990 master plan was not contemplated. This, when coupled with changes in law and regulations in higher education requiring curricula changes that were never contemplated in 1990, required growth in enrollment, staff and buildings in order to support such mandates.

The first step was an evaluation of the existing facilities and their ability to support the current and future mission of Stockton. The primary observance is the current facilities on the Stockton campus were designed to support an FTE enrollment of approximately 5,000 students. The 2008-2009 FTE enrollment was over 6,000 students. Accordingly, and easy to recognize, there is an immediate need for support of a larger than anticipated enrollment. The Campus Center currently under construction helps to address a portion of that need, as did completion of the Housing V complex this past year. That will not, however, be enough to support the projected growth of Stockton over the next decade and beyond. A detailed description of the projected enrollment is provided in a later section.

In 2005, Stockton prepared an in-house Master Plan focusing on the Academic Core Area which proposed replacement of the large existing surface parking lots with green space, buildings and parking garages. The "campus green" is anticipated to provide adequate academic space and parking for anticipated future growth. The Academic Core is a previously developed area, so there is no impact to any wetlands, buffers, or critical habitat for threatened and endangered species; in fact this plan reintroduces substantial green space and pervious surface to a previously developed area. In connection with that 2005 Master Plan was preparation of a regional stormwater management study that demonstrated that construction associated with the 2005 Master Plan could take place with minimal upgrades to the stormwater management system in that portion of campus. The development shown on the 2005 Master Plan is incorporated within this Master Plan and is labeled as "Core Campus Development". The regional stormwater management investigation was previously submitted to the Pinelands Commission. In the near future, and subsequent to Pinelands approval of this Master Plan, Stockton will develop and submit for Pinelands approval a Master Stormwater Management Plan that will be supportive of the development needs of this plan.

To address the needs of Stockton into the next decade and beyond, this Master Plan proposes development in some areas of the Stockton property that are currently undeveloped. The detailed description of these areas is included in later sections of this report. In order to justify development of these portions of the Stockton property, the areas were evaluated based on existing zoning, identification of environmentally sensitive and valuable areas (wetlands, buffers and threatened and endangered species habitat), available infrastructure to support the development, and a balance of the land to be developed against land to be preserved. As described in later sections of this report, Stockton took steps to purchase land adjacent to the main campus property solely for preservation purposes in an effort to help offset negative environmental impacts as we develop land. Stockton has also coordinated proposed rezoning of the Stockton property based on environmental investigations performed by the Pinelands Commission and Stockton consultants, identified areas that should be preserved, and determined areas that could support development based on environmental sensitivity and available infrastructure.

II. MASTER PLAN OBJECTIVES

In 1990, the Stockton Master plan (p. 21) noted that the basic principles behind this Land Use Plan are 1) a portion of the site is appropriate for the future growth of the College and medical facilities located there, and 2) "the remainder of the site is to be protected by limiting development to low-intensity and/or conservation oriented uses." Given the huge changes in Stockton's needs, this plan changes and clarifies the meaning and extent of these earlier statements. However, it is still clear that the majority of lands on Stockton's campus will be permanently preserved and effectively implements by deed restriction what are imprecise statements from the past.

Upon approval of this Master Plan by the Commission, Stockton foresees development of specific projects included herein to take place over a period of decades. The detailed design phases for the different development areas and individual buildings and facilities within those areas, will be a process deserving of thorough exploration. Additionally, the funding and financing process required to develop such projects will undoubtedly take time.

To that end, Stockton proposes this Master Plan to be the document that guides the development over the next 10 to 20 years and serves as the guiding mechanism for Pinelands Commission approval of the individual construction projects described herein. It is our understanding that since the detailed technical issues of Subchapters 5 and 6 of the Pinelands CMP related to threatened and endangered species critical habitat and freshwater wetlands and buffers were previously completed on a regional scale and approved by the Commission, those issues will not be reviewed in detail come time for construction of projects associated with this Master Plan. Additionally, a forestry stewardship management plan as well as a master plan stormwater management investigation (both campus-wide studies) will be provided for review and possible approval as addenda to this master plan to provide documentation of compliance with the remaining technical issues in Subchapters 5 and 6 of the CMP. Accordingly, since no other detailed technical issues will need to be addressed, it is our understanding that Stockton need only provide the Commission with documentation for each project describing the proposed work to demonstrate compliance with the CMP and this master plan. Specifically, when this plan, the stormwater plan, and the forestry plan are approved, and the land delineated herein is deed restricted, Stockton will provide a letter report and required fee for the proposed construction work showing siting appropriately clustered within the approved development areas along with a plan depicting the limits of disturbance and impervious cover for comparison to the overall extent as accounted for in the Master Plan development areas and stormwater management investigation. Construction of the required stormwater facilities will, of necessity, precede construction of proposed development.

This is, at minimum, a 20 year plan. It is important that aspects be certain for the entire period of the plan. These are the development area footprints set aside for existing and future development.

Other aspects can be reexamined periodically but should be set aside until, and if, substantial new information is available. These include wetlands buffers, set at 300' for the new developments area footprints in this plan, and findings on critical habitat for the endangered and threatened species. Both of these topics can be reexamined at the 10 year mark if substantial new information is available. The former standard (wetlands buffers) provides 10 year certainty for the Pinelands Commission; the latter (T & E critical habitat findings) provides 10 year certainty for the College's planning.

Still other aspects are merely illustrative and do not bind the College or the Commission. Building types and footprints within the development areas fall into this category.

III. COLLEGE MISSION STATEMENT

MISSION

At Stockton we seek to help our students develop the capacity for continuous learning and the ability to adapt to changing circumstances in a multicultural and interdependent world by insisting on breadth, as well as depth, in our curriculum. We believe that the breadth inherent in an interdisciplinary approach to liberal education both prepares students for inevitable career changes, and enriches their lives.

We insist on excellence in teaching and dedication to learning. These, indeed, are the guiding principles of our mission. Moreover, we recognized a responsibility not only to transmit received ideas to our students but to participate in the development of new ideas. Accordingly, we encourage continuous research, learning, and professional development for our faculty and staff.

Quality academic programs are best created, developed, and maintained by a high degree of faculty and student responsibility for, and participation in, the educational process. For that reason, the College is committed to faculty-wide involvement in general education and in teaching such academic skills as writing, quantitative analysis, and logical reasoning. Breadth, then, is not only a desirable outcome for our students, but a requisite for the faculty who teach these students. To teach beyond the traditional bounds of one's area of formal expertise, across disciplinary lines, and to interrelate the traditional disciplines, requires and extraordinary effort from faculty. It is imperative that the executive administration and the trustees provide the resources and the atmosphere, which will make such exceptional effort both possible and appreciated.

Our insistence upon breadth of education for all students does not preclude an emphasis on depth of study in the major disciplines but rather, supplements it. Our academic programs must offer students a real understanding of the ideas and methods of their disciplines, including those most recently developed. Exposure to many disciplines and intensive investigation of one discipline should prepare graduates to move into appropriate fields of employment, or to continue with graduate academic or professional study.

At Stockton we believe that co-curricular activities complement the academic curriculum and, along with classroom education, help students develop the capacity for making intelligent choices. While we offer students assistance in and out of the classroom, we emphasize and encourage student initiative in their co-curricular life, and responsibility for their education.

We value diversity and the differing perspectives it brings. Accordingly, we are unequivocally committed to implementing the principles of affirmative action in the composition of our student body, faculty, and staff. Just as students must receive an education that is sufficiently broad to permit flexible response to changes in society, so too the College must be able to change and adapt to differing circumstances and needs in our society. In order to best fulfill our mission, we must all recognize the limitations of our resources, and respond by a prudent and flexible allocation of those resources. **Finally, Stockton is committed to the positive development of southern New Jersey. Through research and community service, we actively seek to take advantage of and to improve the unique physical and human environment in which the College is located.**

GRADUATE EDUCATION MISSION STATEMENT

Adopted by the Board of Trustees February 18, 1998

The Richard Stockton College of New Jersey provides quality graduate programs which promote advanced inquiry and application of new knowledge, foster advanced-level career opportunities, and transmit our cultural and intellectual heritage in all its diversity. Its graduate programs are consistent with the College's commitment to the liberal arts and support the undergraduate program through enriched resources, the discovery of new approaches to teaching and learning, and the creative use of new technologies. Through accessible graduate education the College responds to the State and regional needs.

IV. HISTORY OF THE RICHARD STOCKTON COLLEGE OF NEW JERSEY

In November of 1968, the New Jersey legislature approved a $202.5 million capital construction bond issue, including $15 million earmarked to build a new state college in Southern New Jersey.

The bond issue was the culmination of years of intense political wrangling over proposed sites for the new institution of higher education. Elizabeth Barstow Alton, a member of the original Board of Trustees, and powerful State Senator, Frank S. Farley were among the most influential supporters for bringing a new four-year college to the Southern end of the state.

Ultimately, legislation establishing the school was passed in 1969. A 1,600-acre tract in the heart of the Pinelands in the Pomona section of Galloway Township, Atlantic County was selected for the site. In June of that year Dr. Richard E. Bjork was named as the first President of the College.

The Trustees originally voted to name the school South Jersey State College. At the urging of the Board of Higher Education, which opted not to act on the proposed name, the Trustees reconsidered and named the institution Richard Stockton State College. It had been thought the original name would confuse the school with Rutgers' College of South Jersey. The new name, commonly referred to as Stockton State, honored the memory of New Jersey's signer of the Declaration of Independence.

Ground was officially broken on the new College campus on December 9, 1970, near the site of what is now A-Wing. When it became clear the new buildings would not be ready for the September 1971 admission of students, the Trustees selected the Mayflower Hotel in Atlantic City as the temporary campus.

Classes began on schedule with the commencement of the first academic year in September of 1971. The College officially took shape as 1,000 students, 50 of whom were Educational Opportunity Fund students, 97 staff and 60 full-time faculty took over the former resort hotel. By December, occupancy of the first phase of the new campus construction took place, with the transfer of classes and offices to Pomona during the winter holiday period.

The following September marked the first full academic year at the new campus, as well as the initial occupancy of the A-Court in the campus student housing apartments by 128 students. By February of 1973, the opening of the Phase II of the campus buildings (F-H Wings) took place.

On June 3, 1973, Stockton's first graduating class took part in ceremonies as 290 students received their diplomas. The first four-year class followed on June 8, 1975, with 475 receiving their degrees. Stockton alumni now totaled 1,106. The following month, completion of Phase III, (through L Wing) took place.

Accreditation of Stockton State College by the Middle States Association of Colleges and Schools was granted in December of 1975.

In October of the following year, the 550-seat Performing Arts Center opened, bringing cultural opportunities and entertainment previously unavailable in the region. Audiences have been thrilled by world-class concerts, lectures, and productions ever since.

Peter M. Mitchell, the second President of the College, was appointed in June of 1979.

Additional buildings and wings were added as the College enrollment climbed past 5,000 students. Housing II opened in November 1981, N-Wing College Center in February 1983. Housing III, which made Stockton the most residential of the state colleges, opened in 1986, and the Residential Life Center - later named for Ann F. Townsend - opened in April of 1987, and the Lakeside Center in 1988.

IV. HISTORY OF THE RICHARD STOCKTON COLLEGE OF NEW JERSEY

In the midst of this growth, Vera King Farris was named third President of the College, on May 25, 1983.

In 1990, The College opened one of the nation's first Holocaust Resource Centers hosted by a public college in the United States. The Resource Center, including a library and archive of video and audio taped histories of Holocaust survivors and artifacts from the Holocaust, became the hub for the school's pioneering role in Holocaust and Genocide education. This role would grow to include offering the nation's first Master of Arts program in Holocaust and Genocide Studies (1999) and conducting teacher training in Holocaust Education for thousands of teachers.

In July of 1991, Stockton College was reaccredited unconditionally for another 10 years by the Middle States Association Commission on Higher Education, with a special commendation for achieving social and intellectual diversity. Two years later, the College name was explicated to The Richard Stockton College of New Jersey.

By December of 1993, all the buildings comprising the academic complex went on line with a new environmentally friendly, state-of-the-art, geothermal heating and cooling system, which saved more than $300,000 each year in fuel costs.

The campus continued to grow. In October of 1995, the newly expanded and renovated Library was dedicated. In April of 1996, a new $9.6 million, Arts and Sciences Building, designed by renowned architect Michael Graves, opened and a resolution was passed for the construction of a new multi-purpose Sports Center. The $17 million Center opened in May 2000. The project also included upgrades to athletic fields, lighting of the fields, a new running track and other amenities for sports and recreational purposes.

Stockton's activities and accomplishments in the sporting world kept pace with its new facilities. In 1994, the school was selected as training site for the World Cup soccer team from the Kingdom of Saudi Arabia, which advanced to the second round of the tournament for the first time in the nation's history. An international soccer match was staged here with Trinidad and Tobago. The Saudis returned in 1996 for their Olympic Games training camp and exhibition matches vs. the United States and eventual gold medalists, Nigeria.

Stockton also hosted a training camp for the United States national youth soccer team, the United States Women's Olympic Basketball team, and a youth team from Argentina. In November of 1995 Stockton's women's soccer team advanced to the NCAA Division III Final Four and the College was selected to host the tournament.

In 2002, Men's soccer coach Jeff Haines was named NCAA Coach of the Year for Division III for guiding the Ospreys to a 25-1-1 record and the national championship. It is the most wins in school history and a record number of soccer wins in the NCAA in any division.

Many exciting changes took place at the College in 1997. The State Commission on Higher Education approved changes in the programmatic mission, authorizing additional graduate programs on an incremental basis. Also in 1997, a $450,000 grant was awarded Stockton by Atlantic County to start an education Technology Training Center. The Center opened later in the year, providing teachers in kindergarten through 12th grade school districts with professional development opportunities to infuse technology into the classroom.

Researchers from Stockton and Rutgers University joined forces in 1997 to establish the Jacques Cousteau National Estuarine Research Reserve on the Mullica River.

In January 1999, Stockton awarded its first graduate degrees in the Masters of Business Studies program. Today, the College offers six nationally accredited graduate degree programs in Business (M.B.A.), Holocaust and Genocide Studies (M.A.), Instructional Technology (M.A., Nursing (M.S.N.), Physical Therapy (M.P.T.), and Occupational Therapy (M.S.O.T.).

IV. HISTORY OF THE RICHARD STOCKTON COLLEGE OF NEW JERSEY

Stockton was also recognized by the Templeton Foundation in 1999 for outstanding leadership in the field of character development. The foundation lauded Stockton for the CHEER (Civility, Harmony, Education, Environment, and Respect) Conference to reduce prejudice, violence and bigotry in schools while championing cultural diversity and for the College's leadership role in Holocaust education. In December of that year, President Farris spoke at the Stockholm International Forum on the Holocaust, hosted by the Prime Minister of Sweden and attended by 44 national heads of state.

In April, 2001, Stephen E. Dunn, Distinguished Professor of Creative Writing, received the 2001 Pulitzer Prize for Poetry for "Different Hours," a collection of poems.

Stockton entered into a partnership with the Casino Reinvestment Development Authority in August of 2002, to transform the historic Carnegie Library building in Atlantic City into a satellite campus. CRDA invested more than $6 million in renovations and improvements, and Stockton will pay just $1 in rent on the building for the first five years. Then the College will pay fair market value for an educational facility with options to renew the lease or purchase the property. As a result of the agreement, the historic Beau-Arts-style building, an Atlantic City landmark since 1904 - was saved from the wrecker's ball and continues to be utilized for educational purposes.

The Middle States Commission on Higher Education reaffirmed the accreditation of Richard Stockton College in June 2002. The action did not ask for follow-up reporting prior to 2007, signaling the Commission’s confidence in Stockton’s ongoing self-assessment and planning activities.

Dr. Herman J. Saatkamp, Jr. was named fourth President of the College in June of 2003. The former Dean, School of Liberal Arts, and Professor of Philosophy, Medical and Molecular Genetics, American Studies and Philanthropic Studies at Indiana University and Purdue University at Indianapolis, Dr. Saatkamp was selected following a nationwide search. He is a world-renowned scholar and educator and a man of proven leadership ability. Dr. Saatkamp is also a world-class academician, philosopher and author and one of the world's foremost experts on the works of philosopher George Santayana.

In October 2003, U.S. News and World Report, one of the best-known rankings of colleges and universities, listed The Richard Stockton College of New Jersey among the top five national public liberal arts colleges in the country. It was the second time in four years Stockton made the top five.

Given the economic climate that we are currently operating in, Stockton is navigating through challenging waters when it comes to projecting our enrollment growth. We are also particularly challenged when it comes to identifying at what

point we will implement certain new academic programming initiatives that we wish to launch. This becomes the most challenging aspect of determining which construction projects will be advanced at what point in time in the future.

As compared to our 1990 Master Plan enrollment projections, we can demonstrate that today we are operating at a level that is approximately 20% higher in full-time equivalent (FTE) student enrollment than was anticipated back in 1990. Our projections today for years 2014-15**,** as compared to our 1990 projection for the same time period, show an anticipated increase of approximately 22% from our vision back in 1990. That being said, our expectation for facility needs today as compared to what we felt our needs would have been back in 1990, demonstrates an anticipated increase in construction to support that relative FTE increase. Based on our current projections, the same logic leads us to believe that our development activity will operate at a level approximately 20% higher than what was anticipated back in 1990. This is a significantly positive impact to the College, the community that it resides in, as well as the students who are presented with more growth opportunities as the College and its programs expand. The increase in enrollment continues to have a positive impact on the College's community, the surrounding region and the State of New Jersey. As the College grows by providing more New Jersey students with greater educational opportunities, more students will be able to meet the employment needs of businesses here as well as providing an attractive College which New Jersey students will attend rather than leaving the State. Both factors are positive outcomes for the region and the State.

i. <u>1990 Forecast</u> (*Facilities Master Plan, Stockton College, Pomona, New Jersey – June , 1990, Page 13)*

Figure 2-I
Enrollment Levels: Mid-Range and Long-Range Future

		Mid-Range Projections					Long-Range Projections				
Year	1990-97	1998-99	2000-01	2002-04	2005-07	2008-10	2011-14	2015-18	2019-22	2023-26	2027-30
Full-Time: Credit	3,895	3,990	4,180	4,370	4,560	4,750	5,225	5,700	6,175	6,650	7,125
Part-Time: Credit	1,125	1,150	1,210	1,260	1,320	1,370	1,505	1,650	1,785	1,920	2,055
Part-Time: Non-Credit	500	500	500	500	500	500	500	500	500	500	500
Total Enrollment	5,520	5,640	5,890	6,130	6,380	6,620	7,230	7,850	8,460	9,070	9,680
Total Full-Time Equivalent	4,100	4,200	4,400	4,600	4,800	5,000	5,500	6,000	6,500	7,000	7,500

V. IMPLEMENTATION

ii. 2009 Forecast

INSTITUTIONAL TOTAL ENROLLMENT PROJECTIONS Item 1.a.
ANNUALIZED
AY 2005-06 THROUGH AY 2014-15 [1]

DRAFT

					2% Growth Applied to Fall & Spring Undergraduate FTE; 5% Growth Applied to Fall Graduate FTE, and 3% Growth Applied to Spring Graduate FTE					
	ACTUAL				PROJECTED[1]					
Student Level	2005-06	2006-07	2007-08	2008-09	2009-10*	2010-11**	2011-12	2012-13	2013-14	2014-15
Total Undergraduate Headcount	6,416	6,580	6,602	6,559	6,690	6,823	6,960	7,099	7,241	7,396
Total Grad.+Post Bac. Headcount	445	492	583	615	630	656	682	709	738	768
Total Headcount	**6,861**	**7,072**	**7,185**	**7,174**	**7,320**	**7,479**	**7,642**	**7,808**	**7,979**	**8,164**
Total Undergraduate FTE	5,559	5,756	5,799	5,849	5,966	6,085	6,207	6,331	6,458	6,587
Total Grad.+Post-Bac. FTE	256	269	305	331	330	343	357	371	386	402
Total FTE	**5,815**	**6,025**	**6,104**	**6,180**	**6,296**	**6,428**	**6,564**	**6,702**	**6,844**	**6,989**

*** Review of Enrollment Projections**
rev. 10-15-09
**** Subject to Strategic Planning recommendations 2010-11**
[1] Academic Years 2009-10 through 2014-15 are projections based on 2% growth applied to Undergraduate FTE and 5% growth applied to Fall Graduate FTE and 3% growth to Spring Graduate FTE. While Undergraduate is based on percentage applied to prior year FTE, Graduate is based on arithmetic growth. Graduate projections supplied by School of Graduate and Continuing Studies.

This simple analysis gives credence to the notion of any master plan and master planning activity as being a dynamic and fluid product and process. The resulting document that is produced is truly a living document that must be revisited from time to time, especially given the volatility of the environmental conditions that we must operate within, both by way of economic and ecological. It is our expectation that every five years we will undergo a Master Plan update to ensure that conditions have not changed dramatically that would require us to rethink our strategic approach to meeting our facility needs.

VI. MASTER PLAN EVOLUTION (1990 TO 2009)

As described above, the FTE enrollment and associated needs of the students at the Richard Stockton College of New Jersey have evolved considerably since the 1990 Master Plan was prepared. As described in the 1990 Master Plan, the document was intended to be modified as the needs of the College changed. A summary of that 1990 proposed development is included as **Exhibit 2,** following that is a schematic summary of our currently proposed development **(Exhibit 3)**. The table following **(Exhibit 4)** provides a comparison between the 1990 Master Plan and the current 2010 Master Plan, to provide a brief snapshot of the differences between the development proposed in each area described in the 1990 plan.

EXHIBIT 2: 1990 PROPOSED DEVELOPMENT

LEGEND

NO.	DESCRIPTION	USES
EXISTING		
6	Free To Be	–
7A	Plant/Athletic Storage	10/–
10	Energy House	–
17	Scott House	–
70	Plant Management	10
70A	Plant Volatile Storage	10
71	Housing Maintenance/ Campus Police	Stud. Hsg./ 3
75	Potable Water Plant	–
76	Old Sewage Plant	–
79	Control House for SP#3	–
100	Student Housing 1	Stud. Hsg.
117	Lakeside Center	Stud. Hsg.
AC	Academic Core (See Figure 7-C)	
PROPOSED		
NB1	Plant Management (Project #2)	10
NB2	Intercollegiate Outdoor Athletic Complex	5/–
NB3	Observatory	2,3,12
AR1	Plant Management (Project #1)	10
AR2	Housing Maintenance (Project #1)	Stud. Hsg.
AR3	Intramural Athletic Facility	–/10
AR4	Free To Be	–
AR5	Plant Management (Project #3)	10
AR6	Housing Maintenance (Project #2)	Stud. Hsg.
PLI	Parking Lots A–K Additions (+150 spaces, 710 total)	
BPI	Bicycle Path 1	
BP2	Bicycle Path 2	

Figure 7-B
Campus Site Plan: 5000 FTE Enrollment - New Construction

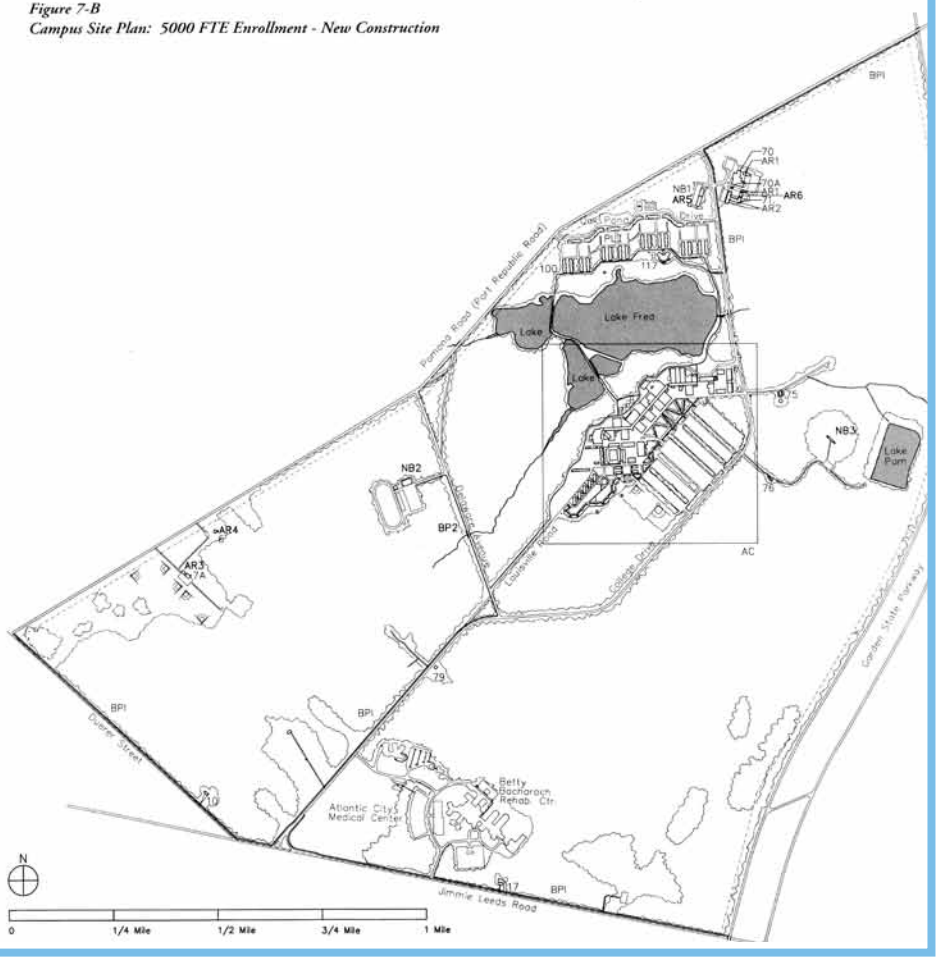


EXHIBIT 3: 2010 MASTER PLAN DEVELOPMENT AREAS

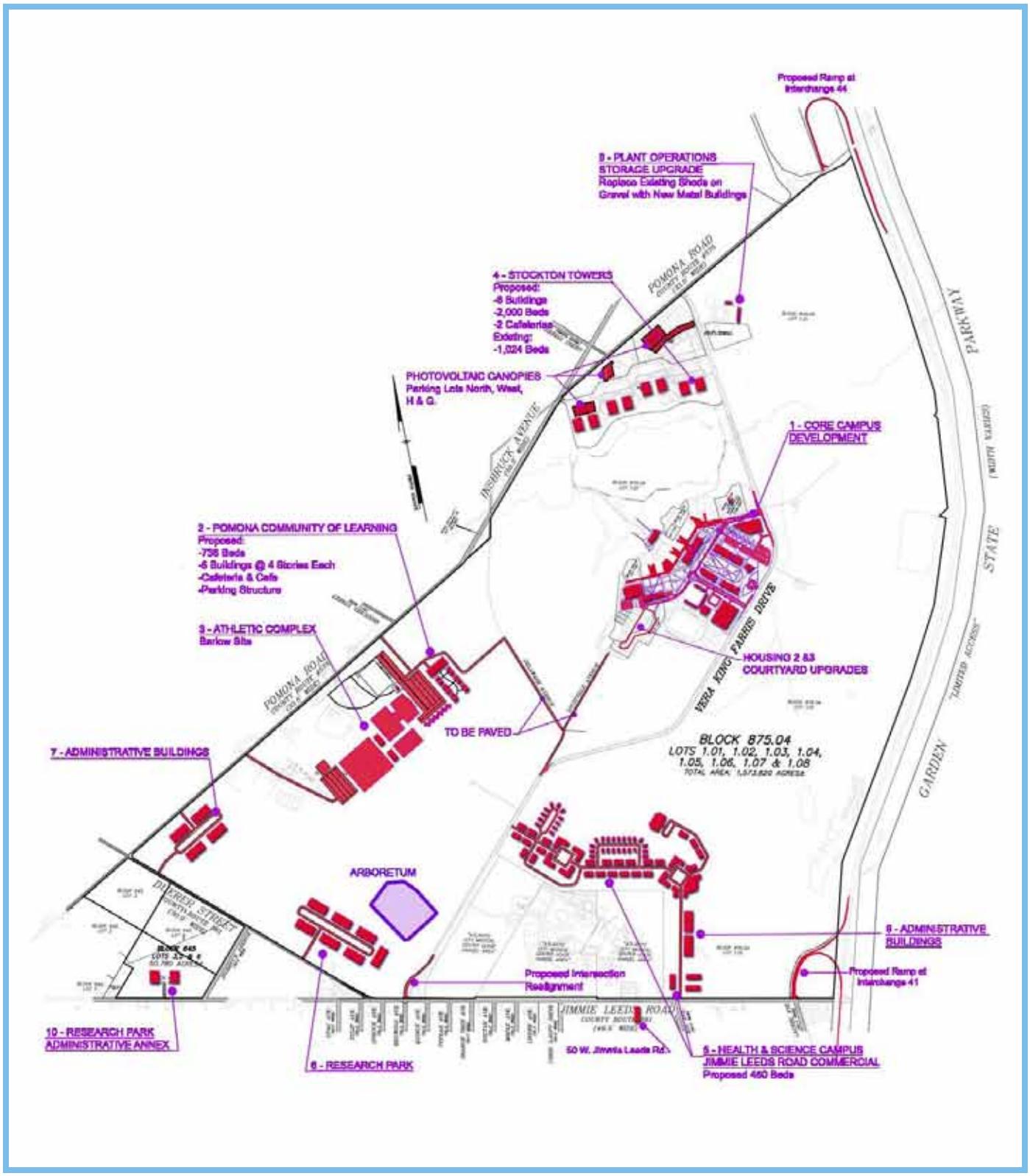


EXHIBIT 4: MASTER PLAN COMPARISONS

	1990 Plan		2009 Plan (change from 1990 in gray)		
	Mgmt. Area	**Proposed Use**	**Mgmt. Area**	**Proposed Use**	**Plan** see table below for number code
A	RGA	College, instructional/support buildings and related uses. Health care and related facilities	RGA	College, instructional/support buildings and related uses. Health care and related facilities	Sub-areas 1, 4, 9, part 5
			RGA-W	Environmentally Sensitive	Deed Restrict, Environmental study and experimentation only
B	RDA	Environmental study and experimentation	RDA - N	Environmentally Sensitive	Deed Restrict, Environmental study and experimentation only
			RGA – S	Research Park in South	Sub-area 6
C	RDA	Active recreational uses, served by septic system	RGA	Active recreational uses, dorms - sewer	Sub-areas 2, 3
D	RDA	Astronomical observatory, served by septic system	RDA	Astronomical observatory, served by septic system	Deed Restrict, Environmental study and experimentation, astronomical observatory only
E	RDA	Storing clean soil/cut vegetation and obtaining soil.	RDA – E	DOT Pomona Exit	
			RDA – W	College/Hospital Joint Use	Part of sub-area 5,8
F	RGA	Planned-Office Zone	RGA	No change	
G	RDA	Passive recreation and right-of-way to serve other sites	RGA – W	Sewered office-type Development	Sub-area 7
			RDA – North East	Environmentally Sensitive	Deed Restrict, Environmental study and experimentation only
			RGA – South East	College/Hospital Joint Use	Parts of sub-area 5, 8

EXHIBIT 4: MASTER PLAN COMPARISONS (continued)

Development Component (Sub-area)	In 1990 Plan	In 2005 Plan	Current Plan
1 = Core Campus Development	X	X	
2 = Pomona Community of Learning			X
3 = Athletic Complex	X		
4 = Stockton towers			X
5 = Health & Science Campus, Jimmie Leeds Commercial			X
6 = Research Park			X
7 = Administrative Buildings			X
8 = Administrative Buildings			X
9 = Plant Operations Storage Upgrade	X		X
10 = Research Park Administrative Annex			X
Miscellaneous On Site Improvements			X
Miscellaneous Off Site Improvements			X

CURRENT DEVELOPMENT STATUS

At present, Stockton has advanced a number of significant projects that are included within this Master Plan.

Of the developments proposed in the 1990 Master Plan, the following were completed:

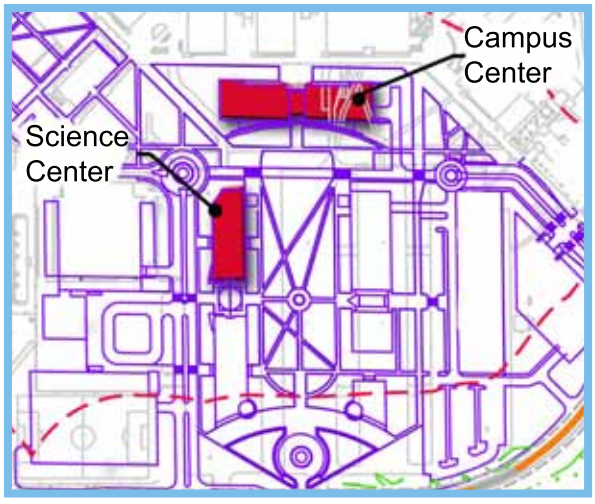
- NB 1 - Arts and Sciences Building
- NB 3 - West Quad (Information/Communication Technology Building)
- PL 6 - Parking Lot 6 Expansion (now known as Lot 7)
- AR 1 – Library Addition/Renovation 1
- AR 3 – Performing Arts Center Addition
- AR 4 – F Wing (Science Lab Addition/Renovation)

In addition to and since the approval of the 1990 Master Plan, there have been a number of individual projects that were designed and constructed outside of the context of the 1990 Master Plan. These projects were advanced in reaction to imminent needs that were identified throughout the years since the establishment of the Master Plan of 1990. They include the following:

1. Sports and Recreation Center
2. Athletic Stadium
3. Housing IV
4. Housing V
5. North Lot Parking
6. West Lot Parking
7. Parking Lot 5
8. Photovoltaic Solar Panels at Parking Lot 7
9. Campus Center (under construction)

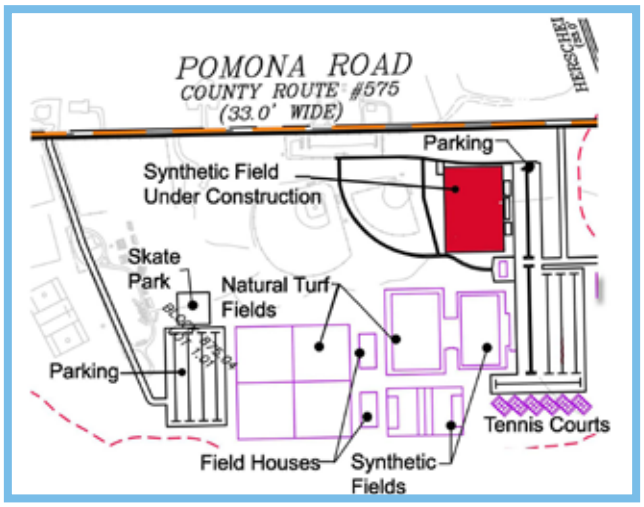
The following represents the status of projects that were included within the 2005 Master Plan that have been advanced toward development.

1. **Campus Center Construction – under construction.**
2. **Unified Science Center Construction – in design.**

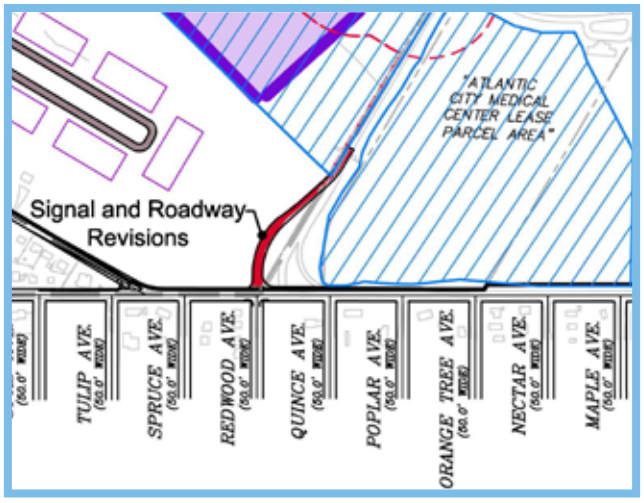


VII. CURRENT DEVELOPMENT STATUS

3. Synthetic Athletic Field Construction – under construction.

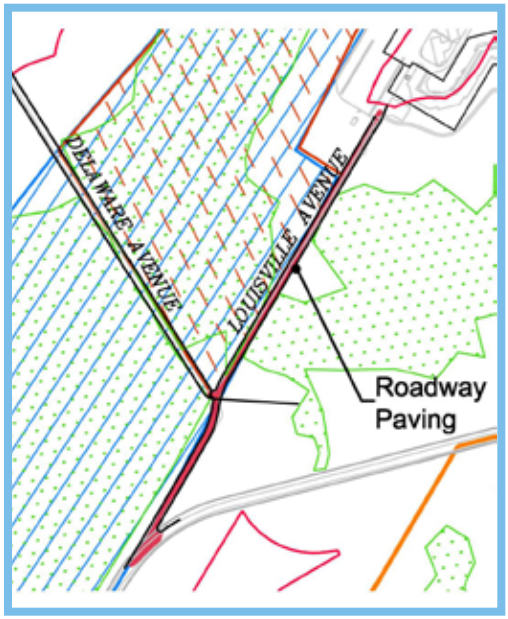


4. Traffic Signal and Lane Roadway Modifications at Main Entrance – in procurement for construction.

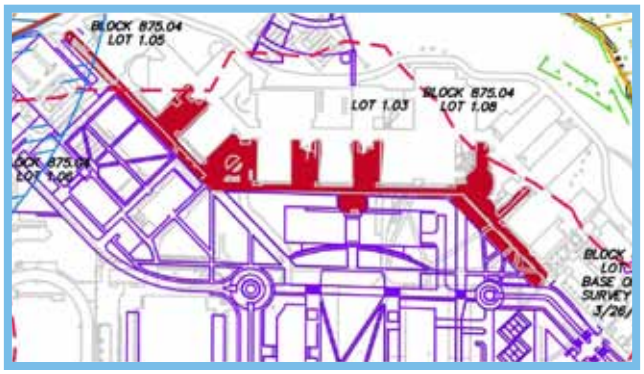


VII. CURRENT DEVELOPMENT STATUS

5. Louisville Avenue Roadway Paving – in procurement for construction.



6. College Walk Renovation – in design.



VIII. PROPERTY OWNERSHIP/ASSEMBLAGE

In order to achieve an environmentally-balanced approach to the implementation of this Master Plan, Stockton has intentionally purchased large land masses for the purpose of future preservation in order to lessen the overall environmental impact while we build more facilities on our campus. The following schedule identifies the assemblage of Stockton-owned properties on and in the immediate vicinity of our core campus in Pomona, New Jersey. It also includes identification of forested property that Stockton owns that flanks the Atlantic City Expressway.

	Description	Ownership	Block/Lot	Size
1	Stockton Main Campus Bound by Pomona Rd., GSP & Jimmie Leeds Rd *including Bldg.10 Duerer St*	NJ Educational Facilities	Bl. 875.04 - Lots 1.02, 1.03, 1.04, 1.05, 1.06 & 1.07 ***Tax Map Sht. 21***	1,574 acres
	FYI - AtlantiCare Regional		Bl. 875.04-Lot 1.01A	
	FYI - Bacharach Rehabilitation		Bl. 875.04-Lot 1.01B	
			Tax Map Sheet 21	
2	Moss Mill Road	NJ Educational Facilities	Bl. 681.01/Lot 10, ***Tax Map Sht 18***	207 acres
3	Moss Mill Road	NJ Educational Facilities	Bl. 663.01/Lot 55.27, ***Tax Map Sht 18.05***	20.56 acres
4	Duerer St.	Richard Stockton College of NJ	Bl. 645/Lot 3 - 14 acres	
	Jimmie Leeds Rd	Richard Stockton College of NJ	Bl. 645/Lot 5 - 17.4 acres	
	Duerer St.	Richard Stockton College of NJ	Bl. 645/Lot 6 - 20 acres	-
			Tax Map Sheet 16	51.4 acres
5	50 W. Jim Leeds Road	Richard Stockton College of NJ	Bl. 865.01/Lot 3	5 acres
6	2810 2nd Street (AC Expwy)	Richard Stockton College of NJ	Bl. 234/Lots 1, 2 & 6; ***Tax Map Book Page 10***	32.42 acres
	2680 2nd Street (AC Expwy)	Richard Stockton College of NJ	Bl. 233/Lot 6, 5 & 7	45.26 acres
	2661 2nd Street (AC Expwy)	Richard Stockton College of NJ	Bl. 230/Lot 8 & 9	39.24 acres
			TOTAL	**1,974.88 acres**

VIII. PROPERTY OWNERSHIP/ASSEMBLAGE

The property that was purchased by Stockton for the purpose of preservation includes 227 acres that are adjacent to the Garden State Parkway and 51 acres that are adjacent to the southwest corner of its core campus **(see Exhibit 5)**. All of these areas are a combination of forest and wetlands. Of this total acreage, Stockton will preserve/deed restrict all but 20 acres, the small portion that will be needed for a research park/administrative annex. **Exhibit 6** provides property owned by Stockton, remotely located on each side of the Atlantic City Expressway that is designated as Research Area.

In an effort to facilitate the planned development on our campus, we have negotiated with and obtained approval from Galloway Township to modify our existing zoning from Rural Development (RD) to Regional Growth (RG) for a portion of our core campus. In connection with the rezoning, and in addition to the land that is to be preserved on and around our core campus, Stockton is proposing to preserve/deed restrict a total of 1,000 acres of our campus amounting to approximately 44% of our total locally-owned acreage from future facility development **(see Exhibit 7)**. These efforts are in support of what was proposed and discussed in the 1990 Master Plan that had a significant focus on minimal development disruption of land on our campus. This also specifically reflects a request of the Pinelands Commission that a significant portion of the Easternmost part of our campus be designated as “pristine forest”, but in lieu of that designation, Stockton voluntarily decided to deed restrict that particular area from any future development.

	On Site	**Off Site**
Total Area (5 lots)	#1: 1574 ac. Total: 1574 ac.	#2: 51 ac. #3: 207 ac. #4: 20 ac. Total: 278 ac.
Preserved by deed restriction	RD: 583 ac. RG: 40 ac. (uplands) 377 ac. (wetlands & buffers)	227 ac.
Total Preserved	**1000 ac. (64%)**	**227 ac. (82%)**

EXHIBIT 5: PROPERTY PURCHASED FOR PRESERVATION

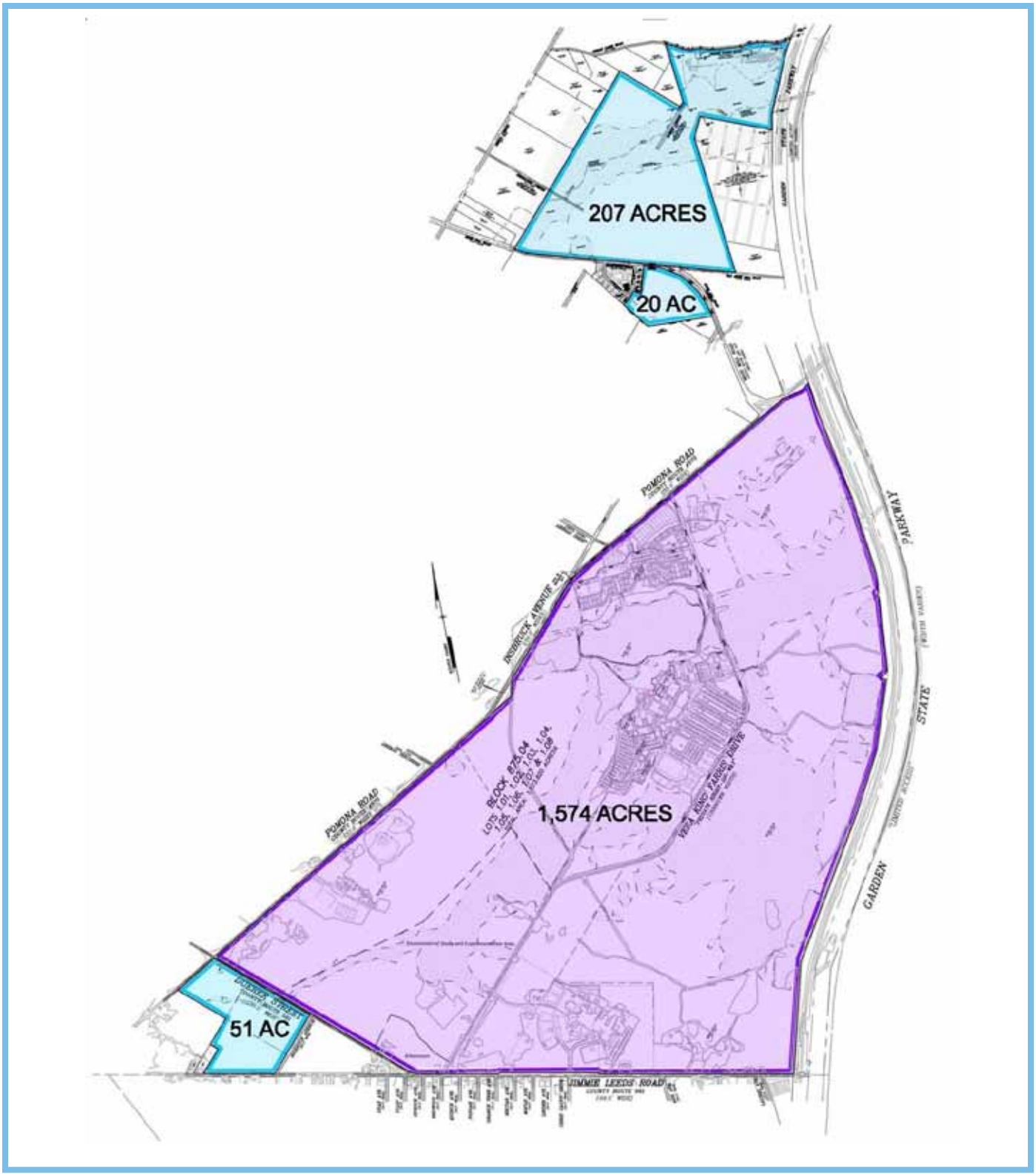
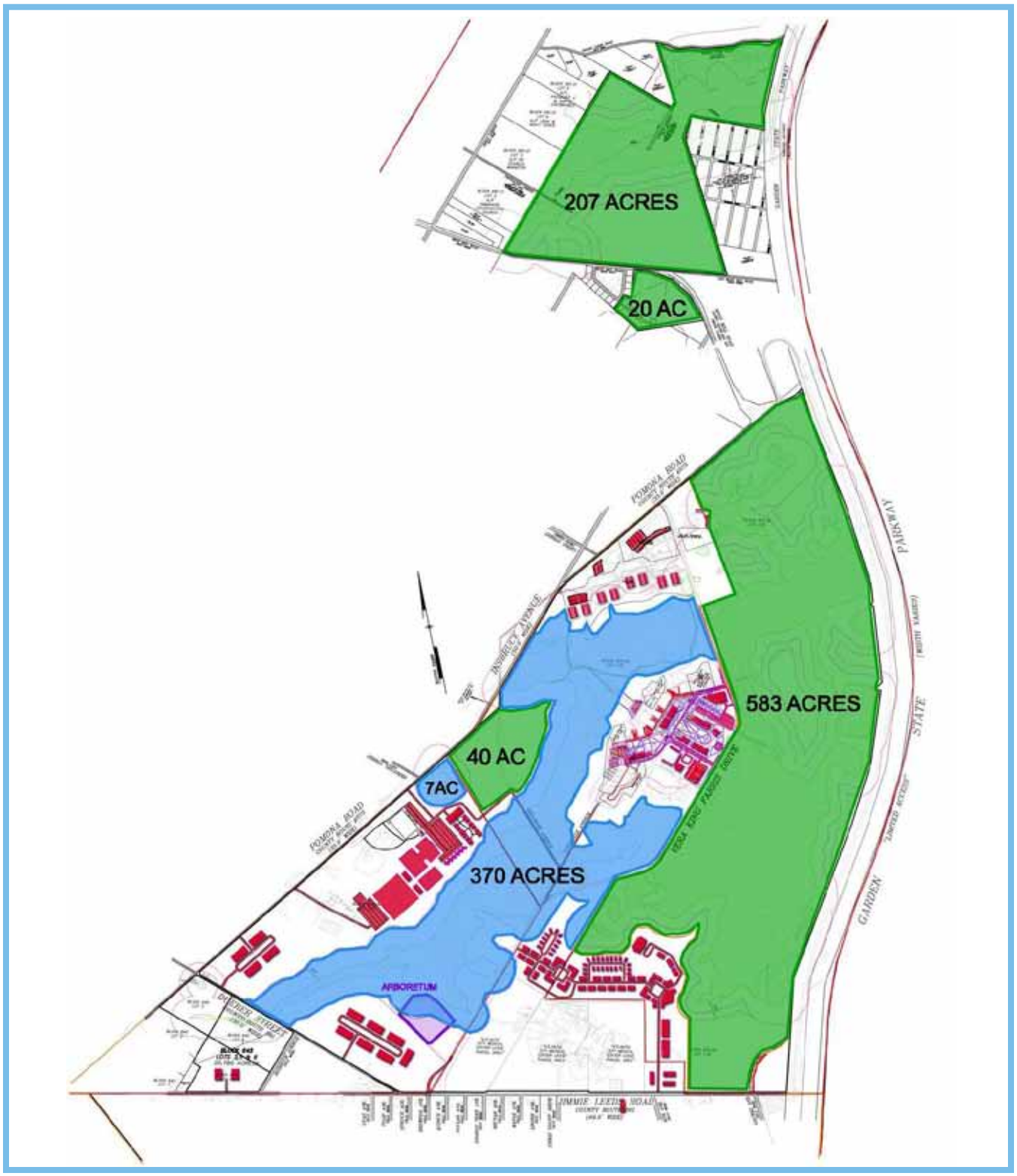


EXHIBIT 6: PROPERTY ALONG THE ATLANTIC CITY EXPRESSWAY

Total Acreage: 116.92 acres

EXHIBIT 7: TOTAL PROPOSED PRESERVATION AREA AND WETLANDS AREAS TO REMAIN UNDISTURBED



IX. ZONING EVOLUTION AND PROPOSED REZONING

i. Basis for Rezoning of the Stockton Campus in 1990

Richard Stockton College of New Jersey (Stockton) opened its main campus in Galloway Township in 1971. This was prior to the adoption of the New Jersey Pinelands Protection Act. When the Pinelands Protection Act was adopted in 1979, the New Jersey Pinelands Commission was formed and was delegated the responsibility for the implementation of the Pinelands Comprehensive Management Plan (CMP) which provided the standards, rules and regulations to guide development within the Pinelands Protection Area in accordance with growth management areas that were adopted as part of that comprehensive plan.

At the time of the adoption of the CMP in 1979, the entire Stockton Campus within Galloway Township was zoned as Rural Development (RD). It was the intent of the Rural Development designation to:

> *"guide areas which are, on an overall basis, slightly modified and may be suitable for limited future development subject to strict adherence to the environmental performance standards of N.J.A.C. 7:50-6. They represent a balance of environmental and development values that is intermediate between the pristine Forest Areas and existing growth areas; however, some parts are more suitable for development than others due to existing development and an absence of critical ecological resources."*

At that time, the designation of the Stockton campus as a RD zone did not pose a problem to the future growth of Stockton. This because public sewage infrastructure was in place within the campus and the rules and regulations of the CMP did not have limitations for the development of projects that had direct access to sewage utility infrastructure.

In 1990, the standards of the CMP that pertain to facilities within the RD zone and were to be served by public sewage collection and treatment system were significantly revised. The standard required that:

> *"Minimum lot areas for non-residential structures shall be determined by application of the standards contained in N.J.A.C. 7:50-6.84(a)4 whether or not the lot is to be served by a centralized waste water treatment or collection facility pursuant to (b)10."*

The appropriate Section NJAC 7:50-6.84(a)4 of the Pinelands Comprehensive Management Plan stated that:

> *"Individual on-site septic waste water treatment systems which are not intended to reduce the level of nitrate/nitrogen in the wastewater, provided that the following standards are met:*
>
> i. *The proposed development to be served by the system is otherwise permitted pursuant to N.J.A.C. 7:50-4 and 5;*
>
> ii. *The design of the system and its discharge point, and the size of the entire contiguous parcel on which the system or systems is located will ensure that ground water exiting from the entire contiguous parcel or entering a surface body of water will not exceed two parts per million nitrate/nitrogen calculated pursuant to the Pinelands dilution model dated December, 1993 ,as amended, incorporated herein by reference as subchapter Appendix A, subject to the provisions of (a)4iii ,below. For purposes of this section, the entire contiguous parcel may include any contiguous lands to be dedicated as open space as part of the proposed development but may not include previously dedicated road rights-of-way or any contiguous lands that have been deed restricted pursuant to N.J.A.C. 7:50-5.30 or 5.47;*

IX. ZONING EVOLUTION AND PROPOSED REZONING

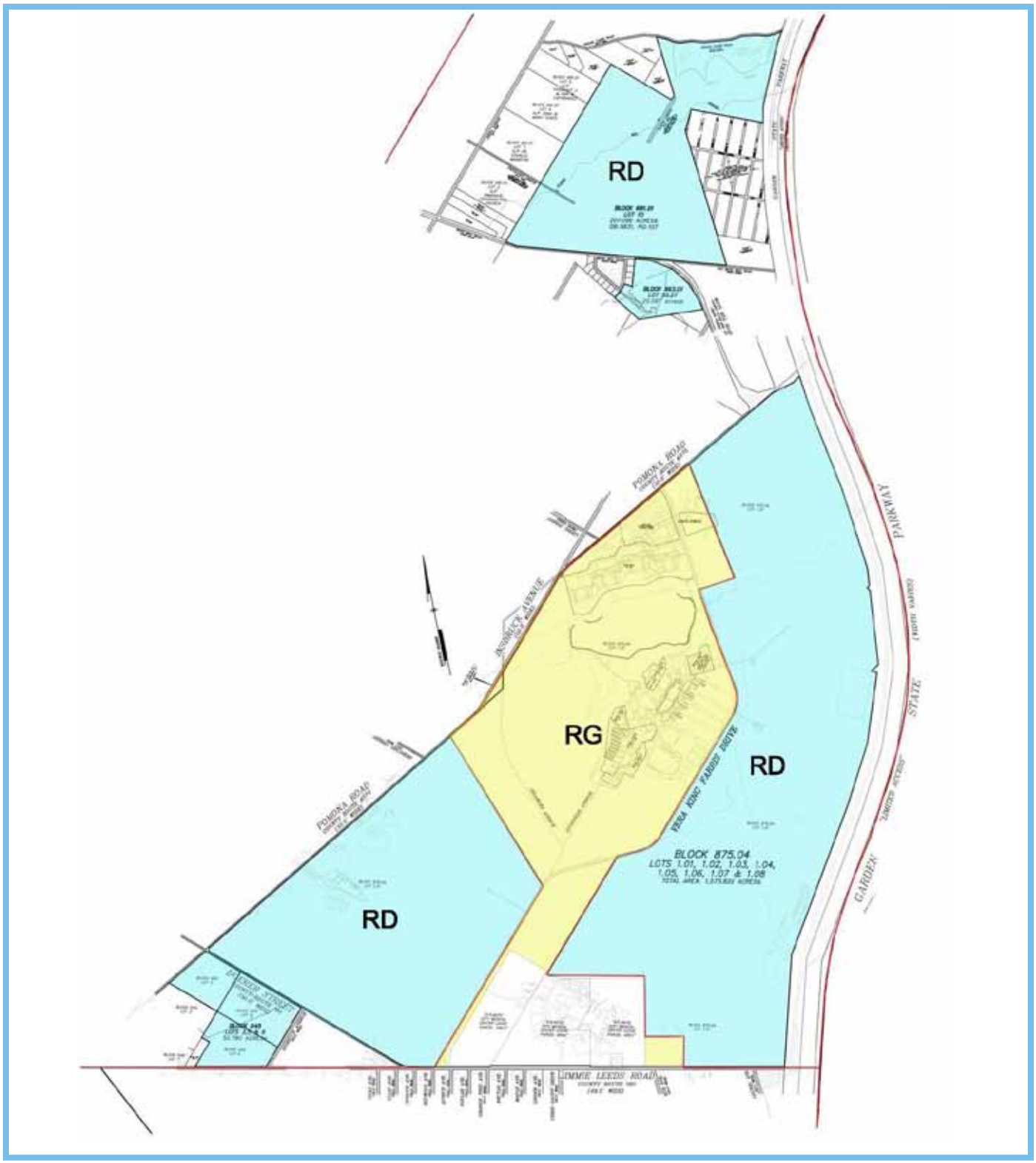
iii. *Only contiguous land located within the same municipal zoning district and Pinelands management area as the proposed septic waste water treatment system or systems may be utilized for septic dilution purposes, except for the development of an individual single family dwelling on a lot existing as of January 14, 1981, non-residential development on a lot of five acres or less existing as of January 14, 1981, or cluster development as permitted by N.J.A.C. 7:50-5.19;*

From a technological standpoint, those facilities in the RD growth management area that were served by public sewage infrastructure could easily continue to grow and meet the Pinelands 2 parts per million nitrate water quality standards. However, from a policy perspective to maintain limited growth within the RD zone, the CMP required density to be calculated in accordance with the Pinelands Nitrate Dilution Model which required this density to be determined as if the project were served by a conventional septic system.

There were very few facilities that were impacted by this change in the regulations, but unfortunately Stockton was one of them. This change to the CMP severely restricted any future expansion of the campus. In recognition of this hardship to the future development of the Stockton campus, the Pinelands Commission supported Stockton via Galloway Township to apply for a rezoning of the campus in accordance with the 1990 Master Plan. As a result of this effort, the Regional Growth (RG) areas around the core of the Stockton campus were established. As part of the process, the wetlands that were adjacent to the core area of the Stockton campus were delineated and verified by the New Jersey Pinelands Commission. Wetlands buffers within the core areas were reduced to 175 feet, based on the Wetland Reduction Buffer Model.

At the time of this rezoning, there was no requirement that the entire RD portion of the Stockton campus be permanently deed restricted. The opinions of the Pinelands Commission staff at that time were the limitations of the RD zone would foster low-intensity and/or conservation oriented uses. Furthermore, it was articulated by the Pinelands Commission that if Stockton acquired additional land outside the main campus, this land could be used to dilute sewage to meet water quality standards. This led to Stockton's acquisition of additional land immediately adjacent to the campus. The discussions regarding conservation oriented uses were limited to specific areas around the Arboretum which are still being preserved in the manner in which they were intended. Current zoning conditions are reflected within **Exhibit 8**.

EXHIBIT 8: CURRENT ZONING



IX. ZONING EVOLUTION AND PROPOSED REZONING

ii. Basis for Currently Proposed Rezoning of the Stockton Campus

In the next Master Plan update by Hillier Architects in 2005, it became apparent to Stockton that to meet the growth projections over the next ten years, the campus would have to expand beyond the core areas. Stockton had been engaged in an ongoing dialogue with the Pinelands Commission to rezone portions of the RD area to instead become RG. Stockton also determined that it would be prudent to utilize a global and holistic approach to the future development within its campus. Until the development of this current plan, each project that has been undertaken was done as an individual stand alone project; not one of a part of a greater whole. This meant that each project had its own topographic survey, wetlands delineation, threatened and endangered species survey, and stormwater management study.

As described in other sections of this report, Stockton and their consultants performed lengthy and detailed studies related to wetland delineations and threatened and endangered species, each to identify and evaluate the environmentally sensitive areas of Stockton-owned land. While these environmental studies were being performed, the Pinelands Commission undertook a reevaluation of the entire Pinelands Protection Area, based on an Ecological Integrity Assessment (EIA) model that sought to zone areas of the Pinelands based on their EIA index. We were informed by the Pinelands Commission that portions of the Stockton campus to the east of the core areas had a high index and the Pinelands Commission desired to downzone this area from Rural Development to Forest. For the portion of the Stockton campus south and west of the core areas, the index was not as high and warranted a change to Regional Growth. Due to a number of reasons, the change of zoning through the EIA model at Stockton was not approved by the Policy and Implementation Committee of the Pinelands Commission. Stockton was then advised to pursue a traditional rezoning of the campus by having Galloway Township as the lead entity for requesting the rezoning. However, although the zoning change was not approved by the P&I Committee, Stockton (as mentioned in another section) has determined that it is willing to in good faith plan for sensitive threatened and endangered species areas, and do so by supporting the original desires of the Pinelands Commission to preserve and deed restrict that particular area of interest.

The currently proposed rezoning of the Stockton campus is, generally, for 472 acres of the Stockton property currently zoned RD fronting Jimmie Leeds Road, Duerer Street and Pomona Road south of the Academic Core Area to be rezoned as RG, and for the remaining 583 acres of the main Stockton campus, along with 227 acres of offsite parcels north of the main campus (for a total of 810 acres) to be deed restricted to preserve the land in perpetuity. The 810 acres of land to be deed restricted contains the forested area the Pinelands EIA originally proposed as Forest Management Area and effectively creates greater protection for the land than rezoning would have. The area of the Stockton campus to be rezoned RG contains the same areas that the Pinelands EIA originally proposed as RG, with the environmentally sensitive areas within the proposed RG zone to be protected from development due to Pinelands CMP standards for wetlands, buffers and threatened and endangered species critical habitat.

Of the total acreage to be rezoned as RG and the total acreage to be deed restricted, there are equal areas of uplands. This one to one ratio of upland acreage in each area was a result of consultations between the Executive Director of the Pinelands Commission and the President of Richard Stockton College. The comparison of total upland acreage is provided in the table below, and graphically represented in **Exhibit 9.**

IX. ZONING EVOLUTION AND PROPOSED REZONING

Total of RD and RG Zone to be Deed Restricted to be Preserved			
Uplands outside of 300' wetlands buffer currently RD	=	169.95	acres
Uplands between 175' and 300' wetlands buffer currently RD	=	74.98	acres
Uplands outside of 300' wetlands buffer currently RG	=	40.05	acres
Uplands between 175' and 300' wetlands buffer currently RG	=	2.25	acres
Total Uplands in RG and RD zone to be Deed Restricted to be Preserved	=	**287.23**	**acres**

Total of RD Zone to be Rezoned RG			
Uplands outside of 300' wetlands buffer currently RD	=	284.08	acres
Uplands between 175' and 300' wetlands buffer currently RD	=	3.12	acres
Total Uplands in RD to be rezoned RG	=	**287.20**	**acres**

It is the intent of The Richard Stockton College of New Jersey to limit development to the upland areas outside of wetlands, wetland buffers, and critical habitat for threatened & endangered species as shown in the exhibits included with this master plan, with limited disturbance adjacent to effective wetland buffers (that are currently disturbed) along Delaware Avenue, Louisville Avenue, the Core Academic Area and behind the Plant Management Building on the north end of campus. Additionally, Stockton consultants will be preparing a campus-wide Forestry Stewardship Management Plan and a regional stormwater management investigation to support development of the areas to be rezoned RG.

As described above, the mechanism for rezoning of the Stockton campus will be through an Ordinance to be adopted by the Galloway Township Government which will then be certified by the Pinelands Commission. Stockton will be assisting Galloway Township with preparation of the required ordinance in parallel with the approval of this Master Plan by the Pinelands Commission. **Exhibit 10** is a graphical depiction of the proposed rezoning of our campus.

EXHIBIT 9: UPLANDS ACREAGE IDENTIFICATION

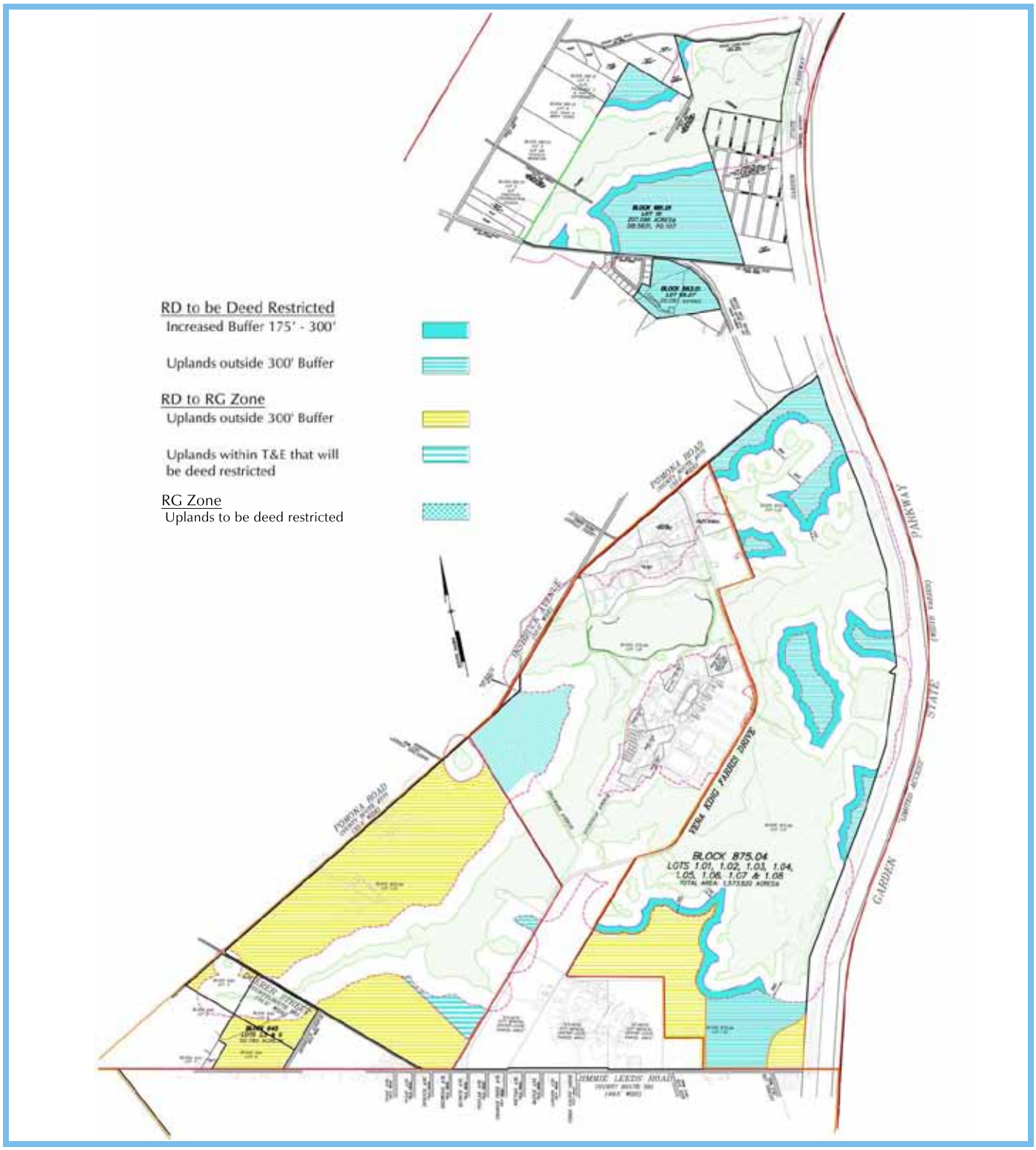
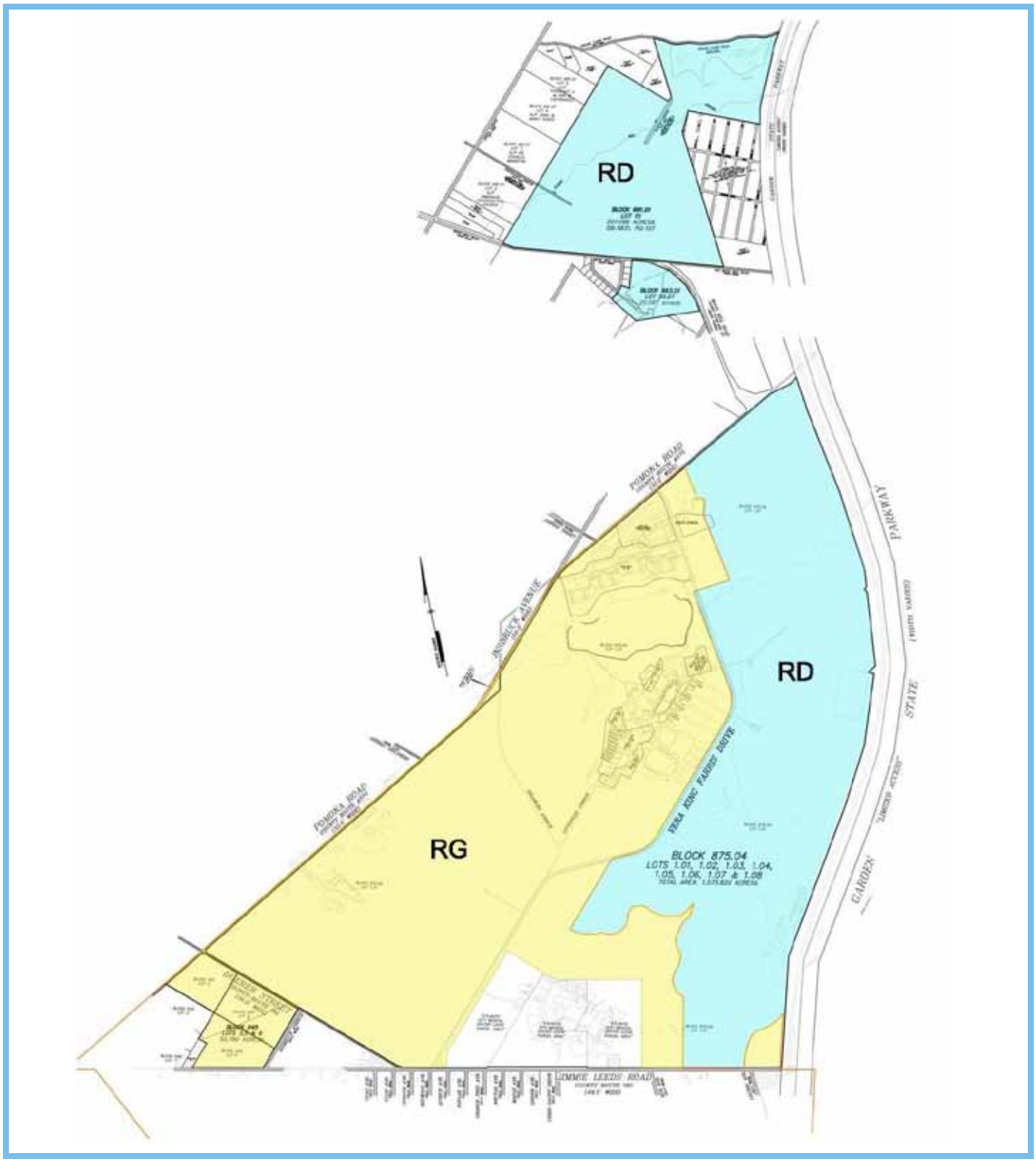


EXHIBIT 10: PROPOSED ZONING



X. ENVIRONMENTAL ASSESSMENT AND RELATIVE RESPONSE

To create greater efficiencies in land utilization at Stockton, an initiative was undertaken to perform a comprehensive environmental and engineering evaluation of the entire Stockton campus. Under the Priority One Projects Initiative, Stockton engaged Marathon Engineering and Environmental Services, Inc. (Marathon) to perform a comprehensive outbounds and topographic survey of the Stockton land holdings in Galloway Township so that when future projects came forward, the design team could work with one surveying database. Stockton would also be responsible for maintaining the future changes to the surveying database.

All of the wetlands within the Stockton campus were delineated by Marathon and verified by the Pinelands Commission thereby eliminating the need to perform individual delineations for each project moving forward. The wetlands line was placed onto the Topographic Survey of Stockton, and for the purposes of this master plan has been extracted and graphically depicted in **Exhibit 11**.

Marathon also conducted a comprehensive threatened and endangered species survey of the entire Stockton campus. This study encompassed field work, data collection and management, and reporting for a threatened and endangered species habitat suitability assessment and Phase II (presence/absence) survey for threatened and endangered species. The target wildlife species include Cooper's hawk, red-shouldered hawk, bald eagle, red-headed woodpecker, barred owl, eastern tiger salamander, eastern mud salamander, Pine Barrens treefrog, southern gray treefrog, timber rattlesnake, corn snake, and northern pine snake. The evaluation identified Cooper's hawk, barred owl, Pine Barren's treefrog and Pine Barren gentians within the Stockton campus. The results of the wildlife and plant surveys were submitted to the New Jersey Pinelands Commission for review and approved in the fall of 2009. **Exhibit 12** illustrates the areas determined to be critical habitat for threatened and endangered species with the wetland areas.

Following the completion of the wetlands evaluation and threatened and endangered species study, this Master Planning process establishes the appropriate wetland buffers to be maintained throughout the campus. The development proposed in the 1990 and 2005 Master Plans did not specifically target areas outside the Core Academic Area. In 2007, a concept master plan entitled "Vision" was prepared by Hillier Architects, depicting improvements on the remaining undeveloped portions of the Stockton property outside the Academic Core to address the needs of the increasing student population at Stockton. Upon completion of that 2007 concept Master Plan, Stockton was also having the regional wetland and threatened and endangered species studies performed. The environmentally sensitive areas identified in **Exhibit 12** were overlaid onto the Stockton in-house 2007 Master Plan (as had been presented via PowerPoint to the Pinelands Commission), and the potential development area conflicts became clear as shown in **Exhibit 13.**

Stockton then modified the layout of the 2007 plan to avoid the environmentally sensitive areas and reduce the development footprint to what is currently proposed as shown in **Exhibit 14.** The major adjustments made to accommodate the environmentally sensitive nature of our campus that should be noted are as follows:

- Elimination of the Lake Pam Community of Learning
- Relocation of the Pomona Community of Learning
- Compressed the size of Pomona Community of Learning
- Deletion of roadway to Pomona Community of Learning
- Relocation of the Health Science Campus

Another important portion of this Master Plan is the 810 acres of Stockton-owned property to be deed restricted. We propose that the only disturbance that will be allowed within the areas shown in **Exhibit 7** (shown in a previous section) will be Forestry Stewardship Management and Environmental Studies, along with the existing utility and service infrastructure in the area that will remain unaltered. As described above, the deed restriction of this land is in accordance with the 1990 Master Plan and approval from the Pinelands Commission to "ensure permanent land use protection for these areas".

X. ENVIRONMENTAL ASSESSMENT AND RELATIVE RESPONSE

Exhibit 12 illustrates the areas currently determined to be critical habitat for threatened and endangered species with the wetlands, as has been researched and documented by Marathon Engineering Consultants. With the assistance of the Pinelands Commission, additional sensitive lands were identified and incorporated into this plan to protect these species (see Exhibit 7 that includes deed restricted and contiguous wetlands as well as other wetlands and their associated 300' buffer.) Based upon these additional areas and protections outlined in this plan, Stockton and its consultants believe there is no irreversible adverse impact on habitats critical to the survival of the T & E species by the development proposed in this plan.

EXHIBIT 11: WETLANDS DELINEATION

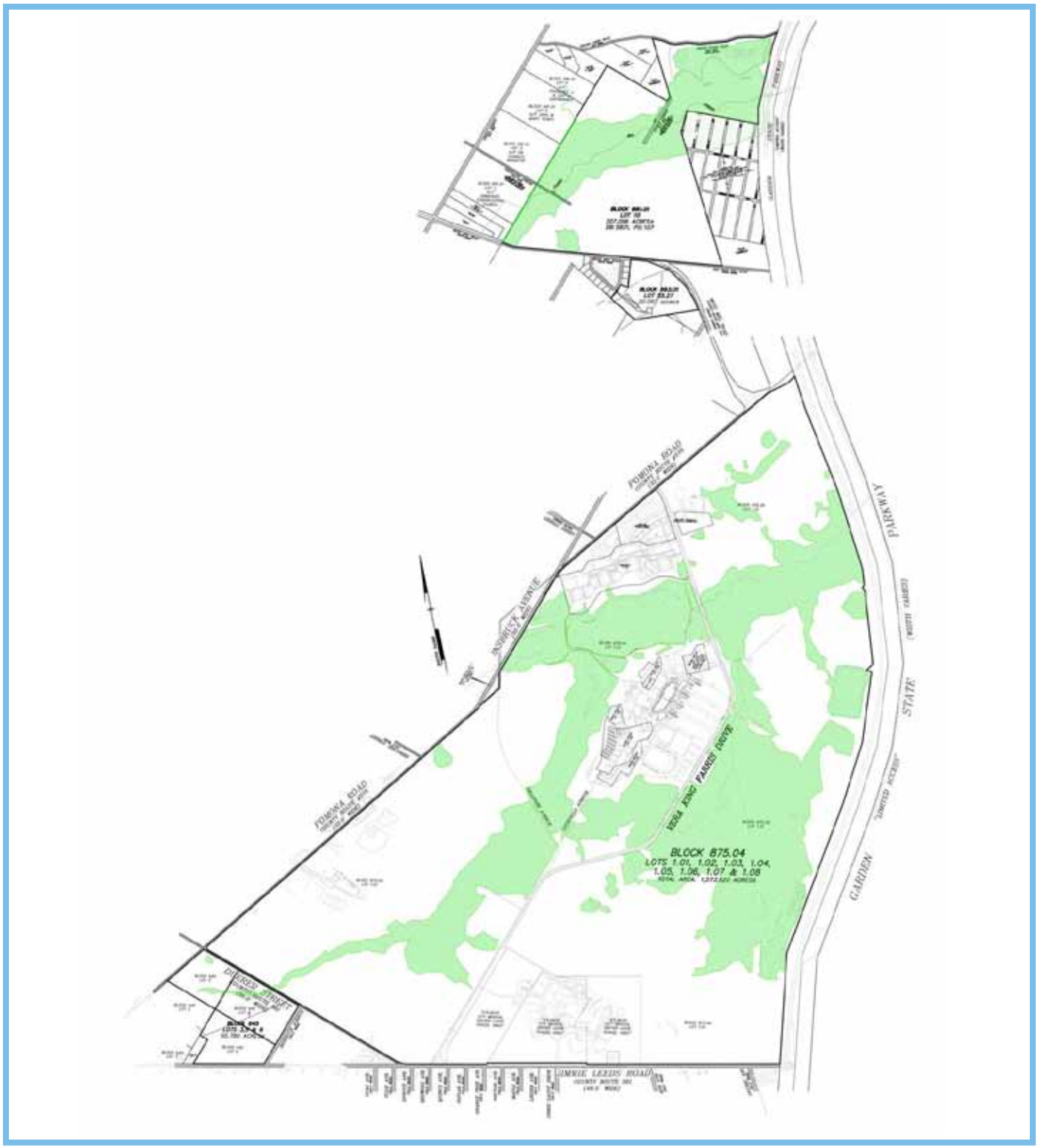


EXHIBIT 12: SENSITIVE AREAS IDENTIFICATION

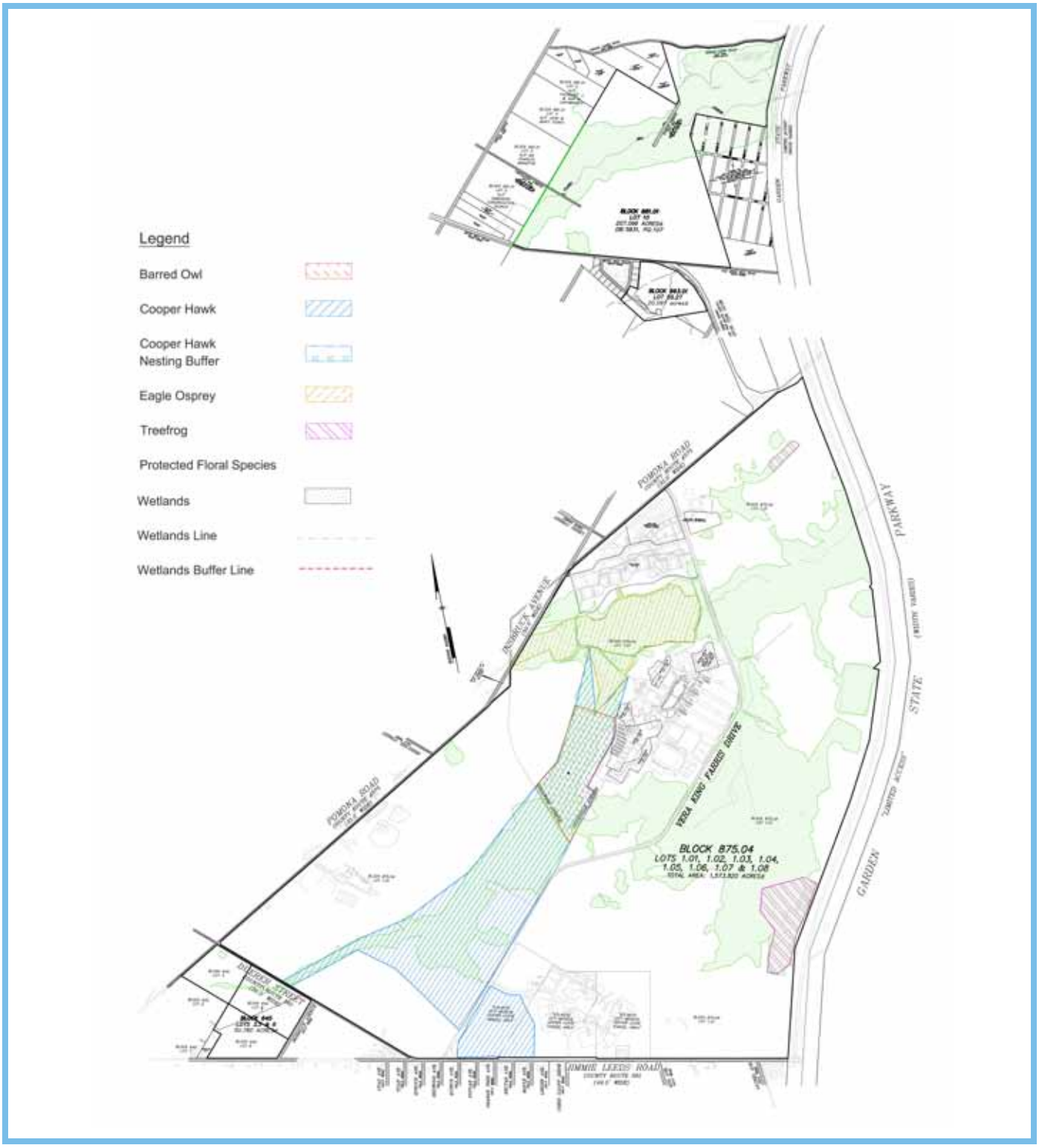


EXHIBIT 13: DEVELOPMENT CONFLICTS

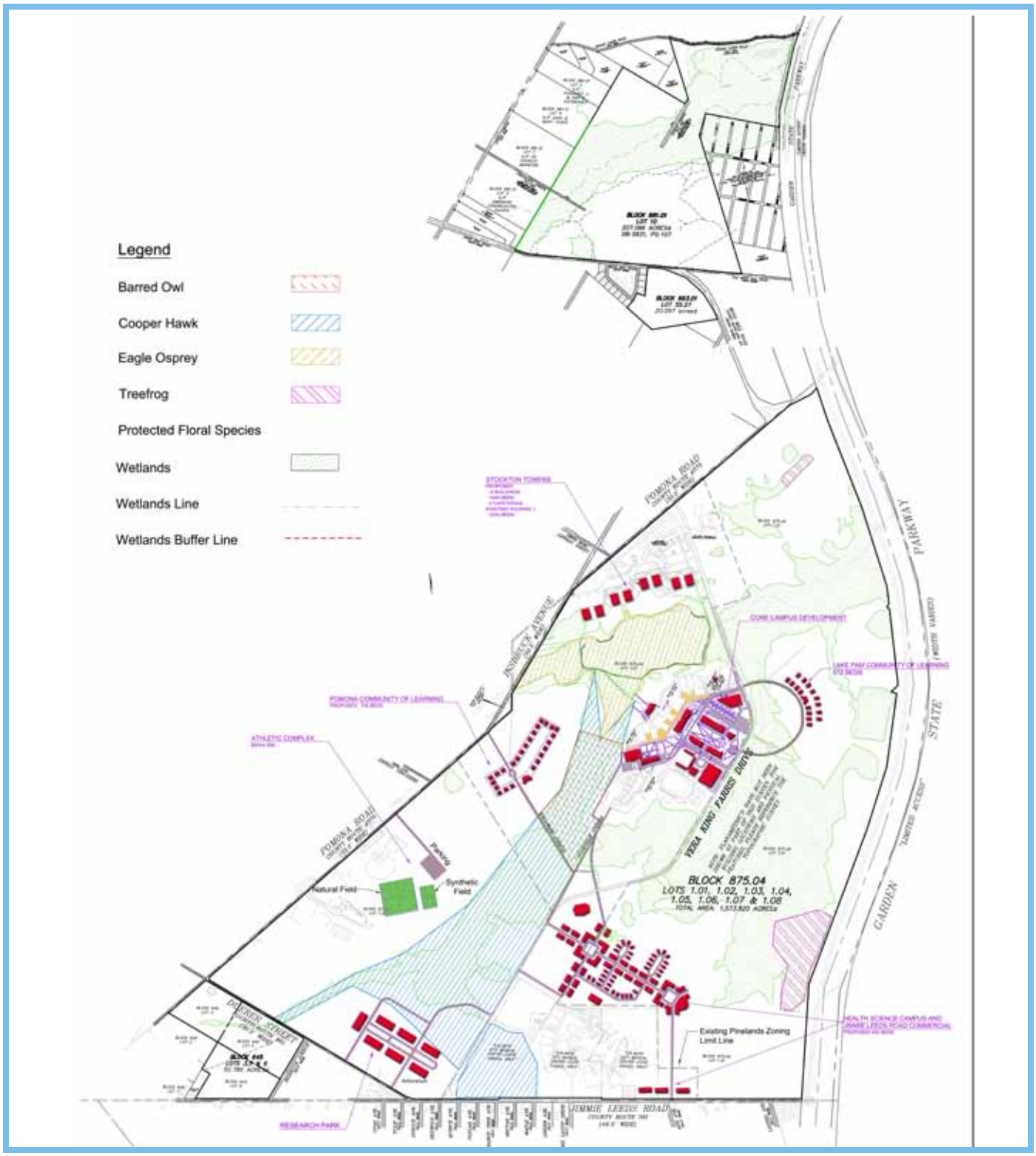
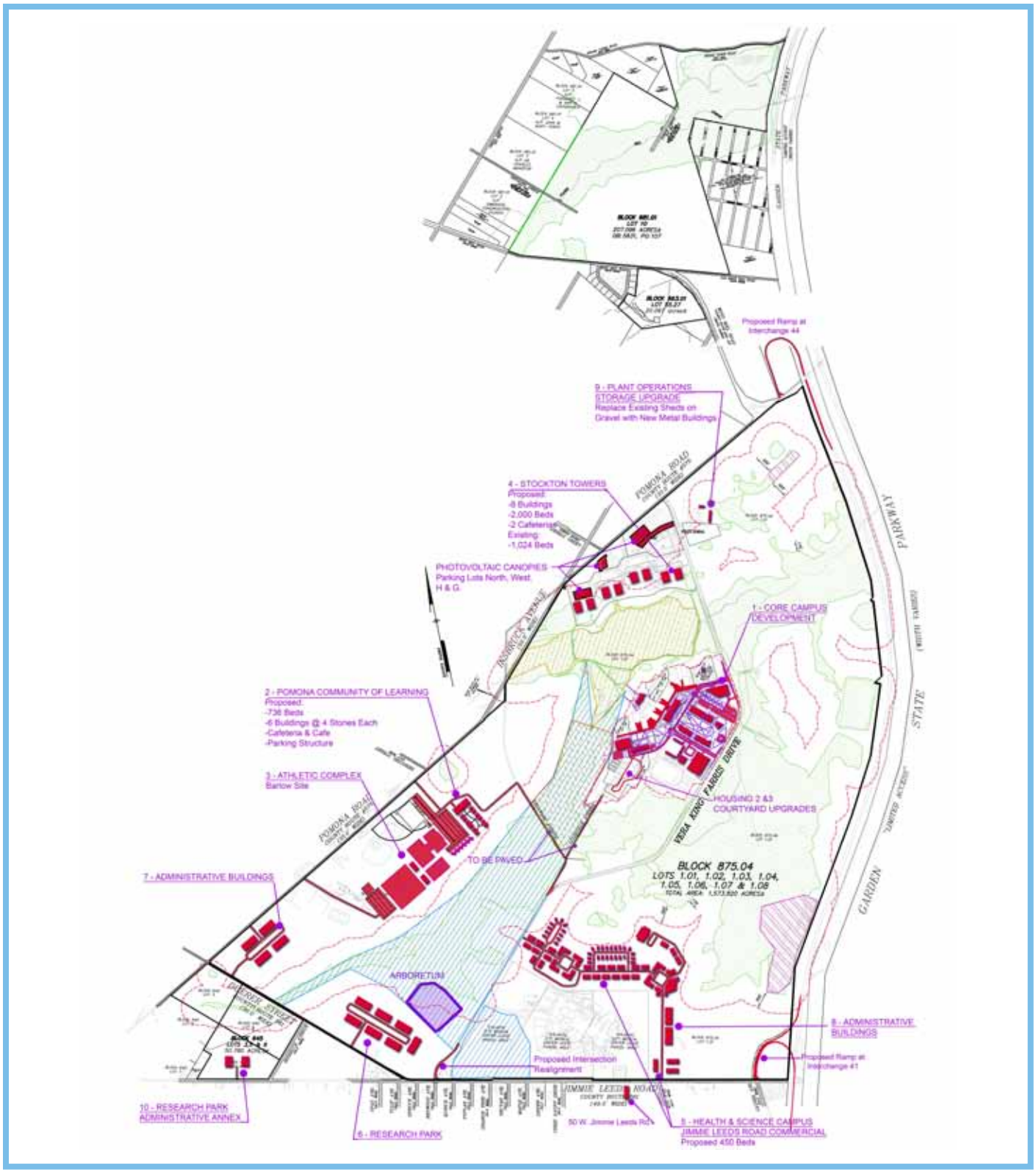


EXHIBIT 14: DEVLOPMENT ADJUSTMENTS



XI. DEVELOPMENT AREAS

This Master Plan identifies ten (10) primary development areas on campus with a number of infrastructure improvements on and off campus, rounded off by one off-site building. These areas are schematically depicted in **Exhibit 15** and itemized in **Exhibit 16**. These areas are broken down by way of functional need and to a degree geographic location. The itemization of each area includes as much information as we currently have available for the functional need for the space to be developed, and at this point in time represents our attempt to identify areas of and extent of land disturbance for specific needs. The specifics that are provided within this document will certainly be refined as we move farther down the development path for each project. In other words, what may be shown as one 20,000 square foot building today may be four buildings of 5,000 square feet (or some other combination) when we finally develop it. However, the anticipated land disturbance area will be virtually the same, and the facility sizes, types, styles, and quantities are expected to be more variable than what we currently depict.

We also included within this Master Plan two areas that are outside of Stockton's developmental responsibility and instead are the responsibility of the New Jersey Turnpike Authority. That work includes two proposed interchange expansions, one at Jim Leeds Road (Interchange 41) and one at Pomona Road, the northern most corner of the campus (Interchange 44). The depiction of these improvements is only limited to potential disruption on or adjacent to Stockton property and therefore does not depict any development that would take place on the east side of the Garden State Parkway. At present, the New Jersey Turnpike Authority has arrived at concept drawings and is in the process of validating the need for these improvements. It is most certain that if either of these improvements were to move forward, it would represent a significant positive impact to the operation of Stockton's core campus. This because it would improve the access and egress to and from the Garden State Parkway from the northernmost and southernmost locations of our campus.

As depicted within the Exhibits that follow, the uses proposed within the development areas that are to be rezoned Regional Growth (RG) are the type of uses currently permitted for that zone. It is Stockton's intent to comply with Pinelands Commission, State of New Jersey, Atlantic County, and Galloway Township standards, where applicable, for the development proposed with this Master Plan.

EXHIBIT 15: 2010 DEVELOPMENT AREAS

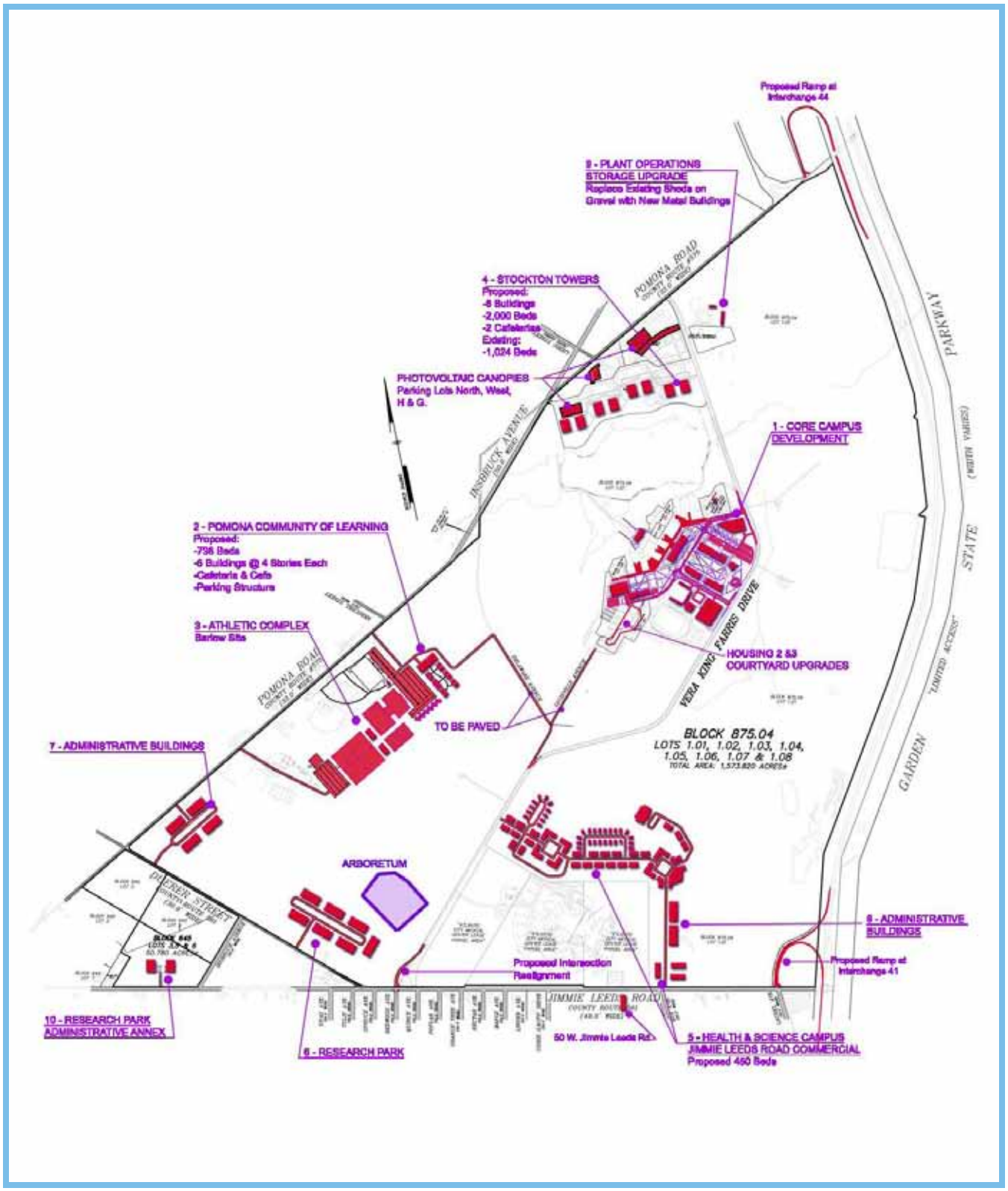


EXHIBIT 16: DESCRIPTION OF DEVELOPMENT AREAS

1 – Core Campus Development	
Campus Center and Academic Space-	150,000 GSF
Academic Space- West Quad	75,000 GSF
Academic and Support- Lakeside Building	75,000 GSF
Recreation and Athletics	10,000 GSF
College Walk Renovation	2,500 LF
Parking Garage I	700 Cars
Science Center	67,000 GSF
Academic Buildings	165,000 GSF
Athletic Facility Expansion with Pool	40,000 GSF
Parking Garage III	1,350 Cars
Housing 2 & 3 Courtyard Renovations	1,600 LF
2 – Pomona Community of Learning	
Apartments	768 Units
Parking Structure	768 Cars
3 – Athletic Complex – Barlow Site	
Field House	12,000 GSF
Synthetic Fields	165,000 GSF
Natural Turf Fields	345,000 GSF
Skate Park	22,500 GSF
Tennis Courts	6 Courts
Parking	826 Cars
4 – Stockton Towers-Existing Housing I	
Apartments	2,000 Units
Parking	2,000 Cars
5 – Heath Science Campus and Jimmie Leeds Road Commercial	
Performing Arts Center	35,000 GSF
Conference Center	
Hotel 150 Rooms	78,000 GSF
Meeting Room	20,000 GSF
Parking	150 Cars
Retail/Commercial	
Building Type 1 (Rectangle)	90,000 GSF
Building Type 2 (Ell)	36,000 GSF
Building Type 3 (Angle)	18,000 GSF
Jimmie Leeds Road Commercial	36,000 GSF

EXHIBIT 16: DESCRIPTION OF DEVELOPMENT AREAS (continued)

Residential	
Apartments Type 1 (Rectangle)	160 Units
Apartments Type 2 (Ell)	64 Units
Apartments 3 (Angle)	32 Units
Town Houses Type 1 (Rectangle)	56 Units
Twin Houses	66 Units
Presidents House	1 Unit
Parking	378 Cars
6 – Research Park	
Head Building	105,000 GSF
Side Buildings	420,000 GSF
Parking	2,625 Cars
7 – Administrative Buildings	
Buildings	70,000 GSF
Parking	350 Cars
8 – Administrative Buildings	
Buildings	210,000 GSF
Parking	1,050 Cars
9 – Plant Operations Storage Upgrade	
Storage Buildings	9,600 GSF
10 – Research Park Administrative Annex	
Buildings	105,000 GSF
Parking	525 Cars
On Site Improvements	
Garden State Parkway Interchange 41	
Garden State Parkway Interchange 44	
Main Entrance Intersection	
Realignment of Jimmie Leeds Road and Vera King Farris Drive	
Louisville Avenue Paving	
Delaware Avenue Paving	
Solar Array Construction	
North Parking Lot	
West Parking Lot	
Housing I Parking Lot	
Off Site Improvements	
50 West Jimmie Leeds Road Office Building	50,000 GSF
Parking	250 Cars

XII. CLARIFICATION OF INTENT

Subsequent to approval of this Master Plan by the Pinelands Commission, a Master Stormwater Management Plan for the areas of campus to be developed will be prepared and submitted by Stockton for approval by the Commission as an appendix to this document. To be included in this appendix will be the Academic Core Area stormwater management investigation and the wetland and threatened and endangered species studies that have already been reviewed and approved by the Commission. These three issues (stormwater, wetlands, and threatened and endangered species) are the environmental constraints that limit development in the RG Zone. Through the periodic updates of these studies in concert with the scheduled re-visitation of this Master Plan, as well as the rezoning and preservation of areas as are set forth in this document, the applicable standards of the Pinelands Comprehensive Management Plan (CMP) will be met.

In support of this Master Plan development effort, Stockton has taken upon itself to prepare a campus-wide forestry management plan to further support the habitat of threatened and endangered species within the immediate geographical area of the campus, and to appropriately practice forest management techniques while simultaneously performing its development efforts in a controlled and systematic way. This plan will be submitted to the Commission for approval when complete.

The support of the woodlands within Stockton's property (primarily the wetlands and wetland buffers) will encourage the proliferation of wildlife and more importantly the threatened and endangered wildlife species identified by Marathon by providing a far superior food source, cover space and nesting opportunities over the existing site conditions. The Plan will allow for orderly and cohesive growth that will balance the future development within upland areas of the Stockton campus while affording the protection of environmentally sensitive areas.

To achieve this balance, Stockton proposes that the Pinelands Commission find that based on the proposed development included within this plan there is no irreversible adverse impact on habitats critical to the survival of the T & E species investigated in support of this plan for a period of ten (10) years from the date of its certification and approval. After ten years, if no new credible information has been discovered for the absence or existence of the species in question through consultation with the New Jersey Pinelands Commission, the New Jersey Department of Environmental Protection and the United States Fish and Wildlife Service consultation, identification under the New Jersey Natural Heritage Programs threatened and endangered species database or verification from a reputable and credible source, a ten (10) year extension of this finding would be granted by the Pinelands Commission for the identified T & E species. This time period is necessary because of the substantial reliance on the Master Plan as currently written that is required by Stockton to advance the projects that are cited within it. Projects can typically take five years just to acquire bonding, placing financing, design and then to construct. With such an outlay of time and financial resources and a commitment to dramatically improve the quality of open space habitat within the Stockton campus, a certain degree of predictability of the development process is required and ten years is adequate enough time to provide this predictability.

For any 'new' species not investigated in this plan, if substantial and credible information, through the mechanisms cited above at any time, arises to indicate probable presence, Stockton will review for possible impacts at the time of the finding. Stockton understands the evaluation of T & E species impacts is a dynamic process, and as such Stockton intends to regularly entertain further investigation of T & E habitat at ten year intervals during its regular master planning process.

In addition to the above noted studies, Stockton will retain a forestry management consultant to prepare a Forestry Stewardship Management Plan for submission to the New Jersey Department of Environmental Protection. The purpose of the forestry management plan will be to preserve and enhance the forested areas on Stockton-owned properties that will remain undisturbed, and to properly address deforestation and reforestation approaches on a campus-wide basis.

XII. CLARIFICATION OF INTENT

Stockton commits to compliance with other regulations established as part of the CMP, as they relate to our property development, for example, PDCs may be required depending upon the type of development. All future development will be environmentally sensitive to the maximum extent possible but with recognition of the College's needs, e.g., using low impact design and construction principles, minimizing disturbance of forested areas, clustering development away from wetlands and deed restricted areas, and retaining woods and minimizing turf. There will be no development within wetlands and wetland buffers established under this Master Plan for a period of 10 years. If, upon appropriate evaluation at that point, wetlands buffers may be reevaluated. However, no deviation from buffers will be contemplated without approvals obtained from the Pinelands Commission and the New Jersey Department of Environmental Protection. Buffers will be maintained around threatened and endangered species habitat, in accordance with the setbacks set forth in this Master Plan. Any encroachment within buffers will only occur with the approval of the Pinelands Commission. Clearing of upland forests and propagation of turf will occur as required to accommodate the footprint of buildings, to maintain firebreaks around the buildings and site parking areas, sidewalks, driveways, roadways and other accessory uses, in accordance with this Master Plan. The clearing of the upland woods will only occur to the extent depicted in this Master Plan and associated stormwater management investigation prepared in accordance Subchapter 6 of the CMP.

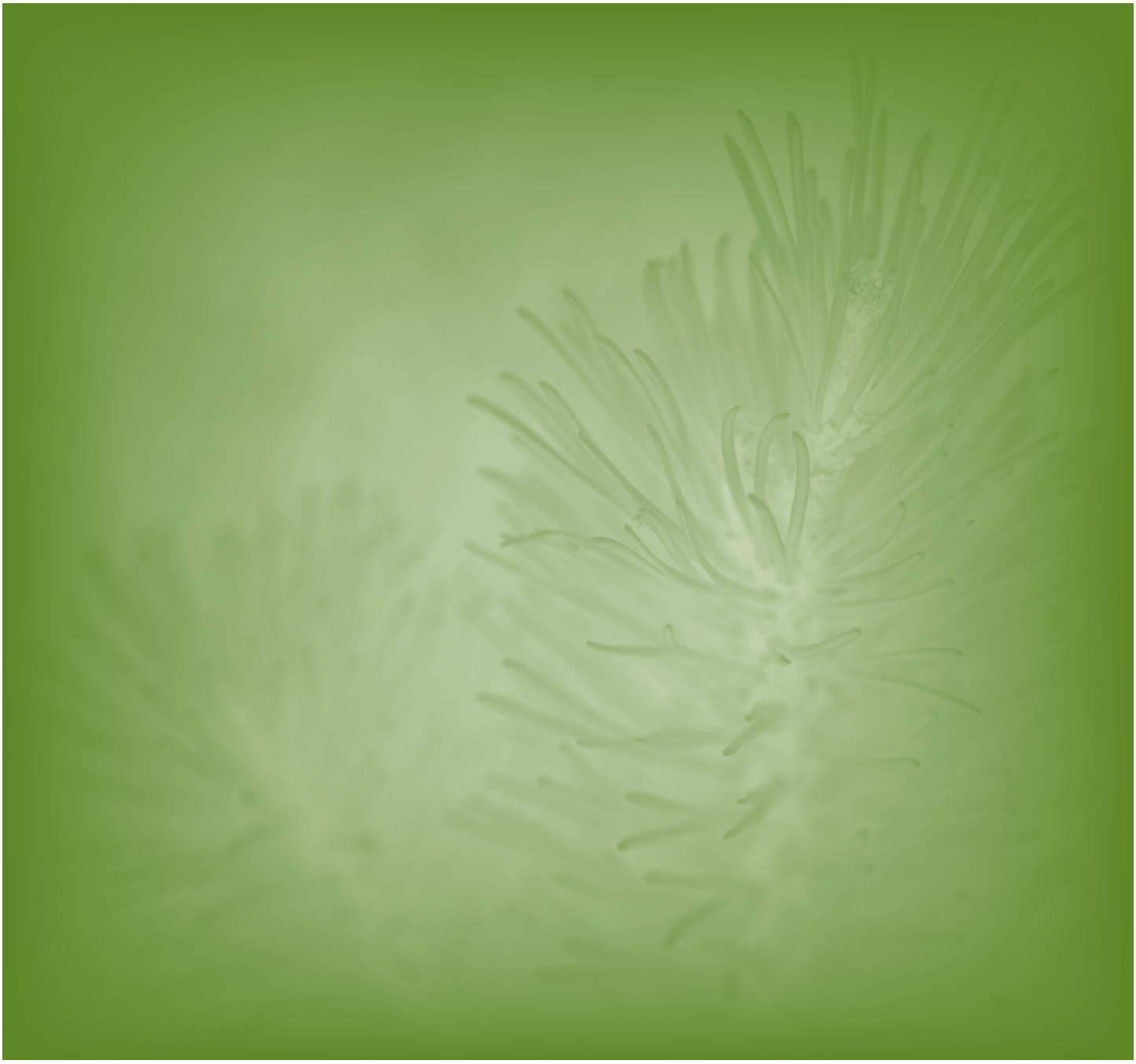
The proposed development areas along Pomona Road (Areas 2, 3, and 7) and Duerer Street (Area 6) will maintain, and expand to the extent feasible where there is sufficient design flexibility in the facilities being proposed, the setbacks from the wetlands and buffer corridors as shown in the Exhibits included with this Master Plan since, while not determined to be critical habitat, it was the Pinelands Commission's opinion that at present this area is utilized by T&E bird species as a pathway between the forested area outside of the Stockton campus west of Pomona Road, and through the site to the forested area to be preserved on campus between Vera King Farris Drive and the Garden State Parkway.

XII. APPROVAL SCHEDULE

The progress plan for the approval of this Master Plan and associated documentation is as follows:

- Submission of Master Plan to Pinelands Commission;
- Galloway Township rezoning approval and certification;
- Review and Approval of Master Plan by Pinelands Commission Policy & Implementation Committee;
- Pinelands Commission certification of Master Plan;
- Submission of Master Plan stormwater management investigation;
- Stockton files deed restrictions for land to be preserved in accordance with MOA and Master Plan approval by Pinelands Commission.

Thereafter, Stockton will develop projects as are included within the Master Plan in accordance with all elements that have been set forth as a part of this comprehensive approach to development on our campus. We envision the construction of substantial portions of this Master Plan to take place over the next 20 years; however, the exact schedule will depend on needs of the College as well as financing being made available for the construction projects.



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