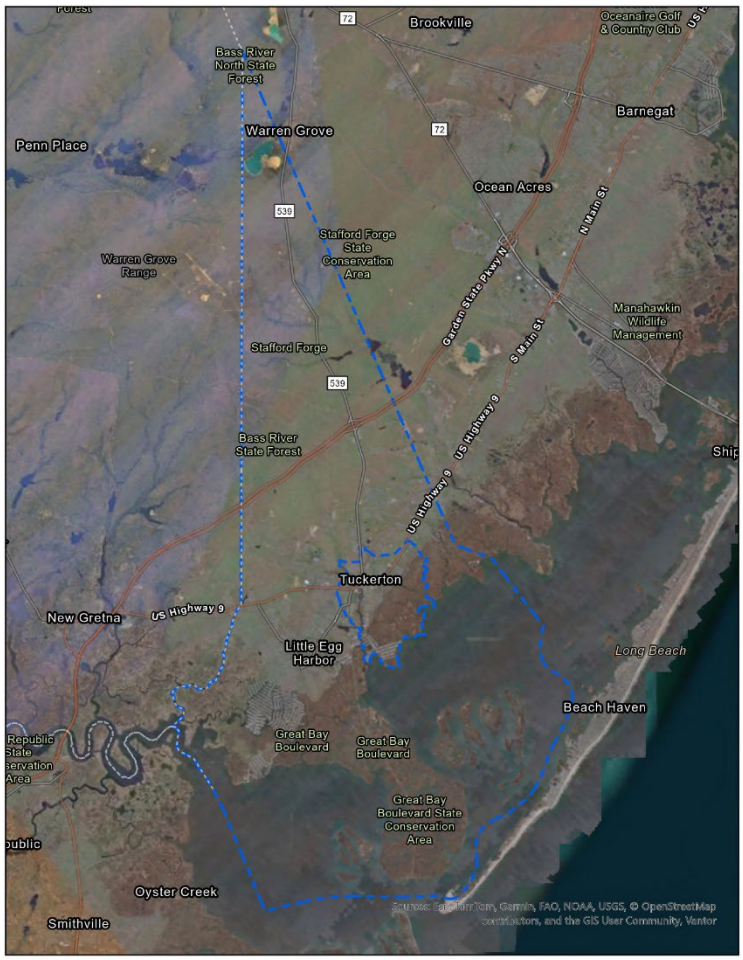
Plan Endorsement Recommendation Report
The Township of Little Egg Harbor, Ocean County



New Jersey Department of State

New Jersey Business Action Center

Office of Planning Advocacy

October 28, 2026

This document is a recommendation report prepared by the Office of Planning Advocacy (OPA) as staff to the State Planning Commission (SPC) based on input from our partner agencies, the Township of Little Egg Harbor (Township/Little Egg Harbor), Ocean County, and members of the public. OPA will post this report and other materials related to the Little Egg Harbor Plan Endorsement petition on our website. You can contact our office by email regarding this and other petitions for Plan Endorsement by providing contact information, including name, organization, address, and e-mail address to ospmail@sos.nj.gov.

Additional documentation submitted by the Township can be found here:
https://www.nj.gov/state/bac/planning/plan-endorsement/overview

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INTRODUCTION

The Township of Little Egg Harbor (hereafter Township or Little Egg Harbor) in Ocean County received one Town Center Designation and one Village Center Designation on June 28, 2000, which were set to expire ten years later. However, the expirations had been extended through various extension approvals by the legislation, executive orders, and/or State Planning Commission resolutions subsequent to these designations. The Township's Center designations expired on March 31, 2023.

The Township initiated the Plan Endorsement process with a letter from the mayor dated October 2, 2019. According to the Township's Municipal Self-Assessment (MSA) Report, Little Egg Harbor is seeking Plan Endorsement to reestablish their previous Center designations, as well as address resiliency and climate change vulnerabilities. Little Egg Harbor remains committed to investing and improving the quality of the community for its residents and visitors alike.

This report contains findings and conclusions concerning consistency of the Township's plans with the State Development and Redevelopment Plan (State Plan). The review of the petition is based on information submitted by the petitioner and information otherwise available to OPA.

The majority of the work performed by the Township in pursuit of Plan Endorsement had taken place under the framework of the previous State Plan. A new State Plan, with two additional goals, was adopted by the SPC on December 17, 2025. This report will demonstrate that the Township is generally consistent with all ten goals of the current State Plan, and that the Plan Implementation Agreement (PIA) prescribes actions to be taken by the municipality to address the intent of the new and updated goals.

The SPC, by adopting a resolution in support of Plan Endorsement of the Township's plans, demonstrates that the Township is taking appropriate steps to plan for a more sustainable future by addressing their infrastructure, economic development, housing, open space, environmental, and resiliency concerns.

PLAN ENDORSEMENT PETITION PROCESS

As stated previously, the Township initiated the Plan Endorsement process on October 2, 2019. A pre-petition meeting was held on February 2, 2020. The Township then appointed its Plan Endorsement Advisory Committee (PEAC) by Resolution #*2022-086* on March 10, 2022. The MSA was authorized by the Township for transmittal to OPA by Resolution #*2022-184* on July 14, 2022, and the Township submitted the MSA to OPA on July 26, 2022. OPA and

respective State agency partners responded with an Opportunity and Constraints Report on February 22, 2023.

As part of the Plan Endorsement process, the Township is required to complete the Community Visioning process. The Township held two visioning workshops on January 24, 2023 and February 8, 2023. The Township also held two Community Visioning public meetings on March 16, 2023 and July 11, 2023. The Township plans to formally approve, via resolution, the transmittal of its Vision Statement to OPA on November 12, 2026. The Township of Little Egg Harbor's Vision Statement developed during this process is as follows:

> *Little Egg Harbor Township is an inclusive community with a variety of neighborhoods that cater to a diverse population. It provides easy access to jobs, recreational amenities, and cultural facilities, while conserving natural resources and scenic vistas. Additionally, it promotes sustainability and resiliency within all aspects of municipal policy.*
>
> *Little Egg Harbor Township's residents seek a balance between growth and development, conservation, and quality of life. They know that the local quality of life is immeasurably benefitted and enhanced by the abundance of coastal waters, wetlands and forests, and the scenic beauty and recreational opportunities they provide. The Township has and will continue to support efforts to become a more resilient, sustainable community.*

The Township formally approved the Draft Plan Implementation Agreement (PIA) and Draft State Plan Policy Map Amendments on September 10, 2026 via Resolution #*2026-246*. The PIA included items that OPA and our State agency partners believe will achieve consistency with the State Plan, as well as the updated Plan Endorsement Guidelines and amendments to the New Jersey Municipal Land Use Law, which address State priorities for environmental justice and climate resiliency, respectively.

PLANNING MILESTONES

Items in **Bold** reflect actions related to the SPC and/or current Plan Endorsement petition.

Event(s)	Date	Notes
Master Plan	May 6, 1999	
Center Designation	**June 28, 2000**	**Expired March 31, 2023**
Municipal Stormwater Management Plan	March 2005	
Master Plan Reexamination Report	May 2007	

Municipal Self-Assessment	**July 14, 2022**	
Opportunity and Constraints Report	**February 22, 2023**	
Ocean County, New Jersey Multi-Jurisdictional All Hazard Mitigation Plan	May 16, 2025	Chapter 16 – Little Egg Harbor
Housing Element and Fair Share Plan	June 23, 2025	Amended March 5, 2026

LOCATION & REGIONAL CONTEXT

As per the Township's MSA:

> Little Egg Harbor Township is primarily located to the north of Great Bay and Little Egg Harbor in the southern part of Ocean County. Its total jurisdiction is about 74.0 square miles, though much of it is encompassed by Great Bay and Little Egg Harbor and only about 48.0 square miles [is] comprised of land area. Little Egg Harbor Township shares land borders with: Eagleswood and Stafford townships in Ocean County to the east; Bass River Township in Burlington County to the west; and Tuckerton Borough in Ocean County to the south.
>
> Little Egg Harbor Township is divided by the Garden State Parkway (GSP), which runs in an easterly–westerly direction through the municipality and effectively divides the municipality into a northern part (incl., areas to the north of the GSP) and a southern part (incl., areas to the south of the GSP).
>
> The overwhelming majority of development in Little Egg Harbor Township is located to the south of the GSP, and frequently concentrated or within close proximity of US Route 9. The extreme southern part of the municipality is comprised of sedge islands, which contain no development except for a few small marinas, the Marine Field Station of Rutgers University, and related facilities. The northern part of the municipality is predominantly located within the Pinelands Preservation Area and is predominantly forested with only a very limited amount of development.

	Township of Little Egg Harbor	**Ocean County**	**New Jersey**
Land Area (Sq. Miles)	47.37	628.29	7,354.76
Households	8,931	243,843	3,507,701
Average Household Size	2.35	2.65	2.62
Home Ownership Rate	86.5%	80.7%	63.8%

Median Household Income	$92,446	$89,863	$103,556
Per Capita Income	$50,122	$44,947	$54,253
Sources: U.S. Census Bureau Profiles, QuickFacts (2020 Decennial Census, 2024-2025 American Community Survey 1 & 5-Year Estimates)			

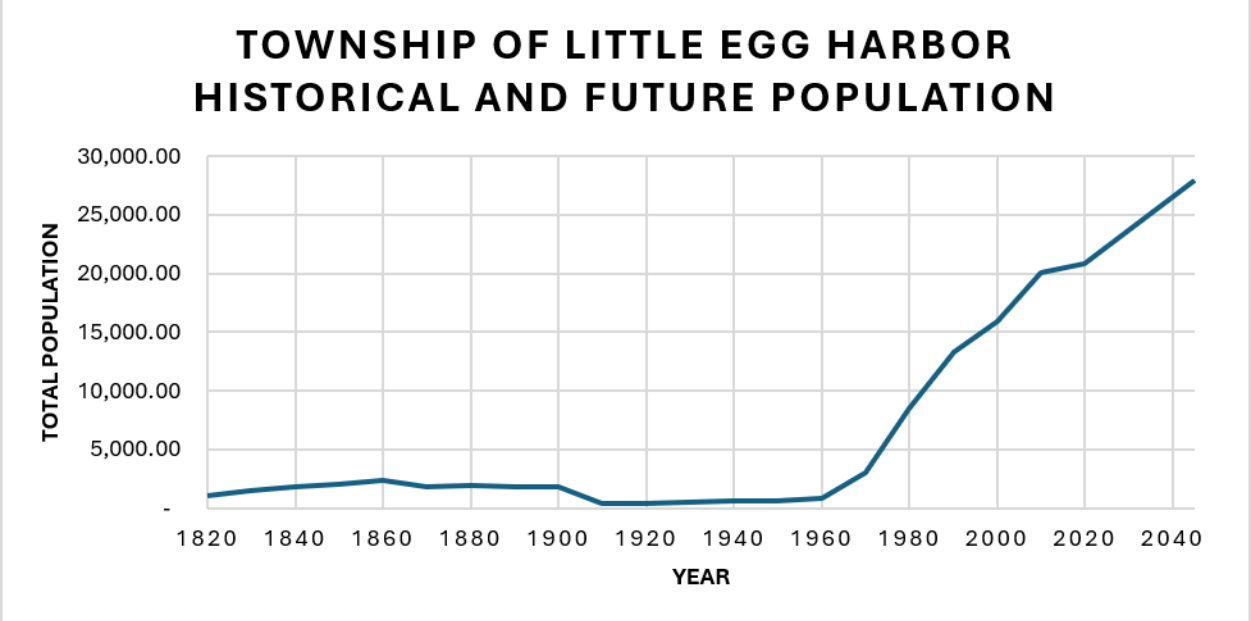
DEMOGRAPHICS AND LITTLE EGG HARBOR'S FUTURE

According to the MSA:

> The United States Census Bureau estimated that Little Egg Harbor Township's population was 20,784 residents on April 1, 2020, which represents an increase of 719 residents since the time of the 2010 United States Census. This increase equates to an average annual change of approximately 0.4 percent, which was significantly less than the average annual change of 1.5 percent that occurred in Ocean County and 0.6 percent that occurred in New Jersey during the same period. With regard to the period between the 2000 and 2010 United States censuses, it is noted that the average annual change of 2.6 percent that occurred in Little Egg Harbor Township was also higher than the average annual change of 1.3 percent that occurred in Ocean County and 0.4 percent that occurred in New Jersey.

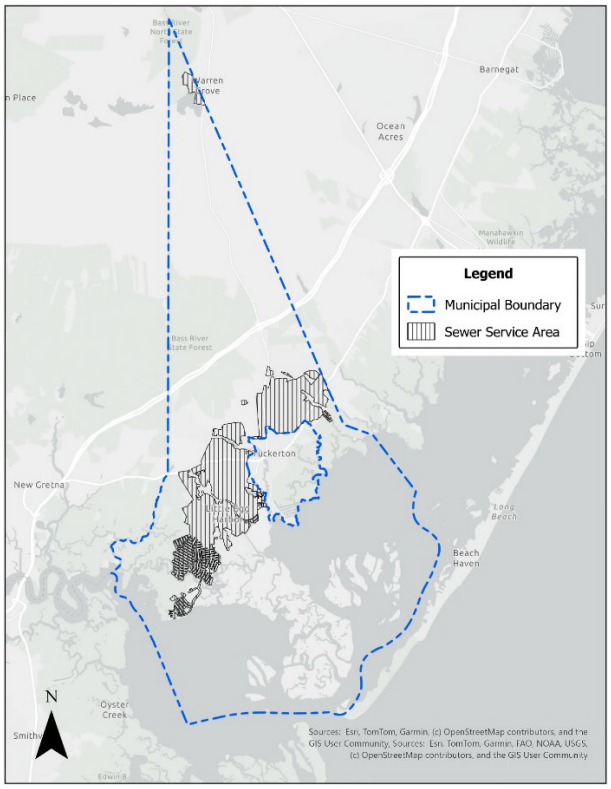
The North Jersey Transportation Planning Authority (NJTPA) has projected that the Township's population will reach 27,884 residents by 2045.

The following table displays the Township's historic growth as well as future population projections.



INFRASTRUCTURE

Water and Sewer



Water service in Little Egg Harbor Township is provided by the Little Egg Harbor Township Municipal Utilities Authority. This Authority was created through the Township by Ordinance in 1972. The Authority's service area is coterminous with the Township and encompasses an area of approximately 8.7 square miles. A potable water supply and distribution system and a wastewater collection system are both owned and operated by the Authority. Water needs outside of the service area of the Little Egg Harbor Township Municipal Utilities Authority are met via private wells.

According to the MSA, "The sewer service area in Little Egg Harbor Township is somewhat larger than the water service area. In total, the sewer service area encompasses 13.3 square miles. Of note is the fact that the sewer service area includes a small area to the north of the GSP."

Transportation and Circulation

Little Egg Harbor Township has 136.4 miles of roadways, including: 12.8 miles maintained between NJ Department of Transportation (NJDOT) and NJ Turnpike Authority (NJTA) and , 9.4 miles of limited-access roadways, 29.4 miles maintained by the county, and 94.2 miles are maintained by the municipality.

The Garden State Parkway (GSP) passes through the Township and runs in an easterly–westerly direction through the central portion of the municipality. US Route 9 runs in a easterly–westerly direction to the south of the GSP, and County Route 539 runs in an northerly–southerly direction through the central portion of the municipality. Both US Route 9 and County Route 539 are major arteries in the Township.

Little Egg Harbor Township is serviced by the following NJ Transit Bus Routes: Route No. 319, which provides service between New York City and Atlantic City, Wildwood, and Cape May

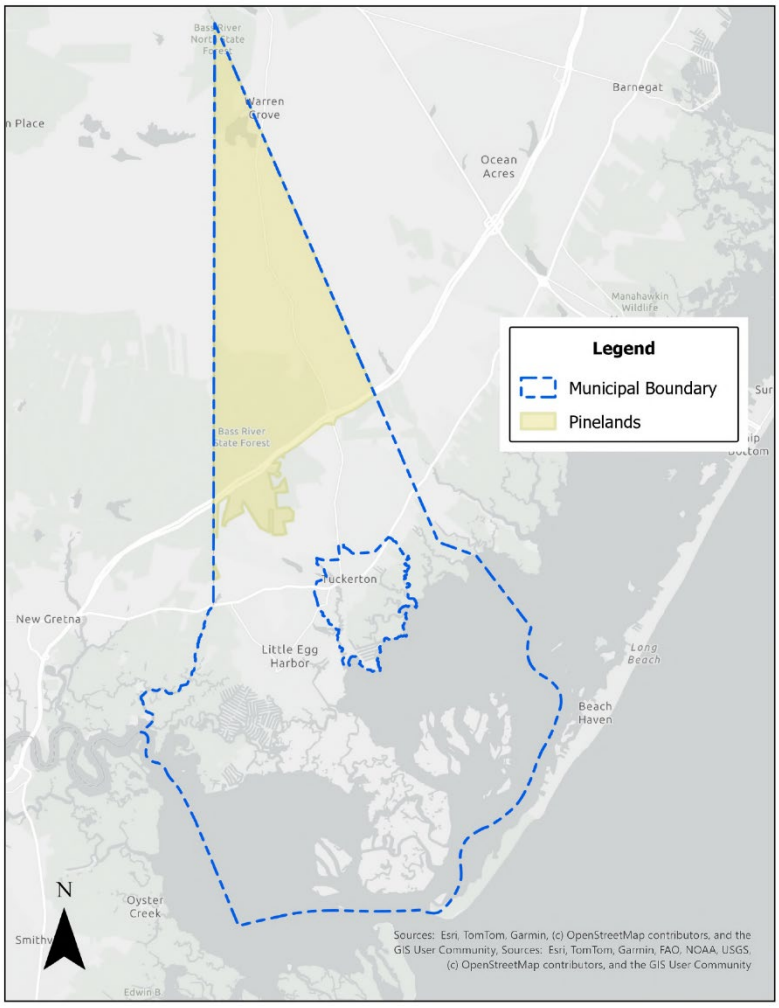
and intermediate points (incl., Little Egg Harbor Township), and Route No. 559, which provides service between Lakewood Township and Atlantic City and intermediate points.

Ocean County also operates Ocean Ride, which is a public transit and community transportation system. It is a bus service that is open and available for people of all ages. Residents have access to the OC 6 Little Egg Harbor to Manahawkin (Stafford Township) route.

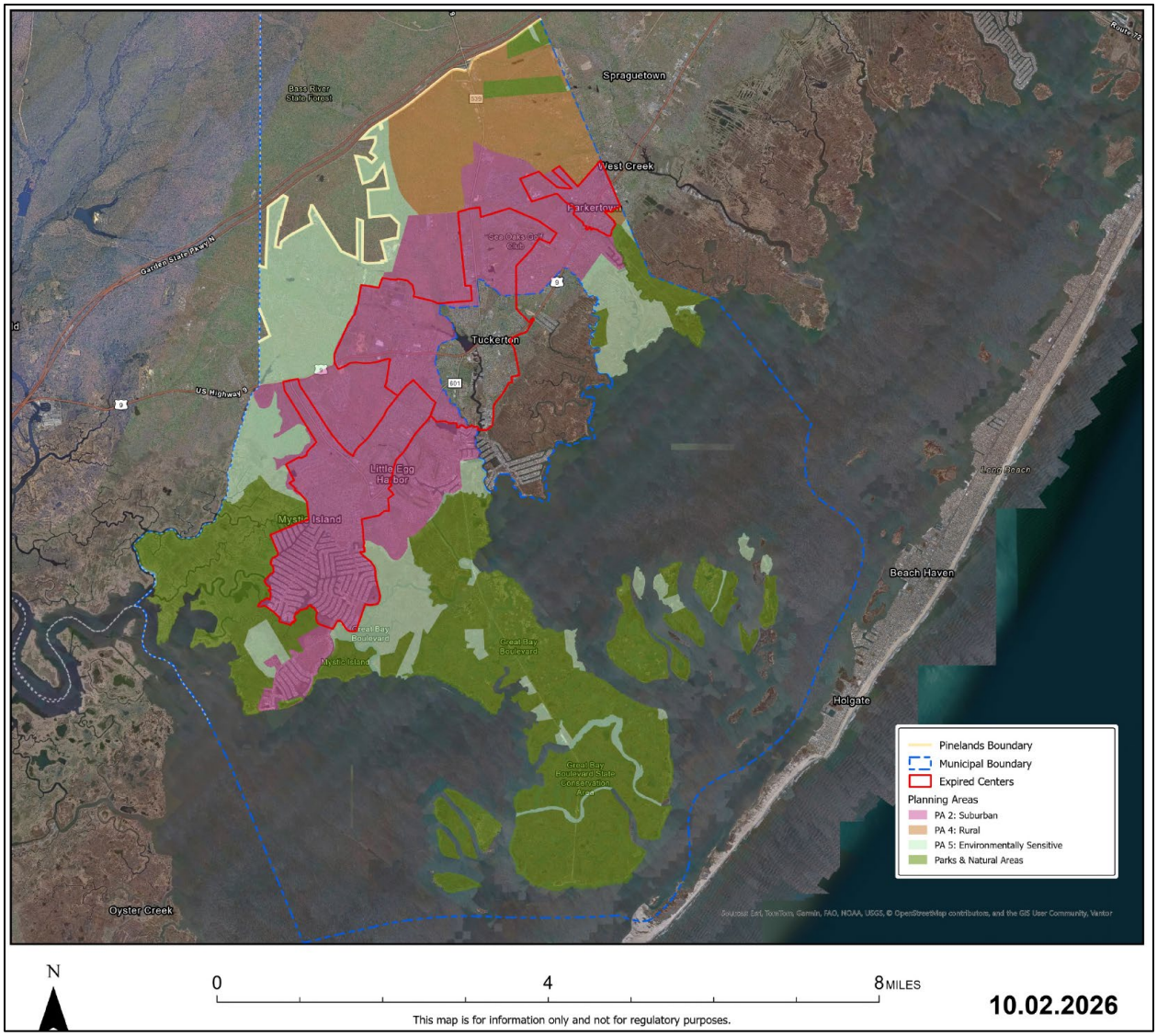
STATE PLAN POLICY MAP

The State Plan Policy Map (SPPM) is the geographic representation and official map of the NJ State Development and Redevelopment Plan. As previously stated, the Township agreed to the Draft SPPM developed during the Plan Endorsement petition and the Township formally approved Draft SPPM Amendments on September 10, 2026 via Resolution #*2026-246*.

Please note that the Pinelands Area is subject to the jurisdiction of the New Jersey Pinelands Commission, which has both planning and regulatory authority within this area. Accordingly, the SPPM and SPC do not have mapping jurisdiction within the Pinelands Area.



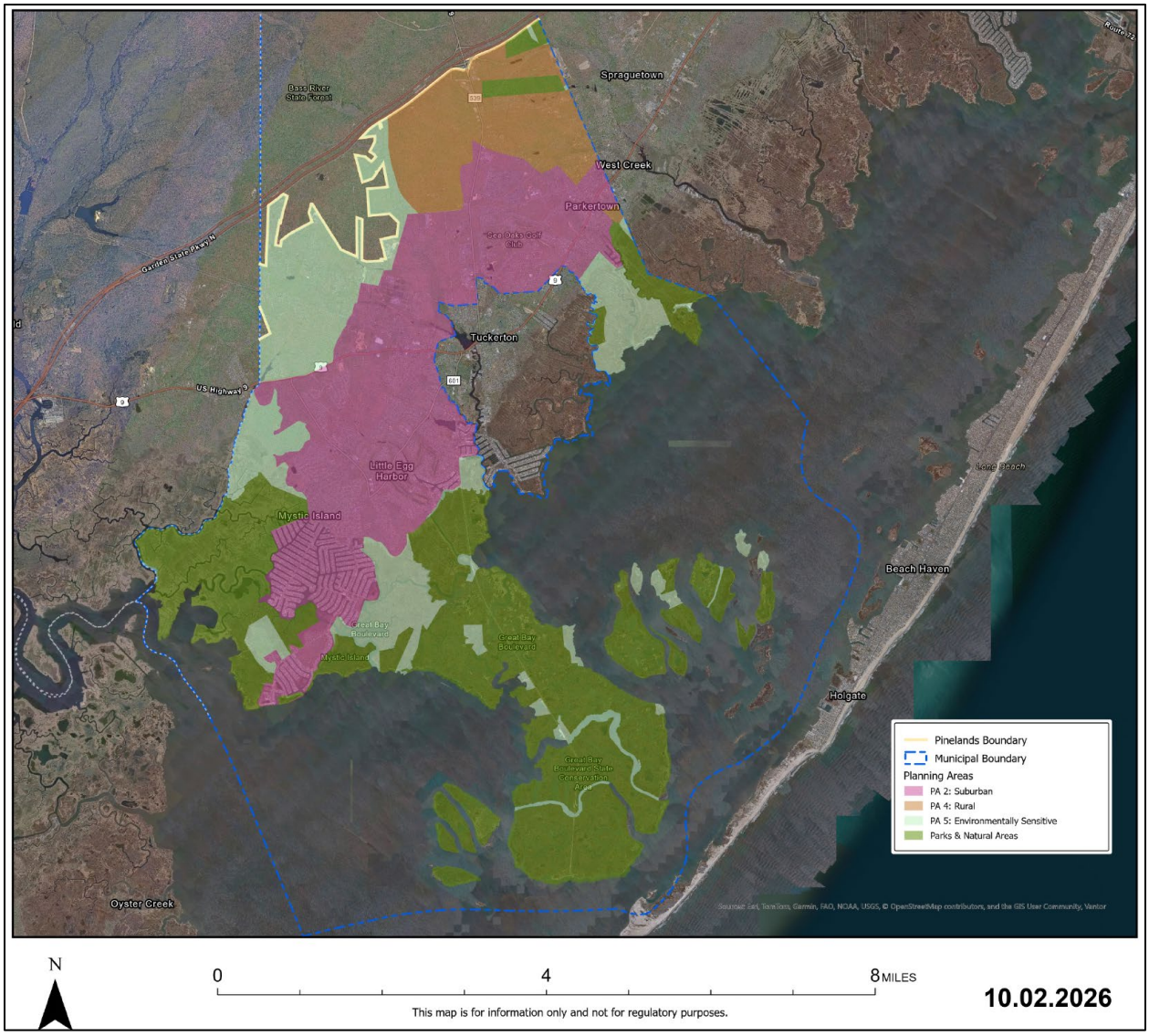
Expired State Plan Policy Map



Please note the above map includes Centers expired on March 31, 2023. Planning Areas and other SPPM elements, such as Parks/Open Space/Natural Areas, do not expire with the expiration of Plan Endorsement/Center Designation.

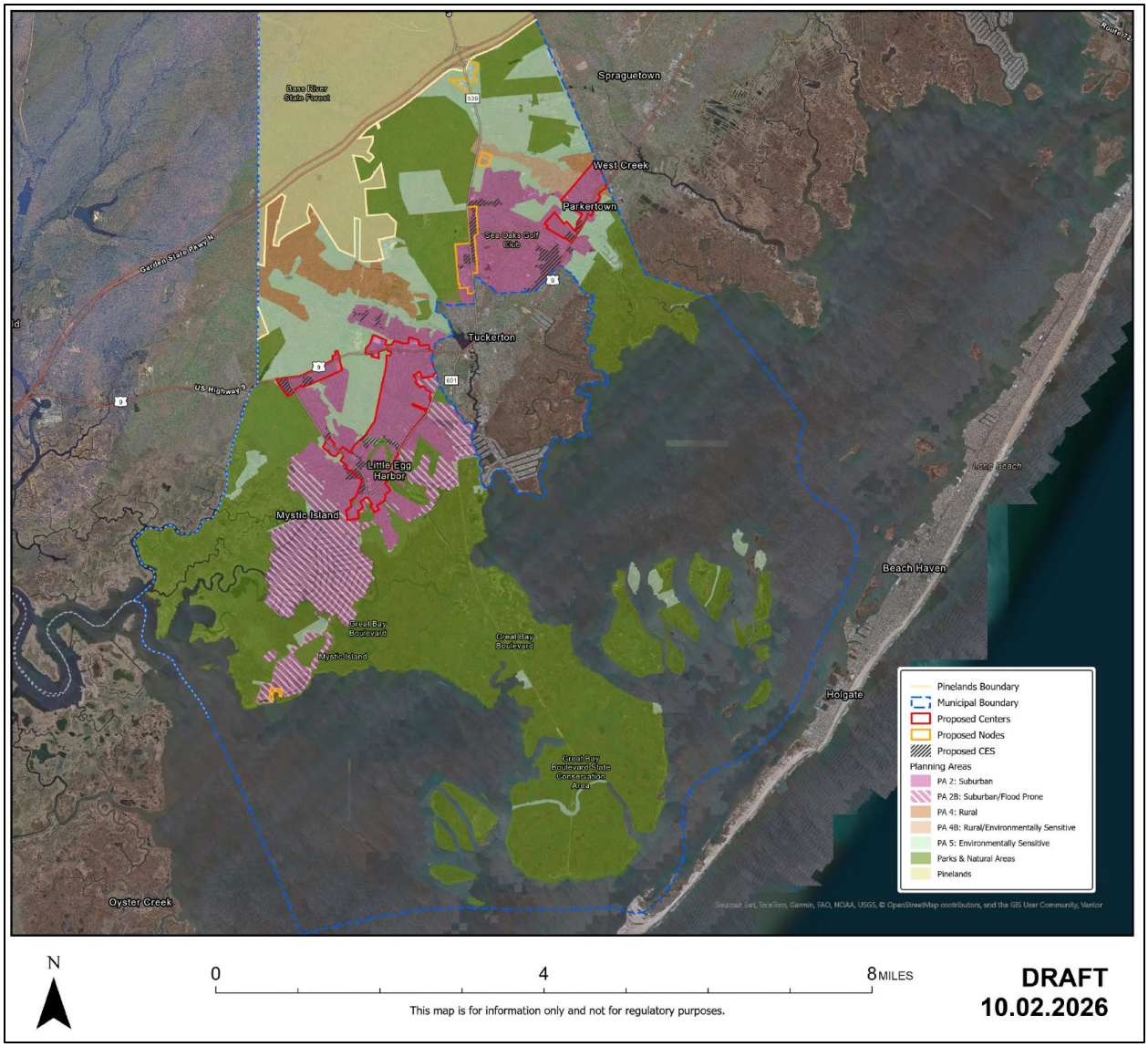
Between June 28, 2000 and its expiration on March 31, 2023, Little Egg Harbor shared the Tuckerton Town Center with Borough of Tuckerton (Tuckerton). Tuckerton is not currently endorsed and is not pursuing Plan Endorsement at this time.

Current State Plan Policy Map



The above map reflects the current SPPM, effective as of the March 31, 2023 center expirations.

Proposed State Plan Policy Map



The above map reflects the SPPM amendments as developed as part of the Plan Endorsement petition. These amendments will take effect upon the SPC's approval of the Township's Plan Endorsement petition.

Summary of Proposed Map Amendments

Planning Area/Map Element	Label	Existing Acreage	Proposed Acreage	Change in Acreage
Suburban	PA2	6,598.98	2,684.38	-3,914.6
Suburban/Flood Prone	PA2B	N/A	1,548.56	+1,548.56
Rural	PA4	1,876.49	707.96	-1,168.53
Rural/Environmentally Sensitive	PA4B	0	182.79	+182.79
Environmentally Sensitive	PA5	3,792.90	3,026.93	-765.97
Open Space	Open Space	7,505.22	13,184.64	+5,679.42
Critical Environmental Site	CES	0	231.87	+231.87

Previous Designations	Type	Acreage
Parkertown	Village Center	296.02
Mystic Island	Town Center	1,872.83
Tuckerton	Town Center	2,178.95

Proposed Designations	Type	Acreage
Parkertown	Village Center	173.92
Radio Road	Town Center	337.716
Route 9	Village Center	83.06
Route 539 South	Node	120.14
Waterfront	Node	6.56
Public Works	Node	11.51
Route 539 North	Node	54.23

STATE DEVELOPMENT AND REDEVELOPMENT PLAN GOALS CONSISTENCY REVIEW

When the Township initiated Plan Endorsement with a Mayor's letter dated October 2, 2019, the State Plan that was adopted in March of 2001 was still in effect. The State Planning Commission adopted a new State Development and Redevelopment Plan in December of 2025. The new State Plan introduced two new goals regarding Climate Change and Equity. OPA will be developing new guidance in the coming months and years as to how municipalities can achieve consistency with these two new goals.

Economic Development: Promote Economic Growth that Benefits all Residents of New Jersey

The Township's Master Plan Reexamination contains the following goals and objectives that are consistent with this goal:

- To adopt land use regulations that will capitalize upon and promote the Tuckerton Seaport project.
- To promote land use policies and regulations that encourage economic development and redevelopment that improve the Township's tax base.

The Reexamination, under the Economic Plan Element, highlighted five specific sectors which would aid in economic growth:

1. Senior Housing and Healthcare,
2. Ecotourism,
3. Seaport Spin-offs,
4. Atlantic City Support, and
5. Infrastructure and Incentives.

According to the MSA, the Township established a Commercial Revitalization Advisory Board, which is a citizen committee that reviews municipal measures to promote revitalization of the existing commercial sector in the Township.

Housing: Provide an Adequate Supply of Housing for Residents of All Ages and Incomes in Communities of Their Choosing That Meet Their Needs and Offer Ready Access to the Full Range of Supportive Goods and Services

The Township adopted a Housing Element and Fair Share Plan in February of 2026 to address the fourth round affordable housing obligation. According to this Plan, "The Township's fair

share is 1,025, consisting of a Present Need (Rehabilitation Obligation) of 32, a Prior Round Obligation (1987-1999) of 194, a Third Round Obligation (1999-2025) of 634 units, and a Fourth Round Obligation (2025-2035) of 165."

The Township will address the minimum 25% of the Fourth Round unmet need (165 units) via a redevelopment overlay zone. The Township has identified parcels that will most likely be redeveloped during the current round.

Infrastructure: Economic Opportunity Through Nation-Leading Infrastructure

In 2024 the Township was awarded $2.3 million for infrastructure improvements along Radio Road. These improvements primarily focused on pedestrian safety.

In February of 2026, the Township secured a $3.6 million loan through the New Jersey Water Bank to upgrade aging stormwater infrastructure in the Mystic Island area. The project is expected to provide water quality benefits, including a reduction in sediment and other particulates that typically accumulate on roadways and surrounding properties during storm events.

According to the MSA, the Township is seeking State financial and technical assistance to address all public infrastructure in both vulnerable and non-vulnerable areas of the Township.

Revitalization and Recentering: Revitalize and Recenter the State's Underutilized Developed Areas

The Township is actively pursuing a center-based development strategy that supports the State Plan's goal of revitalizing and recentering existing communities. The proposed designation of three centers and four nodes will help focus future development and redevelopment within established areas, reinforcing existing communities rather than encouraging dispersed growth. The designation of the Suburban/Floodprone Planning Area (PA2B) further advances this approach by recognizing both the importance of revitalizing existing settlements and the environmental constraints that influence where and how development should occur. PA2B provides a framework for reinvestment and redevelopment within existing communities while incorporating resilience considerations into future land use decisions.

As stated previously, the Township established a Commercial Revitalization Advisory Board, which is a citizen committee that reviews municipal measures to promote revitalization of the existing commercial sector in the Township.

Climate Change: Effectively Address the Adverse Impacts of Global Climate Change

Superstorm Sandy caused extensive damage throughout Little Egg Harbor Township, affecting approximately 4,000 residential properties, businesses and marinas, roadways, utilities, municipal facilities, and recreational facilities. In response, the Township undertook a range of immediate recovery and resiliency measures, including amendments to zoning regulations to facilitate the elevation of structures in flood hazard areas, repairs to damaged public facilities and infrastructure, flood-proofing generators at critical water and sewer facilities, and pursuing FEMA funding. The Township also partnered with New Jersey Future to develop recovery and resiliency strategies and identify funding opportunities.

The Township prepared a Strategic Recovery Planning Report in 2014 that established a comprehensive framework for reducing vulnerability to future storm events. The report recommended measures addressing floodplain management, emergency response, infrastructure, evacuation, shoreline protection, stormwater and wastewater systems, and climate resilience. Since then, the Township has implemented numerous recommendations, including updating the Master Plan to address hazard mitigation, resiliency, and sea-level rise; adopting a floodplain management element; restoring Radio Road; installing shoreline protection and bayfront energy-dissipation measures; repairing bulkheads and the Parkertown Dock; constructing a living shoreline at Iowa Court; dredging lagoons in Mystic Island and Osborne Island; and developing a debris management plan.

Again, with the designation of the Suburban/Floodprone Planning Area (PA2B), the state and the municipality recognize that the Township has developed areas that face current and future flood risk. The State Plan's intent for the Suburban/Floodprone Planning Area (PA2B) is to:

- minimize the risks to life and property from natural hazards;
- advance redevelopment and climate adaptation strategies that reduce flooding impacts and support existing communities;
- discourage new and unneeded development and growth-inducing infrastructure projects; and
- implement green infrastructure improvements.

Natural and Water Resources: Protect, Maintain, and Restore the State's Natural and Water Resources and Ecosystems

Little Egg Harbor Township's center-based approach to development serves to channel development into areas with existing development and infrastructure and away from areas with significant natural resources and systems, or areas where development may be unsustainable (e.g., areas with elevated flood risk).

In 2009, the Township prepared a Natural Resource Inventory, and the 2026 Master Pan Reexamination Report calls for an update to this Inventory. The 2015 Floodplain Management Plan established the need to protect the natural resources and qualities of the Township, including wetlands, stream corridors, open space, and areas with scenic, cultural, and recreational values.

The Township has an Environmental Commission comprised of 9 appointed citizens who are committed to the most advisable protection, development, and use of natural resources.

Pollution and Environmental Clean-Up: Protect the Environment, Prevent and Clean Up Pollution

The Township has actively pursued protecting and restoring its ecosystems. According to the Township's Stormwater Management Plan:

> Ongoing projects include the reparation of bulkheads where necessary, remediation of the siltation of inlets that occurred during Hurricane Sandy by removing sand and dredging of all lagoons in the Mystic and Osborne island areas. The hybrid living shoreline that was constructed along Iowa Court incorporates a wooden sill and stone wall against the high energy waves, fill for vegetation, such as native marsh grass, and shell bags to provide for shellfish habitat and improve water quality.
>
> Work was completed to remediate the siltation of inlets caused by storm surge during Hurricane Sandy by dredging all lagoons in Osborne Island. Dredging on Osborn Island began in 2018 and completed in 2019. Additionally, the Township completed phase one of dredging the lagoons on the east side of Radio Road in Mystic Island.

The Township adopted a Recycling Plan in 2007 which was followed by a Recycling Ordinance. The Township operates a Recycling and Compost Center that provides residents with opportunities to recycle. The Township also provides for the separate collection of brush, branches, and other yard materials. The Township also regularly hosts community-wide cleanup events throughout the year.

Historic and Scenic Resources: Protect, Enhance, and Improve Access to Areas with Exceptional Archeological, Historic, Cultural, Scenic, Open Space, and Recreational Value

The Township adopted an Open Space and Recreation Plan in 2002 as an update to its 1997 Recreation Plan, to serve as a guide for future open space acquisitions and recreational development in the Township.

The Township works with the Ocean County Natural Lands Trust to acquire additional properties in the municipality. In addition, the Township Committee established a Natural Lands Trust Committee composed of citizens to encourage preservation of open space.

Significant portions of the Township are preserved as state and federal open space and parks, county parks and preserved land, and Township open space. These include:

- Forsythe National Wildlife Refuge,
- Bass River State Forest,
- Stafford Forge Wildlife Management Area,
- Freedom Fields County Park (west of Rt. 539),
- Atlantis Golf Course, and
- Osbourne Island (County Trust)

Within the Township's Community Facilities Plan Element, the 1997 Recreation Plan recommended a centrally located community park; the Township successfully acquired a 117.6-acre site west of Route 539 in Tuckerton Manor.

Equity: Implement Equitable Planning Practices to Promote Thriving Communities for all New Jerseyans

As this is a new State Plan goal, the SPC and OPA will be developing new guidance in the coming months and years. For the time being, the Township has committed to several relevant items in the PIA. Because the Equity Goal is conceptualized as a crosscutting goal, opportunities to integrate the promotion of equity in planning will be pursued in future biennial reviews.

Comprehensive Planning: Foster Sound and Integrated Planning and Implementation at All Levels Statewide

By pursuing Plan Endorsement, the Township is committed to being and staying consistent with the goals, policies, and strategies of the State Plan.

The Township also regularly coordinates with Ocean County regarding planning initiatives. The local plans and regulations of Little Egg Harbor Township are generally consistent with the recommendations of the Ocean County Master Plan.

PLAN IMPLEMENTATION AGREEMENT

The Township formally approved the draft PIA on September 10, 2026 via Resolution *#2026-246*. See attached PIA.

STAFF RECOMMENDATION

Based on the work the Township of Little Egg Harbor has supplied, the actions it has taken to date, and the tasks it has committed to complete, it is recommended that the State Planning Commission approve the Township's Plan Endorsement petition provided the resolution adopting the transmittal of the vision statement is officially approved by the Township's Governing Body.

DRAFT Township of Little Egg Harbor Plan and Implementation Agreement

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your planning efforts, ordinance adoption and other accomplishments form the PIA.	Planning Board and governing body	OPA	Continuous, see comments.	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status..
A2	Administrative	*	After adoption, the municipality shall submit any new or modified land use ordinance or other planning document.	Planning Board and governing body	Technical assistance	Include in biennial report.	
B1	Public Info & Community Engagement		Begin participating in the Sustainable Jersey program by engaging a Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.	Governing body, Green Team	OPA, SJ	ongoing	Is community currently registered with Sustainable Jersey? Certified? (check report for list of actions completed.) Many PE actions could be undertaken by a Green Team and gain significant points for Bronze or even Silver certification and maybe even a Gold Star. If no Green Team, could an environmental Commission or equivalent serve?
B2	Public Info & Community Engagement		Many actions would benefit from public engagement including education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed to recruit short and long-term public engagement, sharing information/goals, highlighting opportunities for participation, volunteerism and meaningful involvement in community planning and decision making.	Governing body, Planning Board, Green Team, chamber (s), churches, schools, other local and regional organizations as partners/invitees.	OPA, DEP, local groups & regional NGOs/universities	Year 1 and periodically thereafter to update/engage residents on progress on key issues.	Forum(s) should be designed with a well developed outreach element to ensure equitable inclusion and meaningful turn out and facilitated to maximize results.
C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRHVA) that meets the requirements of the MLUL per P.L.2021, c.6.	All municipal hands should be engaged.	BCBC, OPA, DVRPC, DEP, SJ	1-3 years	Municipality should review its existing data, maps, HMP Annex and assessments and compile any additional data into an assessment and strategy to satisfy the requirements for the CCRHVA in the MLUL per NJDEP. Expand on the local annex to the county HMP to include climate impacts for temperature, precipitation, flooding, heat island, and vulnerability of public and private potable wells, pump stations and wasterwater treatment. o Identify and document any utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. oConfirm the condition and capacity of these utility sites, facilities, equipment, etc. oDEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected condition. Findings from the CCRHVA should guide strategies and actions to increase resilience and reduce risk moving forward.
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Model Ordinance (revised 2020) at in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	1-4, contingent on DEP assistance	Date of Flood Loss ordinance? (Ecode360) NJDEP updated the model ordinance in December 2020 to be compliant with NFIP. The model ordinance provided by NJDEP can be found at https://www.nj.gov/dep/floodcontrol/modelord.htm
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for the Non-mitigated repetitive loss properties in the community.	Governing Body	DEP, OEM, FEMA		Check HMP for # Repetitive loss properties and Severe Repetitive Loss property, # NFIP properties; # claims etc. (132 NFIP policies with 101 losses during participation).
C4	Climate Resilience Planning		Community Rating System	Governing Body	DEP, OEM, FEMA		Join the CRS and take actions recommended by the rating system to reduce flood insurance premiums

D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the community. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Consider approving incentives for using innovative roofing alternatives and materials.	Planning Board and governing Body	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board and governing Body	DEP, Sustainable NJ	1-4 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements.
D3	Land Use	*	The municipality shall enhance its zoning regulations and building codes to encourage building outside of the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration and areas of severe flooding. Placement of critical facilities and utilities in flood zones should be avoided whenever possible. Affordable housing should be sited to avoid flood zone and hazardous areas.	Planning Board	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA	Flood damage prevention ordinance date? The municipality follows all regulations set forth by the NJDEP with regards to flood hazard area regulation, wetlands, etc. It does not site or recommend siting any affordable housing projects within a flood zone or a hazardous area.
D4	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Planning Board	OPA/SJ		
D5	Land Use		Update the Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities with the State and County. Explore purchases of additional properties for active recreation, preservation and flood protection.	Work with County	Green Acres Funding and County as applicable.	1-3 years after CCRHVA	Petitioner will work closely with Green Acres, local advisory committee, County, County Improvement Authority and property owners to negotiate the purchase of properties to be permanent open space.
D6	Land Use	*	Add appropriate Overlay Zones to Zoning Ordinance/Map.	Planning Board	County	1-3 years after Plan Endorsement	The municipality's zoning ordinance should be updated to include overlays that address stormwater management, aquifer recharge, steep slopes, 100 year and 500 year flood zones and critical habitat and habitat corridors. This includes a CES overlay for structures in the 100 year and 500 year flood zone and environmentally sensitive areas (ESA).
D7	Land Use	*	Establish an affordable housing obligation and plan through a settlement agreement (if warranted), create a spending plan and work to meet it as needed. Be sure to avoid flood hazard areas when siting affordable housing.	Governing body, planning board	DCA, OPA	1-3 years, dependent on situation.	DCA determines which communities meet the bar for PE - depending on community housing market, demographics, current need etc.
D8	Land Use		Vacant Land Inventory	Governing body, planning board	DCA, OPA, DEP		
D9	Land Use		Update Zoning to remove new residential in the Waterfront Development (WFD) zone				This must be done prior to being granted the working waterfront node.
E1	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible $$	1-2 years	Sustainable Jersey points and support

E2	Energy		Make your town EV Friendly (choose 3) *update zoning ordinances to require pre-wiring for EV chargers as part of a redevelopment plan or for a specific zone(1-2 yrs.); *Adopt a PEV ordinance to include regulation and design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs.); * Training for local officials and require local first responders to participate in education on PE and EVSE(1-2 yrs.); *Incentivize EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs.); *Commitment from 3 or more partners for workplace or multi-family chargers (2-5 yrs.).	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible $$	(Endorsed communities must do at least 3, which Galloway already has done.)	Sustainable Jersey points and support
E3	Energy	*	Develop a community GHG Reduction Action Plan, including GHG reduction targets. GHG reduction actions should be incorporated into land use element of master plan. 1) Conduct Local Government Energy Audit (LGEA) of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions - use NJ's 2020 GHG emissions reduction target as a goal	Planning Board, Governing Body & Green Team	Bd of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit	Timeline as provided PE guidelines (2 years with phasing)	see DVRPC report
E4	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Governing Body		Year 1	https://www.sustainablejersey.com/actions/#open/action/482
E5	Energy		Greening the municipal fleet: • Fleet Inventory and target for green fleet conversion.	Governing Body	Sustainable Jersey points and support	must do year 1	
E6	Energy	*	Renewable Energy Generation: *Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy Aggregation	Governing Body	BPU, DEP, SJ possible $$	must do 3 within 4 years	Sustainable Jersey points and support
E7	Energy		Implement energy efficiency measure for facilities	Governing Body	BPU, DEP, SJ possible $$		Sustainable Jersey points and support
E8	Energy		Greening the municipal fleet: * Trip optimization software * Proper vehicle maintenance * Driver training *purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing Body	BPU, DEP, SJ possible $$	recommended	Sustainable Jersey points and support
E9	Energy		Greening the municipal fleet: • purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing Body	BPU, DEP, SJ possible $$	must initiate by yr. 2 (can be multi-year)	.Sustainable Jersey points and support
F1	Conservation	*	Tree Protection Ordinance , Tree Risk Assessment Plan as needed. Consider NJUCG accreditation	Planning Board, Governing Body & Green Team	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	Compare to Woolwich (https://ecode360.com/14140851) or Haddonfield (https://ecode360.com/10200060). Also, NJDEP Urban and Community Forestry guidelines are here: https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html

F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F3	Conservation	*	Develop and adopt a Water Conservation Ordinance that is mutually agreeable to the Township and DEP	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F4	Conservation	*	Prepare and adopt a Habitat Conservation Plan and protection measures to maintain habitat. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity.	Planning Board, Governing Body & Green Team	DEP technical assistance and funding	2-3 years	The Habitat Conservation may potentially be included as part of the Conservation Plan rather than an individual plan. NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm
F5	Conservation	*	Review and update as necessary the Natural Resource Inventory, including climate change observations and concerns as they are relevant. DEP can assist with identifying what to update.	Planning Board, Governing Body & Green Team	DEP, County	3-5 years after CCRHVA	Incorporate findings from the CCRHVA, and CES overlays as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites, identify if any of these Known Contaminated Sites (KCS) are within the proposed center and/or are vulnerable to climate change.	Planning Board, Governing Body & Green Team		1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
F7	Conservation	*	Adopt a stream corridor/Riparian Zone protection ordinance	Planning Board, Governing Body & Green Team		1-4 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
GI	Transportation & Circulation	*	Incorporate Complete and Green Streets policy and Implementation Plan into the Circulation Element of the Master Plan All new transportation projects that impact any Right-of-Way made within Township of Galloway will be consistent with this plan and the adopted Complete Streets Policy.	Planning Board, Governing Body & Green Team	NJDOT, SJ, DVRPC	2-3 years	Samples provided
G2	Transportation & Circulation	*	Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, improvements to bicycle and pedestrian access and transit, along with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board, Governing Body & Green Team	NJDOT, DVRPC	3 years	Municipality agrees to work on the Circulation Element.
G3	Transportation & Circulation		Implement expansion of bike/ped network.	Governing Body, Planning Board	NJDOT, DVRPC		
G4	Transportation & Circulation	*	Township requests OPA assistance in coordinating the pursuit and implementation of a direct road connection from the Lennar project to Route 9.	OPA/Governing Body	OPA	Ongoing	Access permits may be required to construct new access to a state roadway and are subject to approval by the appropriate jurisdiction. U.S. Route 9 is under the jurisdiction of NJDOT.
H1	Transit		Pursue improved transit facilities including increased offerings, heightened safety and dependability, and ridership enticements including covered bus stops.		Coordinate between Municipality (s), County, NJ Transit and DOT*		NJ Transit and DOT*Coordinate between Twp., County, NJ.

I1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.	Governing Body, Planning Board, Municipal utilities authority	NJ American Water, BCBC, DEP	1-3 years after CCRHVA	New utility lines and associated infrastructure should be planned to avoid flood prone areas and existing utility infrastructure currently in or projected to be flood prone in the future should be addressed.
I2	Infrastructure	*	Confirm that the County has submitted a WMP with a local Chapter and a new FWSA map pursuant to 7:15-4.2 (c)	County with municipal	NJDEP		
I3	Infrastructure	*	Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Be sure to submit MS-4 Permit reports each May.	Engineer, Governing Body and Planning Board	DEP and Cape May County technical assistance	1-2 years	
I4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance. Incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance. Include measures to manage stormwater on-site rather than as runoff ; Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Governing body	NJDEP		
I5	Infrastructure/ Utilities	*	Initiate conversations with the county about a regional wastewater plant out o f the flood zone	Governing Body, Planning Board, Municipal utilities authority	NJDEP		
I6	Infrastructure/ Utilities	*	Discuss permit options for drainageways; maintenance/emergency repairs	Governing body	NJDEP		
J1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring “green buildings” (LEED, Green Globes) in redevelopment areas, to the extent practicable.	Planning Board, Governing Body & Green Team	SJ, OPA		Sustainable Jersey points and support
J2	Sustainability	*	Streamline zoning code and permitting requirements to encourage solar and geothermal.	Planning Board, Governing Body & Green Team	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support
J3	Sustainability		MLUL encourages municipalities to include a Green Building & Sustainability Element in their master plan to help establish policies and initiatives for achieving sustainability goals. Components include:• Define what sustainability		DEP, Sustainable Jersey	Recommended. Report on progress in biennial review	
J4	Sustainability		Statement of consistency and recycling ordinance		SJ, OPA, Clean Communities		
K1	Economic Development		Prepare an economic sustainability plan working regionally as appropriate. S		BCBC, OPA, DVRPC, DEP, SJ		
L1	Historic Resources	*	Review and update Historic Preservation Inventory. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing Body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission’s (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants. Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf

L2	Historic Resources		Prepare Historic Resources Element	Governing Body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants. Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
M1	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	
M2	Planning	*	5 year Capital Improvement Plan as per MLUL	Governing Body			
M3	Planning		Prepare and adopt a Farmland Preservation Plan.		NJDA		Utilizes the County's Farmland Preservation Plan as a guide and can adopt a resolution accepting the current county plan.
M4	Planning	*	Prioritize redevelopment opportunities within the Designated Center before considering any new development potential	Governing Body	DCA	Ongoing	ANR determinations should be double checked for DCA acknowledgement prior to adoption of redevelopment plans
N1	Environmental Justice	*	Follow the requirements of EO23 pursuant to NJDEP guidelines to review, identify, and update documents as necessary.		NJDEP	1-3 years after provision of guidance	Monitor for changes in municipality that may warrant more environmental justice actions in the future.
O1	Redevelopment	*	Review Community Asset Map and let DCA know of any updates that should be made	Planning Board, Governing Body & Green Team	NJDCA	Within first year and each time there is a new redevelopment plan	https://www.arcgis.com/apps/webappviewer/index.html