

Township of Dennis Cape May County



Municipal Self-Assessment
Report

March
2025

Township of Dennis
Municipal Self-Assessment Report

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INTRODUCTION.

Municipal Plan Endorsement is a voluntary review process designed to ensure the coordination of State, county and municipal planning efforts in achieving the goals and policies of the State Planning Act . The State Development and Redevelopment Plan (State Plan) is the blueprint for achieving these goals and provides the template for coordination. The endorsement process expands upon the requirements of the Municipal Land Use Law and incorporates many planning initiatives of the State agencies. It is through Plan Endorsement that local, county and State governments may work together to develop coordinated capital investment and planning implementation mechanisms that are consistent with the State Plan and with each other. Completion of the Plan Endorsement requirements makes the petitioner eligible for a host of benefits provided by State agencies.

In response to Dennis Township's filing of a petition with the State Planning Commission seeking to amend the SDRP Policy Map to designate five Village Centers, the staff and Director of the Office for Planning Advocacy presented findings of the comprehensive review to the Plan Implementation Committee (PIC) on April 24, 2013, including the proposed State Plan map designations and a draft (PIA). The PIC reviewed and recommended that the Commission approve the Petition, and grant Plan Endorsement of the plan.

The Petition, plan and supporting documents were comprehensively reviewed by the State agencies represented on the Commission. The State Planning Commission conducted a public hearing on May 13, 2015 and conditionally approved the petition filed by the Township to amend the SDRP Policy Map.

Dennis Township's current interest in Plan Endorsement was discussed July 9, 2024 at a pre-petition meeting involving representatives from the Township, State agencies and Cape May County. Township representatives communicated on numerous occasions with the Office of Planning Advocacy (OPA) in advance of the pre-petition meeting.

The Township of Dennis is requesting Plan Endorsement to re-establish the five Village Centers (Clermont, Dennisville, Ocean View, South Dennis and South Seaville) approved by the State Planning Commission as described in State Planning Commission Resolution 2013-06 (Exhibit A) on May 15, 2013.

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This Municipal Self-Assessment represents Step 3 in the Plan Endorsement Process (Appendix B) and addresses the requirements contained in the State Planning Rules at NJS 5:85-7.9. The Township deems their request as reasonable and appropriate considering existing conditions, and consistency of the Township's planning programs with the State Development and Redevelopment Plan.

Local Goals and Objectives, and State Plan Consistency

The 1994 Master Plan identifies nine Goals and associated Policy Statements. The 2012 Master Plan updated the 1994 goals and policy statements to reflect the new direction towards "center-based" development and to further protect lands outside of the Township Centers.

- Goal #1 - To provide for an appropriate variety of land uses responsive to the development potential of Dennis Township.
- Goal #2 - To guide development into compact Centers along the Route 9 corridor.
- Goal #3 - To maintain and expand existing Village Centers.
- Goal #4 - To protect the historic, archaeological and cultural resources of the Township.
- Goal #5 - To protect sensitive environmental areas from inappropriate development and to provide comprehensive protection for a broad range of natural resources.
- Goal #6 - To provide for safe and efficient movement of traffic within and through the Township.
- Goal #7 - To promote resort-related development as a major local component of the resort economy of the County.
- Goal #8 - To promote and to enhance public access to the waterways.
- Goal #9 - To provide for a wide range of housing choices.
- Goal #10 - Provide recreational facilities that meet the needs of current and future Township residents.
- Goal # 11 - Establish and maintain the level of community facilities and public services and infrastructure required to satisfy the needs of present and future residents.

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The 2013 plan endorsement by the State Planning Commission was based largely upon demonstration that Dennis Township's planning framework, including designation of five Village Centers, was consistent with the State Development and Redevelopment Plan (SDRP). Additional detail regarding consistency between local planning and the SDRP is included in the "State Plan – Goals, Policies & Indicators" section of this report. Dennis Township contends that this consistency is maintained and has been strengthened by deliberate Township actions.

For example, the Land Use Plan addresses the Dennis Centers including recommendations to update land use ordinances to better direct growth into the Centers. The Master Plan encourages development that will create walkable and diverse Centers with mixed uses and multimodal transportation facilities to create attractive places to live and work.

The Land Use Plan also addresses the need to better protect the Township areas outside of the Centers in the Environs, to provide natural buffers or green areas around the Centers and to reduce development within the Environs through various regulatory and zoning provisions through updated environmental assessment regulations.

Additionally, Dennis Township has developed a number of ordinances and polices to ensure consistency with the Pinelands Comprehensive Plan, Coastal Area Facility Review Act, N.J.S.A. 13:19-1 et seq., Coastal Zone Management Rules (N.J.A.C. 7:7E) and the Coastal Permit Program Rules (N.J.A.C. 7:7).

Relevant Planning Issues

The primary planning issues in Dennis Township that would be advanced by Plan Endorsement include economic revitalization, natural and cultural resource protection, and regulatory issues.

Plan endorsement will provide opportunities for economic growth in Dennis Township. Dennis Township's labor market is similar to the County in the type of occupations and employment opportunities available. The service and tourism industries have historically been the predominant employment categories within the municipality.

According to the South Jersey Transportation Planning Organization 2040 Demographic Forecast, Dennis Township is projected to increase by 5 percent or 99 new jobs by 2040, an average of approximately 3 new jobs per year. This projection is substantially less than the County's projected growth of 22 percent during the same period. Only one percent of

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the County's projected employment growth through 2040 is expected to occur within Dennis Township.

The Census Bureau's 2006–2010 American Community Survey showed that (in 2010 inflation-adjusted dollars) median household income was \$84,205 and the median family income was \$84,400. The per capita income was \$30,545. About 5.4% of families and 7.6% of the population were below the poverty line, including 12.0% of those under age 18 and 5.4% of those age 65 or over.

Data from the Department of Community Affairs Construction Reporter indicates that between 2012 and 2021, there were 22 dwelling units, and 43,802 square feet of office space added in the Township.

Master Plan Goal 7 recognizes the need to promote resort-related development to improve local economic conditions. The master plan also encourages rural economic activities in Centers that support rural and agricultural communities.

Natural and cultural resources are important to Dennis Township. The existing land use patterns within Dennis Township indicate that over half of the Township falls into the “public property” category, which is made up environmentally constrained land and wildlife management areas. Of the 41,000 acres of total land area in Dennis Township, only about 20,000 are not constrained. The Township has approximately 31 percent of its total land mass covered by freshwater wetlands and another 18 percent constrained by tidal wetlands.

There are two significant regions of undevelopable land in Dennis Township: the eastern portion along the intercoastal waterways and along the Dennis Creek corridor leading to the Delaware Bay. These areas are primarily encumbered by tidal wetlands with limited development.

There are large areas of land within the Township that are owned and managed by state and federal agencies for the protection of threatened and endangered species and wildlife habitats. These areas represent a significant amount of undeveloped land consisting of the Cape May National Wildlife Refuge (CMNWR), Dennis Creek Fish and Wildlife Management Area, Beaver Swamp Fish and Wildlife Management Area, Marmora Coastal Wetlands Fish and Wildlife Management Area, Belleplain State Forest, and the Cape May Wetlands Wildlife Management Area.

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According to the parcel tax data, there are 219 properties that are assessed as farmland in Dennis Township with a total area of 4,340 acres. The majority of these properties are taxed as qualified farms (Class 3B). Over 2,500 acres of farmland are located within the Pinelands Management Area. Approximately 27 percent of the assessed farmlands acreage is constrained, leaving only 3,150 acres of unconstrained farmlands.

Other environmentally sensitive lands are mapped and described in the *2010 Natural Resources Inventory*. The Township has approximately 12,500 acres or 31 percent of its total land mass covered by freshwater wetlands and another 7,500 acres or 18 percent constrained by tidal wetlands.

Over twenty-eight archaeological or cultural resources surveys have been conducted within Dennis Township. These investigations have resulted in the identification of eight registered prehistoric and historic archaeological sites, and fourteen registered historic properties or historic districts, of which six are listed on the National Register of Historic Places. Additionally, one multi-county historic district, the Garden State Parkway, traverses the eastern third of Dennis Township. Since the focus of previous cultural resources investigations has been the main traffic corridors through Dennis Township and their associated population centers, the majority of these identified cultural resources are clustered along Routes 9 and 47, Dennisville, South Dennis, Clermont, and Eldora.

The Dennisville Historic District received designation on both the National and State Registers of Historic Places in 1987. It includes structures from the early 1700's to the early 1900's. Dennis Township will continue to support preservation of its historic heritage as an important element of its character.

In terms of regulatory issues, approximately 60 percent (or 40 square miles) of Dennis Township is located within the Coastal Zone, where the NJDEP regulates development under CAFRA (N.J.S.A. 13:19). The Coastal Zone is divided into different Centers and planning areas. Consistent with the State Plan, CAFRA regulations encourage growth within Centers and minimize development potential outside these Centers by requiring more stringent regulations.

The northwestern section of the Township, outside the Coastal Zone, is part of the Pinelands Management Area. The Pinelands Management Area encompasses 24.5 square miles (or 40 percent) of the land area of Dennis Township and designates the following areas within Dennis Township: Forest Area, Rural Development Area and four Pinelands Villages: Belleplain, Eldora, North Dennis and Dennisville. The communities within the

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Pinelands are designated as either Pinelands Villages or Towns, which allow traditional development under certain rules. Dennis Township's master plan and ordinances are in conformance with the Pinelands Comprehensive Management Plan.

The Master Plan describes the Township expectations for future development patterns, population density and environmental protection. It incorporates the Township's vision, planning goals and objectives as part of the land use recommendations, which will form the foundation for the Township's development patterns in the future.

A number of documents including the *1994 Master Plan* and the *2010 Natural Resource Inventory*, were examined and utilized to assess current conditions and to guide the local planning process. These include, but are not limited to, Natural Heritage Priority Sites, threatened and endangered species, wetlands and C-1 waters. Cultural resources are also an important element of the Township's landscape.

Plan endorsement will advance the master plan goals and objectives to better direct growth into appropriate areas, i.e., Centers and to protect and preserve the environmentally sensitive lands outside of the Centers, accommodate current development patterns and provide opportunities for appropriate development.

State agency assistance

Dennis Township realizes the multiple benefits that accrue from state agency assistance, and will endeavor to maintain this relationship to advance project such as those described in the following section of this report: STATE, FEDERAL & OTHER PROGRAMS, GRANTS AND CAPITAL PROJECTS.

Summary of Plan Endorsement Efforts

Recent efforts by Dennis Township related to Plan Endorsement include a Master Plan Reexamination Report (November 2022), a Biennial Report (March 2023), and a Pre-petition Meeting (July 9, 2024). Additional details regarding these efforts are described in later sections of this report.

Summary of Requested Planning Area and Center Boundary Changes

The Master Plan illustrates the planned development pattern for the Township, which is a refinement of the careful planning that has occurred as the Township has developed around its 18th century villages and hamlets.

The Master Plan proposes five Centers within the Coastal Zone, outside of the Pinelands Management Area. The Clermont Village Center and Ocean View Town Center are

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located along the Route 9 corridor. The Dennisville Village Center is split between both CAFRA and the Pinelands Management Area. The remaining two centers outside of the Pinelands are South Dennis Village and South Seaville Village.

Dennis Township is requesting plan endorsement to re-establish the five Village Centers previously approved/designated by the State Planning Commission. (see Appendix C).

Waivers Requested

According to NJAC 5:85-7.6 any of the requirements of plan endorsement, other than N.J.A.C.-7.8, 7.9 and 7.11 may be waived at the discretion of the State Planning Commission.

Inasmuch as Dennis Township has previously completed the requirement, or has substantially complied with the intent of the requirement, the Township requests waivers from the following provisions of the State Planning Rules.

- Development Data - The Township requests a partial waiver for the data required by NJAC 5:85-7.9(a)9. The 'Inventory of Key Characteristic' provides information on demographics, housing, income and employment. The waiver request pertains specifically to data on the square footage of commercial properties.
- Visioning - In conjunction with its development of a form-based code, the Township conducted a series of workshops which provided opportunities to engage the public regarding the basis and significance of the form-based code. The primary purpose of these efforts was to direct new growth into defined centers and protect environmentally-sensitive areas outside of the centers.

Dennis Township Vision 2030 employed a community vision survey to elicit responses workshop participants regarding their preferred community vision related to streets, pedestrian realm, building types, signage, parking, housing, transportation, visual amenities and open space. The following vision statement is the direct result of input from residents, business owners and public officials. The Township's Vision Statement supports the State Plan vision, is endorsed in the 2016 and 2022 Master Plan Reexamination Reports, has not been altered or revised, and retains its relevancy to guide future development and effectuate the Township Master Plan.

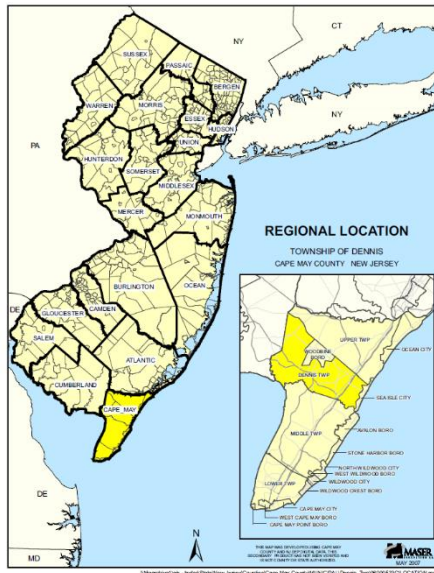
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EXISTING CONDITIONS/OPPORTUNITIES & CHALLENGES.

Location & Regional Context

Dennis Township is a rural community with 64.3 square miles of total area located in Cape May County at the southern tip of the State of New Jersey. In 2023, the Township had a total population of 6,149, signifying a decrease of 2.8% from the 2010 census count of 6,467 people. The Township's summer population is estimated at about six times that of its year round population.



Dennis Township is surrounded by Upper Township and Woodbine Borough to the north, Sea Isle City to the east, Middle Township to the south, the Delaware Bay to the southwest and Cumberland County to the west. Major roadways that run through Dennis Township include the Garden State Parkway (with access at Exit 17), Route 9, Route 47 and Route 83. Dennis Creek and Sluice Creek form large portions of the southerly boundary of the Township. Extensive tidal wetlands are located along the eastern shores of Dennis Township, including those associated with Ludlam Bay and Townsend Sound.

Background

The 2010 United States census counted 6,467 people, 2,370 households, and 1,792 families and 2,672 housing units in Dennis township. Of the 2,370 households, 19.6% were made up of individuals and 8.6% had someone living alone who was 65 years of age or older. The average household size was 2.68 and the average family size was 3.07. 21.4% of the population were under the age of 18, 8.6% from 18 to 24, 20.9% from 25 to 44, 34.1% from 45 to 64, and 15.0% who were 65 years of age or older. The median age was 44.5 years.

The Census Bureau's 2006–2010 American Community Survey showed that (in 2010 inflation-adjusted dollars) median household income was \$84,205 and the median family income was \$84,400. The per capita income was \$30,545. About 5.4% of families and 7.6% of the population were below the poverty line, including 12.0% of those under age 18 and 5.4% of those age 65 or over.

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In 2020, the census counted 6,285 people (6,467 in 2010), 2,285 households (2,370 in 2010), and 2,684 housing units (2,672 in 2010). The average household size was 2.64, 21.3% of the population were under the age of 18, and 19.6% were 65 years of age or older. The median household income was \$97,526 and the per capita income was \$39,497. About 5% of the population were below the poverty line.

Data from the Department of Community Affairs Construction Reporter indicates that between 2012 and 2021, there were 22 dwelling units, and 43,802 square feet of office space added in the Township.

With respect to land use, over half of the Township falls into the “public property” category, which is comprised primarily of environmentally constrained land and wildlife management areas. Of the 41,000 acres of total land area in Dennis Township, only about 20,000 are considered un-constrained. The Township has approximately 31 percent of its total land mass covered by freshwater wetlands and another 18 percent constrained by tidal wetlands.

Tax data from 2009 indicates 219 properties were assessed as farmland in Dennis Township with a total area of 4,340 acres. The majority of these properties are taxed as qualified farms (Class 3B). In 2023, there were 255 properties assessed as farmland totaling 3,653 acres. There are currently 12 preserved farms in Dennis Township totaling 1,399 acres.

Table 1 provides a comparative summary of general land use categories based on 2023 assessment data and the 2009 Master Plan. Due to changes in assessment coding, the data for the two years cited is not directly comparable in all cases.

TABLE 1

Dennis Township Land Use

Land Use	2009 Acres	2009 Percent	2023 Acres	2023 Percent
Vacant	4,855.6	11.8	1,923.2	7.5
Residential	5,331.2	12.9	5,460.7	21.3
Farm Regular	1,046.5	2.5	226.4	0.8

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Farm Qualified	3,292.9	8.0	3,426.8	13.4
Commercial	486.5	1.2	1,375.8	5.4
Public School	NA	NA	64.8	0.3
Other School	NA	NA	41.6	0.2
Public Property	22,852.7	55.4	12,556.4	48.9
Church & Charitable	13.4	0.0	25.1	0.1
Cemetery	21.3	0.1	61.7	0.2
Other Exempt	243.1	0.6	496.0	1.9
Unknown, ROW, Water	3,096.2	7.5	NA	NA
Total Acres	38,147.2		25,658.5	

Inventory of Key Characteristics

Dennis Township's population peaked in 2,000 when 6,492 individuals were counted by the 2000 Census. The 2010 Census indicates the Township's population was 6,467, and this downward trend continued into 2020 when 6,285 persons were counted.

Although the year-round population has been shrinking since 2000, significant residential construction has occurred. For the years 2013-2021 a total of 70 residential certificates of occupancy were issued in the Township, representing 59% of the 119 COs issued between 2013 and 2021. The Township also experienced growth in the commercial sector during this period accounting for over 26,000 square feet of office space, and 4,600 square feet of storage according to NJDCA Construction Reporter.

Dennis Township's housing stock consists predominantly of single-family homes. The residential development pattern of the Township varies in density and lot size, from the medium-density development within the existing villages to the low density rural developments in the Pinelands.

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Like other mainland municipalities in Cape May County, Dennis Township's development has been influenced by the lack of infrastructure and regulatory constraints. Building opportunities similar to the barrier island communities and other areas where public sewer and water are available do not exist in the Township. This is partly due to the existing environmental constraints, as well as strict regulation by various state agencies under CAFRA and the Pinelands Management Plan.

Table 2 presents information pertaining to population, housing units, employment and the economy in Dennis Township.

TABLE 2
Demographic Summary

Population estimates, July 1, 2023	6,149
Population estimates base, April 1, 2020	6,282
Population, percent change - April 1, 2020 to July 1, 2023	-2.10%
Population, Census, April 1, 2020	6,285
Population, Census, April 1, 2010	6,467
Persons under 5 years, percent	7.70%
Persons under 18 years, percent	21.40%
Persons 65 years and over, percent	20.80%
Female persons, percent	50.90%
White alone, percent	93.10%
Black or African American alone, percent	0.50%
Asian alone, percent	0.70%
Two or More Races, percent	5.60%
Hispanic or Latino, percent	4.30%
White alone, not Hispanic or Latino, percent	91.30%
Veterans, 2018-2022	371
Foreign born persons, percent, 2018-2022	1.50%
Housing Units	2,684
Owner-occupied housing unit rate, 2018-2022	87.90%
Median value of owner-occupied housing units, 2018-2022	\$328,000
Median gross rent, 2018-2022	\$1,231
Households, 2018-2022	2,360

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Persons per household, 2018-2022	2.61
In civilian labor force, total, percent of population age 16 years+, 2018-2022	64.60%
In civilian labor force, female, percent of population age 16 years+, 2018-2022	63.60%
Total accommodation and food services sales, 2017 (\$1,000)	19,376
Total retail sales, 2017 (\$1,000)	78,613
Total retail sales per capita, 2017	\$12,673
Mean travel time to work (minutes), workers age 16 years+, 2018-2022	24.9
Median household income (in 2022 dollars), 2018-2022	\$110,300
Per capita income in past 12 months (in 2022 dollars), 2018-2022	\$44,950
Persons in poverty, percent	5.30%
All employer firms, Reference year 2017	165

Source: United States Census Bureau

The Dennis Township labor market is similar to the County in the type of occupations and employment opportunities available. The service and tourism industries have historically provided the most jobs within the municipality. According to the New Jersey Department of Labor and Workforce Development (NJDLWD), in 2011 Dennis Township contained 187 business establishments in the private sector. Retail and Construction establishments made up 40 percent of the private sector. The retail industry employed the highest number of people (271 workers) in 2011, followed by the construction industry (248 workers).

In terms of raw numbers, overall employment in Dennis Township increased substantially between 2011 and 2021. Significant increases are evident in construction, FIRE, wholesale trade, professional and scientific management, and especially, education and health care services. Retail sales experienced a decrease in employees during this time period. These changes in employment are not unique to Dennis Township and are reflective of trends seen in Cape May County's inland communities.

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TABLE 3
Dennis Township Employment

Industry	2011 Number of Employees and Percentage ¹	2021 Number of Employees and Percentage ²
Construction	248 (13%)	461 (1.2%)
Manufacturing	-	17 (14.5%)
Wholesale trade	6 (0%)	132 (0.5%)
Retail trade	270 (14%)	218 (6.9%)
Transportation, Warehousing, Utilities	-	143 (4.5%)
Information	-	45 (1.4%)
Finance, Insurance, Real Estate	19 (1%)	166 (5.2%)
Professional, Scientific, Management	38 (2%)	179 (5.6%)
Admin/Waste Remediation	81 (4.2%)	
Education & Health Care Services	144 (7%)	1,015 (32.0%)
Arts, Entertainment, Recreation & Accommodations	236 (12%)	368 (11.6%)
Other Services	728 (37%)	147 (4.6%)
Public Administration	-	242 (7.6%)
Totals	1,770	3,133

¹ 2011 2012 Dennis Township Master Plan

² 2021 American Community Survey 5-year Estimate

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Civic land uses within Dennisville include the municipal complex with the Town Hall and Senior Center, public works facility, the Dennisville Volunteer Fire Company, Methodist Church, Post Office and Historic Museum. The Dennisville School and its three recreation fields are located between Academy Road and CR-638 in the Pinelands.

As of May 2010, the township had a total of 112.5 miles of roadways, of which 58.7 miles were maintained by the municipality, 32.9 miles by Cape May County, 16.7 miles by the New Jersey Department of Transportation and 4.2 miles by the New Jersey Turnpike Authority.

The Garden State Parkway is the most prominent highway serving Dennis Township, running for more than 4.1 miles through the township. Other significant roads serving the township include U.S. Route 9, New Jersey Route 47, New Jersey Route 83 and New Jersey Route 347.

The Township of Dennis lies above the Cohansey aquifer and most of the Township's potable water is derived from on-site private wells. There is currently no public water supply available within the Township.

According to the *Cape May County Water Quality/Waste Water Management Plan* (CMC 208 Plan), there are no existing public sewers in Dennis Township. Dennis Township lies within the Dennis Township – Woodbine Wastewater Management Area where there is no regional wastewater treatment plant.

At this time, Dennis Township does not plan public sewers in any area of the Township. However, the Township would allow privately constructed and maintained alternative wastewater treatment facilities such as community package treatment plants for use in the proposed CAFRA Centers.

Over half, or 21,000 acres, of the Township are in public lands, including sections of Dennis Creek Fish and Wildlife Management Area, Cape May Coastal Wetlands Wildlife Management Area, Belleplain State Forest and the Great Cedar Swamp Division of the Cape May National Wildlife Refuge; in addition to the National Conservancy land holdings including its Bay District Headquarters. There are also 219 properties are assessed as farmland in Dennis Township totaling 4,340 acres.

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Dennis Township's development pattern has historically focused on preserving its natural and historic resources, with development concentrated in and adjacent to its historic villages. The Township has retained many features of its historical heritage. There are 14 registered historic properties or districts, of which six are listed on the National Register of Historic Places. There are also eight registered prehistoric or archaeological sites. The sum of these resources and the awareness thereof helps to establish a sense of place for Township citizens.

The Dennisville Historic District received designation on both the National and State Registers of Historic Places in 1987. It includes structures from the early 1700's to the early 1900's. The Township has identified 55 contributing buildings to the District. Included is the Ludlam School, which is owned by the Township; it is located on Route 47 at Myrtle Avenue. The historic homes are a prime feature of the Village and according to the Master Plan are considered an important element to be preserved by the community.

The older historic village development is reflected in the street pattern, which is a road grid system with Main Street linking Route 47 and CR-610, and with Church Road, Gatzmer Road and Hall Avenue being local connecting streets. There are some sidewalks within this older historic area but many missing sidewalk links.

The Dennis Township Planning Board has designated several clusters of buildings as relevant examples of the historical and cultural heritage of the Township which to date have not been formally evaluated.

The Dennis Township Museum and History Center located in the old Dennisville School House located on the corner of Petersburg Road and Hall Avenues in Dennisville is devoted to the collection of artifacts, historic documents, memorabilia and photographs which tells the story of the local communities.

The Township has a major recreation center in South Dennis and a municipal park in Belleplain that includes ball fields, and a bike path. The Recreation Park has an active recreational program and facilities that are integrated into the Village boundaries. There are also a number of freshwater lakes and ponds in the Township, which provide recreational opportunities.

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The 2022 Cape May County Comprehensive Plan addresses coastal erosion through the use of FEMA's Digital Flood Insurance Rate Map layer known as the Limit of Moderate Wave Action (LiMWA) which represents the inland limit of the area expected to receive 1.5-foot or greater breaking waves during the one-percent annual chance flood. The County Plan indicates that 11.51 square miles (15.1%) in Dennis Township are susceptible to coastal erosion.

NOAA's Office of Coastal Management has prepared a simplified analysis of sea level rise impacts. This analysis illustrates the scale of potential flooding, not the exact location, and does not account for erosion, subsidence, or future construction. Table 4 depicts NOAA's sea level analysis estimates to Dennis Township associated with 1-foot and 4-foot inundations.

TABLE 4
Dennis Twp. Sea Level Inundation

2015 Land Use/ Land Cover Type	1-Foot SLR Inundation in Square Miles	4-Foot SLR Inundation in Square Miles
Agriculture	0.00	0.06
Barren Land	0.00	0.02
Forest	0.01	0.26
Urban	0.01	0.14
Water	3.40	3.43
Wetlands	13.13	16.68
Total	13.55	20.60 (32%)
Source: 2022 Cape May County Comprehensive Plan		

The Sea, Lake and Overland Surges from Hurricanes (SLOSH) model is published by the National Hurricane Center (NHC), which is a unit of the National Weather Service (NWS) of the National Oceanic and Atmospheric Administration's (NOAA). It is used to simulate storm surge from hurricane category-storm events and is intended to assist in a range of planning processes, risk assessment, and operational decision-making. SLOSH modeling for hurricane categories 1 through 4 indicates that areas susceptible to storm surge in Dennis Township are depicted in Table 5.

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TABLE 5
Dennis Twp. Cat 1 and 4 Storm Surge

2015 Land Use/ Land Cover Type	Category 1 Hurricane Inundation in Square Miles	Category 4 Hurricane Inundation in Square Miles
Agriculture	0.07	1.42
Barren Land	0.01	0.20
Forest	0.28	8.88
Urban	0.25	5.39
Water	0.12	0.13
Wetlands	13.96	24.55
Total	14.68	40.56 (63%)
Source: 2022 Cape May County Comprehensive Plan		

In addition to Cape May County, all 16 municipal governments in the County participated in the 2021 planning process updating the May County Hazard Mitigation Plan (HMP). Cape May County and the participating jurisdictions intend to implement this HMP with full coordination and participation of County and local departments, organizations and groups, and relevant state and federal entities.

Volume I of the HMP provides information on the overall planning process, hazard profiling and vulnerability assessments, which serve as a basis for understanding risk and identifying mitigation actions. As such, Volume I is intended for use as a resource for on-going mitigation analysis. Volume II provides an annex dedicated to each participating jurisdiction.

In regard to sea level rise this plan advocates the following measures.

- Reduce exposure by relocating infrastructure outside of areas prone to sea level rise
- Reduce vulnerability by:
 - Protecting and restore natural buffers
 - Recognizing sea level rise and erosion areas as a hazard overlay for planning
 - Limiting new development and critical infrastructure inside the sea level rise hazard area

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- Developing design standards for development inside sea level rise area, and
- Incentivizing improved flood risk management
- Increase Capability by increasing public awareness

The HMP also identifies the following measures local government may use to mitigate coastal erosion.

- Reduce vulnerability by:
 - Supporting sustainable and resilient land use and community development
 - Recognizing sea level rise and erosion areas as a hazard overlay for planning
 - Limiting new development and critical infrastructure inside the coastal erosion hazard area
 - Developing design standards for development inside areas prone to coastal erosion
 - Incentivizing improved flood risk management
- Increase capability by developing guidance and checklist for developers to assist with integration and incorporation of green and sustainable approaches, and
- Encourage property owners to purchase flood insurance

Redevelopment and Rehabilitation Areas

In 1992, the Local Redevelopment and Housing Law (LRHL) was enacted into law. The LRHL provides the statutory authority for municipalities to designate areas in need of "redevelopment or rehabilitation," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to initially cause a preliminary investigation to determine if an area is in need of redevelopment or rehabilitation, determine that an area is in need of redevelopment or rehabilitation, adopt a redevelopment plan, and/or, determine that an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The planning board may also make recommendations concerning a determination if an area is in need of rehabilitation.

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The LRHL establishes eight statutory criteria to determine if an area qualifies as being in need of redevelopment. While properties may often qualify for more than one of the criteria, the LRHL establishes that only one is needed for that area to be determined in need of redevelopment.

The statute defines redevelopment to include: "clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a development plan."

The Planning Board affirmed via the 2022 Master Plan Reexamination Report that there are no existing or anticipated redevelopment or rehabilitation areas in the Township per NJSA 40A:12A-1 et seq.

Status of Planning

Dennis Township adopted a Master Plan Reexamination Report in November 2022. This Reexamination Report recognizes the origin of formal planning in the Township back to 1994, and analyzes current planning documents, identifies recent legislative changes and describes specific recommendations in accord with NJSA 40:55D-89. The Reexamination Report also recognizes the critical role the Centers play in achieving the Township's planning goals and objectives.

Township Committee's monthly meetings are held in the Municipal Building on the second and fourth Tuesday. The Consolidated Land Use Board convenes monthly meetings in the Municipal Building. The Environmental Commission (DTEC) represents the public and its long-term interests as local environmental advocates. The Commission works towards these goals by:

- advising the Township Committee and the Land Use Board regarding environmental impacts of proposals for development;
- advocating for open-space preservation;
- keeping residents informed on environmental matters and ways to help protect the environment;

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- promoting environmental education;
- working with neighboring commissions and other organizations to meet these goals

Information regarding the following planning activities and public engagement opportunities are notable. Additional information can be found here - <https://dennistwp.org/public-notice/>.

- Cape May County Hazard Mitigation Plan (HMP) Update - Dennis Township in conjunction with Cape May County and the 15 other municipal governments participated in the 2021 update the May County Hazard Mitigation Plan. This plan and the update process identified a long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction, and repeated damage. Mitigation planning also allows Cape May County and participating jurisdictions to remain eligible for grant funding for mitigation projects that will reduce the impact of future disaster events.

The HMP is a tool communities use to reduce their vulnerability to hazards. It forms the foundation for a community's long-term strategy to reduce disaster losses and creates a framework for decision making to reduce damages to lives, property, and the economy from future disasters. During the course of the recent HMP update, county and local leaders and the community worked to identify risks, assess capabilities, and formulate a strategy to reduce disaster vulnerability. In addition to Cape May County, Dennis Township participated in the planning process resulting in an updated plan that has been approved by FEMA.

- Atlantic City Electric (ACE) Environmental Stewardship Grant - Dennis Township was awarded a \$5,000 grant to support an environmental stewardship project. This funding is made available through ACE's Sustainable Communities Grant program, which provides funding to support open space preservation, improvements to parks and recreation resources, environmental conservation and innovative community resiliency projects. The Township of Dennis, along with the Environmental Commission, Senior Center, and Public Works, used these funds to transform a small parcel of township property into a community garden and picnic area. "The community picnic garden, complete with picnic tables, benches and raised flower beds, will serve as a gathering place for our residents,

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employees, associations, and seniors to enjoy for years to come,” said Mayor Zeth Matalucci.

- Dennis Township Environmental Commission Historic Tree Survey. Dennis Township has not had an update of its catalog of significant trees since 1990 and the Environmental Commission would like to rectify that problem. In addition to creating an updated historical record, members of the commission want to develop a new list of qualifying trees since many of those last listed are gone and many new trees need to be added. To accomplish this task, the commission is asking for cooperation and assistance from the community.
- Cape May County Trail Connector - The Cape May County Trail Connector seeks to close a critical gap between two existing high quality trails – the Beesley’s Point Trailhead and Dennis Township Trailhead. Once built, it will help complete a 105-mile trail from Cape May to Philadelphia. South Jersey Transportation Planning Organization (SJTPO), Cape May County, Dennis Township, and Upper Township are working together to make this project a reality.

COMMUNITY VISION & PUBLIC PARTICIPATION.

The 1994 Master Plan describes the Township’s goals and objectives, which are essentially unchanged according to the 2002 Master Plan Reexamination Report. The 2012 Reexamination Report recommends a series of zoning changes to help implement the Township’s vision and the objectives in the 2012 Master Plan.

The main purpose of the 2012 Master Plan Land Use Plan is to provide a “center-based” land use policy where growth is focused in Centers and the surrounding environs are protected from the impacts of sprawling development. Dennis Township includes the communities of Belleplain, Clermont, Dennisville, Eldora, North Dennis, Ocean View, South Dennis and South Seaville. Belleplain, part of Eldora, part of Dennisville, and North Dennis are Pinelands Villages.

Clermont, part of Dennisville, Ocean View, South Dennis and South Seaville were designated as Centers in the State Plan through the Initial Plan Endorsement. The purpose of the Plan Endorsement process is to achieve consistency among municipal, county, regional and state agency plans and with the State Plan and to facilitate the implementation of these plans (N.J.A.C. 5:85-7.1(b)).

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In conjunction with a grant from the Office of Smart Growth to create a form-based code, the Township conducted a series of public workshops and Advisory Committee meeting that provided opportunities to engage the public regarding the basis and significance of the form-based code. The primary purpose of these efforts was to direct new growth into the centers and protect environmentally-sensitive areas outside of the centers.

Dennis Township Vision 2030 employed a community vision survey to elicit responses workshop participants regarding their preferred community vision related to streets, pedestrian realm, building types, signage, parking, housing, transportation, visual amenities and open space. The following vision statement is the direct result of input from residents, business owners and public officials.

In the year 2030, Dennis Township will be a safe, friendly community that has maintained its rural character by focusing development within its designated Centers to protect the surrounding environs that contain unique environmental resources from the impacts of sprawl development.

The Township's Town Center, Ocean View, and the Clermont Village will be transformed into desirable places to both live and work. The Centers will contain a variety of housing types and include a mixture of retail and office establishments that will provide quality job opportunities for residents.

The existing character of the Villages of Dennisville, South Dennis and South Seaville will be maintained and enhanced. Infill development will be encouraged that is consistent with the scale and style of the Villages.

The entire Township's quality of life will be enhanced with street improvements, which include an interconnected sidewalk network and a Township-wide bike system. Finally, an assortment of parks, plazas and squares will be spread throughout the Town Center and Villages offering recreational opportunities.

The 2012 Vision Statement supports the State Plan vision, is endorsed in the 2016 and 2022 Master Plan Reexamination Reports, has not been altered or revised, and retains its relevancy to guide future development and effectuate the Township Master Plan.

Of eight SDRP policy planning goals, the following are particularly relevant to the physical conditions of Dennis Township and the Township's vision of Centers and protection of the Environs through 'smart growth' planning tools.

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- *Conserve the State's natural resources and systems ...by promoting ecologically sound development and redevelopment and accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas.*
- *Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems.*
- *Provide adequate public facilities and services at a reasonable cost...purchasing land and easements to prevent development, to protect flood plains and sustain agriculture where appropriate.*
- *Provide adequate housing at a reasonable cost... Create and maintain housing in... Centers in the Fringe, Rural and Environmentally Sensitive Planning areas...*
- *Preserve and enhance areas with historic, cultural, scenic, open space and recreational value...by comprehensive planning, design, investigation and management techniques.*

The SDRP planning area policy objectives are intended to guide local and regional planning, to establish a system of Centers, and to encourage livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation, while preserved green space.

This Land Use Plan addresses the Dennis Centers including an update of the land use requirements to better direct growth into the Centers. The Master Plan invokes the community vision by encouraging development that will create walkable and diverse Centers with mixed uses and multimodal transportation facilities (i.e. motor vehicles, bicycles and pedestrians connections) that create attractive places to live and work.

The Land Use Plan also addresses the need to better protect the Township areas outside of the Centers, to provide natural buffers or green areas around the Centers and to reduce development within the Environs through various regulatory and zoning provisions.

RECENT AND UPCOMING DEVELOPMENT ACTIVITIES.

Land development applications approved by the Dennis Consolidated Land Use Board from 2020-2024 proposing major development activities are described below.

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2020

- Block 225.01 Lot 8.11 - 39 Stoney Court - major site plan to construct 10,000 SF storage facility and 1,600 SF pole barn with various site improvements (construction complete; CO issued).
- Block 241 Lot 2.02 - 10 Fairway Court South - major site plan to construct 67 unit storage facility consisting of 4 buildings totaling 10,400 SF and one 400 SF office building with various site improvements (construction complete; CO issued).
- Block 236 Lot 6.19 - 113 Woodbine-Ocean View Road - major site plan to construct a 12,000 SF mixed use building with various site improvements (this project has not commenced).

2021

- Block 261 Lot 31.02 - 1879 Route 9 North - major site plan to construct an 8,000 SF brewery w/office and various site improvements (construction complete; CO issued).
- Block 64 Lot 30 - 1089 Route 47 - major site plan with minor subdivision to construct a 5,585 SF Wawa and 7,150 SF canopy for fueling stations (Project has not commenced).
- Block 262 Lot 1.03 - 1910 Route 9 North - major site plan to construct 3-phase development of storage facility (Phase I 15,000 SF contractor facility with 8 units; Phase II 35,880 SF 6 unit self-storage, office and living quarters; Phase III 35,200 SF 5-unit self-storage) with various site improvements (received amended site plan, see below in 2022 and 2023. Project has not commenced)

2022

- Block 262 Lot 1.03 - 1910 Route 9 North - amended major site plan to construct 2-phase development of storage facility (Phase I 34,680 SF 6-unit self-storage and 400 SF office; Phase II 34,400 SF 5-unit self-storage and 15,000 SF 8-unit contractor facility) with various site improvements (project has not commenced).
- Block 225.02 Lot 4 - 30 Stoney Court - major site plan to construct a 6,000 SF storage/garage with office and 1,600 SF storage/garage only (construction in progress; 1,600 SF storage building CO has been issued).
- Block 245 Lot 55 - 2495 Route 9 - site plan to construct 4,212 SF gasoline canopy w/4 fueling stations and renovate existing mixed use building (project has not commenced).

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2023

- Block 260 Lots 4.01 and 4.05 – 1084 and 1092 Route 83 – major site plan approval to construct an 11,900 SF building with various site improvements (project has not commenced).
- Block 262 Lot 1.03 – 1910 Route 9 North – amended major site plan to alter the scope of the previously approved project. The contractor units were removed; the total number of self-storage units reduced to 4; building area increased to 96,000 SF, “phases” were removed and certain site improvements were revised. (the project has not commenced).
- Block 224 Lots 68.01, 73, 74.02, 75.03 and 78.04 – 384 Woodbine-Ocean View Road – major site plan to add ready-mix concrete to existing resource extraction operation. DT CLUB approval appealed; litigation ongoing; project has not commenced).
- Block 261 Lot 15.02 – 1077 Rt. 83 – major site plan to construct a 6,000 SF storage/workshop building with various site improvements. (construction in progress.)

2024

- Block 96 Lot 1 – 1626 Route 83 – site plan approval to construct a mixed-use building consisting of office and workshop/storage building w/apartment and a second storage building and various site improvements. (project has not commenced).
- Block 262 Lot 11.14 – 19 Clermont Drive – major site plan approval to construct a 5,000 SF office/showroom/workshop w/1,000 SF lean-to and various site improvements.

STATEMENT OF PLANNING COORDINATION.

Dennis Township’s municipal plans are coordinated to align with those of Cape May County, NJDEP, and State agencies. Approximately 60 percent (or 40 square miles) of Dennis Township is located within the Coastal Zone, where the NJDEP regulates development under CAFRA (N.J.S.A. 13:19). The Coastal Zone is divided into different Centers and planning areas. CAFRA regulations encourage growth within Centers, and minimize development potential outside these Centers via the application of more stringent

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regulations. Dennis Township's master plan and ordinances are consistent with the Coastal Zone Management Act.

The following CZM goals are advanced by Dennis Township's policy objectives and ordinances.

- Manage coastal activities to protect natural resources and the environment.
- Preserve, enhance and restore open space including natural, scenic, historic and ecologically important landscapes.
- Manage coastal activities and foster well-planned communities and regions that:
 - o Encourage mixed-use redevelopment
 - o Promote concentrated patterns of development
 - o Ensure the availability of suitable waterfront areas for water dependent activities
 - o Protect the natural environment

The section of the Township outside the Coastal Zone, is part of the Pinelands Management Area. The Pinelands Management Area encompasses 24.5 square miles (or 40 percent) of the land area of Dennis Township. The Pinelands Comprehensive Management Plan protects the region in a manner that maintains its unique ecology while permitting compatible development. Communities within the Pinelands are designated as either Pinelands Villages or Towns, which allow traditional development under certain rules. Dennis Township's master plan and ordinance are in conformance with the Pinelands Comprehensive Management Plan.

Cape May County Comprehensive Plan (January 2022)

The Cape May County 2022 Comprehensive Plan lays out several goals related to various areas of concern within the County. Dennis Township's planning documents are aligned with the following goals described in the County Plan.

- Provide Sufficient Space for a Variety of Land Uses
- Promote High-Quality, Sustainable and Resilient Development and Redevelopment
- Mitigate Sprawl-Type Development
- Ensure Coordination with State and Regional Plans

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- Promote Natural Resource Conservation
- Preserve Historic Sites and Properties
- Promote a sound and wise use of our natural resources, particularly wetlands and coastal areas.

STATE, FEDERAL & OTHER PROGRAMS, GRANTS AND CAPITAL PROJECTS.

The following table describes all current projects or funding involving state resources in Dennis Township, including: program name, project name, agency, a brief description, geographic area covered, project amount, start date and finish date.

Program Name	Agency	Description	Project Amount (\$)	Start Date	End Date
Municipal Aid Grant	NJDOT	Resurface Sunny & Shady Lane	170,085.00	Sep-23	Dec-25
Municipal Aid Grant	NJDOT	Resurface Halbe Lane	169,430.00	Nov-23	Dec-25
Stormwater Assistance Program	NJDEP	Improve Stormwater Infrastructure	15,000.00	May-23	Dec-25
Small Cities CDBG Grant	NJDCA	Chestnut Street ADA	363,479.00	Sep-21	Jun-24
Small Cities CDBG Grant	NJDCA	Recreation Playground ADA	347,485.00	Oct-23	Dec-24
Small Cities CDBG Grant	NJDCA	Municipal Building ADA	399,600.00	May-22	Dec-24
Municipal Aid Grant	NJDOT	Resurface Chestnut Street Phase I	185,000.00	May-21	Feb-23
Municipal Aid Grant	NJDOT	Resurface Chestnut Street Phase II	135,000.00	May-21	Feb-23

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SUSTAINABILITY/RESILIENCY STATEMENT.

The Township's land use plans and zoning regulations encourage development designed to foster resiliency and effective storm event preparation in accordance with the Pinelands CMP, NJDEP and CAFRA regulations.

Emergency Operations Plan

In accordance with NJSA App.A:9-43.3, Dennis Township's updated Emergency Operations Plan (EOP) was reviewed and approved by the Township's Emergency Management Coordinator and Mayor on February 11, 2025. The EOP update was coordinated with the New Jersey State Police (NJSP) Office of Emergency Management/South Region and Cape May County Office of Emergency Management. Dennis Township's EOP provides guidance for: preparedness, response, recovery, and mitigation procedures; disaster and emergency responsibilities; training and public education activities to recover from regional and statewide catastrophic disasters.

Climate Change-related Hazard Vulnerability Assessment

In conjunction with its next master plan update, Dennis Township will address the new MLUL requirement to incorporate a climate change-related hazard vulnerability assessment. According to the law, the vulnerability assessments must rely on the most recent natural hazard projections and best available science provided by the NJ Department of Environmental Protection (DEP). Municipalities must also consider environmental effects associated with climate change, including, but not limited to, extreme weather, temperature, drought, fire, flooding and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards, such as coastal storms, shoreline erosion, flooding, storm surge, and wind.

CONSISTENCY SECTION.

State Plan – Planning Area Policy Objectives

The New Jersey State Planning Commission adopted the *2001 New Jersey State Development and Redevelopment Plan* ("SDRP"), which established eight policy planning goals to guide development activity in the State. Of these eight goals, a number are particularly relevant

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to the physical conditions of Dennis Township and the Township's focus on its Centers and protection of the Environs through 'smart growth' planning tools.

The SDRP established planning areas throughout the State that share common development and environmental characteristics. These planning areas serve as the framework for application of the policies of the State Plan. Each planning area has policy objectives that guide growth. These objectives are intended to guide local and regional planning, to establish a system of Centers, and to encourage livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation, while preserved green space.

Like most of Cape May County, a large portion of Dennis Township is designated as PA5 due to coastal or tidal wetlands, Wildlife Management Areas, and other state or federal lands. The bulk of the Township's development areas, which are located along the Route 9 Corridor, are designated as PA3. The central portion of the municipality has large isolated areas designated PA4, which contains much of the Township's residential development. These areas are surrounded by environmentally sensitive lands and linked together by major roads such as Route 47 and Route 83.

The State Plan guides development and economic expansion in each of the planning areas and encourages compact forms of development that consume less land, deplete fewer natural resources and are more efficient in the delivery of public services. These areas are known as Centers and are categorized as Regional Centers, Towns, Villages and Hamlets. The New Jersey Office of Planning Advocacy ("NJOPA") (formerly New Jersey Office of Smart Growth ("NJOSG")) classifies each of these Centers as Designated, Proposed or Identified in the 2001 State Plan. Five centers were identified in Dennis. Clermont, Ocean View, South Dennis and South Seaville, are located solely within the Coastal Zone, regulated by New Jersey Department of Environmental Protection ("NJDEP") under the Coastal Area Facilities Review Act ("CAFRA") (N.J.S.A. 13:19). Dennisville and Eldora are split between the Pinelands Management Area and CAFRA. North Dennis and Belleplain are solely located within the Pinelands. These areas represent the greatest concentration of development within the Township.

The Township's 2010 Land Use Plan addresses the Dennis Centers including updating the land use requirements to better direct growth into the Centers. The proposed plan encourages development that will create walkable and diverse Centers with mixed uses and

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multimodal transportation facilities (i.e. motor vehicles, bicycles and pedestrians connections) to create attractive places to live and work.

The relevance of the SDRP eight policy planning goals to Dennis Township are described below.

- Goal #1: Revitalize the State's cities and towns.

This goal is not particularly relevant to Dennis Township since its focus is on cities, towns and other urban areas.

- Goal #2 - Conserve the State's natural resources and systems.

In Dennis Township, it is anticipated that new development will continue at a measured pace due to lack of available vacant/developable lands and public wastewater treatment facilities. Development will also be limited due to the regulatory jurisdiction by the Pinelands Commission, which limits future development within the four Pinelands Villages to a minimum lot area of 3.2 acres. Outside of the Pinelands Villages, development will be limited, given the minimum lot areas of 5 to 25 acres depending on zone. In the environs outside of the Centers, the R3 and R10 zones limit development. NJDEP regulatory jurisdiction under CAFRA currently limits development outside of the Township Centers to low density uses.

To effectuate the Township's CAFRA Centers, municipal regulations affecting lands outside of the Centers have been revised in terms of lot impervious coverage standards to minimize tree removal and site disturbance. The Environmental Assessment regulations, will protect environmental resources by requiring greater oversight during the planning and development process on environmentally-sensitive lands. These measures will further protect and preserve the critical environmental resources within these areas. Continuing public acquisition of additional lands for conservation or farmland preservation will further reduce available properties for large-scale development.

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To further advance this SDRP goal, future development in the Township will be focused in the Centers. These centers will be designed to provide a walkable community with attractive streetscape amenities. Privately constructed and maintained alternative wastewater treatment facilities and water systems may provide the opportunity to develop these areas as envisioned. Outside of the Township Centers, future development is primarily low density residential uses, which will continue established development patterns.

- Goal #3: Promote beneficial economic growth, development and renewal for all residents of New Jersey.

This goal is more relevant for Centers, cities and urban areas with the infrastructure to support development. Although Dennis Township does encourage environmentally-sound development, the Township does not have the infrastructure envisioned by this goal.

- Goal #4 - Protect the environment, prevent and clean up pollution.

Dennis Township is keenly aware of the need to protect the environment and prevent and reduce pollution and toxic emissions, in order to conserve resources and protect public health. The Township's designated centers are intended to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. The Township will also purchase land and easements to protect flood plains and sustain agriculture where appropriate.

- Goal #5 - Provide adequate public facilities and services at a reasonable cost.

Civic land uses located within Dennisville include the municipal complex with the Town Hall and Senior Center, public works facility, the Dennisville Volunteer Fire Company, Methodist Church, Post Office and Historic Museum. The Dennisville School and its three recreation fields are located between Academy Road and CR-638. Civic uses within the business area of the Village. include the Volunteer Fire Company, the Post Office and Grange Hall.

Belleplain Pinelands Village is in the northwest section of the Township along CR- 605 and CR-550. It is a linear village extending nearly 3 miles along these

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roads. The Village contains over 700 acres of land surrounded by the Belleplain State Forest. It contains civic institutions, such as the Belleplain Township Park on Chester Street, the Belleplain Emergency Corps, churches, and limited business uses.

The South Dennis Village Center is located in the eastern section of the Township to the west of the Clermont Village Center. Civic uses in this area include the South Dennis Post Office, South Dennis Trinity United Methodist Church, the Union Cemetery, the ARC of Cape May offices on Route 47, the Dennis Primary School and the Dennis Township Recreation Park.

The South Seaville Village Center is located in the eastern section of the Township and is to the southwest of the Ocean View Town Center. Civic uses in this area include the Volunteer Fire Company, the Post Office and Grange Hall.

Opportunities for recreation abound throughout Dennis Township. The main recreation facility is located at 565 Dennisville Road in South Dennis, and is known as the “Dennis Township Recreation Park”. This facility houses the main recreation building with gymnasium space for basketball, volleyball, and roller skating.

The park has an outdoor picnic pavilion, roller hockey rink, three (3) soccer fields, five (5) baseball fields, one (1) tennis court, two (2) basketball courts, and playground areas for children under five (5) and for those under twelve (12) years of age. The park is open daily with various activities scheduled from 10:30 am until 8:00 pm.

The Chestnut Street Park is located on Chestnut Street in Belleplain, and contains the Home field for the Dennis Township Blue Devils Football teams, a baseball field, basketball courts, picnic pavilion and two playgrounds. All outdoor park areas are open from dawn to dusk.

Dennis Township provides adequate public facilities and services at a reasonable cost. The Township’s general tax rate is second lowest for all mainland communities in Cape May County. The adopted Township budget anticipates over \$9M for capital improvements for 2023-2025.

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- Goal #6 - Provide adequate housing at a reasonable cost.

The Township is mindful of its affordable housing obligations under the Mount Laurel doctrine, regularly examines opportunities for the development of affordable housing and is committed to producing affordable housing voluntarily. Unfortunately, the Township's lack of infrastructure constrains its ability to achieve these goals as the Township lacks any available public infrastructure that would support higher density development. Despite those limitations it is expressly a goal of the Master Plan to attempt to identify and take advantage of affordable housing opportunities when possible and in areas appropriate for such housing, particularly in the Centers.

Goal #7 - Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.

Over twenty-eight archaeological or cultural resources surveys have been conducted within Dennis Township. These investigations have resulted in the identification of eight registered prehistoric and historic archaeological sites, and fourteen registered historic properties or historic districts, of which six are listed on the National Register of Historic Places. Additionally, one multi-county historic district, the Garden State Parkway, traverses the eastern third of Dennis Township. Since the focus of previous cultural resources investigations has been the main traffic corridors through Dennis Township and their associated population centers, the majority of these identified cultural resources are clustered along Routes 9 and 47, Dennisville, South Dennis, Clermont, and Eldora.

The Dennisville Historic District received designation on both the National and State Registers of Historic Places in 1987. It includes structures from the early 1700's to the early 1900's. Dennis Township will continue to support preservation of its historic heritage as an important element of its character.

Goal #4 of the Township Master Plan is to protect the historic, archaeological and cultural resources of the Township via realization of the following objectives:

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- Establish land uses that are compatible with the scale and unique character of the Village setting.
- Expand design guidelines which maintain the established historic architectural pattern of the Villages.
- Encourage and promote appropriate cultural and historical activities in the Villages, primarily within the Dennisville Historic District.
- Promote development that is compatible with the historic nature of the Township especially within adopted Historic Districts and adjacent to listed National and State Register historic structures.
- Preservation efforts especially pertaining to the Dennisville Historic district.

The South Dennisville Historic District located on Route 47 in the northern most section of the South Dennis Village Center was issued an opinion of eligibility on July 13, 2001. According to the *Dennis Township Natural Resources Inventory*, this area includes 21 properties from the period of 1720 to the 1880s. There are a number of older homes and structures that appear well preserved and are an important element of South Dennis character.

South Seaville is located completely within the CAFRA zone. It does not have public water or sewer nor are these facilities planned. Currently there are about 193 residential lots within the boundaries of the Center. The Center has an identified Historic District with 17 properties from the period of 1793 to 1890, according to the *Dennis Township Natural Resources Inventory*. However, it is not designated as a Historic District by the NJ State Historic Preservation Office. There are a number of older historic homes, which appear well-preserved and are an important element of South Seaville's character.

Eldora Pinelands Village is located on the western section of the Township extending along the north side of Route 47 and north along Lehner Road. The Eldora Historic District includes 18th and 19th century buildings and is located along Route 47 at Lehner Road and Papermill Road. In 1996, The New Jersey State Historic Preservation Office (NJSHPO) issued a formal opinion on the eligibility for inclusion of this District on the State and National Register of Historic Places.

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- Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

In 2004, Dennis Township, together with Middle and Upper Townships, was awarded a grant to undertake the Route 9 Corridor Smart Growth Study. This study culminated in the Township submitting a Petition for Plan Endorsement to the NJOSG in February 2006. This petition was reviewed by the New Jersey State Planning Commission (“NJSPC”), determined that the Township was not consistent with the State Plan. A Memorandum of Understanding (“MOU”) adopted between the Township and the State Planning Commission established an Action Plan of planning activities required to complete the petition and to obtain Plan Endorsement. These activities included preparing and adopting an updated Land Use Plan and a Housing Element and Fair Share Plan. Through Plan Endorsement, boundaries may be established as Designated Centers where future development and redevelopment activities could take place. These boundaries would represent the areas most compatible for growth, with minimal environmental constraints.

This 2010 Land Use Plan addresses the Dennis Centers including updating the land use requirements to better direct growth into the Centers. The proposed plan encourages development that will create walkable and diverse Centers with mixed uses and multimodal transportation facilities to create attractive places to live and work.

The Land Use Plan also addresses the need to better protect the Township areas outside of the Centers in the Environs, to provide natural buffers or green areas around the Centers, and to reduce development within the Environs through various regulatory and zoning provisions through updated environmental assessment regulations.

Approximately 60 percent (or 40 square miles) of Dennis Township is located within the Coastal Zone. The northwestern section of the Township, outside the Coastal Zone, is part of the Pinelands Management Area. The Pinelands Management Area encompasses 24.5 square miles (or 40 percent) of the land area of Dennis Township. Land use in this area is regulated by the Pinelands Comprehensive Management Plan protects the region in a manner that

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maintains its unique ecology while permitting compatible development. Dennis Township's ordinances are consistent with and serve to advance the goals and objectives of the Pinelands Comprehensive Management Plan.

The Township has developed and implemented numerous ordinances and policies that insure the environmental resources of the Township are protected and that development activities are consistent with the various jurisdictions and regulated areas described above.

The Land Use Plan also addresses the need to better protect the Township areas outside of the Centers in the Environs, to provide natural buffers or green areas around the Centers and to reduce development within the Environs through various regulatory and zoning provisions through updated environmental assessment regulations.

Specifically, a number of ordinances and policies have been developed to ensure consistency with Coastal Area Facility Review Act, N.J.S.A. 13:19-1 et seq., Coastal Zone Management Rules (N.J.A.C. 7:7E) and the Coastal Permit Program Rules (N.J.A.C. 7:7). A summary of existing ordinances that promote environmental protection for coastal resources is included below:

1. The Township has established open space and park standards for potential park areas within the OVCC, OVC and CVC Districts, wherein the provision for open space or parkland is triggered by the size of the tract.
2. The Township has adopted an ordinance identifying and regulating permitted uses within and adjacent to wetlands.
3. The Township ordinances prohibit development in the vicinity of threatened or endangered plants to protect wildlife habitat.
4. Township ordinances limit clearing and require a forestry permit.
5. Township ordinances establish best management practices, and or otherwise regulate agriculture, fish and wildlife, solid waste and recyclables, storage and use of chemicals, scenic corridors, screening, utilities, and resource extraction.
6. Township ordinances protect the water quality of the watersheds in accord with the established standards for Wastewater Management Plans in the State of New Jersey. Specifically, the state requires that municipalities adopt ordinances that address the carrying capacity of land.
7. The Township has adopted an updated Environmental Impact Statement (EIS) ordinance.

Township of Dennis

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8. The Township has adopted a Stormwater Management Plan and Ordinance in accord with the New Jersey Department of Environmental Protection Stormwater Management Facilities Maintenance Manual that is consistent with the CZM Rules.
9. The Flood Damage Prevention ordinance discusses the implementation of the land use rules and regulations promulgated by the NJDEP for floodways and the flood-fringe portion of a flood hazard area.
10. Landscaping plans are required to show clearing limits, existing vegetation, including New Jersey's Record Trees, and to limit permanent lawn or turf areas, and clearing of existing wooded areas.
11. Buffers are required for various uses to promote compatible development and environmental protection.

MAPPING NJAC 5:85-7.9(A)3).

Dennis Township's request for Plan Endorsement is to re-establish the five Village Centers endorsed by the State Planning Commission in 2013. The boundaries and relative location of these five centers are illustrated on the map in Appendix C.

STATE AGENCY ACTIONS

At their February 11, 2025 Commissioner's meeting, by Resolution 94-25, the Cape May County Board of Chosen Commissioners awarded South State Incorporated of Bridgeton NJ, a \$1,612,182.59 construction contract for Phase I of the East Creek Mill Road (CR 670) project.

The work to be performed under this contract includes the milling and paving of CR 670 beginning at NJ Route 47 and extending north for approximately 1.35 miles. The roadway width and elevation will remain essentially the same. Work also includes the installation of new epoxy striping, the installation of both centerline and edge line rumble strips, raised pavement markings along the centerline and edge line as well as traffic markings and a radar feedback sign heading south out of the southernmost curve which is intended to assist with speed reduction.

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The project has an amended contract duration of 80 calendar days from the issuance of the Notice to Proceed. The Notice to proceed date will be March 18, 2025. The final completion date is June 5, 2025.

STATE AGENCY ASSISTANCE/EXPECTED BENEFITS.

The State Planning Act includes the legislative finding that significant economies, efficiencies and savings in the development process would be realized by private sector enterprise and by public sector development agencies if the several levels of government would cooperate in preparing and adhering to sound and integrated plans.

The goals, policies, targets and indicators of the State Plan have been designed to address the concerns of the need to maintain beneficial growth, improve environmental quality, ensure cost-effective delivery of infrastructure and other public services, improve governmental coordination, preserve the quality of community life and redevelop the State's major urban areas. Implementation of the State Plan is expected to achieve a balance among these concerns and to maximize the well-being for the State and its residents.

In addition to the Incentives identified by State Planning Commission, Dennis Township is seeking the following benefits in conjunction with this application for Plan Endorsement:

- Direct state capital investment
- Priority for state grants and loans
- Substantive and procedural (permit streamlining) regulatory changes.
- Funding and technical assistance to advance Township "green infrastructure" efforts.
- Assistance to update the Hazard Mitigation Plan and Emergency Operations Plan.
- Waiver or reduction of permit fees from state agencies.
- Waiver or reduction in interest rate on loans from state agencies.
- Point bonus related to state grants and loans.
- Expedited processing of state agency permits.
- Revamped application fee structure for municipal projects, infrastructure projects, resiliency projects, flood protection, stormwater management (linear project application fee calculation).

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The final benefit package will be assembled at the time of the Action Plan so that the municipality and state agencies have a mutual understanding of what the municipality will need to do in order to be entitled to the State's resources, and what the State needs to do to dedicate resources and earmark funds, if appropriate. The municipality and State agencies should consider as part of the benefit package all future projects for which the municipality seeks state financial and technical assistance.

CONCLUSIONS (NJAC 5:85-7.9(a)4).

Dennis Township is requesting Plan Endorsement to re-establishment the five Village Centers initially designated in 2013. As demonstrated herein, Dennis Township's land use goals, policies and practices have not changed substantially since 2013 and continue to:

- Promote a sustainable economy compatible with the natural environment,
- Minimize the risks from natural hazards,
- Maximize public access to and enjoyment of coastal resources, and
- Encourage redevelopment that maintains and enhances community character.

Dennis Township acknowledges the consistency issues identified by state agencies in 2013, and to the extent that those issues remain unresolved, the Township will agree to address any remaining issues as part of the *Action Plan*.

Analysis of current conditions demonstrates that the Township's land use, population, economy and infrastructure characteristics compare favorably to the NJOSG Centers guidelines, CAFRA Non-Mainland Coastal Center boundary, and are generally comparable to conditions existing at the time of the Initial Plan Endorsement in 2013.

Through Executive Order No. 89, a Statewide Climate Change Resilience Strategy was directed to be developed by September 1, 2020 to promote the long-term mitigation, adaptation, and resilience of New Jersey's economy, communities, infrastructure, and natural resources throughout the State. This Strategy includes recommendations for actions the State should take to mitigate and adapt to the effects of climate change.

As described above, Dennis Township has developed effective strategies to promote immediate and long-term adaptation and resilience strategies to protect the Township's natural resources, infrastructure, and economy. As documented in this report, Dennis

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Township's practices and policies represent coordinated and concerted efforts that support a sustainable and resilient community.

Dennis Township's plans described in this Municipal Self-Assessment are consistent with the State Development and Redevelopment Plan, and serve to advance, the following State Plan goals.

- Goal #1 Revitalize the State's Cities and Towns
- Goal #2 Conserve the State's Natural Resources and Systems
- Goal #3 Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey.
- Goal #4 Protect the Environment, Prevent, and Clean Up Pollution
- Goal #5 Provide Adequate Public Facilities and Services at a Reasonable Cost
- Goal #6 Provide Adequate Housing at a Reasonable Cost
- Goal #7 Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space, and Recreational Value
- Goal #8 Ensure Sound and Integrated Planning and Implementation Statewide

Review of the above information will enable OPA to determine whether the Township is a candidate for one or more Plan Endorsement waivers, which are identified above.

Finally, Dennis Township will agree to address efforts to improve resiliency and equity via their Planning and Implementation Agreement.

Public Meetings

This section identifies all PEAC, Consolidated Land Use Board and Township Committee meetings where Plan Endorsement and the MSA are discussed.

- January 22, 2025 – Initial meeting (virtual) with Dennis Township Plan Endorsement Committee to discuss process and PEAC's role.
- February 26, 2025 – Virtual meeting with DTPEAC to discuss updated MSA.
- March 11, 2025 – DTPEAC presents and reviews MSA with Township Committee, and recommends submission of MSA to the State Planning Commission (OPA).

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Appendix A – NJ State Planning Commission Resolution No. 2013-06.



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
PO BOX 820
TRENTON NJ 08625-0820

CHRIS CHRISTIE
Governor

GERRY SCHARFENBERGER, Ph.D.
Director

KIM GUADAGNO
Lieutenant Governor

Resolution No. 2013-06
Page 1 of 2

Date: May 15, 2013

RESOLUTION

**APPROVING THE PETITION FOR PLAN ENDORSEMENT
SUBMITTED BY THE TOWNSHIP OF DENNIS
AND DESIGNATING FIVE VILLAGE CENTERS**

WHEREAS, the State Planning Commission (Commission), pursuant to its responsibilities under the State Planning Act, N.J.S.A. 52:18A-196 *et seq.*, has prepared and adopted a State Development and Redevelopment Plan (State Plan) which includes a State Plan Policy Map; and

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations, set forth in N.J.A.C. 5:85-7.1 *et seq.*, that establish procedures for filing of Petitions for Plan Endorsement with the Commission for the purpose of encouraging consistency of submitted plans with the goals and policies of the State Plan in order to foster sound and comprehensive planning and cooperation and coordination of planning activities between State agencies and county and local governments; and

WHEREAS, the Township of Dennis submitted a Petition for Plan Endorsement to the State Planning Commission pursuant to the provisions of N.J.A.C. 5:85-7.1 *et seq.*, seeking approval of its Petition and endorsement of its plan, including:

- a comprehensive master plan with extensive supporting documents
- a request for designation of five village centers

WHEREAS, the Petition, plan and supporting documents were received and comprehensively reviewed by the State agencies represented on the Commission; and

WHEREAS, the Staff and Director of the Office for Planning Advocacy reviewed the Petition filed by the Township of Dennis, the comments received by the relevant State agencies and the public and determined that the petition meets the requirements for Plan Endorsement; and

WHEREAS, the municipality, Staff and Director of the Office for Planning Advocacy in consultation with relevant State agencies have proposed center boundaries as shown in **EXHIBIT A** attached hereto; and

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Township of Dennis

Municipal Self-Assessment Report

Resolution No. 2013-06
Page 2 of 2

Date: May 15, 2013

WHEREAS, a draft Planning Implementation Agreement (PIA) has been negotiated and agreed upon between the relevant State agencies and petitioner; and

WHEREAS, the Staff and Director of the Office for Planning Advocacy presented findings of the comprehensive review to the Plan Implementation Committee (PIC) on April 24, 2013, including said proposed State Plan map designations and a draft (PIA); and

WHEREAS, the PIC reviewed and considered the Petition, concurred with the recommendation to approve the Petition, moved the petition for consideration by the full Commission at its next regularly scheduled meeting; and

WHEREAS, the PIC has recommended that the Commission approve the Petition, grant Plan Endorsement of the plan, with the understanding that continued Endorsement relies on the adoption of the proposed zoning and continued satisfaction of the terms of the PIA as shown in **EXHIBIT B**, and

WHEREAS, the Commission has determined that: the plan submitted by the Township of Dennis, including designation of five Village Centers as shown in **EXHIBIT A**, is consistent with the State Plan, provided the terms of the PIA as shown in **EXHIBIT B** are satisfied.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby affirms the Director's determination on consistency with the State Plan and approves the Petition for Plan Endorsement, thus granting Plan Endorsement to the plan submitted by the Township of Dennis; and

BE IT FURTHER RESOLVED, that the Commission hereby authorizes amendments to the Policy Map to designate five Village Centers in the Township of Dennis as shown in **EXHIBIT A**; and

BE IT FURTHER RESOLVED, that maintenance of endorsement of the Township of Dennis, is contingent upon continued progress on the PIA, attached hereto as **EXHIBIT B**, which has been developed in conjunction with the Staff of the Office for Planning Advocacy and relevant State agencies; and

BE IT FURTHER RESOLVED, that in approving the Petition and granting Plan Endorsement, and designating five Village Centers, it is understood that the endorsement and Village Center designation may be revoked if the Commission determines that the Township of Dennis has made substantial changes to its endorsed plan including the proposed zoning; and

BE IT FURTHER RESOLVED, that this endorsement shall take effect upon the passage of this resolution; and

BE IT FURTHER RESOLVED, that the Chairman of the State Planning Commission and the Director of the Office for Planning Advocacy are hereby authorized to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this resolution.

Township of Dennis
Municipal Self-Assessment Report

Resolution No. 2009-07
Page 3 of 3

Date: November 24, 2009

BE IT FURTHER RESOLVED, that this endorsement shall take effect upon the passage of this resolution; and

BE IT FURTHER RESOLVED, that the Chairman of the State Planning Commission and the Executive Director of the Office of Smart Growth are hereby authorized to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this resolution.



Donna Rendiro, Secretary
NJ State Planning Commission

Township of Dennis
Municipal Self-Assessment Report

Appendix B – Plan Endorsement Process.

No.	Action	Timetable
Step 1: Prepetition		
a	Petitioner submits letter from Mayor requesting pre- petition meeting along with existing planning documents and a list of same.	Variable
b	OPA and State agencies review documents on preliminary basis. OPA and agencies conduct pre- petition meeting with at least one elected official from the municipality present.	Meeting scheduled within 30 days of submission.
Step 2: Plan Endorsement Citizens' Advisory Committee*		
a	Mayor appoints Advisory Committee by resolution at a public meeting of the governing body.**	Variable
Step 3: Municipal Self-Assessment*		
a	Petitioner conducts self-assessment and produces a Municipal Self-Assessment Report including any requests for waivers pursuant to N.J.A.C. 5:85-7.6(a).	Due within one year of pre- petition meeting. See N.J.A.C. 5:85-7.7(d).
b	Petitioner presents findings and conclusions of self -assessment at a public meeting of the governing body** and adopts a resolution to pursue Plan Endorsement.	Variable
Step 4: State Opportunities & Constraints Assessment		
a	OPA, DEP, DOT, NJ Transit, and NJDA conduct opportunities and constraints analyses. OPA produces an Opportunities and Constraints Report for consideration by petitioner during visioning.	Report produced within 45 days of receipt of submission requirements for step 3.

Township of Dennis

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Step 5: Community Visioning*		
a	Petitioner conducts community visioning, adopts Vision Statement, and submits it to OPA. Visioning must include at least two facilitated workshops and at least two public hearings (one before the planning board and one before the governing body**). OPA will work with the town and/or consultant on the structure of the community visioning process.	Variable
Step 6: Consistency Review***		
a	OPA provides public notice of commencement of consistency review of petition with State Plan and provides interested parties an opportunity to request that OPA conduct a public hearing .	Public may request a public hearing within 10 days of OPA posting notice.
Step 6: Consistency Review***, continued		
b	State agencies conduct consistency review. OPA develops draft MOU and Action Plan, in consultation with municipality, if inconsistencies exist. Action Plan outlines the necessary steps for petitioner to achieve Plan Endorsement, assistance from State agencies, and the benefits available to the municipality upon endorsement.	Consistency review concludes within 90 days of receipt of submission requirements. If petition is inconsistent, Action Plan and MOU provided to petitioner within this period. If found consistent, Recommendation Report is prepared within 60 days of conclusion of consistency review.***
Step 7: Action Plan Implementation		
a	SPC considers draft MOU and Action Plan.	Consideration via public hearing at earliest feasible time, preferably next regularly-scheduled SPC meeting with at least 10 days' notice.
b	Petitioner conducts one public hearing** before the Planning Board for recommendation, and one public hearing** before the governing body to authorize execution of MOU and commitment to Action Plan by resolution. Action Plan and MOU may be considered at one joint public hearing** of the two entities.	Resolution passed within 60 days of notice of SPC approval of MOU and Action Plan.

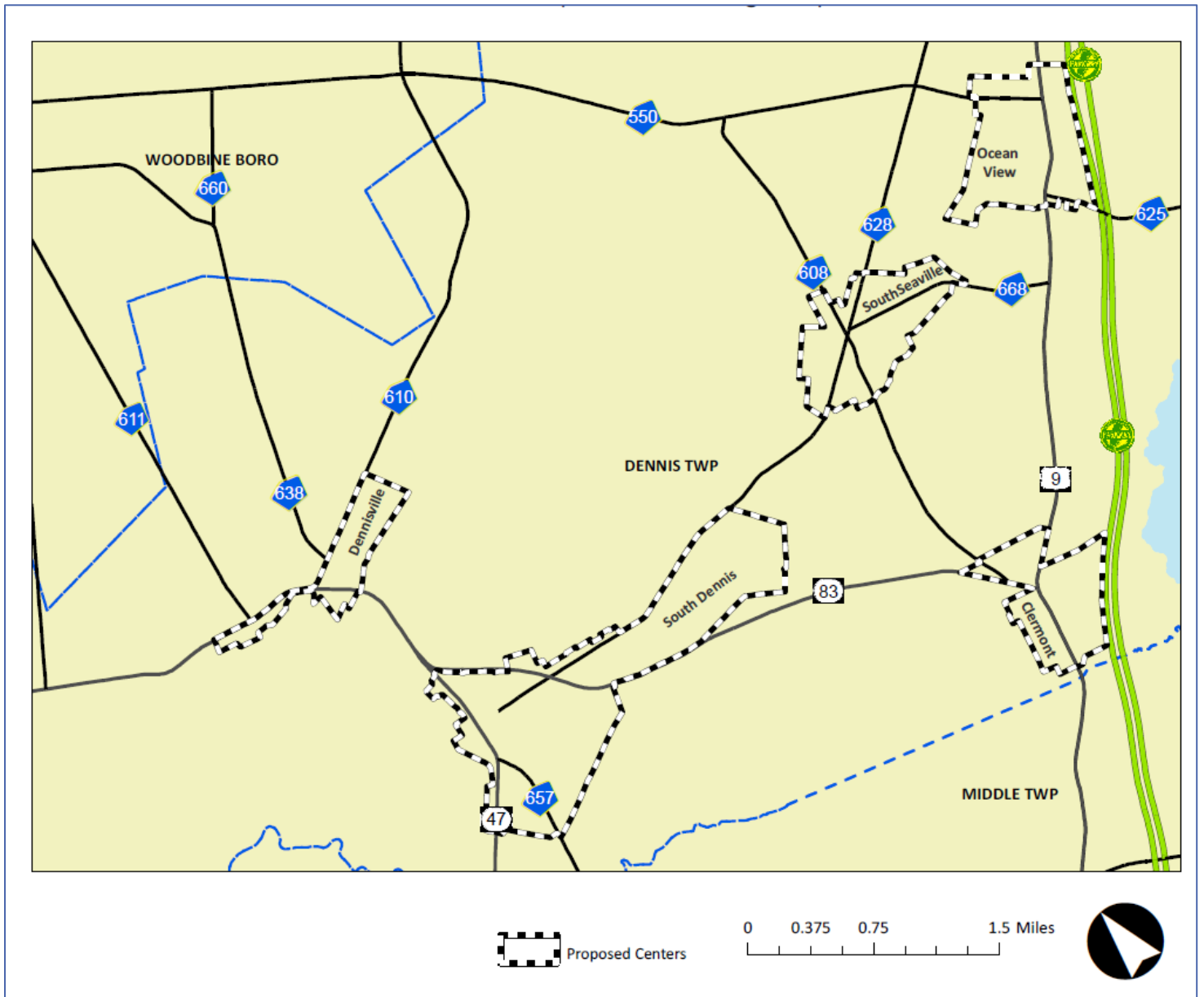
Township of Dennis

Municipal Self-Assessment Report

c	OPA issues Certificate of Eligibility.	Issuance within 10 days of receipt of signed MOU and resolution from petitioner.
d	Petitioner works with state, county and regional agencies to complete Action Plan.	Variable, depending on agreed-upon Action Plan timetable.
Step 8: Recommendation Report and Draft Planning & Implementation Agreement (PIA)		
a	OPA produces recommendation report and finalizes a draft PIA with petitioner.	Report produced within 60 days of completion of Action Plan.
Step 9: State Planning Commission Endorsement		
a	OPA presents Recommendation Report and draft PIA to the Plan Implementation Committee (PIC) of SPC at a public hearing .	Consideration by PIC within 45 days of receipt of Recommendation Report. PIC makes a recommendation on petition to SPC.
b	SPC considers petition, Recommendation Report, PIA and proposed mapping changes at public hearing .	SPC considers petition at a public hearing within 45 days of receipt of PIC recommendation.
Step 10: Monitoring and Benefits		
a	Municipality, State and regional agencies (as applicable) follow through on PIA including delivery of benefits to municipality.	Endorsement lasts 10 years.

Township of Dennis
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Appendix C - Dennis Township Village Centers Map.



Township of Dennis
Municipal Self-Assessment Report

Appendix D – Dennis Township Resolution #2025-63.

**TOWNSHIP OF DENNIS
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION NO. 2025-63

**RESOLUTION APPROVING THE MUNICIPAL SELF-ASSESSMENT REPORT AND
AUTHORIZING IT BE SUBMITTED TO THE OFFICE OF SMART GROWTH FOR
CONSIDERATION AND REVIEW IN PURSUIT OF PLAN ENDORSEMENT.**

WHEREAS, the State Planning Act recognizes that New Jersey requires sound and integrated land use planning and coordination of planning at all levels of government in order to conserve the state's natural resources, revitalize the urban centers, protect the quality of the environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal; and

WHEREAS, Plan Endorsement is a voluntary review process developed by the State Planning Commission to provide the technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and State Development and Redevelopment Plan (State Plan); and

WHEREAS, the purpose of the Plan Endorsement process is to increase the degree of consistency among municipal, county, regional and state agency plans with each other and with the State Plan and to facilitate the implementation of these plans and guide where and how development and redevelopment can be accommodated in accordance with the State Plan; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines incorporate, and expand upon, the principles of the Municipal Land Use Law in order to help towns plan for a sustainable future; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines require the preparation and submission of a Municipal Self-Assessment Report as the means by which a municipality assesses the consistency of its existing community vision and planning documents with the State Plan; and

WHEREAS, the Mayor and Township Committee of Dennis Township desire to obtain Plan Endorsement from the State Planning Commission; and

WHEREAS, Dennis Township has prepared a Municipal Self-Assessment Report pursuant to the State Planning Rules and Plan Endorsement Guidelines; and

WHEREAS, the Dennis Township Plan Endorsement Advisory Committee has reviewed the Municipal Self-Assessment Report and recommends that the Mayor and Township Committee approve it for submission to the State Planning Commission and the Office of Smart Growth towards the Township's pursuit of Plan Endorsement.

Township of Dennis
Municipal Self-Assessment Report

RESOLUTION NO. 2025-63
PAGE 2

NOW, THEREFORE BE IT RESOLVED that the Mayor and Township Committee of Dennis Township hereby expressly state the intention of Dennis Township to pursue Plan Endorsement by the State Planning Commission; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the Mayor and Township Committee of Dennis Township approves the Municipal Self-Assessment Report and authorizes it be submitted to the Office of Smart Growth for consideration and review as part of the effort to pursue Plan Endorsement.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Clerk of Dennis Township shall transmit a copy of this Resolution and the Notice as required by the State Planning Rules to the State Planning Commission and the Office of Smart Growth.

ATTEST  ATTEST 
Jacqueline B. Justice, RMC/Clerk Scott J. Turner, Deputy Mayor

	Motion	Second	Yes	No	Abstain	Absent
Vanartsdalen	✓		✓			
Germanio		✓	✓			
Cox			✓			
Turner			✓			
Matalucci						✓

This is to certify that this is a true copy of a resolution adopted by the Dennis Township Committee at their meeting held March 11, 2025, at 5:30 PM at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, New Jersey.

ATTEST 
Jacqueline B. Justice, RMC/Clerk