

Plan Endorsement Recommendation Report for Township of Edgewater Park



**New Jersey Department of State
Business Action Center
Office of Planning Advocacy**

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 of our partner agencies, Township of Edgewater Park, Burlington County Bridge Commission, and members of the public. OPA will post this report and other materials related to Township of Edgewater Park's Plan Endorsement petition on our website. You can contact our office by email regarding petitions for Plan Endorsement by providing contact information, including name, organization, address, and e-mail address to osgmail@sos.state.nj.us.

Documents submitted by Township of Edgewater Park can be found here:

<https://nj.gov/state/planning/plan-endorsement.shtml>

Master Plan, Reexamination Report, Zoning and Land Use Maps, etc.

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INTRODUCTION

The Township of Edgewater Park (hereafter Edgewater Park or Township) in Burlington County received Town Center designation by the State Planning Commission (SPC) on April 28, 1999. This designation was set to expire on June 30, 2020; however, the expiration has been extended through various extension approvals by the legislation, executive orders and/or State Planning Commission resolutions. According to the Regional Municipal Self-Assessment Report (MSA), prepared on behalf of the Burlington County Board County Commissions by the Burlington County Bridge Commission, Department of Economic Development and Regional Planning, the Township is seeking Plan Endorsement to align its local planning goals and objectives with the State Plan and to make mapping changes consistent with resiliency and sustainable development practices and New Jersey State Planning Commission policies. The MSA report was written for the U.S. Route 130/Delaware River Corridor Regional Plan Endorsement, which includes the following 12 municipalities: Township of Florence, City of Burlington, Township of Burlington, City of Beverly, Township of Edgewater Park, Township of Delanco, Township of Willingboro, Township of Cinnaminson, Township of Delran, Borough of Palmyra, Borough of Riverton, and Township of Riverside. Receiving plan endorsement, which will extend center designation beyond 2030, will assist the 12 municipalities as they continue to implement strategies to address development and redevelopment, economic revitalization, pedestrian safety, improved circulation, stormwater management, and sustainable growth principles.

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 the Office of Planning Advocacy (OPA).

Adopting a resolution in support of Plan Endorsement of their plans will demonstrate that they are taking appropriate steps to plan for the sustainable future by addressing their infrastructure, economic development, housing, open space, environmental and resiliency concerns.

BACKGROUND

The Township of Edgewater Park initiated the Plan Endorsement process by attending a pre-petition meeting with OPA and our partner State agencies on March 10, 2020. The Township established their Plan Endorsement Citizens’ Advisory Committee on September 21, 2021, via resolution 2021-83. The Municipal Self-Assessment was authorized by the Township of Edgewater Park on October 19, 2021, via resolution 2021-99. OPA and our State agency partners responded with an Opportunity and Constraints Report on November 3, 2022. Edgewater Park formally approved the Plan Implementation Agreement (PIA) on February 7, 2023. The PIA includes items that OPA and our State agencies believe will achieve consistency with the New Jersey State Development and Redevelopment Plan (State Plan), as well as the recently updated Plan Endorsement Guidelines, which address State priorities for environmental justice and climate resiliency, including recent amendments to the New Jersey Municipal Land Use Law (MLUL).

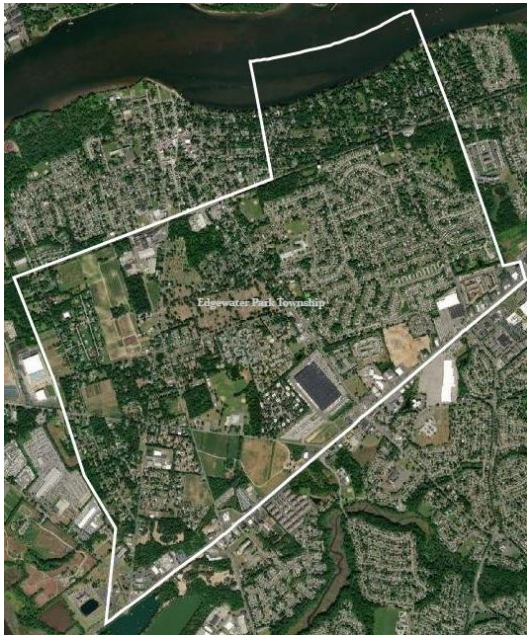
CHRONOLOGY

Event(s)	Date	Notes
Master Plan	12/1965	Updated 1967, 1982, 1997
Town Center Designation	4/28/1999	
Burlington County Wastewater Management Plan	5/24/2017	With Build-out analysis
Master Plan Reexamination Report	6/15/2017	
Burlington County Hazard Mitigation Plan	2019	
Pre-petition Meeting	3/10/2020	
Municipal Self-Assessment	10/19/2021	
Master Plan Update	5/20/2022	
Plan Implementation Agreement	2/7/2023	
PIC Approval	TBD	With mapping & PIA
SPC Adoption	TBD	

PUBLIC PARTICIPATION

As part of the Plan Endorsement process, the Township completed their Community Visioning sessions. The Township held their local visioning session on October 25, 2022, and participated in the regional visioning session on July 27, 2022, along with the Township of Willingboro, City of Burlington, Township of Burlington, and Township of Florence.

LOCATION & REGIONAL CONTEXT



The Route 130/Delaware River or River Route Corridor lies in the western portion of Burlington County. The Corridor is located along U.S. Route 130 and the Delaware River and extends approximately 16 miles from Cinnaminson Township in the south to Florence Township in the north. The combined area of the 12 municipalities is approximately 64 square miles. The Corridor is strategically located 20 minutes from Center City Philadelphia and an hour and a half from Midtown Manhattan. According to the U.S. Census Bureau, the population of the Corridor was 142,714 in 2010. The Corridor contains approximately 32% of the population of Burlington County yet accounts for less than 8% of the total land area.

Township of Edgewater Park is approximately 3.08 square miles, including 2.92 square miles of land and .16 square miles of water. The Township borders Beverly City, Delanco

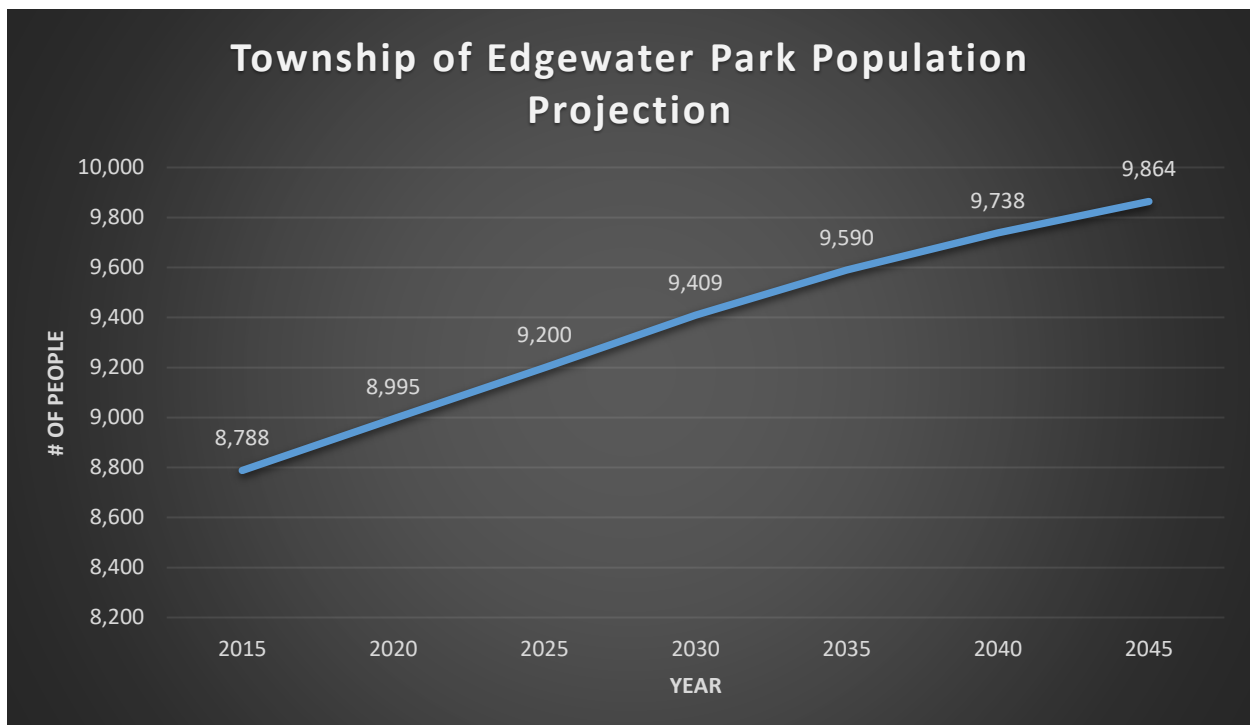
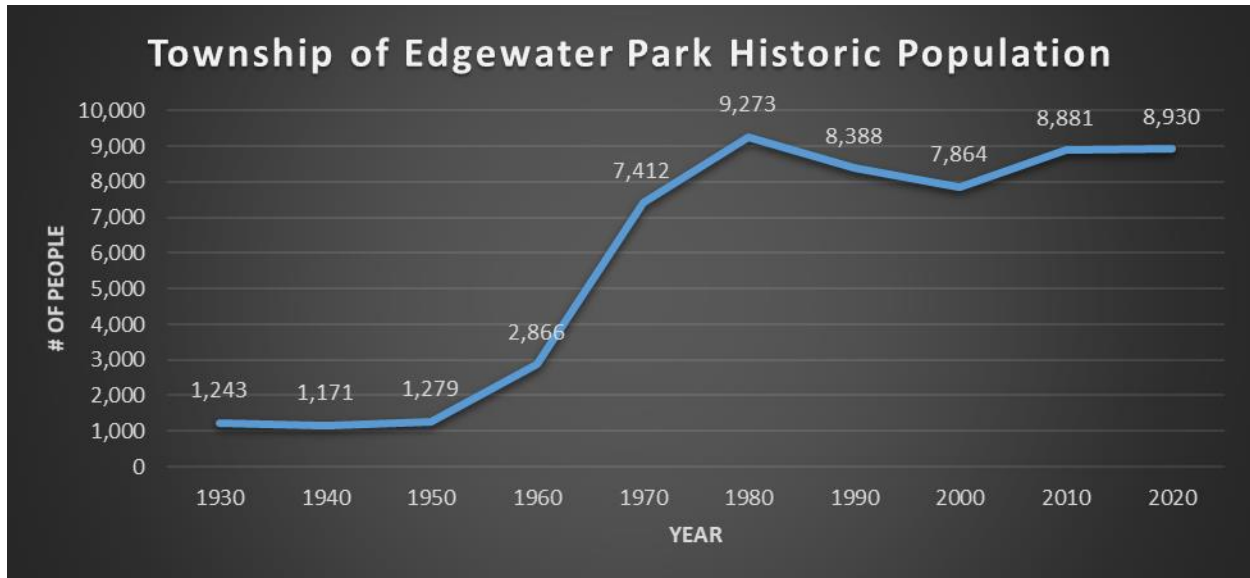
Township, Burlington Township, and Willingboro Township in Burlington County. Large industrial buildings and warehouses of 250,000 square feet to over a million square feet are found up and down the Corridor in Cinnaminson, Delran, Delanco, Edgewater Park, Willingboro, Florence and Burlington Townships.

	Township of Edgewater Park	Burlington County
Land Area (sq. mile)	3.08	827
Population	8,692	445,702
Households	3,414	166,391
Average Household Size	2.54	2.61
Population Density (Persons/Sq. Mile)	2,822	538.94
Housing Units	3,607	179,414
Home Ownership Rate	55.80%	75.40%
Vacancy Rate	5.4%	7.3%
Median Household Income	\$68,095	\$87,416
Per Capita Income	\$32,806	\$43,187
Persons Below Poverty Rate	8.70%	6.1%
Unemployment Rate	2.7%	5.7%

Sources: U.S. Census Bureau, 2010 Census Summary File 1 and 2015-2019 American Community Survey; Route 130 Corridor Assessment Report

DEMOGRAPHICS AND TOWNSHIP OF EDGEWATER PARK'S FUTURE

According to the Route 130 Regional Municipal Self-Assessment, by 2045, it is expected that Edgewater Park's population will reach 9,864.



INFRASTRUCTURE

Water

Most of the households in the Corridor rely on public water systems. New Jersey American Water (NJAW) provides drinking water to Edgewater Park through a combination of a surface water intake on the Delaware River and a network of groundwater wells.



The water allocation permitting program, administered by the NJDEP’s Division of Water Supply & Geoscience, closely reviews water diversions in Water Supply Critical Areas. The Corridor communities are situated in Water Supply Critical Area 2. The 2017-2022 New Jersey Water Supply Plan shows the public water systems in the Corridor all have a surplus supply in relation to the currently approved potable supply.

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Sewer Service Area

Almost the entire Corridor is within an approved sewer service area. There are ten wastewater treatment plants in Corridor, which are operated by either the local municipality or an independent utility authority. Edgewater Park is served by the Willingboro Municipal Utilities Authority.

Water Quality Management Planning

On May 24, 2017 by Resolution No. 2017-00240, the Freeholders authorized submission of the Burlington County Wastewater Management Plan to DEP for adoption into the Tri-County Water Quality Management Plan. The Township of Edgewater Park is included as part of the overall Burlington County Wastewater Management Plan.

On July 11, 2012 by Resolution No. 2012-00369, the Burlington County Board of Chosen Freeholders approved a Future Wastewater Service Area map as the first phase of development of the county-wide wastewater management. Following public review and comment, DEP adopted the Future Wastewater Service Area map as an amendment to the Tri-County Water Quality Management Plan on May 7, 2013.

TRANSPORTATION

Circulation

As of May 2010, the Township had a total of 28.76 miles of roadways, of which 22.69 miles were maintained by the municipality, 4.80 miles by Burlington County, and 1.27 miles by the New Jersey Department of Transportation.

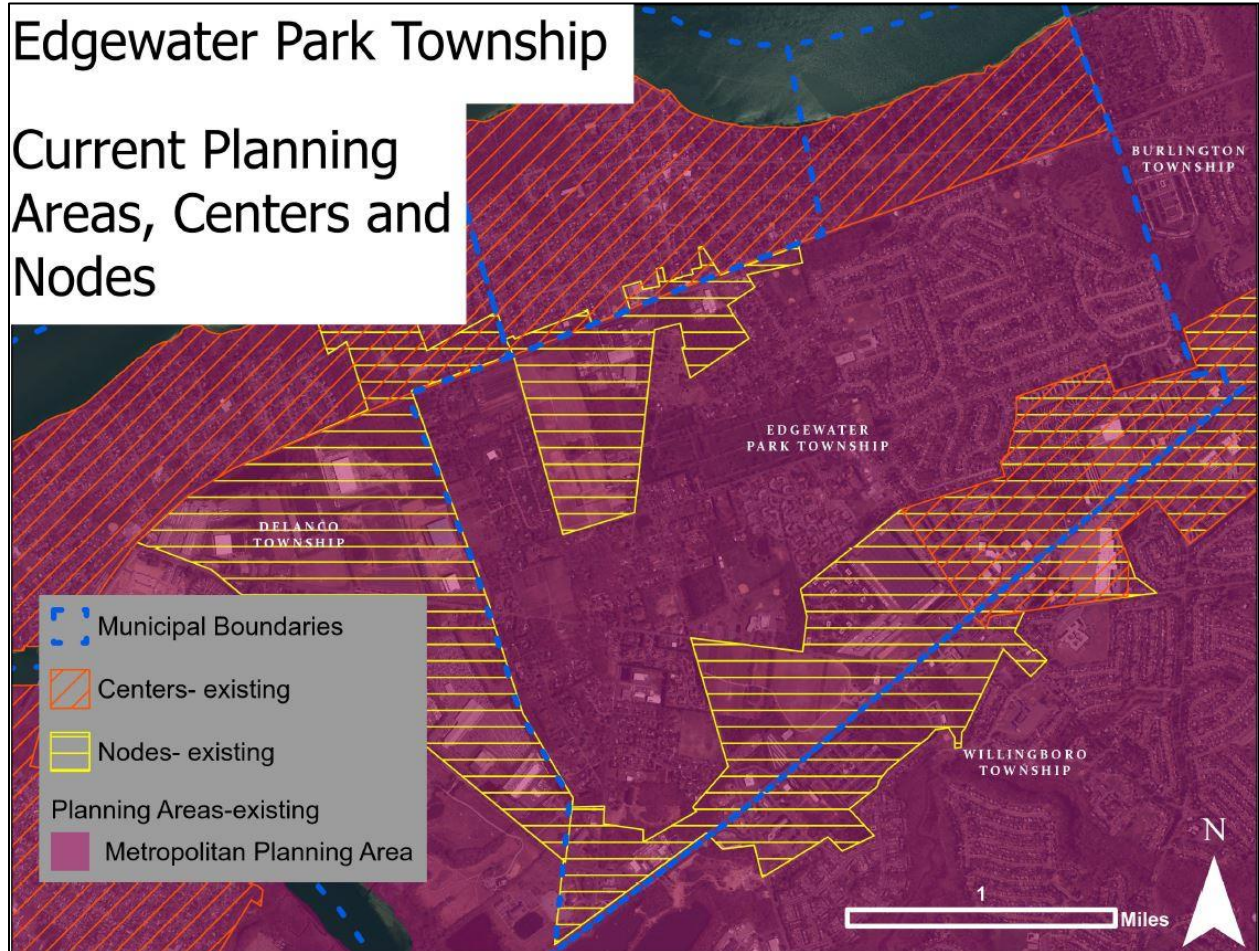
Public Transportation

NJ Transit provides bus service on bus numbers 409 and 419, between Trenton and Philadelphia and Camden and Burlington City, respectively. BurLink bus service is offered on the B2 route between Beverly City and Westampton Township.

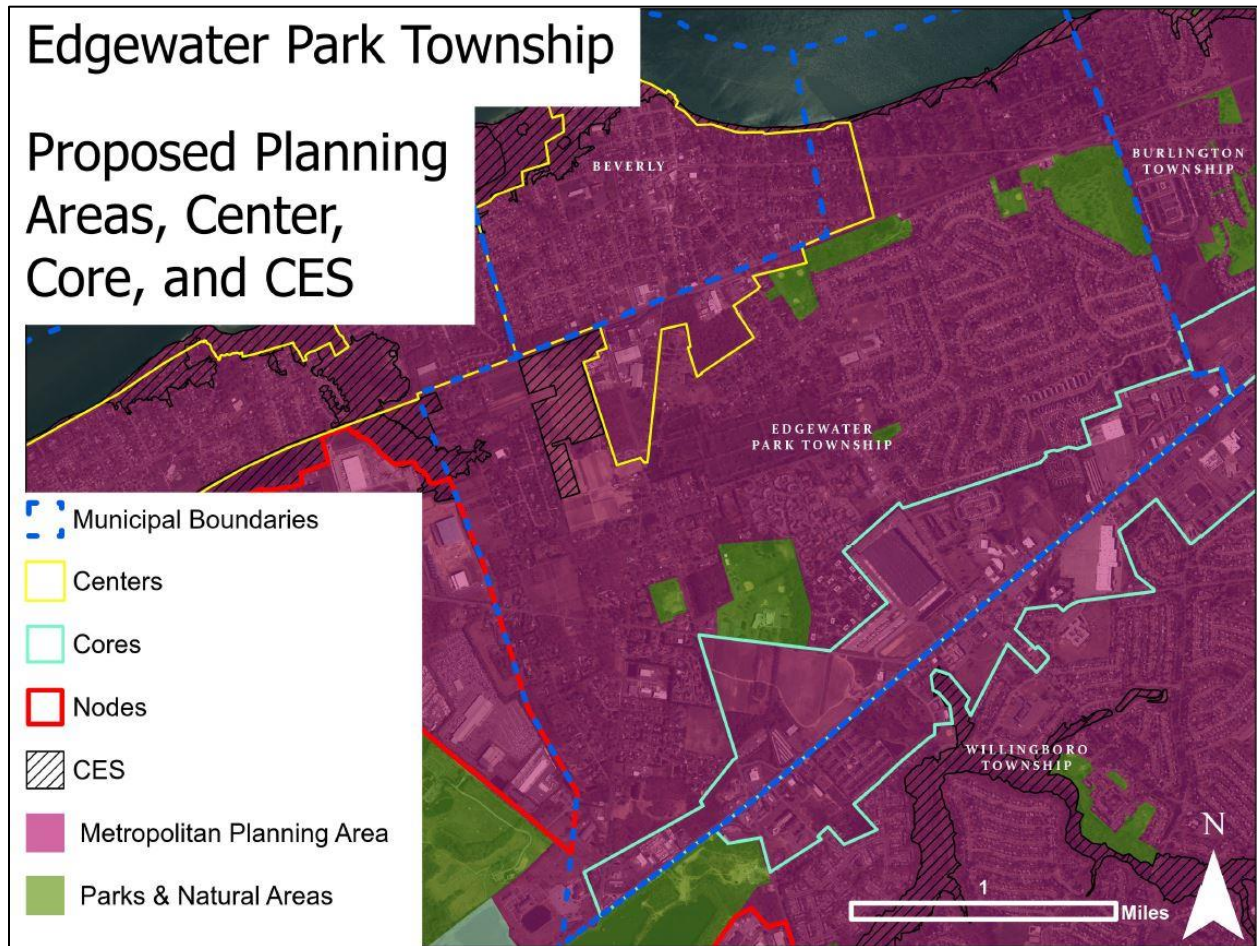
PROPOSED MAP AMENDMENTS

In 1999, the State Planning Commission designated 334.91 acres of Edgewater Park Township between two Town Centers.

Township of Edgewater Park Plan Endorsement Existing Mapping



Township of Edgewater Park Plan Endorsement Proposed Mapping



Summary of Proposed Map Amendments

Planning Area	Label	Existing Acreage	Proposed Acreage
PA 1	Metropolitan	1,869.77	1,752.96
Parks & Open Space	Parks & Open Space	-	119.91
CES	Critical Environmental Site	-	56.24

Center Designation	Existing Acreage	Proposed Acreage	Change in Acreage
Center(s)	334.91	103.52	- 231.39
Cores	-	333.73	+ 333.73
Nodes	563.50	-	- 593.50

STATE PLAN GOALS AND REVIEW

Goal #1: Revitalize the State's Cities and Towns

- Town Center Designation in the PA-1 Metropolitan Planning Area has the intention to provide for much of the State's future redevelopment, revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities.

Goal# 2: Conserve the State's Natural Resources and Systems

- Land Use Plan Element: As part of the 2021 Master Plan update, Edgewater Park plans to promote environmental sustainability and safeguard environmental infrastructure by adopting water conversation, floodplain, wellhead protection, stormwater, and stream corridor protection ordinances consistent with the New Jersey Department of Environmental Protection. The Township will preserve and protect its limited natural habitat, wetlands and flood-prone areas that are concentrated along the Delaware River.
 - All of the aforementioned ordinances appear on the Plan & Implementation Agreement (PIA), which was adopted via resolution by Edgewater Park's Township Committee on February 7, 2023.

Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

- Redevelopment Committee: The Redevelopment Committee was created to analyze the economic development of the region and to promote the sound development of the Township. The Redevelopment Committee is charged with mobilizing the potential resources of the Township for efficient, commercial, office and economic development uses. They are to conduct a thorough study of the basic economic advantages of the Township and promote the same so that a program for managed and selected growth of clean and environmentally desirable ratables may be realized.

Goal #4: Protect the Environment, Prevent and Clean Up Pollution

- Land Use Plan Element: As part of the 2021 Master Plan update, Edgewater Park plans to promote environmental sustainability and safeguard environmental infrastructure by adopting water conversation, floodplain, wellhead protection, stormwater, and stream corridor protection ordinances consistent with the New Jersey Department of Environmental Protection. The Township will preserve and protect its limited natural habitat, wetlands and flood-prone areas that are concentrated along the Delaware River.
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Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

- Schools: Mildred Magowan Elementary School and Samuel M. Ridgway Middle School
- Municipal Building: located at 400 Delanco Road

- Community Center: Edgewater Park is looking to develop a community center/emergency center and are currently researching funding and grant opportunities.

Goal #6: Provide Adequate Housing at a Reasonable Cost

- Edgewater Park has completed all the necessary requirements for the third round. Their plans were approved by the Court and the court appointed Master and do not need to be reviewed again until 2025. Currently, they have one housing project beginning, which will contribute to their projected numbers.
- A Judgment of Compliance and Repose was filed with the Court on July 11, 2019, which concluded the Township has a strategy to address their affordable housing obligation through a variety of mechanisms, including credits for previous housing construction, bonuses and identified future opportunities.
 - Rehabilitation Share – The Township will address its 49-unit rehabilitation share by continuing to participate in Burlington County’s Home Improvement Loan Program, which is administered through the County’s Community Development Block Grant program. The rental rehabilitation program is administered by Community Grants Planning and Housing as part of a consortium with other municipalities and is funded through the Township’s affordable housing trust fund.
 - Prior Round obligation – The Township satisfies a portion of its 30-unit Prior Round obligation with 11 credits and eight rental bonuses from the Courtyards, an inclusionary development located off Delanco Road, which contains 39 affordable family rental units. The remaining 11 credits are from completed alternative living arrangement projects.
 - Third Round obligation – The Township is addressing its 120-unit Third Round obligation with the following projects:
 - 28 remaining credits and 28 rental bonuses from The Courtyards
 - 20 credits from the Fox Run development, which is a 100-unit for-sale residential townhouse community with a 20% set-aside
 - 17 affordable for-sale units to be constructed on the Versaci Site. Two agricultural properties, currently owned by the Versaci family, have been approved for residential development, with a 20% set-aside. One development will include 44 single-family market-rate units on an approximately 60-acre site on Green Street and Bridgeboro Road. The second development, located on an approximately 20-acre site on Mount Holly Road, will contain a total of 43 units, consisting of 19 single-family homes and 24 townhouses.
 - 24 affordable family rental units, which are part of Ariel Realty’s plan to construct 160 apartment and townhouse units and 16,000 square feet of retail space on the property adjacent to the Pep Boys on U. S. Route 130. Construction of this project began in 2020.
- The R-7, R-8, R-AR, and the R-TH/MF Zones were created specifically to accommodate affordable housing per various agreements.

Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

- Parks and Community Engagement Committee: Established via Ordinance \$2021-11, this Committee will help the Township provide community-based events and activities at the parks, recreational facilities, athletic fields, and open natural spaces in the township, to promote the physical and social well-being of residents. The Committee will plan, organize, coordinate and report on all community-based events and help provide recreational programming and activities, as well as work for the beautification of the township parks and promote the above activities for participation by township residents. Those on the Committee have an interest in developing and maintaining Township parks and recreational facilities and in working with the Township Committee and the general public to plan for future improvement in parks, recreational facilities, programs and a wide variety of related projects.
- Historic Preservation Inventory: As part of the PIA, we ask that Edgewater Park creates this inventory. The PIA was adopted via resolution by Edgewater Park's Township Committee on February 7, 2023.
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Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

- Keeping up to date on Master Plan
- Completing the items agreed upon in the Planning & Implementation Agreement
- Working with State and County to be consistent with their planning.

STAFF RECOMMENDATION

Based on the work the Township of Edgewater has supplied, actions taken and committed to complete, it is my recommendation that the State Planning Commission adopt the Resolution for Plan Endorsement.

PLANNING & IMPLEMENTATION AGREEMENT

See attached PIA

Township of Edgewater Park Plan & 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 documents to OPA.	Planning Board and governing body	OPA	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.
B3	Public Info & Community Engagement		Consider uploading municipal codes to Ecode360 or equivalent searchable online storage system	Governing Body with Clerk			Access to ordinances creates a better informed and engaged citizenry and assists professionals and volunteers when working for the city.
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, SJ, DEP has offered to prepare the CCRHVA for the municipalities participating in regional plan endorsement.	1-4 years	Municipality will 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 wastewater 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. o Confirm the condition and capacity of these utility sites, facilities, equipment, etc. o DEP 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.
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, BCBC	1-4 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements, address vulnerabilities and build on strategies identified in CCRHVA. Items G2, I1, and M2 complement this action.
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 and governing body	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA (years 3-6)	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. Expand corridors of open space a natural features to support habitat connectivity and adaptation to changing conditions.
D6	Land Use	*	Add appropriate Overlay Zones to Zoning Ordinance/Map.	Planning Board and governing body	County	Ongoing. Up to 6 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).
D8	Land Use		Develop a Vacant Land Inventory and identify any unoccupied structures that would lend themselves to affordable housing. & for economic development	Governing body, planning board	DCA, OPA, DEP		
D9	Land Use	*	Adopt a Housing Plan/Element if not in place	Governing Body/Land use Board		3-6 years	
D10	Land Use		It is recommended that municipality consider going to the courts for a fair Share Housing Judgement of Compliance and Repose.	Governing Body/Land Use Board			
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.)	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 within 3 years	
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 \$\$	1-3 items within 6 years	Sustainable Jersey points and support
E7	Energy		Implement energy efficiency measure for facilities as considered Sustainable Jersey	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
E10	Energy		Municipality should investigate State grant opportunities for the installation of publicly accessible electric vehicle charging stations in the downtown area.	Governing Body & Green Team, (if applicable)	BPU, DEP, SJ		

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
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, BCBC has offered to do this regionally for the 12 communities, just need to request assistance.	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	DEP	1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. The Township follows the mapping and inventory provided by the NJDEP.
G1	Transportation & Circulation	*	Adopt/Incorporate Complete and Green Streets policy and Implementation Plan into the Circulation Element of the Master Plan.	Planning Board, Governing Body & Green Team	NJDOT, SJ, SJTPO	3-6 years	Samples provided
G2	Transportation & Circulation	*	Create/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, SJTPO	3-6 years	Municipality agrees to work on the Circulation Element.
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, County, DEP, American Rescue Plan	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 County	Ongoing	
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 of the flood zone	Governing Body, Planning Board, Municipal utilities authority	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, wind and geothermal.	Planning Board, Governing Body & Green Team	DEP, BPU, SJ	3-6 years	Tied to Land Use Element update. Sustainable Jersey points and support
K1	Economic Development		Prepare an economic sustainability plan working regionally as appropriate.		County, OPA, DVRPC, DEP, SJ		
L1	Historic Resources	*	Create/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
M1	Planning	*	Update the Community Facilities Plan with consideration to climate vulnerabilities.	Planning Board	Technical assistance	3 years	
N1	Environmental Justice	*	Develop a Municipal Environmental Justice Action Plan		NJDEP	1-3 years after provision of guidance	Guidance from DEP forthcoming.