

Local Conformance Year in Review 2023

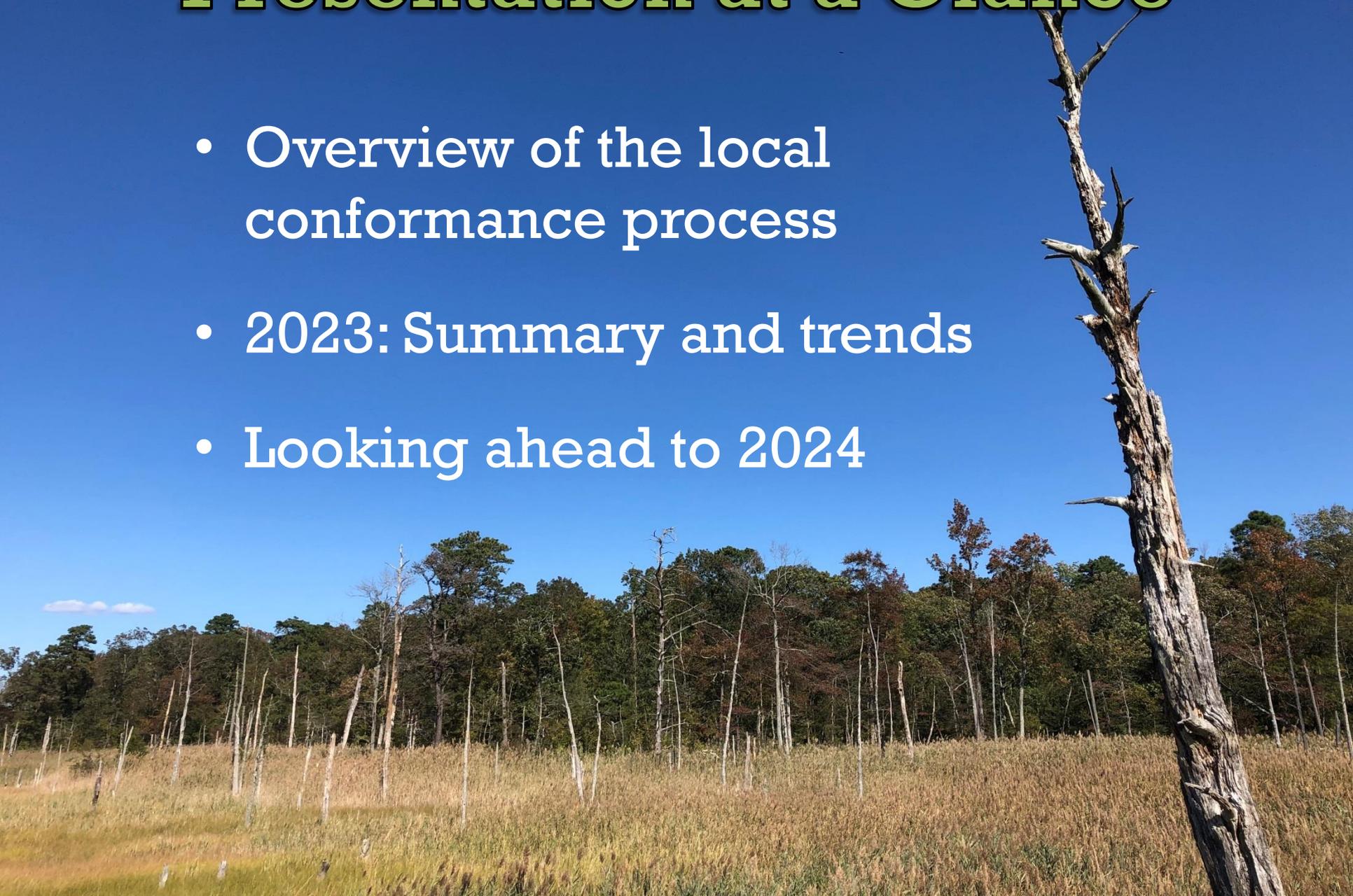


**CMP Policy and Implementation
Committee**

January 26, 2024

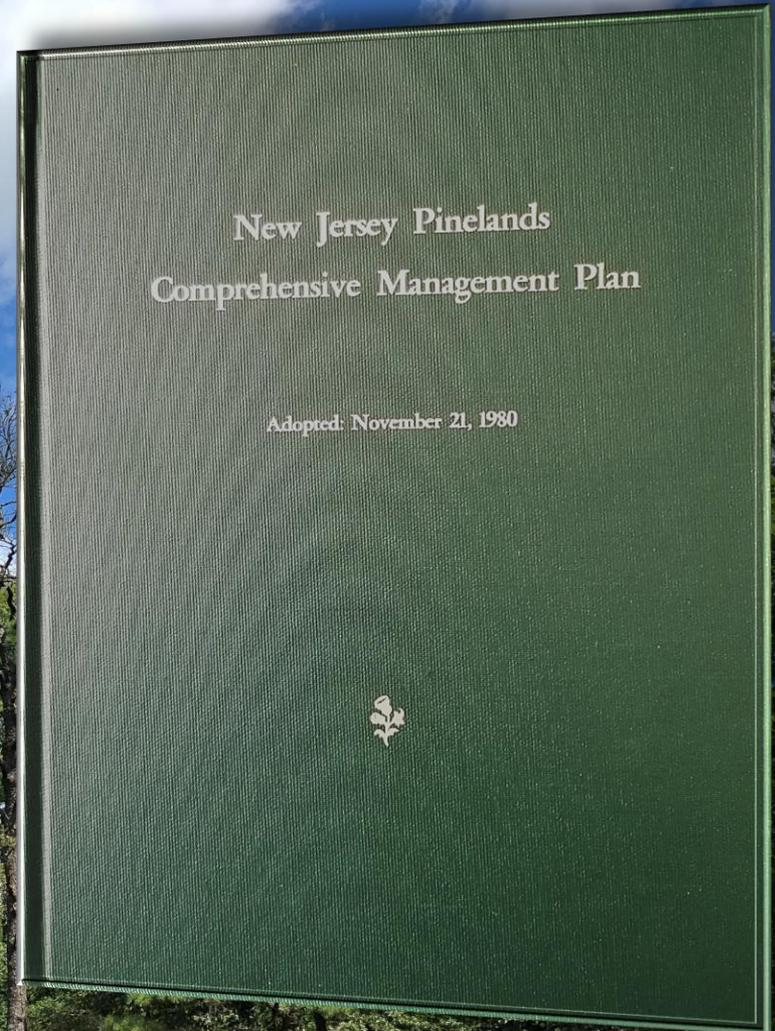
Presentation at a Glance

- Overview of the local conformance process
- 2023: Summary and trends
- Looking ahead to 2024

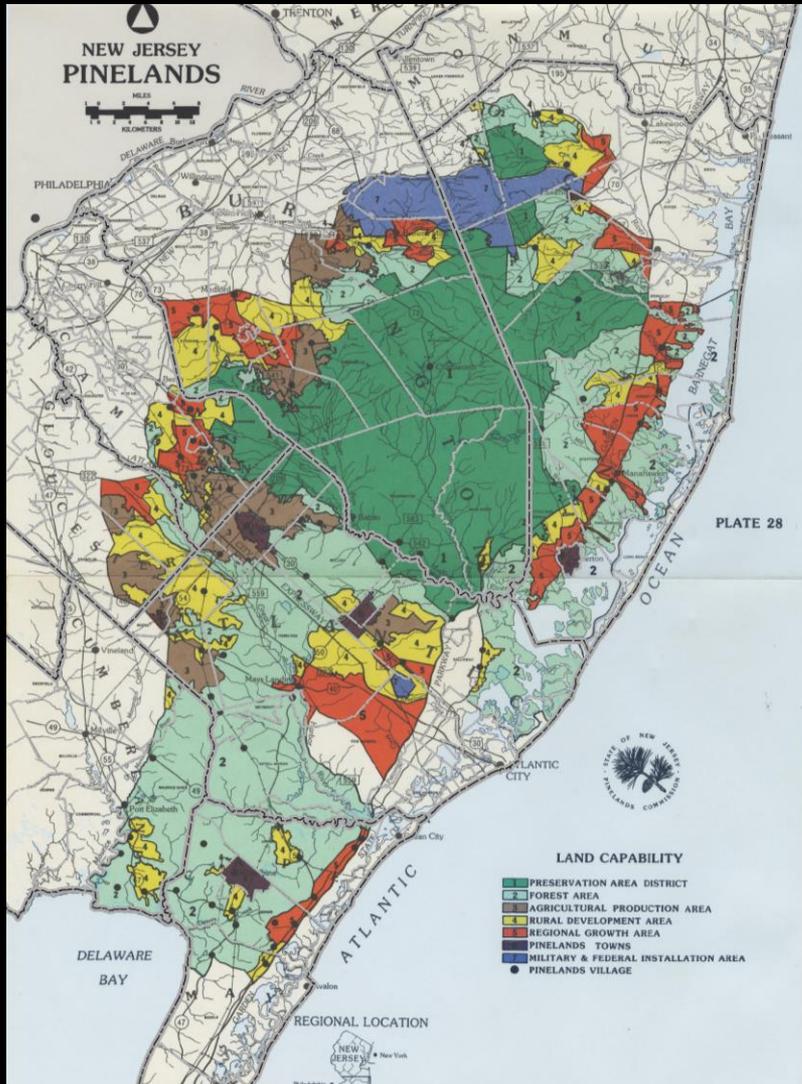


Conformance in the Pinelands

- The Pinelands Protection Act requires all counties and municipalities with land in the Pinelands Area to revise their master plan and land use ordinances to implement the objectives and standards of the Pinelands CMP.
- This conformance process is implemented by rules contained in the Pinelands CMP.



Coming into Conformance

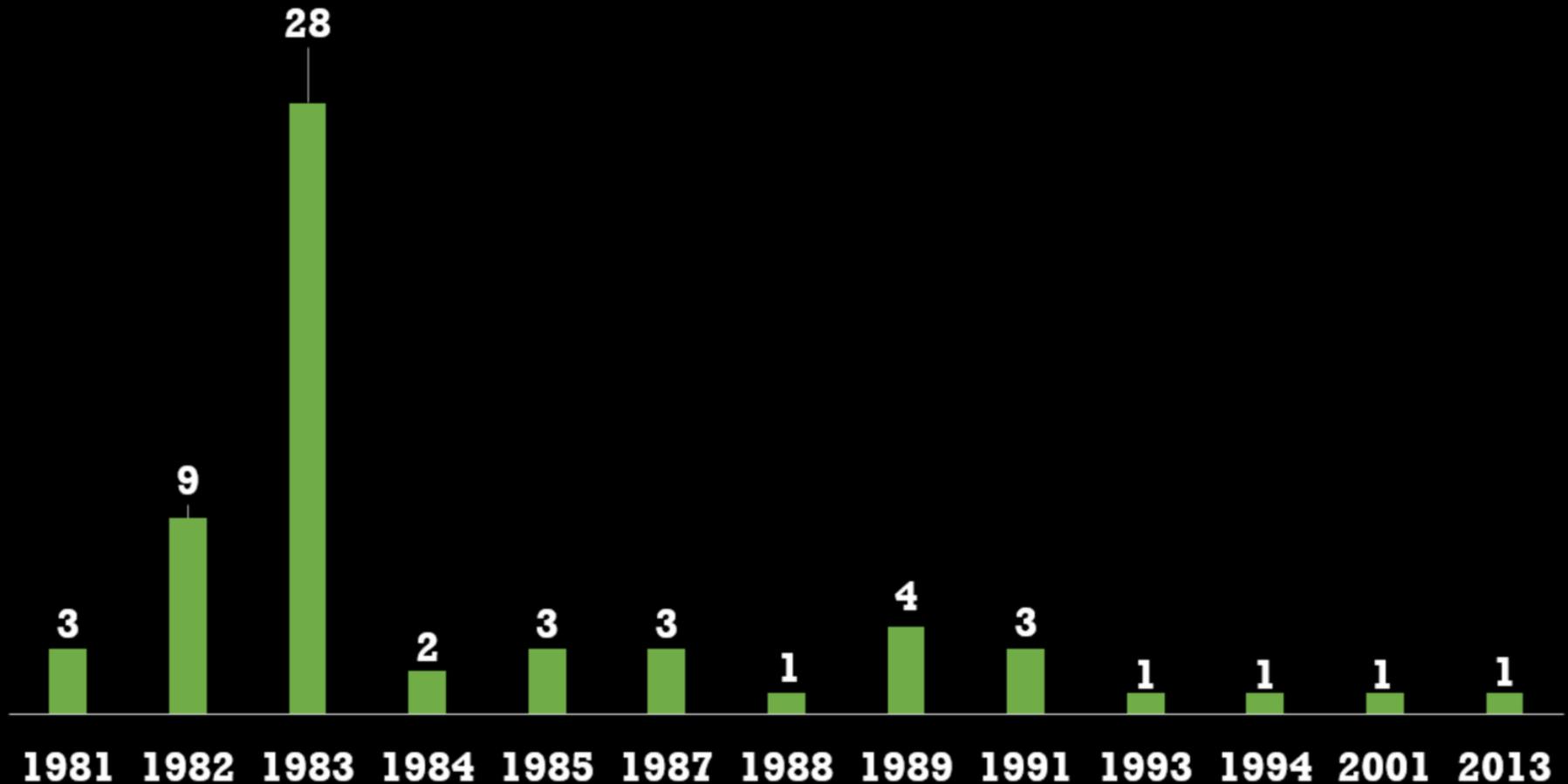


Original Pinelands Land Capability Map

Municipalities had to:

- Adopt CMP environmental standards
- Align zoning plan with the CMP land capability map
- Align permitted uses and intensities with Pinelands management areas
- Delineate Pinelands Villages
- RGAs needed to meet residential density requirements and provide PDC opportunities

Initial Certification of Counties & Municipalities by Year



Reaching a Milestone

As of October 2013, the Commission has certified the master plans and ordinances of all 53 Pinelands municipalities and all 7 Pinelands counties.

25
RILEY GARWOOD HOUSE
THIS CLASSIC 18TH CENTURY
GEORGIAN HOUSE OF FLEMISH BOND
BRICK WAS BUILT c. 1715. NOTE
THE BELT COURSE ON THE 2nd
FLOOR AND THE WATERTABLE BRICK
DETAILS ON THE FIRST FLOOR.

1847-1897

An Ongoing Process

A photograph of a pond filled with green lily pads and several water lilies in various stages of bloom. The water is dark, and the background shows reflections of trees and sky.

The CMP requires Commission review and approval of all master plan and land use ordinance amendments before they take effect.

Common triggers:

- Updates to state law
- Updates to the CMP
- Affordable housing rounds
- Master plan reexaminations
- Community planning
- Changes in market conditions

Materials Submitted

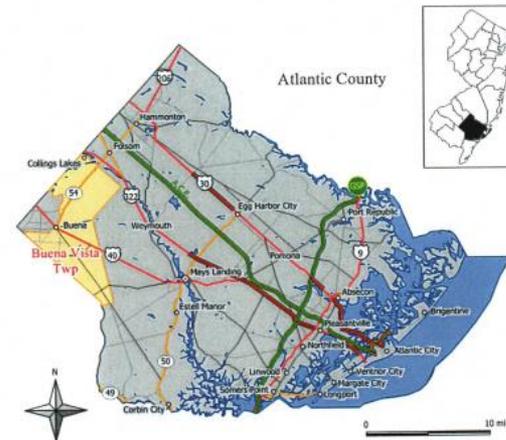
Master plans

- Reexamination reports
- Land use elements
- Housing element and fair share plans
- Open space and recreation plans
- Public facilities plans
- Coastal resiliency plans

2022 Master Plan Reexamination Report Township of Buena Vista Atlantic County, New Jersey

Adopted after a public hearing by Resolution # 2-2022 by the
Township of Buena Vista Joint Land Use Board on October 20, 2022

Certified by the Pinelands Commission on _____

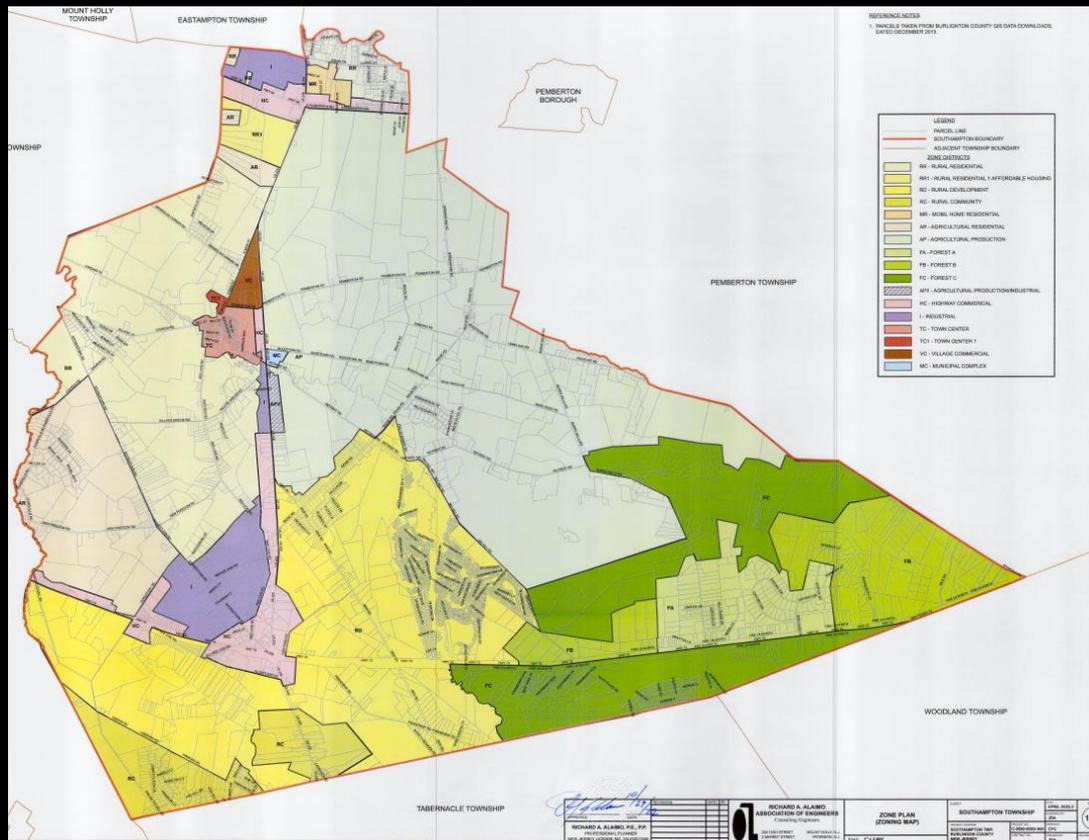


PREPARED BY:

Tiffany A. Cuvillo, PP, LLC
Community Development and Planning

7 Equestrian Drive • Galloway, NJ 08205
Phone (856) 912-4415
tamorrissey@comcast.net

Materials Submitted



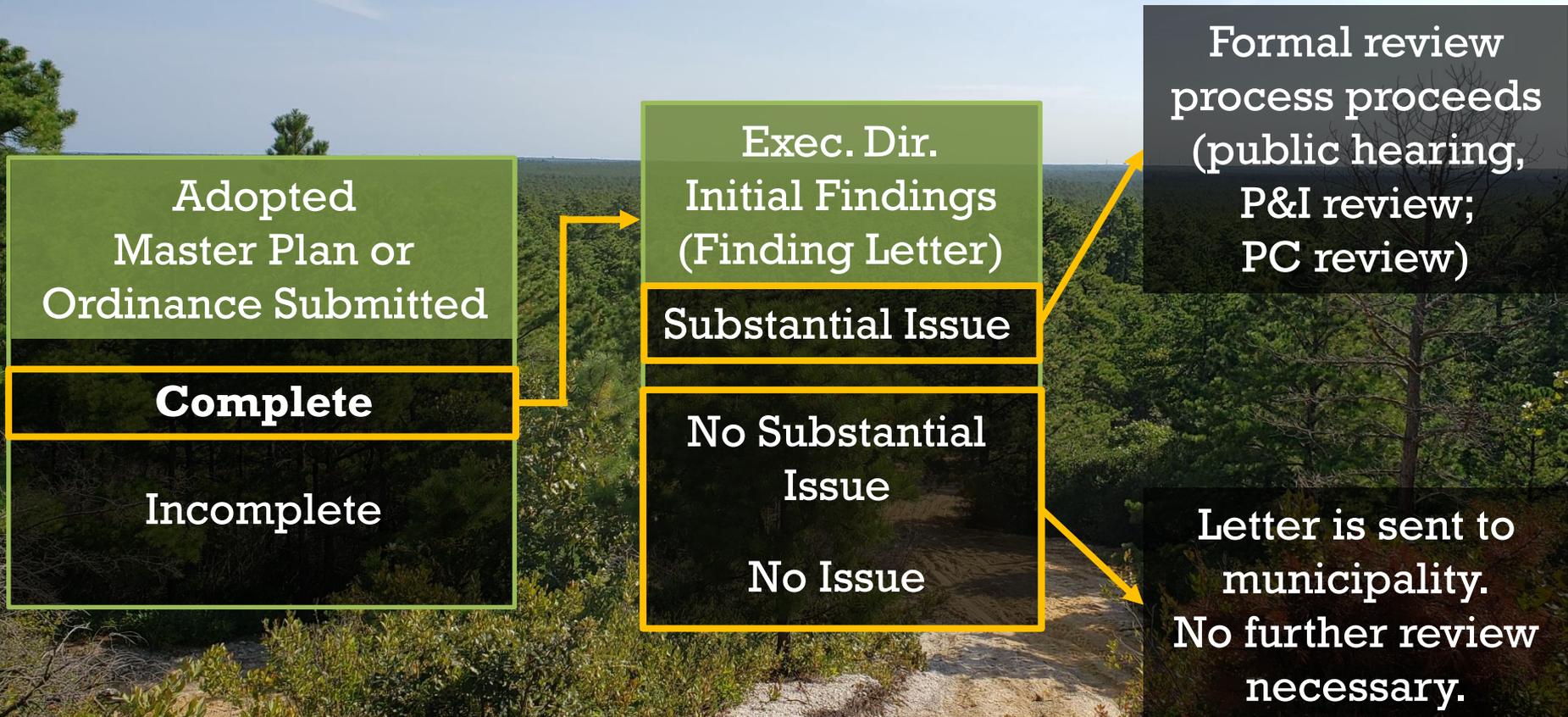
Ordinances

- Zoning maps
- Redevelopment plans
- Permitted uses
- Bulk standards
- Design Standards
- Signage
- Fees
- Permitting procedures

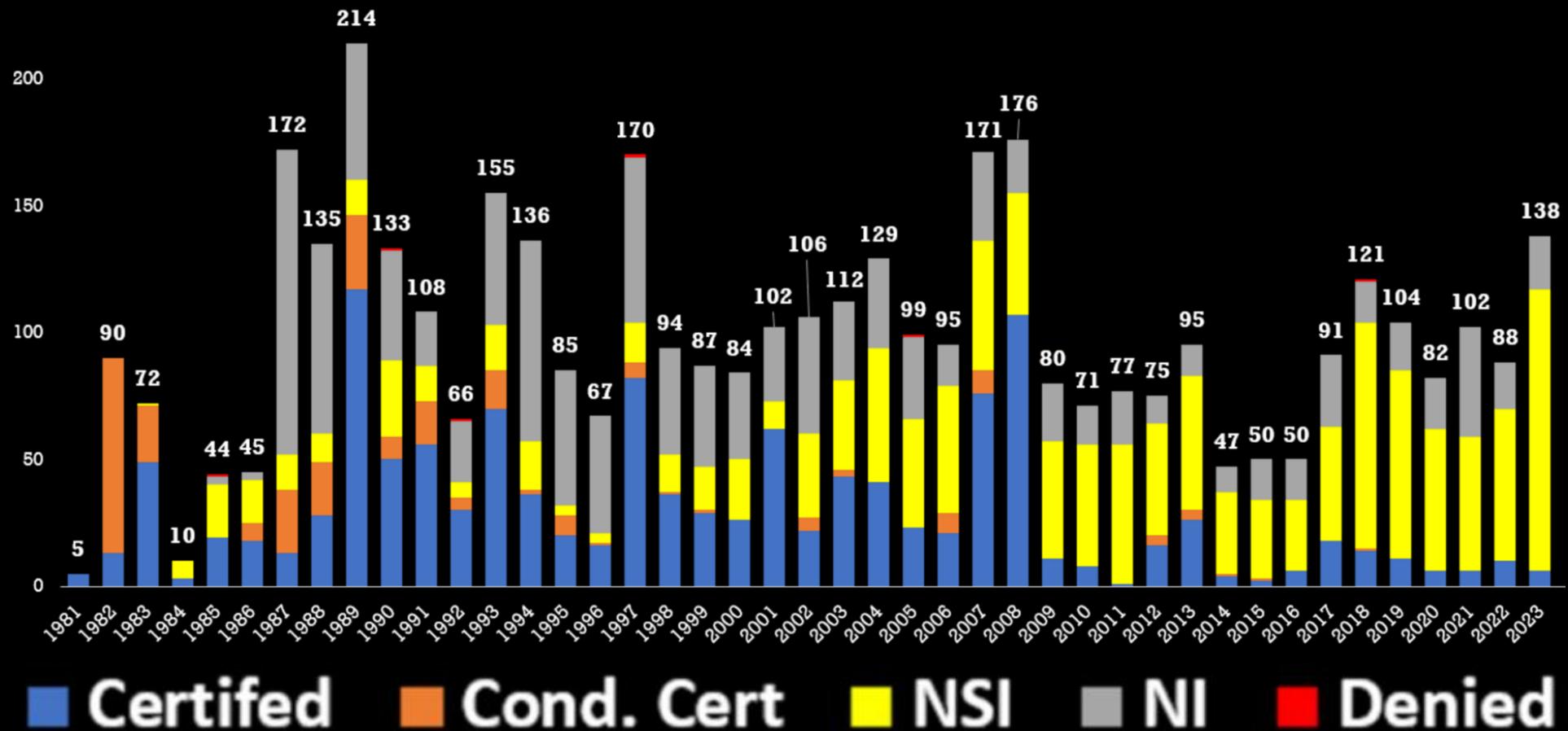
Municipal Officials Involved

- Clerks
- Administrators
- Community Development Directors
- Consulting planners/engineers
- Municipal attorneys
- Planning Board Secretaries
- Mayors/Governing Body

Submission and Staff Findings



Master Plans & Ordinances Reviewed 1981-2023



2022-2023 Conformance Activity

	2022	2023
Master Plans/Ordinances Received		
Adopted	109	137
Drafted or Introduced	86	71
Total*	137	142
Master Plans/Ordinances Reviewed		
Substantial Issue Finding	8	6
No Substantial Issue Finding	61	111
No Issue Finding	18	21
Total	88	138
Finding Letters Issued	58	106

*Does not double count ordinances that were submitted as drafts

Ordinances Reviewed by P&I Committee and the Commission

Monroe Township

- Hexa Builders Redevelopment Plan (RGA)
- Goal of the plan is to facilitate the development of warehousing
- Included a mandatory PDC requirement for non-residential uses

Waterford Township

- Haines Boulevard Redevelopment Plan (RGA)
- Established an Industrial Overlay Zone to facilitate the development of warehouses
- Included a mandatory PDC requirement for non-residential uses in the overlay zone
- Eliminated streamlined permitting procedures in the redevelopment area

Ordinances Reviewed by P&I Committee and the Commission

Bass River Township

- 2022 Master Plan Reexamination and implementing ordinance
- Revised zoning map establishing new infill areas
- Updated permitted uses and min. lot size requirements in the Village of New Gretna

Pemberton Township

- Spruce Boulevard/Junction Road Redevelopment Plan (RGA)
- Included a mandatory PDC requirement for market-rate residential development
- Residential units made affordable to low- and moderate-income exempt from PDC requirement

2023 Trends

No Substantial Issue Findings

- Response to 2022 CMP stormwater amendments (~50)
 - Model ordinance development/distribution
 - Adoption tracking
- Redevelopment plans (~14)
 - 4 new redevelopment plans/10 amendments
 - Solar on landfills
 - Cannabis
 - Affordable housing
 - Redevelopment of commercial properties
- Cannabis-related zoning changes (~10)

2023 Trends

No Substantial Issue Findings

- Master Plan Reexamination Reports
- Zoning changes not requiring management area change
- Changes to permitted uses within a zone
- Warehouse standards
- Various bulk, area, design, signage and use standards
- Electric vehicle supply/service equipment ordinances (response to P.L. 2021, c. 171)
- Ordinance amendments in Certified PNR Areas

2023 Trends

No Issue Findings

Ordinances Applicable Outside the Pinelands Area

- Stormwater control ordinances (NJDEP Model)
- Redevelopment plans
- Zoning changes
- Historic landmark designations

Regulations not related to the standards of the CMP

- Zoning map updates consistent with certified zoning
- Cannabis licensing procedures and standards (not zoning)
- Recodification of regulations without amendments
- Application fees (exclusive of forestry application fees)
- Lead-based paint inspections (response to P.L. 2021 c.182)
- Privately-owned salt storage (MS4 Tier A ordinances)

Post-Certification

Tracking what's been approved

Data

- Conformance process tracking
- Database of certified zoning
- GIS zoning layers (interactive map)
- Physical files

Users

- Commission Land Use Programs Office
- Commission Regulatory Programs Office
- Counties/Municipalities (interactive map)
- Developers/Property Owners

What's Ahead in 2024

- Distribution of model ordinances implementing:
 - December 2024 CMP amendments (KC rules)
 - July 2023 NJDEP stormwater amendments
- Redevelopment plans, including more like Monroe and Waterford Townships
- Ongoing local responses to cannabis and warehouse economy
- Keeping up with 3rd round affordable housing obligations (...and 4th round coming soon!)
- Climate Change-Related Hazard Vulnerability Assessments (in response to P.L. 2021, c.6) (?)
- ...and the unexpected

Questions?

