



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
P.O. Box 820
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY
Governor

THOMAS K. WRIGHT
Chairman

SHEILA Y. OLIVER
LT. GOVERNOR

DONNA A. RENDEIRO
Executive Director/Secretary

Resolution No. 2022-16
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Date: November 2, 2022
Patron: Thomas Wright

RESOLUTION
ADOPTING THE PLAN ENDORSEMENT PETITION FOR
THE TOWNSHIP OF COMMERCIAL, CUMBERLAND COUNTY
AND DESIGNATING 3 CENTERS AND 1 NODE

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

WHEREAS, in adopting the State Plan, the Commission has utilized the concept of centers as the organizing planning principle for achieving a more effective and efficient pattern of development in the State of New Jersey; and,

WHEREAS, The State Plan identifies and defines five types of centers: Urban Centers, Regional Centers, Town Centers, Village Centers, and Hamlets; it also identifies and defines Cores and Nodes and sets forth policies regarding the identification, delineation, development, and redevelopment of those entities; and,

WHEREAS, the Commission is empowered, pursuant to N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; and,

WHEREAS pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations, set forth in N.J.A.C. 5:85, that establish procedures for the filing of petitions with the Commission for the purpose of, *inter alia*, seeking Plan Endorsement, N.J.A.C. 5:85-7.1 et seq., and amendments to the State Plan Policy Map, N.J.A.C. 5:85-8.1 et seq., as a means to implement the State Plan and to foster cooperation and coordination of planning activities between relevant State agencies and county and local governments; and,

WHEREAS, in December 2019 the Township of Commercial (Township), in Cumberland County contacted the Office of Planning Advocacy (OPA), to seek Plan Endorsement; and,

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

WHEREAS, in reviewing the petition, the Commission finds that the Township has made significant progress in the commitment to comprehensive planning and sustainable land use, which will be further advanced through receiving Plan Endorsement; and,

WHEREAS, the Township and the Staff and Executive Director of the Office of Planning Advocacy (OPA), in consultation with relevant State agencies, have collaborated and refined the Center boundaries and Planning Areas, as shown in the Maps, EXHIBITS A, B, C and D, attached hereto; and,

WHEREAS, at the same time, OPA prepared a Planning Implementation Agreement (PIA) in association with this Petition, which sets forth the outstanding actions for relevant State agencies and the Township to take in order to retain Plan Endorsement, including the timeframe(s) for completion of those requirements and the steps to be taken by relevant State agencies to review and support the Township's Petition for Plan Endorsement; and,

WHEREAS the PIA has been negotiated and agreed upon between the relevant State agencies and the Township, a copy of the PIA is attached as EXHIBIT E; and,

WHEREAS, on October 19, 2022, the Office presented the Recommendation Report and draft PIA to the Plan Implementation Committee (PIC), which reviewed and considered the Petition, concurred with the recommendation to approve the Petition and proposed PIA, and moved the Petition for consideration by the full Commission upon reaching consensus on the changes to the State Plan Policy Map; and,

WHEREAS, on October 20, 2022, the Township formally adopted the attached PIA; and,

WHEREAS, the PIC has recommended that the Commission approve the Petition, grant Plan Endorsement, and formerly amend the State Plan Policy Map, per EXHIBITS A, B, C and D, attached hereto; and,

WHEREAS, the Commission has determined the Petition submitted by the Township including proposed changes to the State Plan Policy Map designations and Town Center and Node boundaries as negotiated by OPA, the Township, and relevant State agencies, and shown in EXHIBITS A, B, C and D, is consistent with the State Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby affirms the Executive Director's determination that the Petition for Plan Endorsement is consistent with the State Plan and approves the Petition for Plan Endorsement submitted by the Township; and

BE IT FURTHER RESOLVED, that the Commission acknowledges that the PIA memorializes the agreed-upon planning implementation mechanisms; reflects a commitment, on the part of the Township to implement its plan; reflects a commitment on the part of the relevant State agencies to provide agreed-upon benefits; and reflects a commitment on the part of the Township and relevant State agencies to work together to effectively implement the goals, strategies and policies of the State Plan; and,

BE IT FURTHER RESOLVED, that the Commission hereby authorizes formal amendments to the State Plan Map in the Township, as shown in EXHIBITS A, B, C and D; and,

BE IT FURTHER RESOLVED, that in approving the Petition and granting Plan Endorsement, it is understood that the Commission's endorsement may be revoked if the Commission determines that the Township has made substantial changes to its endorsed plan without adhering to the rules governing Plan Endorsement, N.J.A.C. 5:85-7.1 et seq., and amending the State Plan Policy Map, N.J.A.C. 5:85-8.1 et seq., or substantially violated the terms of the PIA, EXHIBIT F, so that the plan of the Township is no longer consistent with the State Plan.

BE IT FURTHER RESOLVED, that the Commission authorizes the Executive Director to take all actions necessary to affect the Plan Endorsement approval reflected in the supporting documentation attached hereto.

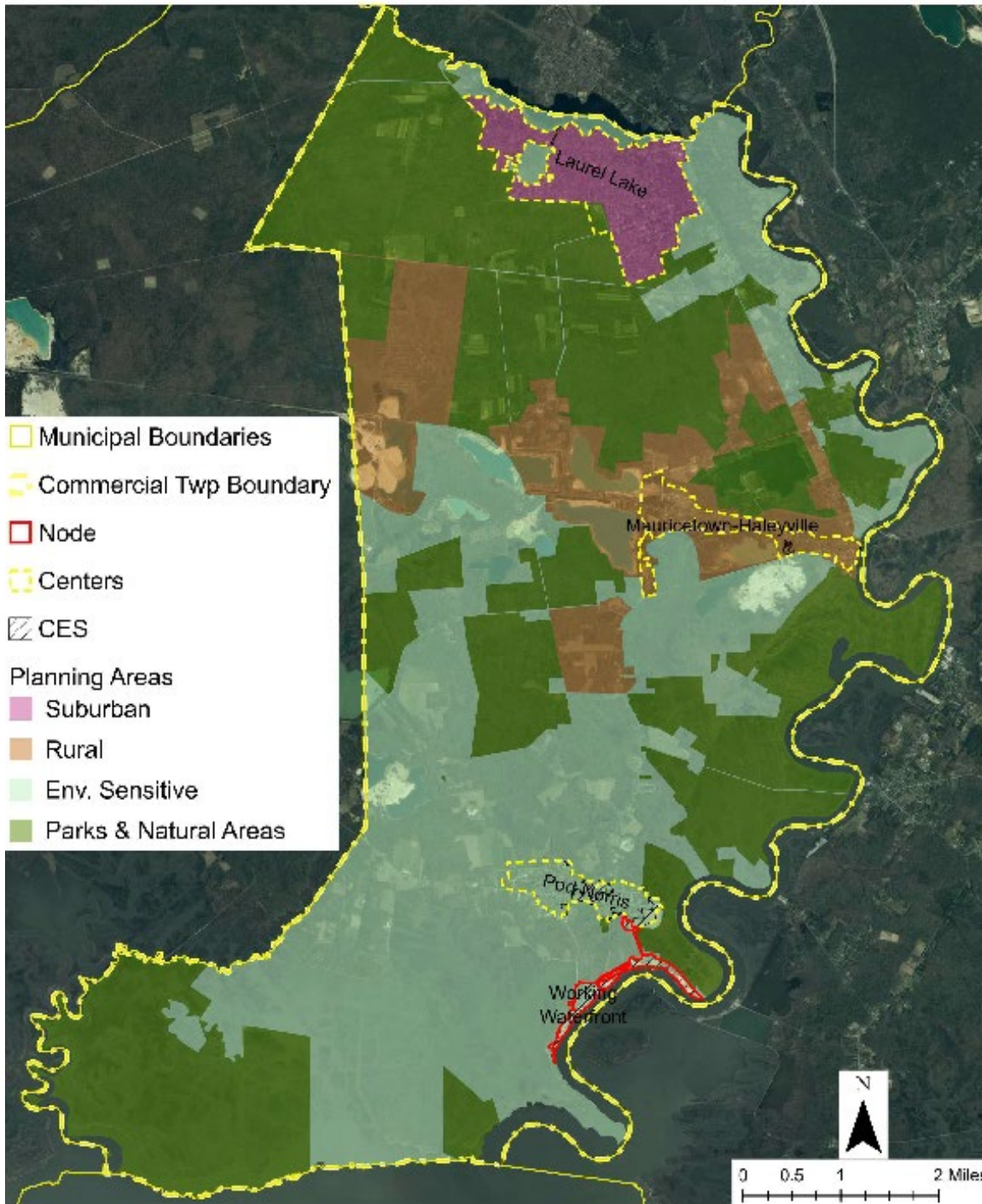
I hereby certify that this resolution was
duly adopted by the State Planning Commission
at its meeting on November 2, 2022



Donna A Rendeiro, Secretary
State Planning Commission
Dated: November 2, 2022

Exhibit A

Commercial Township Proposed Planning Areas, Centers, Node, and CES



Port Norris Proposed Planning Areas, Center, Node, and CES



Exhibit C

Mauricetown-Haleyville Proposed Planning Areas, Center, and CES

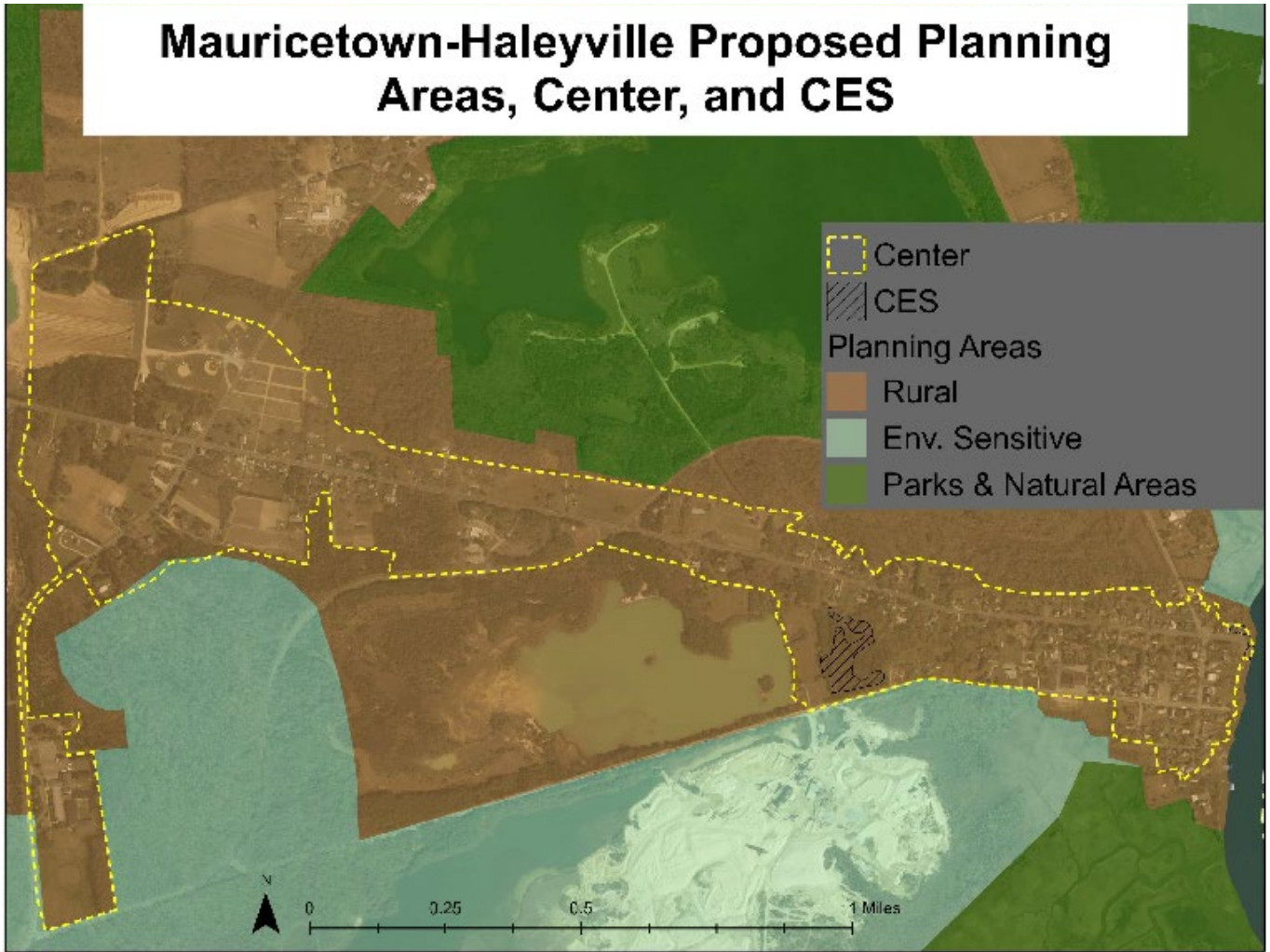


Exhibit D

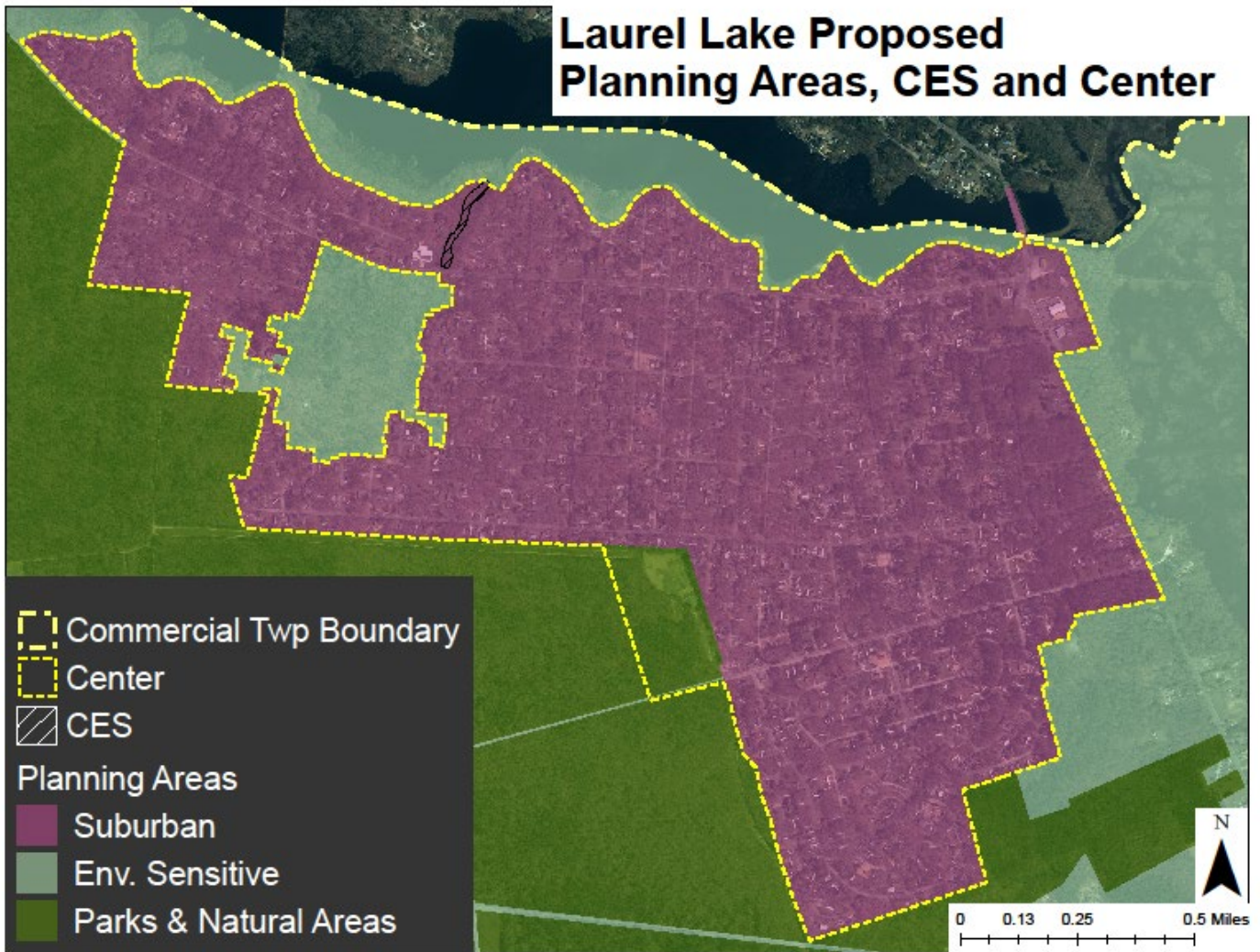


Exhibit E

PIA Commercial FINAL 10-19-22							
#	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, 2026, 2028,	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 document.	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 this 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 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/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 be NFIP compliant.	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.

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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. Consider joining the NJ Coastal Coalition to gain assistance for CRS and potentially join the Multi-jurisdictional Public Participation and Information group (MJPII)
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		
C5	Climate Resilience Planning		Review 26 projects in Bayshore Recovery Plan and seek support to implement the most critical		Bayshore Council, FEMA, OEM, DEP, OPA		
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 materials.	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 hazardous areas.	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			

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#	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/support.	DVRPC, County and Green Acres Funding as applicable.	1-2 years for plan 1-3 years after plan for first projects implementaion.	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 Environemantl Site Overlay Zone(s) to Zoning Ordinance/Map based on mapped CESS.			Within 2-3 year of PE	The 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 site plan for approval.
D7	Land Use	*	Establish affordable housing obligation/plan/spendign plan as needed.	Governing body, planning board	DCA, Fair Shair, 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.
E2	Energy		Make your town EV Friendly (choose 3) *update zoning ordinances to require pre-wiring for EV chargers for 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 reduce or waive permit fees and recognize businesses/entities that do it (2-3 yrs); *Commitment from 3 or more places for workplace or multi-family chargers (2-5 yrs).	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.

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#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
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	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 BPU provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit)
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/#open/action/482
E5	Energy	*	Greening the municipal fleet: • Fleet inventory and target for green fleet conversion.	Governing body & Green Team	Sustainable Jersey points and support	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
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 *purchase electric	Governing body & Green Team	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support
F1	Conservation		Maintain NJUCG 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 municipality and DEP	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 protection measures. Coordinate with county	Governing body & Open Space Preservation Committee, Planning Board, Green Team	DEP technical assistance and funding	Possibly in conjunction with OSRP and ERI. Complete in 1-4 years	NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm Be sure to incorporate climate change considerations and identify the CESs in relevant maps.
F5	Conservation	*	Update the Environmental Resource Inventory ERI, including climate change observations and concerns. DEP can assist with identifying what to	Planning board, Governing body & Green Team	DEP, ANJEC, SJ, Geoweb, NJ Adapt	3-5 years After CCRHVA	ERI should include climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
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. Encourage non-vehicular transportation.	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 Planning		
G4	Transportation & Circulation		Gather the appropriate team to develop a strategy for truck circulation.	Governing Body with agency support	NJDOT, SJTPO, Vorhees Transportation	1-2 years to develop strategy; 1-2 years to	Commercial could engage local, regional, state and other stakeholders to tackle this priority raised by residents at the visioning sessions.
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 TMDLs.		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.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
I4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance - incorporate expected increases in precipitation and temperature related to adverse impacts of climate change: 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 surfaces.	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, Ibank etc	As soon as practical	Agencies support to the extent practicable. Revisit resources developed through the Bayshore Recovery Infrastrucuter 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" (LEED, Green Globes)	Planning Board, governing body & Green Team	SJ		Sustainable Jersey points and support
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: • 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 Action Plan if so desired.		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.

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#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
K1	Economic Development		Promote economic sustainability through coordinated planning with business and property owners and 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 grants: http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents, guidance: https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
L2	Historic Resources		Prepare a Historic Preservation Plan, updating historic resources inventory, then prepare and adopt 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 yr 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.