



Plan Endorsement Recommendation

Presented to the

Plan Implementation Committee (PIC)



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NJ Office of Planning Advocacy

October 19, 2022



Commercial Township Fast Facts



Population Increased 1940-2000, decreased 2000-2020 down to 1980 numbers. Population loss between 2000 and 2010 is about 1.5% and 2010 to 2019 is 3.8%.

81% White, 5% Black, 8% Hispanic

Median Age (38.3)

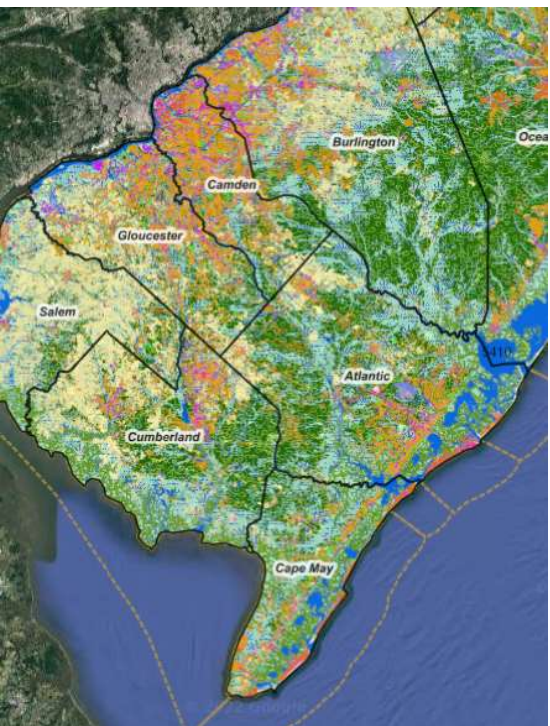
Median Income LOWER than County

Poverty Level MORE than County (15.6%)

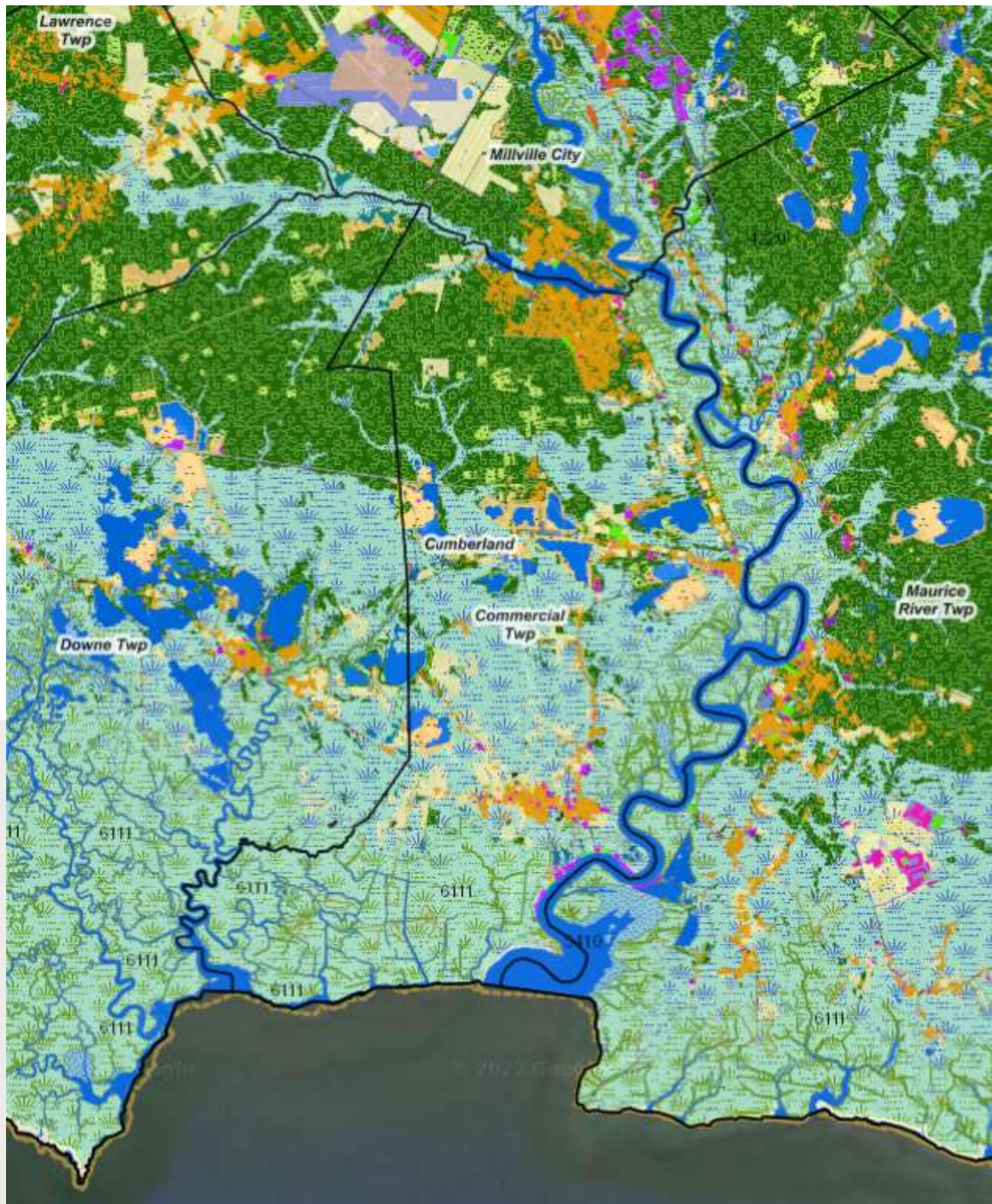
Unemployment MORE than County

¼ residents living below poverty line

34% of children are living below the poverty line (double NJ average; 1.4X Cumberland average)



Locator and Land Use from NJ MAP



Middletown-Odessa CCD, New Castle County, DE

Commercial township, Cumberland County, NJ

County Subdivision in: [Cumberland County, NJ, New Jersey, United States](#)

4,936

Population

31.9 square miles

154.7 people per square mile

Census data: ACS 2020 5-year unless noted

Value

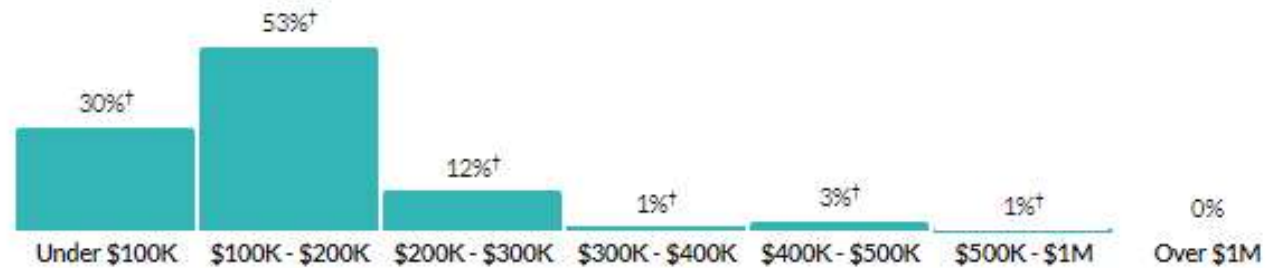
\$122,400

Median value of owner-occupied housing units

about three-quarters of the amount in Cumberland County: \$166,400

about one-third of the amount in New Jersey: \$343,500

Value of owner-occupied housing units



[Show data / Embed](#)

Income

\$20,371 ±\$2,440
Per capita income

about three-quarters of the amount in Cumberland County: \$28,311 ±\$2,035

about half the amount in New Jersey: \$44,153 ±\$191

\$45,931
Median household income

about 80 percent of the amount in Cumberland County: \$55,709

about half the amount in New Jersey: \$85,245

Household income



[Show data / Embed](#)

Poverty

18%
Persons below poverty line

about 10 percent higher than the rate in Cumberland County: 16%

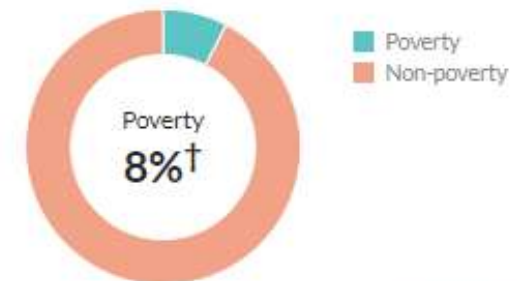
nearly double the rate in New Jersey: 9.7%

Children (Under 18)



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Seniors (65 and over)



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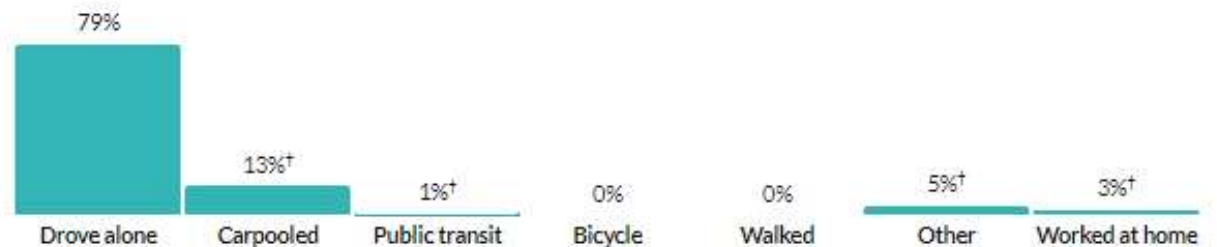
Transportation to work

27.7 minutes
Mean travel time to work

about 10 percent higher than the figure in Cumberland County: 24.3

about 90 percent of the figure in New Jersey: 32

Means of transportation to work



* Universe: Workers 16 years and over

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Units & Occupancy

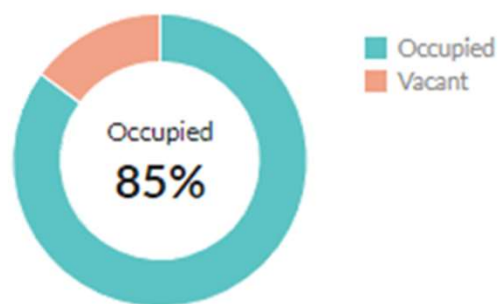
2,106 ±223

Number of housing units

Cumberland County: 56,411 ±323

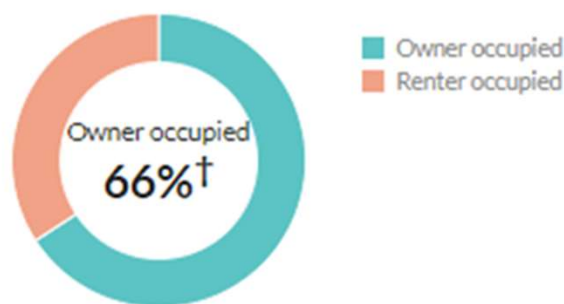
New Jersey: 3,628,732 ±505

Occupied vs. Vacant



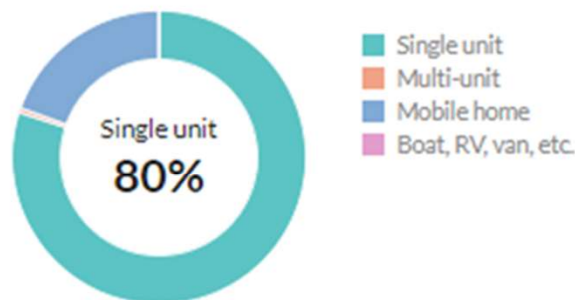
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Ownership of occupied units



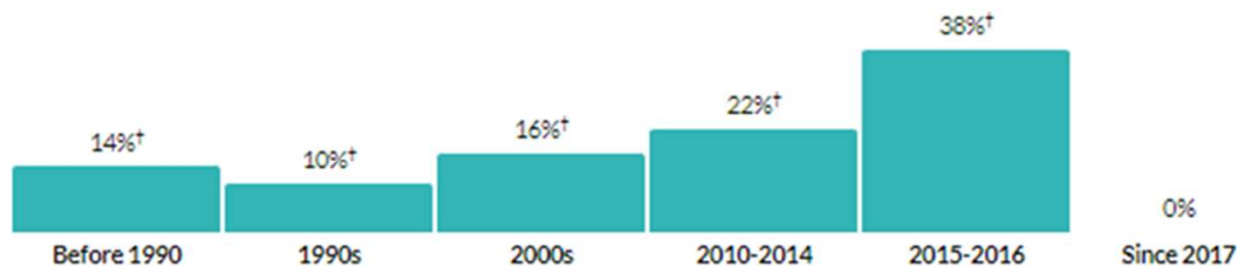
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Types of structure



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Year moved in, by percentage of population



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Housing

Fully one quarter of the Township's housing stock is made up of mobile homes. The value and resale potential of a mobile home is not as advantageous an asset to the homeowner as the value of a conventional home.

The median value of housing in Commercial Township is 80% of the County's median value and only 40% of the state's. The low value of residential property impacts the Township's tax base and its economy.

Educational Attainment

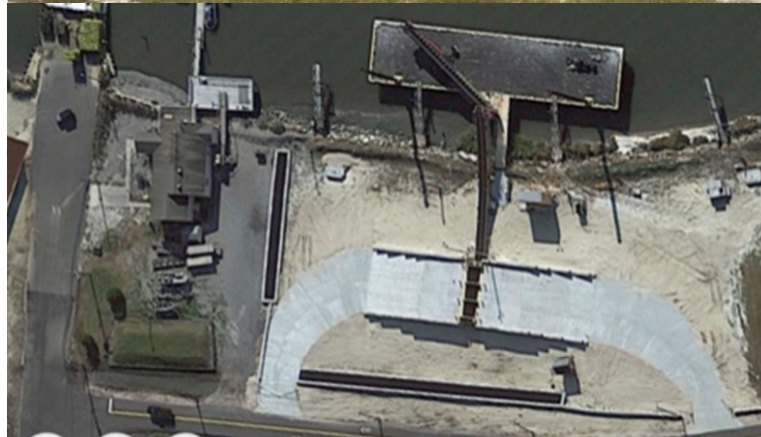
In the 2000 census, just 63.9% of the Township population had a high school degree. The 2010 census reports an increase to 77.2%. A continued increase in educational attainment should make the Township's labor pool more employable.

Figure 11: Population by Minimum Level of Education

	Commercial Township	Percent Change	Cumberland County	Percent Change	New Jersey	Percent Change
No degree	775	22.83%	24703	23.44%	702498	11.61%
High School	1563	46.04%	41327	39.22%	1743267	28.80%
Some College	898	26.45%	24829	23.56%	1406718	23.24%
Bachelor's	119	3.51%	10381	9.85%	1362013	22.50%
Post-grad	40	1.18%	4139	3.93%	838125	13.85%
TOTAL	3395		105379		6052621	

Data Source: American Community Survey 2014-15: B15002

Commercial in Commercial



Commercial Township Planning & Plan Endorsement Chronology

Event(s)	Date	Notes
Centers Designated	2000, 2002	Through Cross Acceptance
Master Plan	2006	
Fair Share Plan	2006	
Cumberland County Bike/Ped Plan	2007	
Open Space and Recreation Element	2008	
Comprehensive Recycling ordinance	2010	
Landfill Redevelopment Plan	2011	
Cumb Co Open Space Recreation Master Plan	2011	
Recreation & Open Space Inventory	2012	
Cumberland Co Transportation Plan	2013	
Tree Protection Ordinance	2013	
NJ Delaware Bayshore Recovery Plan	2014	W/FEMA, Cumb Co & Partners
Flood Hazard Protection Ordinance	2016	
Cumb Co Wastewater Mgt Plan	2019	With Build out analysis
Natural Resource Inventory	2017 (1993)	
Official Map	2017	
Submitted PE Petition	February, 2020	
Master Plan Reexamination	2016/17	
Zoning Map	2017	
Stormwater Ordinance	2005	Recently updated
Cumb Co Hazard Mitigation Plan	2021	
Prepetition Meeting	March, 2020	
Appointed PE Advisory Committee	December 2021	
Submitted MSA	December 2021	
Visioning Session	March 2022	With Cumb Co & OPA support
PIC Recommendation (Scheduled)	October 19, 2022	
SPC ADOPTION (scheduled)	November 2, 2022	

Consistency

GOAL 1: Revitalize the State's Cities and Towns

The revitalization of the Towns within Commercial Township remains a key element of its vision and goals. The Township has established the goal of maintaining the historic development pattern centered around the three villages of Mauricetown-Haleyville, Port Norris, and Laurel Lake, while allowing reasonable growth elsewhere if it respects the natural environment. The objectives to establish this are:

1. Support and encourage development within existing villages, providing infrastructure can be constructed which prevents environmental harm.
2. Preserve historic village character in new development.
3. Direct commercial activities, other than farming, mining, and fishing, into the 3 villages.



GOAL 2: Conserve the State's Natural Resources and Systems

Commercial Township is rich in natural beauty, bordered as it is by the Maurice River to the east and the Delaware Bay to the south. These two water bodies have extensive coastal marshes providing natural habitats for a wide variety of locally and globally significant wildlife. Commercial Township has a prominent wetlands conservation priority, values the conservation of natural resources, lands and opens spaces, and is committed to the preservation of its waterways that contribute to the Maurice River, which has a federal Wild & Scenic Designation.



Commercial Township received Bronze Certification from Sustainable Jersey in January 2021

- Community Education and Outreach in Climate Change
- Municipal On-Site Solar System - Since 2017 solar panels have been placed at three public facilities: The township hall, both senior centers. A fourth site is being considered.
- Green Building Policy
- Conducted an energy audit of its buildings and installed more efficient heaters, HVAC systems and lights.
- Installed 83 energy efficient LED street lighting to replace the old high intensity discharge lighting along township owned roadways
- Installed 26 tree identification signs and various other signs indicating boat ramp, parking, and walking trail at Lake Audrey a 120 acre state park
- Sustainable Land Use Pledge adopted Feb. 21, 2013
- Environmental Commission Site Plan Review using the NRI
- Tree Protection Ordinance - 2014
- Prescription Drug Safety and Disposal
- Non-Mandated Materials Recycling – single use plastic bag recycling program
- Recycling Depot - with the Cumberland Improvement Authority expanding recyclable options
- Plant 500 milkweed plants for Monarch butterfly habitat

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

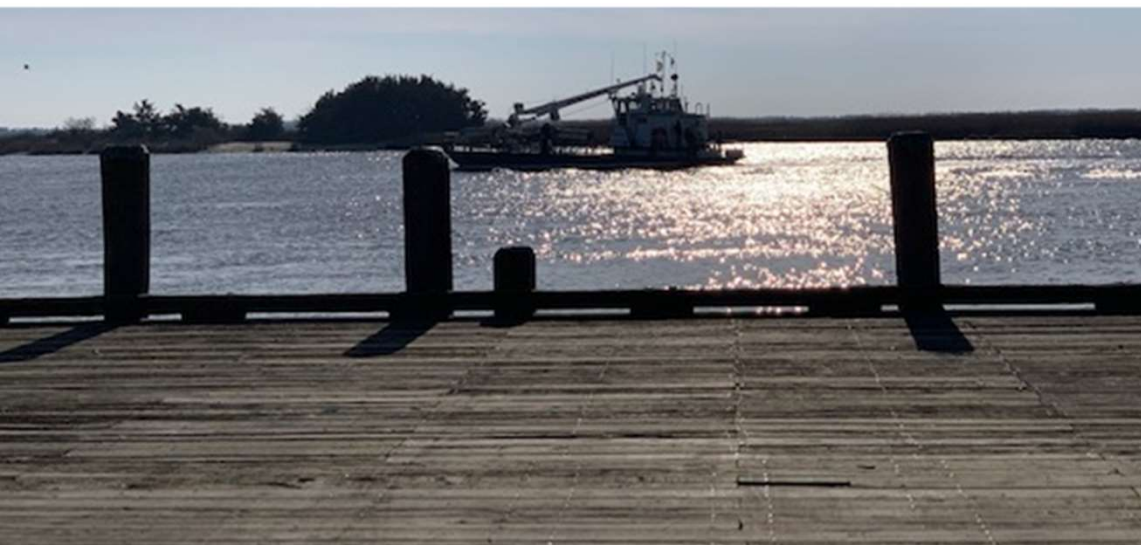
Commercial Township was built on and continues to be defined by its commercial oyster businesses and working waterfront. Farming was and remains an integral part of this rural coastal community, including salt hay farming. The working waterfront Node ensures the future of this sustainable economy.

Economic development objectives:

1. Encourage natural resource industries while requiring appropriate preservation controls.
2. Commercial activities in villages should fit its historic nature in size, scale, and design.
3. Use development regulations to encourage ecotourism and associated economic activities.

Recommendations for Agricultural Preservation:

1. Encourage farming by reducing intrusion of non-agricultural uses into quality soil areas.
2. Cluster residential development where proposed for farmland.
3. Sustain the farm economy by permitting farm related businesses.



GOAL 4: Protect the Environment, Prevent and Clean Up Pollution

Environmental Protection -The Township Master Plan resolved that the "highly environmentally sensitive" coastal area must be protected from development for both ecological and aesthetic reasons.

1. The Township must protect and preserve its extensive wetlands whether publicly or privately owned.
2. Use innovative zoning to minimize adverse impacts of development on environmentally sensitive areas
3. Use development regulations, such as buffer and setback requirements and conservation easements, to offset the direct and indirect impacts of development.

Master Plan Recycling Objectives

1. Adopt the recycling goals of the County and State.
2. Undertake the necessary municipal



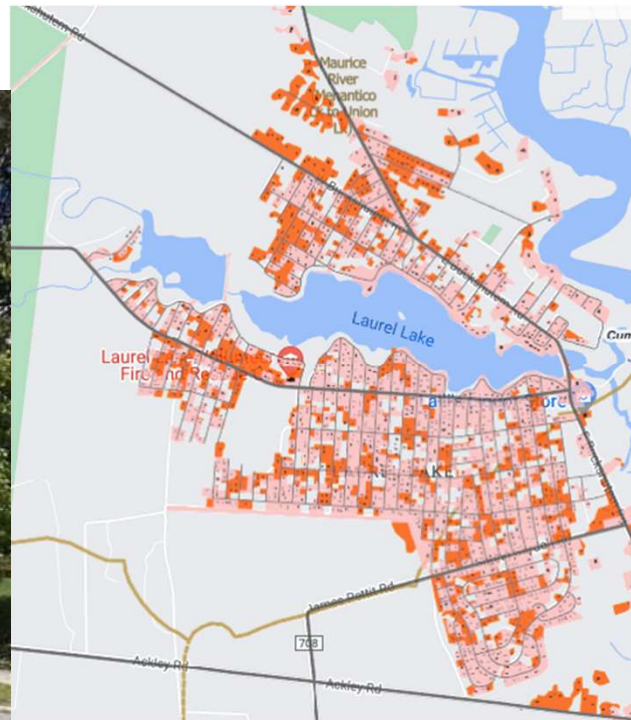
GOAL 5: Provide Adequate Public Facilities and Services at a Reasonable Cost

The Township has operates a senior center, a community center, a school system with one consolidated school, one firehall per village (3), a rescue squad a small library and is committed to providing its residents with efficient services and quality programs while keeping its taxes reasonable.



GOAL 6: Provide Adequate Housing at a Reasonable Cost

Commercial Township received certification from the Council on Affordable Housing (COAH) for its fair share affordable housing plan under the Second Round rules in 2001. The certification expired in 2005. The Township formulated a new 2005 Housing Plan but a petition for certification under the third round rules was never submitted to COAH. The 2006 Master Plan listed three objectives related to affordable housing. 1. Provide sufficient housing to meet the Township's fair share requirement. 2. Petition the Council on Affordable Housing for certification of the housing element. 3. Monitor housing and undertake programs to assure renovation, rehabilitation and, where necessary, removal of dilapidated units.



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

Two of Commercial Township's three villages have historic districts with multiple properties on the State and National Register of Historic Places. They reflect the time when Port Norris was known to have more millionaires per square mile than anywhere in the state and perhaps the country. The historic housing stock from the late 1800s and before has ...Such structures consist of restored homes, old commercial structures, churches, restored oyster shucking wharves, and a restored oyster schooner. The Township recognizes the importance of preserving these historically significant structures and explains the benefits in the

Historic Preservation subsection of the Land Use element - care should be taken to assure that new development is not detrimental to such sites or structures and does not create nuisances or problems for them. The Township also recognizes the economic benefit of maintaining these historic sites because they offer education about the Township's history and serve as focal points to attract visitors. The historic sites, as listed on the state and national register, that exist within the Township include the following:

- Berry-Gibson Salt Hay Farm
- Bird Island Site
- Bivalve Oyster Packing Houses and Docks
- 'Cashier'
- Edward Compton House
- Historic Marine and Architectural Resources of Maurice River Cove
- Caesar Hoskins Log Cabin
- Mauricetown Historic District
- Port Norris Historic District
- Schooner A.J. Meerwald



History & Culture



Open Space & Recreation

The Estuary Enhancement Project, 4,000 acres of restored wetlands; also provided the township with 4 miles of walkways, two boardwalks, an observation platform, nature trail, car-top boat launch, and three parking areas.

State WMAs

Lake Audrey

Public Wharf

Laurel Lake



GOAL 8: ENSURE SOUND, INTEGRATED PLANNING AND IMPLEMENTATION OF STATEWIDE GOALS

The Township follows the State Plan's precepts of the planning policies for Rural Planning Area and the Environmentally Sensitive Planning Areas and concentrates development in an around the Township's existing villages and developed nodes. The Township is now seeking Plan Endorsement to further align its planning goals, objectives and policies by demonstrating its commitment to comprehensive planning, and its continuing commitment to working with surrounding municipalities, the County, and State Commissions.

The Township also works closely with state, regional and local planning partners such as:

- Western/Southern Cumberland Region plan
- State Development and Redevelopment plan
- County Solid Waste Management plan
- NJ Delaware Bayshore Council which coordinates planning, projects and advocacy with adjoining Bayshore communities, the county and regional NGOS
- Cumberland County Hazard Mitigation Plan and Waste Water Management Plan as well as other county lead initiatives like the Bike plan, etc.
- Maurice River Management Plan (Wild & Scenic)
- Cumberland County Delaware Bayshore Recovery Plan



RESILIENCY

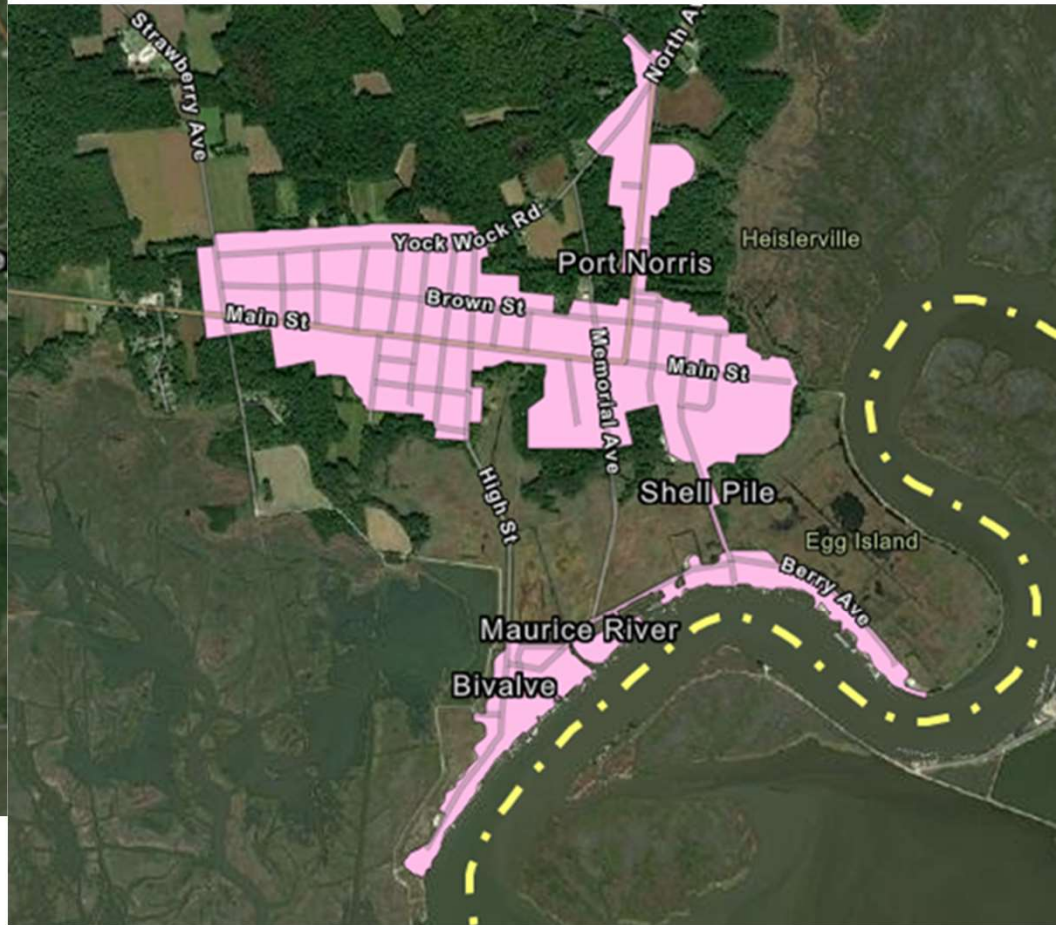
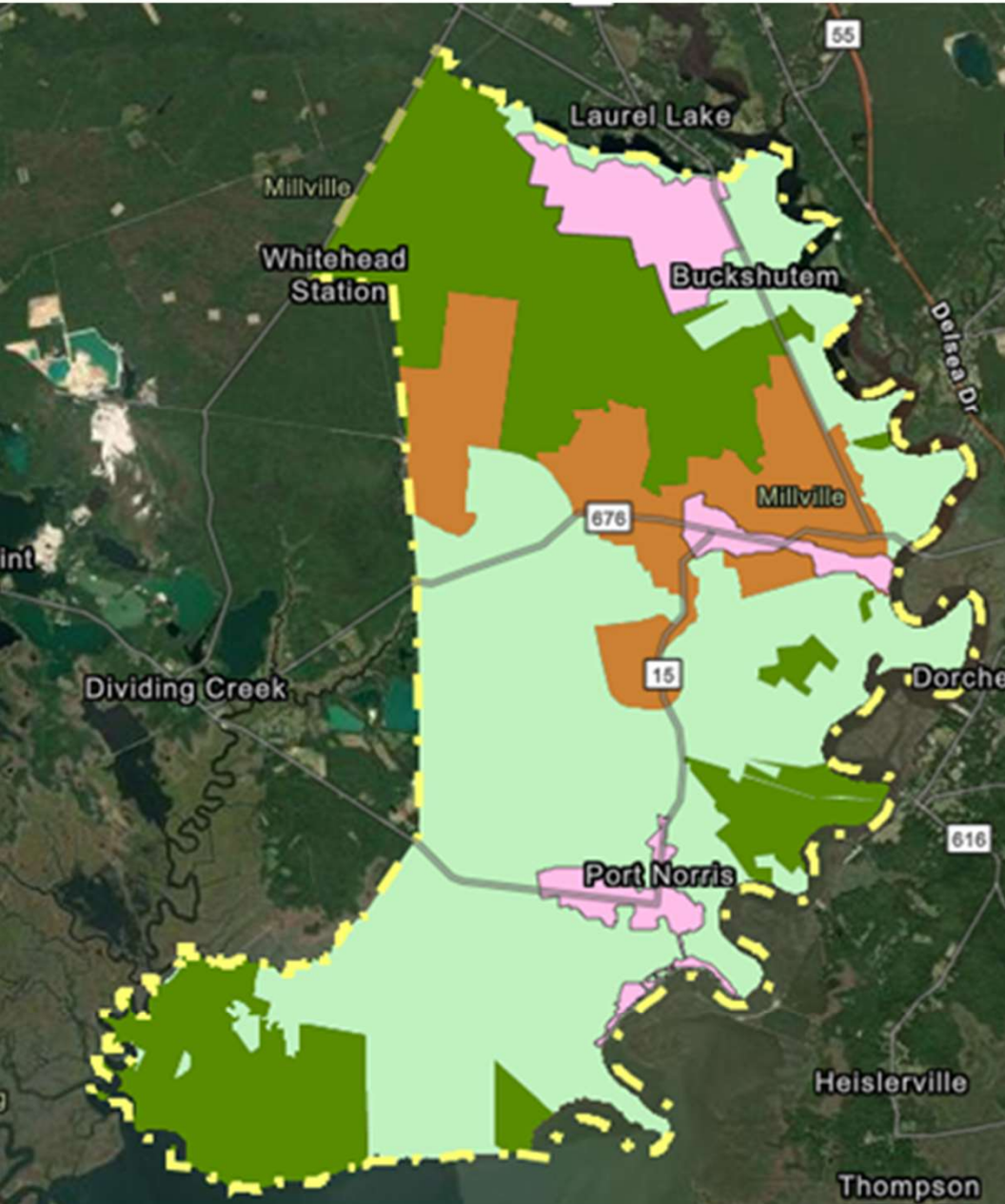
Commercial Township participated in the NJ Bayshore Recovery Plan after Sandy and has undertaken several efforts to support a more sustainable and resilient municipality and is preparing to undertake more:

- The Township is working to update and amend its Flood Hazard Ordinance and is considering becoming a CRS community.**
- Commercial Township has a dedicated and active Environmental Commission/Green Team that is increasingly engaged in resiliency issues.**
- The 2021 Cumberland County All Hazard Mitigation Plan, including the Commercial Annex, identifies vulnerable assets and actions to mitigate defined vulnerabilities.**
- Commercial has been paired with a Rutgers Climate Corp Fellow to undertake its Climate Change Related Vulnerability Assessment required by the PE (and MLUL).**
- In 2019 Commercial Township hosted a workshop, in partnership with ANJEC and the Bayshore Discovery Project on global warming.**
- The Township has undergone a series of infrastructure improvements in a handful of its most flood prone areas. These efforts included raising the roads and installing significantly updated and increased drainage structures and facilities.**

Cumberland County Delaware Bayshore

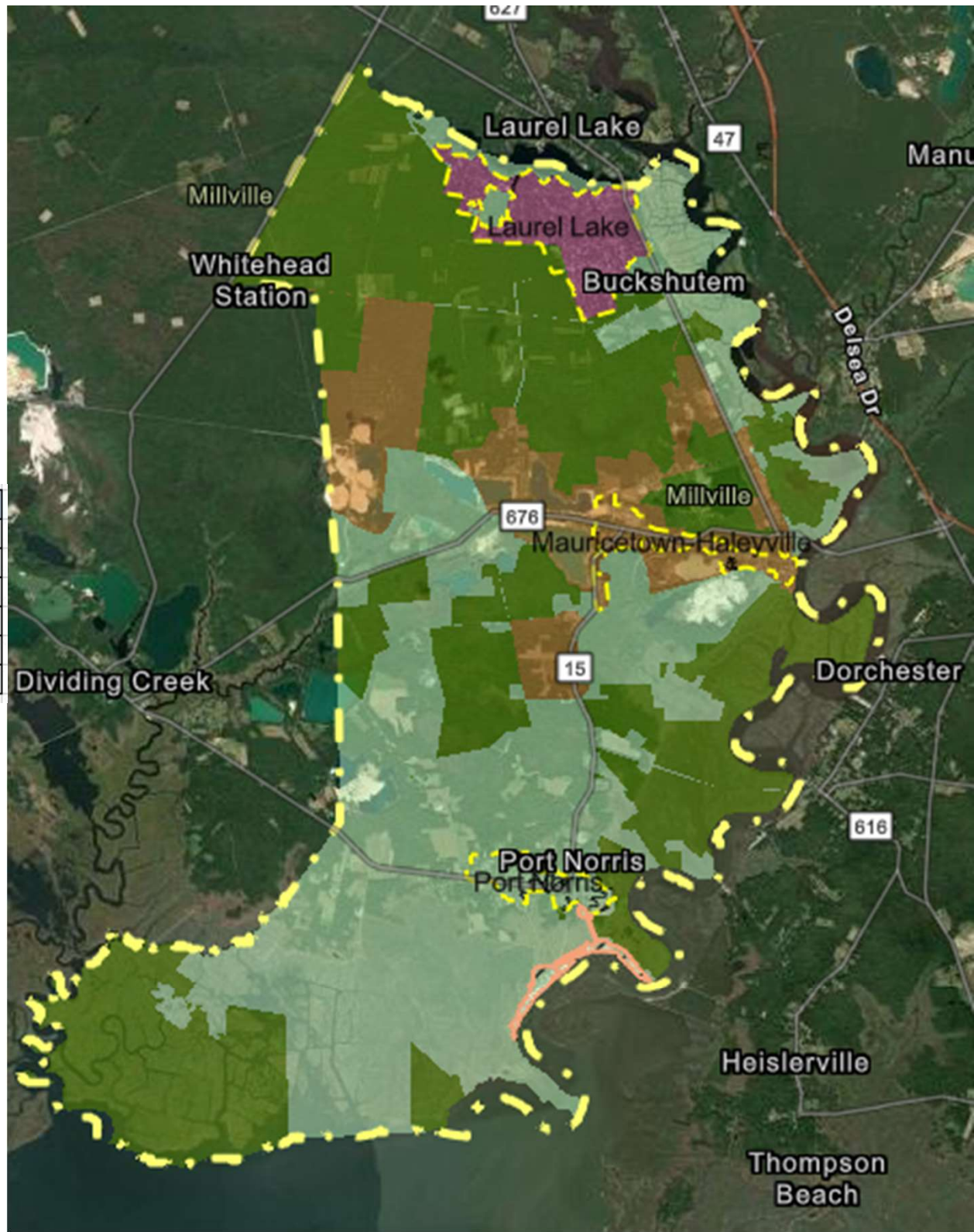
Recovery Plan - December 2013

Existing Mapping

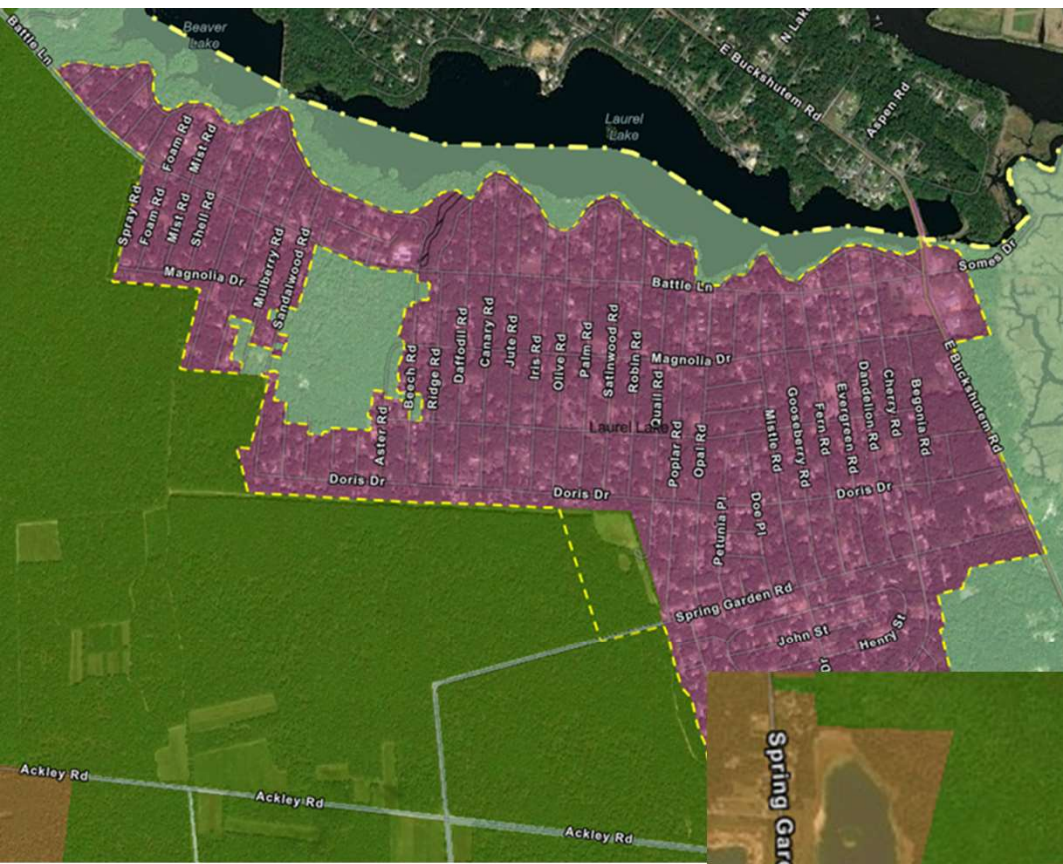


Proposed Mapping

Commercial Acreage	Existing	Proposed	Change
PA2 Suburban	0.00	698.86	698.86
PA4 Rural	2,967.68	2,522.52	-445.16
PA5 Environmentally Sensitive	11,658.17	8,798.12	-2,860.05
Open Space/ROSI	6,153.89	8,760.54	2,606.65
Centers	1,425.88	1,188.86	-237.02
Node	0.00	76.93	76.93



Laurel Lake & Halleyville/Mauricetown



Port Norris Center & Bivalve/Shellpile Working Waterfront Node



PIA Commercial DRAFT 10-5-22			Page 1 of 8				
#	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 planning efforts, ordinance adoption and other accomplishments from the PIA.	Planning Board and governing body	OPA	1st Due November 2, 2023; then November 2nd, 2024,	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status..
A2	Administrative	*	After adoption, Commercial shall submit to OPA any new or modified land use ordinance and/or planning	Planning Board and governing body	Technical assistance	Include in Biennial Report.	Include in reports planning, land use or relevant items beyond the PIA actions.
B1	Public Info & Community Engagement		Continue to support the Commercial Township Green Team and enlist them to work on the PIA actions as appropriate.		Governing body, Green Team	ongoing	Commercial has been Certified Bronze three times, most recently in 2021 and could hit Silver and maybe a Gold Star with these PIA
B2	Public Info & Community Engagement		Many of the following actions would benefit from public engagement, 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 for short and long-term public engagement.	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	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. (Build on 2022 Visioning session)
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.	Planning Board, OEM, Green Team	DEP/SJ, NJ Adapt, Rutgers CRC, OPA	1-3 years	Rutgers Climate Corp program has committed to spearhead this action, gathering Commercial's HMP Annex and other relevant maps/documents and compiling vulnerability data for MLUL compliance. It needs to address climate impacts for temperature, precipitation, flooding, heat island, wildfire protection including vulnerability of public and private potable wells, utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. 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 Coastal Model Ordinance (revised 2022) at https://www.nj.gov/dep/floodcontrol/modelord.htm in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	1-2 years contingent on DEP	Commercial's Flood Loss ordinance is from 2017 and needs revision. NJDEP updated the model ordinance in 2022 to be compliant with NFIP.

#	Topic	Req (#)	Activity	Local Effort	Assistance	Time Frame	Comments
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for any Non-mitigated repetitive loss properties in the community.	Governing body	DEP, OEM, FEMA		Commercial has 1 Non-mitigated Repetitive loss properties and 1 Non-mitigated Severe Repetitive Loss properties. (30 NFIP policies with 28 losses during participation). Per 2021 HMP Annex.
C4	Climate Resilience Planning		Consider participating in the CRS program and potentially address Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties and other vulnerabilities.	Governing body	DEP, OEM, FEMA, NJCC		Consider joining the NJ Coastal Coalition to gain assistance for CRS and potentially join the Multi-jurisdictional Public Participation and Information group (MJPII)
C5	Climate Resilience Planning		Review 26 projects in Bayshore Recovery Plan and seek support to implement the most critical		Bayshore Council, FEMA, NJ OEM, NJ DEP, NJ		
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. May also consider approving incentives for using innovative roofing alternatives and	Planning Board, governing body & Green Team	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support. (Commercial has an active Green Team that could help with this and many other actions.) (See Downe Twp's green design ordinance.)
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board, governing body & Green Team	DEP, Sustainable NJ	1-3 years after CCRHVA (combine with 2026 Reexam)	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 in 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	Planning Board	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA	Flood damage prevention ordinance was passed in 2017 and needs revision (see C3). NJDEP Updated the model ordinance in 2022 to be compliant with NFIP.
D4	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones.	Planning Board			

#	Topic	Req (#)	Activity	Local Effort	Assistance	Time Frame	Comments
D5	Land Use		Update the 2006 Open Space & Recreation Plan (OSRP)	Work with County, neighboring communities, DVRPC, DEP, NGOs and OPA for planning purposes	DVRPC, County and Green Acres Funding as applicable.	1-2 years for plan 1-3 years after plan for first projects implementation.	Be sure to incorporate climate change considerations when developing the plan. Petitioner will work closely with Green Acres, local advisory committee, County, and property owners to negotiate the purchase of properties to be permanent open space. (ROSI) Be sure to maintain consistency with the county OSRP.
D6	Land Use	*	Add appropriate Flood Hazard and Critical Environment Site Overlay Zone(s) to Zoning Ordinance/Map based on mapped CESs.			Within 2-3 year of PE	The municipality's zoning ordinance shall be amended to include overlays that follow the CES (Critical Environmental Sites) map layer. In FEMA's 1% flood areas, vulnerable uses will be excluded and relevant floodplain building restrictions enforced. In areas designated CES due to habitat (based on DEP's Environmentally Sensitive Areas of 25 contiguous acres - ESA25), a Habitat Suitability Determination that finds no adverse impact on key species shall be required in order to consider a
D7	Land Use	*	Establish affordable housing obligation/plan/spendign plan as needed.	Governing body, planning board	DCA, Fair Shair Housing, Courts	1-3 years	
D8	Land Use		Develop a Vacant Land Inventory and identify any unoccupied structures that would lend themselves to affordable housing.	Planning Board, governing body & Green Team			
D9	Land Use		Look into feasibility of converting PoNo School to Community Center	Governing body, planning board			
E1	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Governing body & Green Team	BPU, DEP, SJ possible \$\$\$	1-2 years	Does Commercial still needs to adopt the required EV ordinance. Sustainable Jersey points and support.

#	Topic	Req (*)	Activity	Page 4 of 8		Time Frame	Comments
				Local Effort	Assistance		
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/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 PE and EVSE education (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 places for workplace or multi-family chargers	Governing body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Has Commercial adopted the state's model ordinance for Electric Vehicles? Must meet the PE required 3 items in this action. 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)	3 years with phasing)	The regional MPO prepared a greenhouse gas (GHG) inventory. This inventory provides county and municipal-level GHG emissions information for various major community sectors/activities (e.g., residential, transportation, waste generation). Commercial can acquire its local inventory data and use it as a baseline Sustainable Jersey points and support
E4	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Planning Board, governing body & Green Team		2-3 years	https://www.sustainablejersey.com/actions/#openaction/482
E5	Energy	*	Greening the municipal fleet: • Fleet Inventory and target for green fleet conversion.	Governing body & Green Team	Sustainable Jersey points and	w/in 3 years	Sustainable Jersey points and support
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 & Green Team	BPU, DEP, SJ possible \$\$	1-3 within 6 years	Sustainable Jersey points and support

#	Topic	Req (*)	Activity	Page 5 of 8 Local Effort	Assistance	Time Frame	Comments
E7	Energy	*	Implement energy efficiency Measure for facilities	Planning Board, governing body & Green Team		1-4 yrs	Sustainable Jersey points and support
E8	Energy		Greening the municipal fleet: * Trip optimization software * Proper vehicle maintenance * Driver training	Governing body & Green Team	BPU, DEP, SJ possible \$\$\$	recommended	Sustainable Jersey points and support
F1	Conservation		Maintain NJJCG accreditation, a Tree Protection Ordinance and/or Tree Risk Assessment Plan.	Planning Board, governing body & Green Team	DEP;Sustainable Jersey	2-3 years	Commercial has these and should maintain.
F3	Conservation	*	Adopt a Water Conservation Ordinance that is mutually agreeable to the	Governing body & Green Team	DEP, OPA, SJ	2-3 years	Sample ordinance provided.
F4	Conservation	*	Review existing plans and develop a Conservation/Habitat Conservation element and or a section in the OSRP Plan (see Action #D5, above) addressing conservation and habitat	Governing body & Open Space Preservation Committee, Planning Board,	DEP technical assistance and funding	Possibly in conjunction with OSRP and ERI. Complete in 1-	NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm
F5	Conservation	*	Update the Environmental Resource Inventory ERI, including climate change observations and concerns. DEP can	Planning board, Governing body & Green Team	DEP, ANJEC, SJ, Geoweb, NJ	3-5 years After CCRHVA	ERI should include climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites in Commercial and identify if any of these Known Contaminated Sites (KCS) within the proposed center also meet the DEP definition of a brownfield site.	Planning Board, governing body & Green Team	Data miner	1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. Commercial should follow the mapping and inventory provided by the NJDEP.
F7	Conservation	*	Adopt a Stream Corridor/Riparian Zone Ordinance	Governing Body		1-2 years	Sample provided
F8	Conservation		Consider submitting Green Acres application(s) to revitalize 1981 tennis courts; develop public boat launch; walking/bike trails	Governing Body			
G1	Transportation & Circulation	*	Adopt a Complete & Green Streets Policy and Implementation Plan into the Circulation Element of the Master Plan.	Planning Board, governing body & Green Team	NJDOT, SJ	2-3 years	Model ordinances to be provided. Minor edits are acceptable.
G2	Transportation & Circulation	*	Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, and improvements to transit and circulation with continued growth in the community. In particular, ensure that non-vehicular transportation is	Planning Board	NJDOT, SJTPO	3 years	Commercial agrees to work on the Circulation Element.
G3	Transportation & Circulation		Coordinated assistance in preparation and implementation of bike/ped studies to update the vehicular and pedestrian circulation.		NJDOT, SJTPO, Cumberland County		

#	Topic	Req (#)	Activity	Page 6 of 8 Local Effort	Assistance	Time Frame	Comments
G4	Transportation & Circulation		Gather the appropriate team to develop a strategy for truck circulation.	Governing Body with agency support	NJDOT, SJTPO, Vorhees	1-2 years to develop strategy; 1-2	Commercial could engage local, regional, state and other stakeholders to tackle this priority raised by residents at the visioning
H1	Transit		Improve transit options		NJT,		
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.	Planning Board, water purveyor, county MUA, private water companies	DEP	2-4 years after CCRHVA (With Reexam)	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	*	County should be current with its WMP with a local chapter and a new FWSA map pursuant to 7:15-4.2 (c)	County	NJDEP		WMP submitted in 2019. Commercial should check on the local annex.
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. Be aware of local		DEP and other agency technical & financial support for SW projects		SPPP should be up to date and submit MS4 reports each May. Commercial updated its stormwater ordinance in 3/2021.
I4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance. It is recommended that Commercial incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance o Include measures to manage stormwater on-site rather than as runoff o Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious	Governing body	NJDEP		
I5	Infrastructure		Pursue feasibility and funding for wastewater treatment options for Laurel Lake and other locations with the need. Be sure to avoid flood hazard area and protect from climate change considerations.	Engineer and governing body, County and Millville.	DEP and County technical assistance, bank etc	As soon as practical	Agencies support to the extent practicable. Revisit resources developed through the Bayshore Recovery Infrastructure Task Force with FEMA assistance..
I6	Infrastructure		Consider issuing a general maintenance and repair permit for drainage ditches	Engineer and Governing body and County .	DEP, County		
J1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring "green buildings"	Planning Board, governing body & Green Team	SJ		Sustainable Jersey points and support

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
J2	Sustainability	*	Modify zoning code and permit forms/process to streamline to encourage solar, wind and geothermal.	Planning Board, governing body & Green Team	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support. Address MLUL requirements.
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: <ul style="list-style-type: none"> Define what sustainability and resilience mean to your community Statutory basis for a sustainability element and how it relates to other elements of the plan Document public engagement activities Summarize existing conditions and trends, including any environmental justice (EJ) concerns and any available baseline assessment like greenhouse gas Document community's existing sustainability policies and programs and accomplishments inventories, energy use assessments, or public health inventories Establish a vision for local sustainability and resilience, expressed in a succinct statement Establish sustainability and resilience goals and objectives Develop strategies and actions for achieving sustainability objectives, typically organized by topic area, such as land use, transportation, energy, water, waste, etc. Establish performance measures and metrics for tracking progress toward objectives Assign responsible parties for implementation actions This could be expanded to be a Climate		DEP, Sustainable Jersey, DVRPC, OPA	Report on progress in biennial review	Sustainable Jersey points.
J4	Sustainability	*	Review recycling code to ensure consistency.				Commercial has an extensive recycling code and Green Team support for residents.
K1	Economic Development		Promote Commercial's economic sustainability through coordinated planning efforts with business and property owners as well as neighboring communities. Develop plans for center-based /walkability improvements and support economic development initiatives including historic preservation, façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.		County, Bayshore Council, Chambers, NGOs, NJ Tourism, USDA, The Authority, and others	Ongoing	Coordinate marketing efforts with neighboring communities. Engage NGO and business interests in discussions, event coordination and marketing campaigns. Consult Bayshore Recovery Plan for strategy.
K2	Economic Development		Consider a Farmland Preservation Plan strategy to support remaining farmland and farm operations.		NJDA		Look at ensuring preservation/functionality of remaining farms. Make use of existing county plans.
L1	Historic Resources		Review and update Historic Preservation element. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing body	SHPO, County, Historical Societies	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/dept/hpo/images/1_MULT_DG_32_v2_ID14078r.pdf

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L2	Historic Resources		Prepare a Historic Preservation Plan, updating historic resources inventory, and then prepare and adopting a historic preservation ordinance defining the roles and responsibilities of a potential Historic Preservation committee.	Governing Body, Planning board, Green Team	SHPO, County	Report on progress in biennial review	
M1	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	
M2	Planning	*	5 year capital improvement plan per MLUL				
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.



STAFF RECOMMENDATION: The Township of Commercial has diligently and regularly planned and implemented measures to ensure that their centers, and environs remain sustainable and grow using smart-growth principles. Based on this work, they have demonstrated that their actions and plans, including with the items identified in the PIA, are aligned with the State Plan. It is staff's recommendation that the Plan Implementation Committee forward this petition to the State Planning Commission for their review and approval.