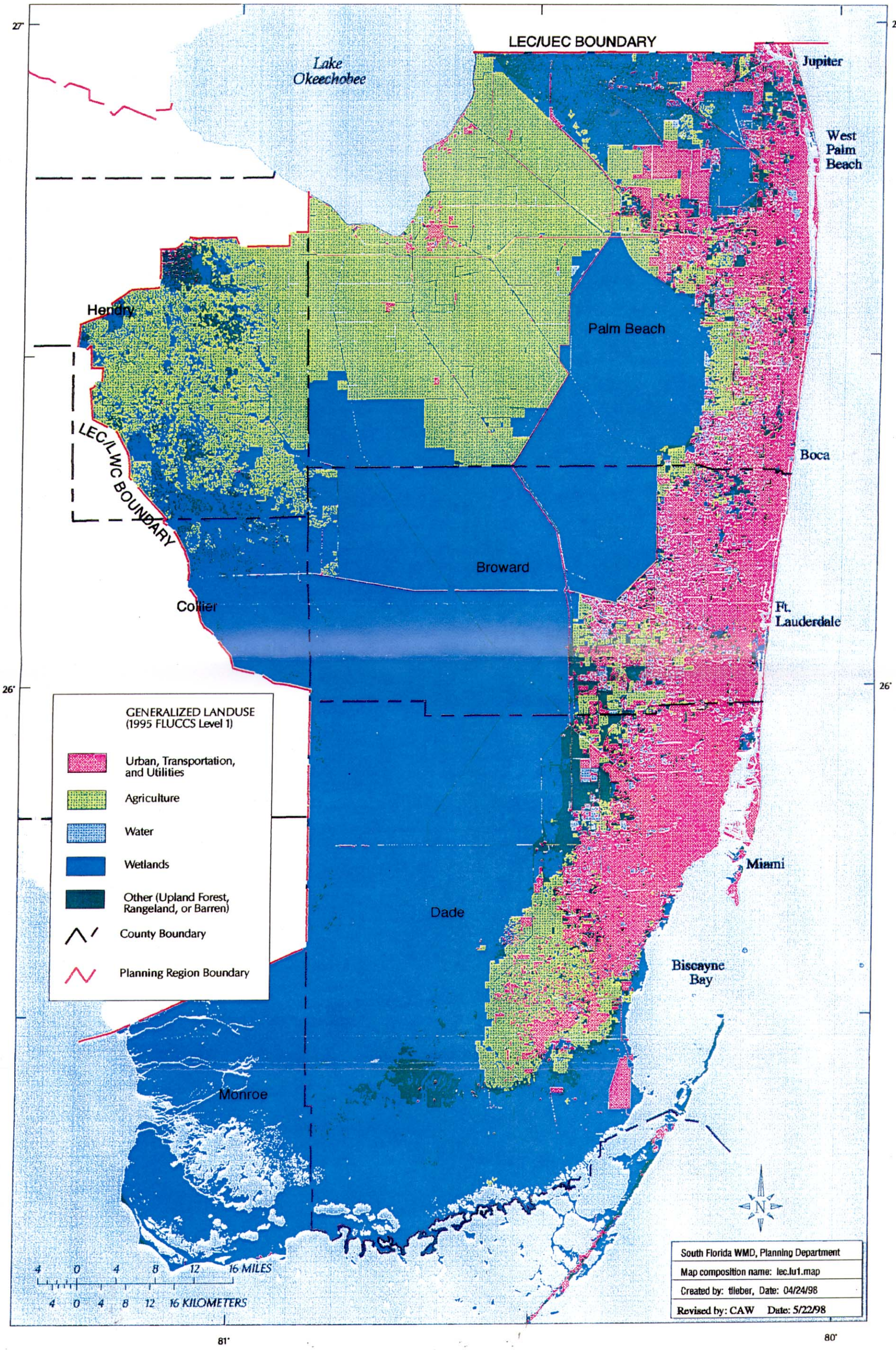LAND USE IN THE LOWER EAST COAST PLANNING REGION