

BOARD OF COUNTY COMMISSIONERS CAPE MAY COUNTY, NEW JERSEY RESOLUTION

No. 301-25

RESOLUTION AUTHORIZING TRANSMITTAL OF CAPE MAY COUNTY'S STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP) CROSS- ACCEPTANCE RESPONSE TO THE NEW JERSEY PLANNING COMMISSION

WHEREAS, the New Jersey State Planning Act (NJ Stat § 52:18A-196) calls for the periodic revision and readopting of the State Development and Redevelopment Plan (SDRP); and

WHEREAS, the SDRP shall provide a coordinated, integrated, and comprehensive plan for the growth, development, renewal, and conservation of the State and its regions, and shall identify areas for growth, agriculture, open space conservation, and other appropriate designations; and

WHEREAS, the New Jersey State Planning Commission (SPC), in accordance with the New Jersey State Planning Rules (N.J.A.C. 15:30-2.1), approved the release of the Preliminary SDRP on December 4, 2024; and

WHEREAS, the formal release of the Preliminary SDRP on December 6, 2024 commenced Cross-Acceptance, an inter-jurisdictional process of soliciting and incorporating input into a Draft Final SDRP; and

WHEREAS, the County of Cape May, in accordance with N.J.A.C. 15:30-3.2, submitted a Notice of Participation to the New Jersey Office of Planning Advocacy (OPA) on June 11, 2024 (Resolution No. 331-24), thereby authorizing the Cape May County Planning Board to participate in Cross-Acceptance as the designated Negotiating Entity for the County of Cape May and its municipalities; and

WHEREAS, Cape May County's Work Program, which articulated the responsibilities of the Negotiating Entity throughout Cross-Acceptance, was approved by OPA on March 7, 2025; and

WHEREAS, in said Work Program, the County of Cape May agreed to submit comment to the SPC on the findings, recommendations, objections, and other information as set forth in the Cross-Acceptance Response Template (CART); and

WHEREAS, the Cape May County Planning Board, in its role as Negotiating Entity for the County of Cape May, has prepared a Cross-Acceptance Response summarizing the comments on the Preliminary SDRP of the County of Cape May and of the following municipalities:

No. 301-25

- Borough of Avalon
- City of Cape May
- Borough of Cape May Point
- Township of Dennis
- Township of Lower
- Township of Middle
- City of North Wildwood
- City of Ocean City
- City of Sea Isle City
- Borough of Stone Harbor
- Township of Upper
- Borough of West Cape May
- Borough of West Wildwood
- City of Wildwood
- Borough of Wildwood Crest
- Borough of Woodbine

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners of the County of Cape May hereby authorizes the transmittal of the Cape May County Cross-Acceptance Response to the State Planning Commission in furtherance of its continued participation in the Cross-Acceptance process toward the adoption of a new State Development and Redevelopment Plan.

This Resolution authorizes the transmittal of Cape May County's SDRP Cross-Acceptance Response to the State Planning Commission.

STATE OF NEW JERSEY} ss.:
COUNTY OF CAPE MAY}

I, Kevin Lare, Clerk of the Board of County Commissioners of the County of Cape May, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 27th day of

May 2025

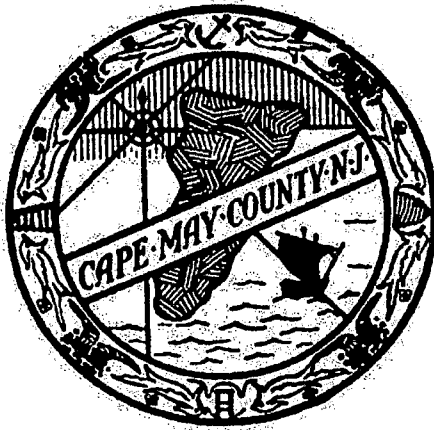
Signed,

Clerk of the Board /dd

RECORD OF VOTE						
Commissioners	Ayes	Nays	Abstain	Absent	Moved	Second
Mr. Barr	✓				✓	
Mr. Bulakowski	✓					
Ms. Collette	✓					✓
Mr. Morey	✓					
Mr. Desiderio	✓					
✓ - Indicates Vote Moved-Resolution Offered Second-Resolution Seconded						

New Jersey 2024 Preliminary State Development and
Redevelopment Plan

FINAL Cross Acceptance Response
Cape May County



May 30, 2025

Lauren M. Purdom, PP/AICP, Senior Planner
Cape May County Department of Planning
4 Moore Road
Cape May Court House, NJ 08210
(609)465-1084
Lauren.Purdom@capemaycountynj.gov

SECTION 1

1. Indicate which documents the municipality or county has and the dates of adoption:

- Most recent adopted Master Plan and any draft elements currently being considered
 - January 20, 2022
Draft Park System Master Plan currently undergoing additional revisions
- Official Map pursuant to N.J.S.A. 55D-32
 - July 12, 2005
- Zoning Ordinance and other land development standards
 - June 28, 2011
- Farmland Preservation/Agricultural Retention Plan
 - April 25, 2023
- Water Quality Management Plan / Wastewater Management Plan (208 Plan)
 - September 27, 2007
Updated plan currently under review by NJDEP

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Cape May County's Comprehensive Plan has already achieved a high level of consistency with the Preliminary State Development and Redevelopment Plan (PDSDRP) as it directly or indirectly incorporates each of the 10 State goals. Cape May County's Comprehensive Plan is most closely aligned with the PDSDRP's economic development (1), infrastructure (3), and comprehensive planning (10) goals.

With regard to economic development, the PDSDRP emphasizes government coordination, new business development, existing business retention and expansion, and workforce development – all of which are tenets of Cape May County's Comprehensive Plan. The implementation of policies to drive economic development relies heavily on visioning and planning coupled with multilateral and cross-sectoral collaboration. As a coastal community with broader, regional economic influence, Cape May County has a great deal of experience with seasonal fluctuations as well as year-round commercial business activities. The County continues to invest in its business community through realistic economic initiatives, entrepreneurial development, and business support with the aim of attraction, retention, and expansion for sustainable, long-term growth, particularly within designated centers. Through board member participation in the Cumberland-Salem-Cape May Workforce Development Board, as well as the South Jersey Economic Development District, the County is directly carrying out the PDSDRP objective of enhancing the quality of workforce and improving labor-market functioning.

Of all the State's goals, Cape May County's Comprehensive Plan is most consistent with State's infrastructure goal, particularly with respect to transportation. Among the State's objectives to implement the infrastructure goal, the County has focused on investing in existing infrastructure, installing green infrastructure, and completing intra-/inter-modal transportation

linkages and facilities. The State's infrastructure goal is the goal which is most strongly effectuated by Cape May County policies.

Cape May County's Comprehensive Plan moves the State's comprehensive planning goal forward by design. The PDSDRP places great emphasis on a healthy mix of uses and densities, integrated circulation systems that maximize connectivity, and coordination with regional entities. While the PDSDRP would benefit greatly from a closer look at the ways in which state agency implementation could be better coordinated, the State goals related to comprehensive planning are inherently implemented with the policies of the Cape May County Comprehensive Plan.

The following is an outline of those objectives enumerated in the Cape May County Comprehensive Plan that align most closely with each of the 10 goals of the PDSDRP. To review municipal responses to this question, see the Appendix item for the corresponding municipality.

1. ECONOMIC DEVELOPMENT: Promote economic growth that benefits all residents of New Jersey

Cape May County's Comprehensive Plan is highly aligned with the State's economic development goal. The Plan prioritizes tourism enhancement, regional cohesiveness, business retention and attraction, and strategic infrastructure investment to drive economic growth. The State's goal to promote economic development is most strongly supported by the following Cape May County economic development objectives found in Chapter 2:

- Diversify the local and regional economies to encourage new opportunities for all individuals and businesses.
- Strengthen existing industries (incl., agriculture, aquaculture, fishing, as well as campgrounds and other tourism-relevant uses), while promoting entrepreneurship and new industries (i.e., technology-based innovation).
- Team with State and local partners to continue existing Urban Enterprise and Opportunity Zones within Cape May County to maximize potential benefits to businesses.
- Work with interested municipalities and the State of New Jersey to explore opportunities for accessing available economic development resources.
- Promote the expansion and development of high speed Internet and data service (incl., wireless broadband), which not only facilitates improved communication and access to information, but also provides access to economic opportunity.
- Seek opportunities to diversify the County's economy and attract new industries that provide well-paying, year-round jobs.

2. HOUSING: Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services

Cape May County's Comprehensive Plan is aligned with the State's housing goal. The Comprehensive Plan addresses housing needs by promoting diverse housing options and encouraging developments that serve various income levels, supporting the State's objective of inclusive housing availability. The following Cape May County objectives related to housing directly serve the State's housing goal:

- Encourage municipalities to enact zoning that facilitates the development of a variety of housing types that meet the needs of a broad spectrum of the population.

- Encourage compact development footprints through redevelopment, infill development, adaptive reuse, and mixed-use development concepts.
- Encourage the retention of established development patterns and the rehabilitation of older building stock (incl., housing stock).
- Concentrate new development and redevelopment in areas with existing infrastructure and within designated centers, as applicable.

3. INFRASTRUCTURE: Economic opportunity through nation leading infrastructure

Of all the goals listed in the PDSDRP, Cape May County's Comprehensive Plan is most closely aligned with the infrastructure goal. Cape May County Planning and Engineering staff participated in the drafting of two recent major projects by the South Jersey Transportation Planning Organization (SJTPO) related to infrastructure: the Local Road Safety Plan and the Regional Vulnerability Framework. Cape May County's involvement in these regional projects demonstrates our commitment to improving the resilience of local infrastructure as well as connectivity with the broader region. The Comprehensive Plan emphasizes infrastructure investment and aims to promote efficient, climate-adaptive, and economically supportive infrastructure systems. Within the County's goal to capitalize on existing transportation infrastructure, the following objectives are enumerated:

- Promote the expansion and development of highspeed Internet and data service (incl., wireless broadband), which not only facilitates improved communication and access to information, but also provides access to economic opportunity.
- Support efforts and promote the use of existing public transportation and Park & Ride facilities.
- Concentrate new development and redevelopment in areas with existing roadways and other transportation infrastructure.
- Seek to expand the Cape May County Regional Bike Path system to eliminate gaps and develop connections to medium- and high-density residential areas and community assets.
- Promote the development of electric vehicle charging infrastructure and zero-emission vehicle fueling stations within existing transportation facilities (e.g., park and ride facilities, public parking lots).

The general goals listed in Chapter 2 of the Plan include the following additional objectives pertaining to infrastructure:

- Prioritize the development of green and grey infrastructure, including stormwater management infrastructure.
- Minimize energy consumption and the impacts of development on the regional electrical grid.
- Encourage the development of green and grey infrastructure.
- Ensure future growth does not exceed the ability to provide adequate public infrastructure, sanitary sewer, and water supply.
- Maximize the potential for "Complete Streets" by incorporating all modes of transportation (incl., pedestrian, bike, vehicular) in infrastructure projects where feasible.
- Encourage the development of electric vehicle charging infrastructure and zero-emission vehicle fueling stations.

4. REVITALIZATION & RECENTERING: Revitalize and recenter the State's underutilized developed areas

Cape May County's Comprehensive Plan is aligned with the State's revitalization and recentering goal in that it emphasizes infrastructure-efficient growth that revitalizes existing communities. The County's objectives – such as concentrating development within designated centers, promoting infill and adaptive reuse, and supporting the rehabilitation of older building stock – serve the State's goal to focus development and redevelopment in Centers and other areas with existing infrastructure to preserve open space and reduce sprawl. Through a centers-based approach that encourages mixed-use development and efficient land use, Cape May County supports the State's vision of revitalized, resilient communities rooted in smart growth principles. The Plan encourages adaptive reuse, redevelopment, infill development and compact development patterns. Within the goals listed in Chapter 2, the following objectives have the strongest alignment with the State's revitalization and recentering goal:

- Encourage compact development footprints through redevelopment, infill development, adaptive reuse, and mixed-use development concepts.
- Encourage the retention of established development patterns and the rehabilitation of older building stock (incl. housing stock).
- Support the implementation of designated centers approved by the New Jersey State Planning Commission and the New Jersey Department of Environmental Protection.
- Apply a centers-based approach to development.
- Concentrate new development and redevelopment in areas with existing infrastructure and within designated centers, as applicable.

5. CLIMATE CHANGE: Effectively address the adverse impacts of global climate change

Cape May County's Comprehensive Plan is aligned with the State's climate change goal as it recognizes the importance of resilient infrastructure and sound development practices. Cape May County Planning and Engineering staff were influential in the drafting process of SJTPO's 2024 Regional Vulnerability Framework, which analyzed the South Jersey transportation infrastructure network for climate-related vulnerabilities. By prioritizing sustainable development measures, monitoring climate science, and planning equitably for sea level rise and extreme weather, Cape May County demonstrates a comprehensive and thoughtful approach to realistic climate adaptation that aligns with the state's commitment to climate-responsive development. The Plan aims to balance the need for economic growth with the need for climate adaptation; several pertinent objectives listed in Chapter 2 speak to this effort:

- Review impacts and experience with previous extreme weather events (e.g., Superstorm Sandy), and identify key lessons learned and best management practices to enhance resiliency and recovery efforts.
- Promote development and redevelopment in a manner that accounts for anticipated climate change impacts (e.g., sea level rise).
- Enhance existing infrastructure to make it more resilient to anticipated climate change impacts and extreme weather events.
- Assess climate change impacts and address immediate threats in a manner that promotes sustainability, resiliency, and equity over the long term.
- Understand potential climate change impacts on regional infrastructure (e.g., roadways) and take action to mitigate same.

- Monitor current science and issues related to climate change and the environment, and equitably account for changes to same in issues concerning Cape May County's natural and built environments.
- Prioritize new development in areas where anticipated climate change impacts are perceived to be low (e.g., location outside of areas anticipated to be impacted by sea level rise).
- Promote the use of available resources to ensure that development and redevelopment in areas of Cape May County that are vulnerable to climate change impacts take appropriate measures to mitigate the impacts of sea level rise and other anticipated climate change impacts.

6. NATURAL AND WATER RESOURCES: Protect, maintain and restore the State's natural and water resources and ecosystems

Cape May County's Comprehensive Plan is highly aligned with the State's natural resource goal. The Plan prioritizes water conservation, aquifer recharge, and the mitigation of pollution to critical water bodies, directly supporting the PDSDRP's call to protect the state's natural resources, including air, water, land, and ecosystems, through sound land use and conservation practices. Objectives related to forest preservation, contiguous open space planning, and coastal resiliency – grounded in lessons from past extreme weather events – further reinforce the PDSDRP's directive to conserve ecologically sensitive areas and plan for climate adaptation. Within the County's environmental goals and objectives in Chapter 2, the following objectives specific to natural and water resources are enumerated:

- Prioritize water conservation and minimize the impacts of development on surface and groundwater resources.
- Evaluate aspects of development and redevelopment proposals from the perspective of environmental justice and equity.
- Review impacts and experience with previous extreme weather events (e.g., Superstorm Sandy), and identify key lessons learned and best management practices to enhance resiliency and recovery efforts.
- Encourage the assemblage of connected, contiguous areas of farmland, recreation, open space, and other conservation areas.
- Mitigate pollution of natural water bodies (e.g., Delaware Bay, Atlantic Ocean, tidal marshlands) by minimizing stormwater runoff through the application of green and grey infrastructure.
- Target the preservation of wellhead protection and aquifer recharge areas.
- Promote the enjoyment and appreciation of Cape May County's abundant natural resources by residents and visitors.
- Protect and enhance public access to preserved areas and beaches, where appropriate.
- Encourage the preservation of forested areas on development parcels, as well as their subsequent management after development, with recognized best management practices.
- Team with relevant entities (e.g., State, constituent municipalities, and non-profit organizations) to maximize the preservation of open space and farmland properties.
- Promote farmland preservation in accordance with the goals and objectives of the current Cape May County Farmland Preservation Plan.

7. POLLUTION AND ENVIRONMENTAL CLEAN-UP: Protect the environment, prevent and clean up pollution

The Cape May County Comprehensive Plan is aligned with the State's pollution and environmental clean-up goal as it emphasizes resource conservation and sustainable development practices. County objectives such as minimizing stormwater runoff, promoting green infrastructure, and reducing impervious surfaces directly support the PDSDRP's aim to restore and enhance the quality of the natural environment by reducing pollution and encouraging responsible land use. Among the County's objectives, the following are most directly connected to pollution and environmental cleanup:

- Prioritize water conservation and minimize the impacts of development on surface and groundwater resources.
- Minimize energy consumption and the impacts of development on the regional electrical grid.
- Minimize impervious surface cover to mitigate stormwater runoff, the burden on existing infrastructure, and pollution of surface waterways.
- Mitigate pollution of natural waterbodies (e.g., Delaware Bay, Atlantic Ocean, tidal marshlands) by minimizing stormwater runoff through the application of green and grey infrastructure.

8. HISTORIC AND SCENIC RESOURCES: Protect, enhance and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value

Cape May County has a wealth of archeological, historic, cultural, scenic, open space, and recreational resources that continue to attract visitors to the County from around the world, year after year. Through the Creative Placemaking Plan, Cape May County has created a system to help unify Open Space funded sites with a cohesive, unique brand identity. Although the Open Spaces Program Guide is currently undergoing a revision, the Program undoubtedly serves the State's historic and scenic resources goal, as it facilitates the creation and improvement of high-quality public spaces throughout the County. The Comprehensive Plan is highly aligned with the State's historic and scenic resources goal, with several County objectives to that end:

- Promote the implementation of the current Cape May County Creative Placemaking Plan.
- Promote awareness of the County's extensive inventory of historic properties and sites and foster partnerships to facilitate future historic preservation efforts.
- Team with relevant entities (e.g., State, constituent municipalities, and non-profit organizations) to maximize the preservation of historic sites and properties.
- Increase awareness of Cape May County's Historic Preservation Program.
- Promote open space conservation in accordance with the goals and objectives of the current Cape May County Open Space and Recreation Plan.
- Increase awareness of Cape May County's Open Spaces Program (formerly Cape May County Open Space & Farmland Preservation Program).
- Explore opportunities to partner with municipalities and non-profit entities to expand a system of related, high-quality public spaces throughout the County.

9. EQUITY: Implement equitable planning practices to promote thriving communities for all New Jerseyans

The State's equity goal derives from an effort to foster a stronger and fairer state for all residents. Cape May County's Comprehensive Plan is aligned with the core intent of the

State's equity goal in that it values infrastructure access as a planning principle. Some of the County objectives that imply equitable planning practices include:

- Strongly encourage the integration of sustainability, resiliency, and equity in all aspects of Cape May County's development and redevelopment.
- Evaluate aspects of development and redevelopment proposals from the perspective of environmental justice and equity.
- Ensure that future growth does not exceed the ability to provide adequate public infrastructure, sanitary sewer, and water supply
- Assess climate change impacts and address immediate threats in a manner that promotes sustainability, resiliency, and equity over the long term.
- Work with Cross County Connection Transportation Management Association and other relevant entities to promote increased awareness of transit options within Cape May County, particularly within underserved areas and/or underrepresented populations.
- Consider the transportation needs of residents and visitors and work with partners to ensure that the range of needs are met.

10. COMPREHENSIVE PLANNING: Foster sound and integrated planning and implementation at all levels statewide

As a coastal community with broader regional influence, sound and integrated planning solutions are paramount to Cape May County's continued success. The County has a long history of multilateral and cross-sectoral collaboration to support the implementation of planning policy. The Cape May County Comprehensive Plan seeks to build on existing partnerships, which undoubtedly furthers the State's comprehensive planning goal. The Cape May County Comprehensive Plan is highly aligned with the State's comprehensive planning goal, as evidenced by the following County objectives:

- Participate in planning processes associated with any update to and/or replacement of the New Jersey State Development and Redevelopment Plan to represent the interests of Cape May County and its constituent municipalities and promote compatibility with the goals and objectives of the Cape May County Comprehensive Plan
- Encourage constituent municipalities to seek plan endorsement with the New Jersey Department of State, Office of Planning Advocacy and provide technical support to those efforts when possible.
- Coordinate Cape May County's planning efforts with those of constituent municipalities, regional entities (e.g., South Jersey Transportation Planning Organization, South Jersey Economic Development District, Cumberland-Salem-Cape May Workforce Development Board) and the State of New Jersey.
- Develop new and strengthen existing partnerships and collaborations with municipal governments, regional entities, and the State of New Jersey, as well as non-profits and the private sector.
- Support the implementation of designated centers approved by the New Jersey State Planning Commission and New Jersey Department of Environmental Protection.
- Monitor local and regional demographics, change in land use/land cover and similar information, and respond appropriately to recognize new trends and be proactive in appropriately guiding programs, policies, and resources equitably and in the best interest of the County's population, visitors, and business climate.

- Promote and enhance local planning efforts through collaboration with municipal governments and, where possible, provision of specialized technical support and assistance.
- Monitor developments surrounding implementation of the Pinelands Preservation Act of 1979 (N.J.S.A. 13:18A-1 et seq.) and the Coastal Area Facilities Review Act (N.J.S.A. 13:19-1 et seq.).
- Make use of existing resources of the New Jersey Department of Transportation, South Jersey Transportation Planning Organization, constituent municipalities, and other relevant parties to promote roadway safety (e.g., Network Screening Lists, which were prepared by the South Jersey Transportation Planning Organization on behalf of the New Jersey Department of Transportation to identify and prioritize high crash locations).

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Cape May County's goals are largely aligned with those of the PDSDRP. County master plans are not subject to reexamination requirements as municipalities are pursuant to the NJ MLUL. As the Comprehensive Plan was recently adopted in 2022, there are initiatives to revise or update it at this time.

Cape May City

Cape May City's Master Plan is generally aligned with the State's goals and objectives. Greater consistency can be achieved during its next Master Plan or Reexamination that is required to be adopted prior to March 12, 2029.

Dennis Township

The ten SDRP goals will be reviewed in conjunction with the Township's next master plan update or reexamination report, and incorporated into those planning documents as determined by the planning board, in accord with the MLUL.

Sea Isle City

The City indirectly supports the new equity goal, but does not specifically address this issue. Regarding the 'climate change goal', the city will complete a climate hazard vulnerability assessment per MLUL. To the extent that substantial inconsistencies are identified, the City will endeavor to address said inconsistencies in a manner and timeframe as deemed appropriate by the City.

Stone Harbor

As part of the NJ Department of State Plan Endorsement Process, over the last several years, the Borough, in conjunction with the County Department of Planning, has been evaluating how existing and proposed state planning and other state programs affect the Borough's planning policies and activities. This analysis is ongoing.

Wildwood & North Wildwood

Wildwood's plans are primarily aligned with the goals in the Preliminary State Plan. Greater review and consistency will continue to be worked towards, particularly as Wildwood goes through the process to update/renew its Plan Endorsement. That process is already underway.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The PDSDRP goals could be further served through the re-designation of centers and the consideration of updating the designation of several areas in Cape May County from PA5 Environmentally Sensitive to PA2 Suburban or PA3 Fringe.

Cape May City

After the expiration of Cape May City's Town Center PA-2 Suburban Planning Area designation, the City reverted back to PA-5 Environmentally Sensitive. The City is interested in retaining the PA-2 or Town Center designation.

Dennis Township

Dennis's previously designated centers have expired. The Planning Areas designated on the SDRP Map do not recognize the desired centers and are inconsistent with the core concept of the Township master plan, that being to promote development in the centers, restrict development outside the Centers and protect the environs.

Ocean City

The "New Jersey Department of State Office of Planning Advocacy Locator Map" depicts Ocean City as being located within the Environmentally-Sensitive Barrier Island Planning Area (PA5B). Due to the expiration of the Regional Center, the City's planning area designation has reverted back to the pre-Plan Endorsement PA5B status. Most, if not all, of the 'intentions' and 'criteria' described in the SDRP for the Environmentally Sensitive/Barrier Islands Planning Area are characteristic of Ocean City.

The 'centers designation criteria for 2050' including system capacity, existing land use patterns, and desirable future development and redevelopment patterns are also consistent with Ocean City's master planning and community goals. Ocean City demonstrates appropriate types of land area to accommodate projected growth, new or expanded capital facilities, and affordable housing allocations.

Ocean City has petitioned the State Planning Commission for centers designation via the Plan Endorsement process. Approval of Ocean City's Center will advance municipal and SDRP goals by: protecting the natural resources, informing the private sector about public investment intentions which creates positive expectations for development opportunities and growth, and providing advance awareness to all levels of government delineating where future development is anticipated so proper planning to provide adequate infrastructure that supports development without reducing levels of service.

Sea Isle City

The State Plan map indicates that the entirety of Sea Isle City is designated as an Environmentally Sensitive Barrier Island. The City's sewer service area and land use coded as Urban 1000 generally coincide with this Planning Area designation. Stated intentions of the PA5B including "retreat of human habitation" and "subsequent de-urbanization" are generally viewed as inconsistent with the City's future vision of balanced growth, resilience and protection of coastal resources.

Wildwood & North Wildwood

Wildwood is a barrier island, so its designation as a PA 5 Environmentally Sensitive area is mostly warranted and hard to take issue with. That said, the State Plan should acknowledge and take into account the fact that Wildwood is an almost entirely built-out community. There is very little large-scale development that can occur in the future, so many of the restrictions

on development found in the various NJDEP and CAFRA regulations can become onerous for what essentially winds up being the replacement of one fully-developed parcel with another. Previously, the entire City of Wildwood was part of a designated center. That should remain the case.

Woodbine

For the portion of Woodbine that is covered by the SDRP and is designated as PA5 Environmentally Sensitive, the Borough suggests it be re-designated as PA2 Suburban. The site is bounded by the Municipal Boundary and CR 610, northeast of Woodbine Airport. The Borough feels that as an economically distressed and designated overburdened community, a change in the designation of this area from PA5 to PA2 would help to achieve several statewide planning goals, priorities & strategies including economic development, revitalization, and equity.

SECTION 2

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

In order to better meet the needs of Cape May County and its constituent municipalities, the PDSDRP should distinguish between developed and undeveloped barrier islands. Further, the PA5B Environmentally Sensitive Barrier Islands Intent would benefit from the addition of the following objective:

“to encourage the creation of centers where historic development patterns currently exist”

Cape May City

Cape May City opposes the Flood Regulations stemming from Climate Change goals that require great increases in minimum base flood elevations that far exceed current regulations. The proposed regulations would require elevations of homes that would destroy the historic value of the City. The Historic & Scenic Resource Goal and Climate Change Goal are inconsistent. The NJDEP REAL rules should follow the same planning horizons as the NJ State Plan. That would better enable the City to properly plan and meet the State’s Climate Change Goals.

Dennis Township

The Township is pursuing Plan Endorsement to re-establish the five centers that were designated by the State Planning Commission in 2013.

Sea Isle City

The State Plan should distinguish between developed and undeveloped barrier islands and modify planning area intentions and guiding criteria accordingly. Although it is recognized that Centers designation can only be attained via Plan Endorsement, there should be a means to address some of the PE requirements via Cross-acceptance-2 separate processes discourages participation.

Upper Township

Upper Township received Plan Endorsement in February of 2022 therefore the issues relating to Cross Acceptance and the State Plan are not extensive. There is one area of concern that will need to be addressed either through Cross Acceptance or through a future Map Amendment. This pertains to the Strathmere Section of the Township, a shoreline community

similar to Sea Isle City and other island communities. Strathmere does not have public sewer infrastructure. There are numerous housing units and related commercial uses within Strathmere that have existed for many years.

The Township has been working with Cape May County to address the feasibility of extending public sewer to Strathmere. This would require cooperation at the State level and potentially the creation of a Center for the Strathmere community. Any actions that are necessary in terms of consistency with the State Plan will need to be addressed as they arise

Strathmere is identified as an Environmentally Sensitive Barrier Island Planning Area (PA5B). As such the draft state plan includes the following intentions for this Planning Area:

- Protect and enhance, to the extent possible and feasible, the existing character of barrier island communities;
- Protect and enhance barrier island ecosystems and restore damaged ones;
- Minimize the risks to life and property from natural hazards;
- Carefully evaluate those conditions under which retreat of human habitation from barrier island locations, with subsequent de-urbanization, would be prudent and advised;
- Provide access to coastal resources, under safe conditions, for public use and enjoyment; and
- Maintain and improve coastal resource quality.

Given the historic development patterns and impacts from the higher density of development which do not have access to a public sewer system, it would seem appropriate to include a provision in the State Plan that recognizes this existing higher density residential development in the PA5B areas and the need to provide these areas with improved public infrastructure. The new public infrastructure would not only benefit the property owners and residents but would also advance those intentions as listed above and included in the draft state plan to protect these areas and the coastal resources.

There is also an inconsistency with local goals and objectives and historical development patterns with the intention identified on the draft list above to “carefully evaluate those conditions under which retreat of human habitation from barrier island locations, with subsequent de-urbanization, would be prudent and advised”. This intention/statement of the Draft State Plan does not provide any recognition of individual property rights as well as the historic use and development patterns in the Barrier Island communities. It is therefore recommended that through the Cross Acceptance process that the infrastructure needs of the Strathmere community be recognized. It is further recommended that an additional intention be added to the draft list above to include the following:

“to encourage the creation of centers where historic development patterns currently exist”

This additional intention would allow for the necessary improvements which would serve the historic developments and protect those areas that are undeveloped or developed at lower densities.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

There are no plans to modify any County plans specifically for greater consistency with the State Plan at this time.

Cape May City

Cape May's Master Plan is generally consistent with the Preliminary State Plan. Greater consistency can be achieved during its next Master Plan or Reexamination that is required to be adopted prior to March 12, 2029.

Dennis Township

Unknown at this time; the Township is awaiting review and comments from State agencies regarding the Municipal Self-Assessment.

Sea Isle City

The City will prepare a climate-change related hazard vulnerability assessment as required by the MLUL.

Wildwood & North Wildwood

Wildwood's planning documents, particularly the Master Plan, will be reexamined and updated as required by N.J.S.A 40:55D-1 et seq., or more frequently as the need arises. During the reexamination process, any modifications necessary to increase the consistency with the State Plan will be implemented and addressed.

- 3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

The PDSDRP—and statewide long-range planning more broadly—would benefit from a comprehensive analysis of how state agencies can more effectively coordinate both with one another and with local governments. Additionally, a realistic timeframe would have allowed for a deeper and more meaningful review of local planning documents.

Cape May City

The NJDEP should follow the same planning horizon as the NJ State Plan when developing rules. That would better enable the City to properly plan and meet the State's Climate Change Goals.

Dennis Township

Find ways to reduce the municipal effort/expense required to achieve Plan Endorsement.

Sea Isle City

Improved coordination and consistency between State Planning and NJDEP/CAFRA re: coastal centers.

Stone Harbor

The timeline for review, comment and implementation of this proposal is insufficient for proper evaluation.

4. **Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.**

Below is a rough outline of topics for negotiation derived from municipal responses. A more detailed agenda will be determined based upon feedback.

DRAFT Proposed Negotiation Agenda	
Topic	Affected Parties
Centers Re-designation	Cape May City
	Dennis
	Ocean City
	Wildwood*
Planning area change	Cape May City
	Woodbine
Distinction between developed and undeveloped barrier island	Sea Isle City
	Upper Township

* The group of four municipalities known as the Wildwoods was previously designated as a regional center on April 22, 1998 but that designation expired on January 11, 2022. Since then, Wildwood Crest has received their designation as a Town Center and Wildwood City is currently engaged in the plan endorsement process with interest in obtaining a center designation.

5. **Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Cape May City

Cape May had identified in its Master Plan and subsequent reexaminations an area of great concern known as "East Cape May". This area contained the last concentration of undeveloped land in Cape May. It contains over 90% wetlands and rivals Higbee Beach in terms of ecological significance. Much of this land is zoned residential and only the state's wetland protection policies have so far prevented development. A large residential subdivision plan has been filed but it has been in litigation with the State over the extent of the wetlands for a number of years. This litigation was settled and the NJDEP acquired these tracts effectively preserving them and preventing development. There are no other areas in Cape May where sprawl could occur.

Cape May's past flood planning efforts are detailed in its Resiliency Element found in the 2019 Reexamination. Vulnerable areas of the City were identified. Extension of the seawall along the City's beachfront was a recommendation that is actively being pursued.

Dennis Township

Areas of the Township under jurisdiction of the Pineland CMP are protected from sprawl via zoning designation and application of CMP regulations. Areas under CAFRA jurisdiction similarly regulated with an emphasis on environmental protection. The Township is seeking

Plan Endorsement for Centers that will advance Township goals, consistent with Pinelands and CAFRA.

Ocean City

Ocean City is a built-out urban area. Areas in the City that are susceptible to flooding or other environmental concerns are protected by existing management plans and ordinances.

Sea Isle City

Sea Isle City is generally fully-developed, so further sprawl is not a concern with current zoning. The City has performed a flood mitigation study that identifies areas most vulnerable to flooding, which include areas from Central to Landis Avenue between 32nd and 38th Streets; Park Road to Landis Ave. between 45th and 48th Streets; Central to Landis between 54th and 59th Streets; and Central to Landis between 63rd and 72nd Streets.

Wildwood & North Wildwood

As previously indicated, Wildwood is almost entirely built out. Such being the case, sprawl is not a pressing issue for Wildwood. Flooding concerns persist for all of these coastal communities, however, there are many different approaches being taken to address them. These include local floodplain management initiatives and the proposed NJREAL rule change.

6. Does the municipality and/or county have an open space plan? Open space tax?

Cape May County established the Open Spaces Trust Fund in 1989 via voter referendum. The Trust Fund is funded through a property tax assessment of \$0.01 for every \$100.00 of assessed land value and currently generates roughly \$8 million per year. Since its inception, the program has preserved approximately 5,000 acres of open space and farmland (almost 8 square miles).

The current Open Space and Recreation Plan was adopted December 2005 and amended July 2017 as an element of the Comprehensive Plan at the time. The Open Space and Recreation Plan was not updated with the Comprehensive Plan in 2022. The Creative Placemaking Plan was published in 2019 as an effort to unify Open Space funded sites through a unique brand identity.

Cape May City

Cape May has an open space plan that has been determined by its Master Plan and ROSI adoption. There is no current municipal open space tax. It should be noted that City Code Chapter 356 established a minimum annual line item appropriation of no more than \$0.01 for each \$100 of assessed property value in the city's annual budget for open space and recreation land acquisition and associated costs, which shall include, without limitation, legal, appraisal, survey, engineering and preservation acquisition debt servicing in order to provide a guaranteed source of funds to match Green Acres funding and for the development and maintenance of open space and recreation land. This chapter took effect for the budget year beginning January 1, 2003, and continued until the budget year ending December 31, 2022. Extensions are permitted by the City Council by ordinance.

Dennis Township

Dennis Township's NRI contains a chapter addressing open space.

Ocean City

Ocean City has an Open Space Plan and Open Space tax.

Stone Harbor

The beachfront, as well as many Borough owned properties are considered open spaces. Beach tags are required, but there is no open space tax.

Wildwood

Wildwood has an open space component in its Master Plan.

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating?

Municipality	Registered only OR Certified/Date	Points
Avalon	Registered	-
Cape May City	Certified Silver 9/17/2024	445
Cape May Point	Certified Bronze 9/21/2023	170
Dennis Township	Registered	-
Lower Township	Registered	-
Middle Township	Certified Bronze 10/5/2022	170
North Wildwood	Certified Bronze 10/18/2024	150
Ocean City	Certified Silver 10/13/2022	410
Sea Isle City	Certified Bronze 10/5/2022	165
Stone Harbor	Registered	-
Upper Township	Certified Bronze 9/19/2024	230
West Cape May	Certified Bronze 12/8/2022	190
West Wildwood	Registered	-
Wildwood City	-	-
Wildwood Crest	Certified Bronze 10/21/2022	160
Woodbine	-	-
Total Sustainable Jersey points in Cape May County:		2090

8. Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Municipality	Environmental Commission	Green Team
Avalon		
Cape May City	X	X
Cape May Point	X	X
Dennis Township	X	
Lower Township		
Middle Township		
North Wildwood	X	X
Ocean City	X	
Sea Isle City	X	X
Stone Harbor	X	X
Upper Township		X
West Cape May	X	
West Wildwood		
Wildwood City		

Wildwood Crest		
Woodbine		

9. Please indicate your community's three most important local and regional land use planning goals and priorities:

Cape May County

1. Promote High-Quality, Sustainable and Resilient Development and Redevelopment
2. Preserve Historic Sites and Properties
3. Promote Efficiency and Equity in the Cape May County Transportation System

Cape May City

1. Historic Preservation
2. Protecting the City from Sea Level Rise
3. Workforce & Affordable Housing

Dennis Township

1. Provide all residents with efficient and cost-effective municipal services.
2. Encourage balanced development that provides employment opportunities at appropriate locations.
3. Plan Endorsement to re-establish Centers.

Ocean City

1. To promote responsible development and redevelopment consistent with community goals and infrastructure capacity.
2. To continue public investment and capital programming in areas that address climate-related issues.
3. To advance opportunities for conservation of open space, energy and natural resources.

Sea Isle City

1. Continue to provide opportunities for development and redevelopment that are built to the highest flood prevention standards.
2. Advance municipal projects that address flood mitigation in the most flood prone areas.
3. Promote business, activities and programs that continue to support and enhance tourism.

Wildwood

1. Support economic activity and programmatic elements designed to make appropriate use of the City's resources.
2. Wildwood recognizes that tourism, including environmentally-based tourism, is the life-blood of the local economy and that the City's tourist infrastructure must be updated to compete with other, more modern, destination resorts.
3. Maintain the adopted Land Use Plan and Land Development Ordinance as a rational plan to regulate development patterns and reinforce the integrity of the City's residential neighborhoods and commercial districts.

10. Please list the Negotiating Committee members:

- Lauren Purdom, PP, AICP
Senior Planner
- Robert Church, PE
County Engineer
- Jeff Lindsay, Esq.

- County Counsel
- Ronald Simone
Assistant County Administrator
- Bobby Barr
County Commissioner
- Tiffany Morrissey, PP
Upper Township Consulting Planner
- Paul Dietrich, PE
Cape May City Manager, City Engineer
- Borough Engineer Bruce Graham, Consulting Planner Lewis Conley and/or Mayor Bill Pikolycky
Borough of Woodbine
- Business Administrator/Clerk Kimberly Osmundsen, Consulting Engineer & Planner
Vincent Orlando LLA, PE, PP, CME & Carol Tutelian, AICP, PP
Middle Township

11. Will your county require a translator at the public hearings? If so, please identify language:
No translator necessary.

12. Additional comment(s):
N/A.

A.2 Cross-Acceptance Response Template

City of Cape May, Cape May County, NJ

4/17/2025

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

☐ Most recent adopted Master Plan and any draft elements currently being considered

Master Plan, City of Cape May, Cape May County, NJ, March 2003

☐ Master Plan Reexamination Report(s)

Master Plan Reexamination, City of Cape May, Cape May County, NJ, February 27, 2009 – Revised March 13, 2009

Master Plan Reexamination, City of Cape May, Cape May County, NJ, March 12, 2019

City of Cape May, Cape May County, New Jersey, Housing Element & Fair Share Plan, December 2008

Housing Element & Fair Share Plan, City of Cape May, Cape May County, New Jersey, August 21, 2018

☐ Official Map pursuant to N.J.S.A. 55D-32

Zoning Map, August 1, 2016

Tax Map, City of Cape May, March 1972; June 1, 2002; With numerous revisions to current day.

☐ Land use map

Zoning Map, August 1, 2016

☐ Zoning Ordinance and other land development standards

City Code Chapter 59 Land Use Procedures

City Code Chapter 417 Site Plan Review

City Code Chapter 525 Zoning

City Code Chapter 445 Subdivision of Land

☐ Zoning map and schedule

Zoning Map, August 1, 2016

☐ Natural Resource Inventory

Environmental Resource Inventory, September 2017

☐ Recreation and Open Space Inventory (ROSI)

City of Cape May ROSI – Recreation and Open Space Inventory (ROSI) current database maintained by the Green Acres Program and the Office of Transactions and Public Land Administration

☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

None

☐ Resource protection ordinances

City Code Chapter 525-56 Removal of Natural Resources

☐ Farmland Preservation/Agricultural Retention Plan

None

☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Chapter 437 Stormwater Management Plan Last Amended 10-18-2022 by Ord. No. 475-2022

Chapter 510 Water & Sewers, Last Amended in 2018 by Ord. No. 351-2018

Future Wastewater Service Area Map, Amending the Cape May County Areawide Wastewater Management Plan, City Of Cape May, November 6, 2013

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

1. Economic Development

*New Jersey should actively promote economic growth policies that benefit all residents, including those who have historically been marginalized or underrepresented. Economic prosperity should address historic inequities and provide opportunities for all residents that are consistent with the environmental goals of the Plan. The State should adopt economic development policies and strategies that promote smart growth. **Cape May has adopted Smart Growth planning strategies and has planned for commercial zones that address the needs of the community.***

2. Housing

*A top priority of the State is promoting an adequate supply of high-quality housing affordable to all age groups and income levels, in transit-rich locations that provide easy access to jobs, education, services and amenities, and in communities that are both ethnically and economically diverse and integrated. The State and municipalities should enact zoning and land use strategies that incentivize private development and expand all forms of housing opportunities. **Cape May has complied with its 3rd Round Affordable Housing Plan and is currently working to comply with the 4th Round Affordable Housing requirements. Cape May is also working to provide “workforce housing” as recommended in its last master plan reexamination.***

3. Infrastructure

New Jersey should promote investment in and provide infrastructure and related services in a timely, safe, and efficient manner. The State should strategically deploy capital, and incentivize private capital investment, to strengthen existing communities and new communities alike with the resources needed to support growth and prosperity. This includes strategic investments in transit, active transportation, schools and school safety, and roadway investments, among others. These investments should aim to maximize efficiencies in GHG mitigation; support resilience and sustainability; and align with public water needs, stormwater and flood protection goals, and efficient energy delivery systems and wastewater treatment systems. Advancing public health in the built environment, such as by eliminating combined wastewater sewer systems and associated overflow and lead pipes and improving air quality, particularly in Overburdened Communities, are important focuses of improved infrastructure. Transit, transportation and wastewater treatment infrastructure require targeted investment to support desired growth and economic

prosperity. Cape May has strategically planned its infrastructure to address the needs of the community. Both stormwater and flood protections measures have been planned and implemented. While Cape May is mostly built out, residents and visitors needs must be addressed. Potable water continues to be one of the biggest challenges that the city faces. Upgrades to the City's desalination plant are continually being implemented to meet the needs of the community. The City has worked on removing lead water distribution pipe and service connections. The City has less than 15 lead service connections remaining.

4. Revitalization & Recentering

New Jersey should enhance the latent human capital and underperforming economic assets located in underutilized areas and centers in all locations - urban, suburban, or rural. Vacant and abandoned properties should be restored and returned to productive tax rolls, where applicable. We should improve livability, prosperity, sustainability, and functionality through targeted efforts that combine public and incentivized private sector investments and address legacy issues. Such issues include disruptive highways that cut through neighborhoods or separate people from natural features, traffic congestion, air and climate pollution from combustion of fossil fuels, Brownfields, Greyfields, and areas contaminated by lead, asbestos, and other toxic products and compounds. Municipalities should focus on redesigning underutilized areas for private development and investment, such as defunct or underperforming malls, business parks, and struggling commercial corridors, while incorporating better connectivity and greater resilience, flexibility, efficiency, and sustainability. Cape May does not have a problem with blighted areas of the City. Its proximity to the ocean and desirability have driven real estate prices higher. The City has addressed its one main area of contamination with a planned public park known as Lafayette Street Park that will clean up the area and provide a public recreational resource.

5. Climate Change

New Jersey cannot halt the progression of climate change. However, it can and must do its part to reduce greenhouse gas (GHG) emissions to mitigate the severity of negative, catastrophic outcomes, which disproportionately impact socially vulnerable populations. The State's response should involve a multi-pronged strategy toward reducing the State's GHG emissions and improving climate change resilience, to address both the causes of climate change and its effects. Cape Mays response to this goal has been multi-faceted. Cape May has adopted the state mandated electric vehicle and changing ordinance and has incorporated electric vehicles

and built charging stations. The Reexamination incorporated a Resiliency Element that addressed these issues and is consistent with this State goal. Many flood measures were recommended and have been adopted or are currently being implemented, including the extension of the beachfront shore protection and extension of the promenade. However, the flood elevation requirements that have been proposed would have devastating effects on both the historic district and neighborhoods within the community.

6. Natural & Water Resources

New Jersey must actively protect, maintain, restore, and enhance the State's natural and water resources. These public resources are valuable capital assets. This can be accomplished through science-based thinking and regulations, targeted acquisitions, carbon sequestration initiatives on public and private lands and effective incentive programs for both public and private sectors, with a particular emphasis on restoring a better balance in Overburdened Communities. **Cape May has adopted new stormwater regulations that promote the recharge of stormwater. Preservation and enhancement of natural areas are also goals that have been implemented. Public acquisition of the environmentally sensitive East Cape May area has occurred, which precludes this area from development.**

7. Pollution & Environmental Clean Up

New Jersey must restore degraded freshwater bodies, lands, and natural systems, in both public and private ownership, through targeted and concerted remediation programs. The State must also restore ecosystem integrity, prioritizing interventions in Overburdened Communities. The State should adopt measures to promote a "circular" economy that efficiently utilizes resources, reduces waste, and advances cost effective programs to address carbon sequestration and decarbonization of both the natural and built environments. The State should endeavor to transition to a 100% clean energy system. Consideration should be given to amending land use laws, regulations, practices, and local zoning, as needed, to support and facilitate these outcomes. We should maintain and enhance all elements of the built environment to the highest possible level of performance and to improve on existing conditions. **Cape Mays response to this goal has been multi-faceted. Cape May has adopted the state mandated electric vehicle and charging ordinance and has incorporated electric vehicles and built charging stations. The Reexamination incorporated a Resiliency Element that addressed these issues and is consistent with this State goal. The city has addressed its one main area of contamination**

with the planned Lafayette Street Park that will clean up the area and provide a public recreational resource.

8. Historic & Scenic Resources

New Jersey must renew and continue ongoing consultations with historically underrepresented groups to identify shared values and determine priorities for managing these cultural resources. The State should support a comprehensive plan to address and mitigate the anticipated impacts from climate change to these assets, and support zoning regulations that effectively protect these assets without stifling positive change. The State should also facilitate public access to high-quality open space, scenic landscapes, historical resources, and recreation resources. State and county agencies should encourage and support artistic expressions of all types, stimulating place-based tourism, and further defining a distinct New Jersey culture and brand. **Cape Mays approach to historic preservation has exemplified this state goal. The City offers a rare inventory of architectural styles spanning approximately 250 years of development as a summer resort destination which includes a mix of architecture from the eighteenth, nineteenth and twentieth centuries. Preservation efforts combined with the offering of cultural and historical activities and events, have increased visitation and contributed to the economic prosperity of the City of Cape May. Cape May's architectural heritage was recognized with its designation as a National Historic Landmark District in 1976. Cape Mays Historic Preservation Element plans for the continued preservation of this asset. The Historic Preservation Commission adopted new design standards in 2023. Cape May recognizes the forecasted climate change sea level rise and is fearful that the flood elevation requirements that have been proposed would have devastating effects on both the historic district and neighborhoods within the community.**

9. Equity

Sustainable and equitable growth requires promoting wealth building in all communities and focusing on prosperity in every part of the state. For decades, disinvestment has produced inequities in Overburdened Communities. This included siting a disproportionate number of environmental and public health stressors in these communities including polluting industries, contaminated sites, blighted properties, urban highways, substandard housing stock, and public health pathologies. The State has begun to address these impacts by reinvesting positively in these communities, by closely consulting with affected communities, and by implementing affordable and abundant housing, restorative land use, and

*transportation strategies that mitigate and address those negative impacts. **Cape May's existing planning strategies have mitigated any of these public health stressors and are consistent with this state goal.***

10. Sound & Integrated Planning

*The State must support and use the State Plan and Plan Endorsement process as a guide to achieving comprehensive, coordinated, short- and long-term planning actions that are based on actionable metrics, capacity analysis that supports efficient and effective growth, and active citizen participation. Planning should be integrated with investment, programming, and regulatory land-use decisions at all levels of government and the private sector in an efficient, effective, and equitable manner, so that land use planning and transportation planning are closely intertwined and mutually reinforcing. Land use decisions that fail to consider impacts on neighboring communities, are driven by short-term fiscal considerations or prejudice, or are contrary to sound planning principles are inconsistent with the State Plan. **Cape May has participated in the Plan Endorsement process and the entire city was designated as a Town Center. The designation has since expired. Cape May is built out and must decide if the current Environmentally Sensitive PA5 designation is appropriate or whether it is appropriate to pursue the Town Center designation.***

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Cape May's Master Plan is generally aligned with the States goals and objectives. Greater consistency can be achieved during its next Master Plan or Reexamination that is required to be adopted prior to March 12, 2029.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Cape May has recently completed a Vacant Land Analysis for its Affordable Housing Compliance and determined that is mostly developed and built out. Cape May was a designated Town Center that recently expired on October 17, 2022. That designation carried a Suburban Planning Area 2 designation which was an area appropriate for growth in accordance with the State Plan. The City reverted back to the underlying

Environmentally Sensitive Planning Areas Planning Area 5 area which is an area deemed appropriate for limited growth. The City should ask as part of the process that the City should retain the Suburban Planning Area 2 or the Town Center designation. Cape May will evaluate if there are any benefits to seeking the Town Center PA-2 Designation or if remaining in the PA-5 Area is more appropriate.

The designated State Planning Areas as indicated below are appropriate for the current and future development in Cape May:

Areas for Growth: Metropolitan Planning areas (Planning Area 1), Suburban Planning Areas (Planning Area 2) and Designated Centers in any planning area.

Areas for Limited Growth: Fringe Planning Areas (Planning Area 3), Rural Planning Areas (Planning Area 4), and Environmentally Sensitive Planning Areas (Planning Area 5). In these planning areas, planning should promote a balance of conservation and limited growth—environmental constraints affect development and preservation is encouraged in large contiguous tracts.

Areas for Conservation: Fringe Planning Area (Planning Area 3), Rural Planning Areas (Planning Area 4), and Environmentally Sensitive Planning Areas (Planning Area 5)

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

1. **Cape May opposes the proposed flood regulations stemming from Climate Change goals that require great increases in minimum base flood elevations that far exceed current regulations. The proposed regulations would require elevations of homes that would destroy the historic value of the City. The Historic & Scenic Resource Goal and Climate Change Goal are inconsistent.**
2. **The NJDEP REAL rules should follow the same planning horizon as the NJ State Plan. That would better enable the City to properly plan and meet the State's Climate Change Goals.**

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

Cape May's Master Plan is generally consistent with the Preliminary State Plan. Greater consistency can be achieved during its next Master Plan or Reexamination that is required to be adopted prior to March 12, 2029.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The NJDEP should follow the same planning horizon as the NJ State Plan when developing rules. That would better enable the City to properly plan and meet the State's Climate Change Goals.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

To be determined.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Cape May had identified in its Master Plan and subsequent reexaminations an area of great concern known as “East Cape May”. This area contained the last concentration of undeveloped land in Cape May. It contains over 90% wetlands and rivals Higbee Beach in terms of ecological significance. Much of this land is zoned residential and only the state’s wetland protection policies have so far prevented development. A large residential subdivision plan has been filed but it has been in litigation with the State over the extent of the wetlands for a number of years. This litigation was settled and the NJDEP acquired these tracts effectively preserving them and preventing development. There are no other areas in Cape May where sprawl could occur.

Cape May’s past flood planning efforts are detailed in its Resiliency Element found in the 2019 Reexamination. Vulnerable areas of the City were identified. Extension of the seawall along the City’s beachfront was a recommendation that is actively being pursued.

6. Does the municipality and/or county have an open space plan? Open space tax?

Cape May has an open space plan that has been determined by its Master plan and ROSI adoption. There is no current municipal open space tax. It should be noted that City Code Chapter 356 established a minimum annual line item appropriation of no more than \$0.01 for each \$100 of assessed property value in the city’s annual budget for open space and recreation land acquisition and associated costs, which shall include, without limitation, legal, appraisal, survey, engineering and preservation acquisition debt servicing in order to provide a guaranteed source of funds to match Green Acres funding and for the development and maintenance of open space and recreation land. This chapter took effect for the budget year beginning January 1, 2003, and continued until the budget year ending December 31, 2022. Extensions are permitted by the City Council by ordinance.

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Cape May City is a member of Sustainable Jersey. Most recently, Cape May City was Silver certified on September 17, 2024 with 445 points. Cape May City has both a Green Team and Environmental Commission which are instrumental in aiding the city with its environmental planning.

8. Please indicate your community's three most important local and regional land use planning goals and priorities: **Cape May City's three (3) most important land use planning goals are:**

- 1. Historic Preservation**
- 2. Protecting the City from Sea Level Rise**
- 3. Workforce & Affordable Housing**

9. Please list the Negotiating Committee members:

Paul Dietrich, City Manager, City Engineer

10. Will your county require a translator at the public hearings? If so, please identify language:

No.

11. Additional comment(s):

None.

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☒ Most recent adopted Master Plan and any draft elements currently being considered
- ☒ Master Plan Reexamination Report(s)
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule
- ☒ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI)
- ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☒ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The degree of consistency between Dennis Township and the 8 goals in the first SDRP are described in the Township's recent Plan Endorsement Petition. The Township seeks to maintain a well-balanced community, and in so doing addresses the new equity goal. The new climate change goal is indirectly addressed via the master plan's emphasis on centers, and environmental protection

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The ten SDRP goals will be reviewed in conjunction with the Township's next master plan update or reexamination report, and incorporated into those planning documents as determined by the planning board, in accord with the MLUL.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Dennis's previously designated centers have expired. The Planning Areas designated on the SDRP Map do not recognize the desired centers and are inconsistent with the core concept of the Township master plan, that being to promote development in the centers, restrict development outside the Centers and protect the environs.

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.
The Township is pursuing Plan Endorsement to re-establish the five centers that were designated by the State Planning Commission in 2013.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.
Unknown at this time; the Township is awaiting review and comments from State agencies regarding the Municipal Self-Assessment.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.
Find ways to reduce the municipal effort/expense required to achieve Plan Endorsement.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.
5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.
6. Does the municipality and/or county have an open space plan? Open space tax?
Dennis Township's NRI contains a chapter addressing open space.
Cape May County has an open space tax.

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?
Dennis Township is not a member of Sustainable Jersey, however, the Township does have an Environmental Commission.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Provide all residents with efficient and cost-effective municipal services.

Encourage balanced development that provides employment opportunities at appropriate locations.

Plan Endorsement to re-establish Centers.

9. Please list the Negotiating Committee members:

Not known at this time.

10. Will your county require a translator at the public hearings? If so, please identify language:

NA

11. Additional comment(s):

Response to #5 - Areas of the Township under jurisdiction of the Pineland CMP are protected from sprawl via zoning designation and application of CMP regulations. Areas under CAFRA jurisdiction similarly regulated with an emphasis on environmental protection. The Township is seeking Plan Endorsement for Centers that will advance Township goals, consistent with Pinelands and CAFRA.

A.2 Cross-Acceptance Response Template

Your Municipality: City of Ocean City

Your Name / Title: George Savastano, Business Administrator

Your Email Address: GSavastano@OCNJ.US

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	12/14/2011
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	1/9/2019
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	Click or tap to enter a date.
<input checked="" type="checkbox"/> Land use map	12/14/2011
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	2/23/2023
<input checked="" type="checkbox"/> Zoning map and schedule	8/11/2016
<input checked="" type="checkbox"/> Redevelopment Plans	11/21/2013
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	4/3/2019
<input checked="" type="checkbox"/> Natural Resource Inventory	6/10/2009
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	11/5/2014
<input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	Click or tap to enter a date.

- ☒Resource protection ordinances 5/13/2021
- ☐Farmland Preservation/Agricultural Retention Plan Click or tap to enter a date.
- ☒Any other adopted planning documents (e.g. 2/20/2025
Stormwater Management Plan, Wastewater
Management Plan, Capital Improvement Plan)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

▪ **ECONOMIC DEVELOPMENT GOAL - PROMOTE ECONOMIC GROWTH THAT BENEFITS ALL RESIDENTS OF NEW JERSEY.**

The economy of Ocean City employs 5.27k people, with the largest industries being Health Care & Social Assistance, Educational Services, and Accommodation & Food Services. The most common job groups, by number of people living in Ocean City are Sales & Related Occupations, Management Occupations, and Office & Administrative Support Occupations.

The Ocean City Regional Chamber of Commerce plays an important role in stimulating trade and creating a prosperous climate for business growth and development in the Greater Ocean City area. The Chamber assists over 500 member-businesses generate business, maintain visibility, create contacts, and grow. The Chamber also promotes innovative development and professional services that capitalize on the City's strengths assets, location, and diversity.

▪ **HOUSING GOAL - PROVIDE AN ADEQUATE SUPPLY OF HOUSING FOR RESIDENTS OF ALL AGES AND INCOMES IN COMMUNITIES OF THEIR CHOOSING THAT MEET THEIR NEEDS AND OFFER READY ACCESS TO THE FULL RANGE OF SUPPORTIVE GOODS AND SERVICES.**

The City of Ocean City has entered into a court-approved agreement that will create 93 affordable housing units. This settlement will satisfy Ocean City's current constitutional obligation arising from more than three decades of court actions, debate and shifting mandates that all New Jersey municipalities have experienced, and it will allow the city to move forward with providing affordable housing for local workers, families and the elderly in a manner consistent with the character of Ocean City.

Ocean City's plan was negotiated in the context of a Superior Court proceeding in which the city faced a 1,687-unit affordable housing obligation. Successfully arguing that meeting that number is unrealistic on a barrier island with so little vacant land, Ocean City entered into a settlement agreement in July 2018 to create 93 units and adjust zoning laws to encourage the private development of additional affordable housing in all parts of town.

Ocean City's plan focuses largely on expanding and replacing affordable rental units at existing sites, including Bayview Manor at Sixth Street and West Avenue (the adjacent Speitel Commons was completed in August 2021) and at Pecks Beach Village (along Fourth Street between West Avenue and Simpson Avenue). These units will be developed in collaboration with the federally-funded Ocean City Housing Authority. This partnership will allow Ocean City to share in costs, economies-of-scale and grant opportunities. In addition, Ocean City will develop 10 family rental units on city-owned property and purchase three homes through a market-to-affordable program.

The first phase of the plan will take advantage of \$5 million already collected by Ocean City through a developers fee imposed to fund affordable housing.

By providing an approved plan to the court, Ocean City avoids potential "builder's remedy" lawsuits, which could allow developers to override local zoning laws with a promise to set aside a portion of multi-unit developments for affordable housing. The City's adopted Housing Plan Element and Fair Share Plan can be found here: [Housing Element Fair Share Plan/HEFSP \(Adopted\)](#).

- INFRASTRUCTURE GOAL - ECONOMIC OPPORTUNITY THROUGH NATION LEADING INFRASTRUCTURE.

Ocean City aggressively pursues infrastructure improvements via its capital improvement program. The Capital Improvement Plan for 2025-2029 allocates a total of \$66,386,000 across all projects. The following projects are currently under construction and in the planning stages.

- Drainage and paving work at 3300 block of Haven Avenue, Third Street (Corinthian to Boardwalk), E. Station Avenue, Sixth Street and Wesley Avenue intersection, Ninth Street and Ocean Avenue intersection, Bayland Drive/Waterway (near where an outfall pipe was eliminated). Alleys to be repaved include: West Seabright/West Surf Road, North to 1st (Ocean/Wesley), 700 block of Central/Wesley, Prospect to Bay (Bayview/14th Street), 20th to 23rd (3 blocks of Asbury/Central), 17th to 24th (7 blocks of West/Asbury), 20th to 22nd (2 blocks of Simpson/Haven),

- 23rd to 24th (Simpson/Haven), 21st to 28th (7 blocks of Haven/West).
 - Morningside Road (North St. to Beach Rd.), Gardens Road (North St. to Beach Rd.), and Nassau Road. Alleys to be repaved include: North to 1st (Bay/Simpson), 200 block of West/Asbury, Pennlyn to 3rd (Ocean/Atlantic), 300 block and 400 block of Ocean/Atlantic, 5th Street (repairing outfall pipe work), 3400 block of Asbury/Central, 37th to 40th (West/Asbury), 40th to 42nd (Asbury/Central), 4900 block of West/Haven, 50th to 52nd (West/Asbury), Safe Harbor Drive/S. Inlet, 43rd to 45th (behind Ocean Aire Condos).
 - Construction of new police substation at 8th Street and Boardwalk. A separate project will rehabilitate the existing police station on the 800 block of Central Avenue.
 - A second phase of flood mitigation work for Merion Park will also include the nearby areas of Bay Avenue, Simpson Avenue, Haven Avenue and West Avenue (34th-37th), along with sections of 35th, 36th and 37th streets. Road elevations near the West Avenue intersections with 43rd, 44th and 45th streets are also planned. This project will be completed in conjunction with Cape May County work to elevate and improve drainage along Roosevelt Boulevard from the 34th Street Bridge to West Avenue.
 - A sewer line failure under West Avenue between Ninth Street and 16th Street required a major replacement project by the New Jersey American Water Company. Separate city projects will include paving of the roadway from curb to curb between Ninth Street and 18th Street.
 - Central Avenue (28th to 34th), Wesley Avenue (18th to 24th), 18th Street (West Avenue to beach), 23rd Street (West to beach), 24th Street (West to beach), 32nd Street (West to beach), West/Asbury alley (25th to 26th), West/Asbury alley (27th to 31st) and Asbury/Central alley (26th to 30th).
 - Flood Mitigation Project: 21st Street to 26th Street - Project will elevate streets, improve drainage and add pumping stations to the corridor between Bay Avenue and West Avenue.
 - Open Space on 1600 Block of Simpson/Haven - Conversion of a former car dealership lot into open space for public use. Environmental remediation of the new open space between 16th Street and the Community Center is complete.
- REVITALIZATION AND RECENTERING GOAL - REVITALIZE AND RECENTER THE STATE'S UNDERUTILIZED DEVELOPED AREAS.

This goal is not particularly relevant due to the general absence of underutilized developed areas in Ocean City.

- CLIMATE CHANGE GOAL - EFFECTIVELY ADDRESS THE ADVERSE IMPACTS OF GLOBAL CLIMATE CHANGE.

SDRP goals promoting land use policies integrating land and transportation planning to support walking, biking, and public transit, and encourage dense, mixed-use communities that reduce vehicle dependence and GHG emissions are supported by a number of Ocean City's land use policies and ordinances. The City supports public transportation, promotes alternative transportation modes, and encourages pedestrian and bicycle use. The master plan and land use ordinances also promote mixed-use development in the central business district, along 9th Street and 34th Street.

With funding assistance from the Post-Sandy Planning Assistance Grant, the city prepared several documents to improve community resilience from future storm/flooding events that can be accessed via the following links:

- [Design Standards: 9th Street and 34th Street Gateways - Central Business District](#)
- [Development of Codes, Ordinances, Standards and Regulations](#)
- [Floodplain Management Plan](#)
- [Community Development & Neighborhood Plans: Economic Plan, Historic Preservation Plan, Community Resilience Plan \(9th Street and Central Business District\)](#)
- [Community Resilience Plan](#)

Ocean City will incorporate a climate change-related hazard vulnerability assessment into the next Master Plan Land Use Element update as required by the MLUL. This vulnerability assessment will rely on the most recent natural hazard projections and best available science provided by the NJDEP, and will also consider environmental effects associated with extreme weather, temperature, drought, fire, flooding and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards.

Ocean City entered the National Flood Insurance Program in 1970, and the entire island has been determined to be in the Special Flood Hazard Area for the 100-year storm as determined in 1984 by the National Flood Insurance Program (NFIP). All properties are required to be newly constructed or substantially repaired in accordance with NFIP rules.

Flood insurance is mandatory if the building is subject to any federally-guaranteed financing and rates depend on your lowest floor elevation above mean sea level, plus a variety of other facts. Premiums are reduced by 20% due

to Ocean City's participation in FEMA's Community Rating System program.

Ocean City will continue to explore new and innovative ways to increase coastal resilience. Integrated approaches to planning for future disasters may combine green and gray infrastructure strategies such as those used in Louisiana's Coastal Protection Master Plan which propose a combination of restoration, nonstructural, and targeted structural measures to provide increased flood protection.

- NATURAL AND WATER RESOURCES GOAL - PROTECT, MAINTAIN, AND RESTORE THE STATE'S NATURAL AND WATER RESOURCES AND ECOSYSTEMS.

Ocean City is keenly aware of the need to protect the environment, prevent and reduce pollution and toxic emissions, in order to conserve resources and protect public health. As examples, the Beach Maintenance Plan, Conservation Plan and Environmental Resources Inventory provide guidance for protecting natural resources. The City has adopted zoning controls and environmental protection ordinances intended to minimize development impacts on public health and biological systems, water and air quality.

The City's Environmental Commission and Shade Tree Committee provide thoughtful insights into efforts to protect and maintain natural resources and ecosystems.

- POLLUTION AND ENVIRONMENTAL CLEAN-UP GOAL - PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION.

Ocean City continues to demonstrate the capacity and commitment to protect sensitive environmental assets, while promoting redevelopment in appropriate locations.

Solid waste disposal for the City of Ocean City is done at the Cape May County MUA Landfill in Woodbine. Trash, recycling (paper and commingled plastic, glass and metal containers) and grass and leaves are picked up at every address in the city by a contractor or a private collector and trucked directly to the solid waste complex; there is no trash transfer station in the city.

Sanitary sewage is collected in the system owned and operated by the New Jersey American Water Company, and treated by the Cape May County Municipal Treatment Facility located in Ocean City west of West Avenue at 46th Street.

The City utilizes and promotes the use of alternative power sources including photovoltaic electricity generation and LED lighting.

In conjunction with recent open space acquisitions, the City has remediated environmental contamination from previous development.

One of the three main objectives in the Master Plan advanced by the City's efforts is:

To consider and evaluate innovative development proposals which would enhance and protect environmental features, minimize energy usage and encourage development densities consistent with existing patterns and types of development.

- HISTORIC AND SCENIC RESOURCES GOAL - PROTECT, ENHANCE, AND IMPROVE ACCESS TO AREAS WITH EXCEPTIONAL ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE.

An inventory of properties in a wide area of Ocean City was undertaken in 1988 and determination of the historic status of each of the buildings was done. Based on this inventory, hearings were held and a Certified Local Government (CLG) historic district ordinance was passed in 1989, with the final boundaries of the district determined in 1992. In 2003, a re-survey was done and a smaller National Register district was also established.

The Historic Preservation Commission is established in Chapter 25-1800 of the Ocean City codes in accordance with the Municipal Land Use Law and has a wide range of responsibilities and powers. The Historic Preservation Commission administers the Historic Preservation Ordinance for the Certified Local Government district. The Historic Preservation Ordinance and Commission were established in 1991. The Commission gives advice on historic preservation, hears requests for permits to do work on properties of historic significance in the historic district, and helps to ensure compliance.

The total acreage within the municipal boundaries of Ocean City is about 7000 acres, or 10.9 square miles. About 2578 acres is water, in the bays and creeks, leaving about 4422 acres of non-water. Of that, about 2600 acres is developed, including the beach and developed recreation areas. About 1800 acres is undeveloped. The City owns about 1645 acres of open space.

In 2003 the freshwater wetlands mitigation project known as the Howard Stainton Wildlife Refuge on Bay Avenue between 23rd and 30th Streets was

deeded to the City as a part of a negotiation to acquire areas for dredge materials deposition. The acreage of this property is about 16 acres.

Ocean City prides itself on having something to enhance everyone's recreation and leisure time. In addition to the beach, bay and ocean, there are well equipped playgrounds including baseball, softball, football, soccer, field hockey and multi-purpose fields. Numerous basketball, tennis, pickleball, street hockey, shuffleboard and volleyball courts complete the array of active recreation sites, many of them lighted for added hours of enjoyment.

Ocean City's skate park attracts skateboard and roller blade enthusiasts of all ages and abilities. The City's twelve hole par three golf course provides hours of enjoyment in a scenic meadow setting. Children can choose from a variety of City-sponsored fun and educational programs throughout the year. Adults can take part in the full array of programs at the Aquatic and Fitness Center, as well compete in such activities as softball and volleyball.

Through a cooperative agreement between Ocean City and the Army Corps of Engineers, completion of beach nourishment projects in 2020 has provided the island with protective dunes and healthy beaches along the entire oceanfront. These shore protection projects are part of a 50-year agreement that calls for a three-year cycle of re-nourishment wherein the federal government pays 65 percent, the state 35 percent (with the municipality bearing 25 percent of the state's cost).

Ocean City's Municipal Public Access Plan supports the policy of local determination of public access locations and facilities while safeguarding regulatory flexibility and potential funding opportunities for Ocean City. Public access to the city's beach and bay is a prominent element of Ocean City's community character. The city provides uninterrupted access to its oceanfront beaches and to bayside waterways where feasible, given existing development patterns and physical constraints.

Ocean City Department of Public Works manages and maintains the beach and dune system in accord with the adopted "City of Ocean City Beach Management Plan" (January 2016). This includes daily beach raking (seasonal), trash and recycle containers.

Ocean City subsidizes a program to provide jitney transportation to the boardwalk zone. For a small fare, the service provides convenient transportation to the Ocean City Boardwalk 5 p.m. to 11 p.m. daily during the summer.

- **EQUITY GOAL - IMPLEMENT EQUITABLE PLANNING PRACTICES TO PROMOTE THRIVING COMMUNITIES FOR ALL NEW JERSEYANS.**

Ocean City supports this goal via its on-going commitment to tree planting to reduce heat impacts, reduction of impervious surfaces to reduce flooding, creation of public parks and open space, upgrading essential infrastructure, and restoration of bay islands to enhance wildlife habitat. Implementation of the affordable housing/fair share plan is additional evidence of the City's commitment to promoting a thriving community. Under the auspices of FEMA's Community Rating System, the City has established an aggressive program that reduces Repetitive Loss Properties.

- **2024 COMPREHENSIVE PLANNING GOAL - FOSTER SOUND AND INTEGRATED PLANNING AND IMPLEMENTATION AT ALL LEVELS STATEWIDE.**

Ocean City supports multiple efforts that advance comprehensive planning and design including: design guidelines that are integrated with master plan; using design to provide a wide range of housing types, transportation modes, employment centers and recreational opportunities; using physical design to enhance natural systems and support the quality of the built environment; designing area lighting to minimize misdirected and sky glow; reducing the visual impacts of the motor vehicles and their related facilities on the landscape; design corridors, including rivers, greenways, transit and roadways, to connect communities in ways that preserve rights of way and protect viewsheds.

Ocean City routinely cooperates with Cape May County and State agencies on projects of regional importance including transportation, stormwater and water quality management, beach maintenance, and land use planning.

3. **If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?**

NA

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**

The "New Jersey Department of State Office of Planning Advocacy Locator Map" depicts Ocean City as being located within the Environmentally-Sensitive Barrier Island Planning Area (PA5B). Due to the expiration of the Regional Center, the

City's planning area designation has reverted back to the pre-Plan Endorsement PA5B status. Most, if not all, of the 'intentions' and 'criteria' described in the SDRP for the Environmentally Sensitive/Barrier Islands Planning Area are characteristic of Ocean City.

The 'centers designation criteria for 2050' including system capacity, existing land use patterns, and desirable future development and redevelopment patterns are also consistent with Ocean City's master planning and community goals. Ocean City demonstrates appropriate types of land area to accommodate projected growth, new or expanded capital facilities, and affordable housing allocations.

Ocean City has petitioned the State Planning Commission for centers designation via the Plan Endorsement process. Approval of Ocean City's Center will advance municipal and SDRP goals by: protecting the natural resources, informing the private sector about public investment intentions which creates positive expectations for development opportunities and growth, and providing advance awareness to all levels of government delineating where future development is anticipated so proper planning to provide adequate infrastructure that supports development without reducing levels of service.

Section 2: Agreements and Disagreements with The Preliminary State Plan

- 1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.**

Aside from the mapping discussed in Section 1,4 above, none at this time.

- 2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.**

Except as identified in Section 1, Ocean City does not proposed any modifications to achieve greater consistency at this time.

- 3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

Ocean City does not offer any comments and/or recommendations regarding State agency implementation of the State Plan at this time.

4. **Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Ocean City is a built-out urban area. Areas in the City that are susceptible to flooding or other environmental concerns are protected by existing management plans and ordinances.

Does the municipality and/or county have the following?

- ☒ Open Space Plan
- ☒ Open Space Tax
- ☐ Farmland Preservation/Open Space Tax

5. **Is the municipality a member of Sustainable Jersey?**

- ☒ Yes
- ☐ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

In addition to participating in Sustainable Jersey, Ocean City also has an active Environmental Commission.

6. **Please indicate your community's three most important local and regional land use planning goals and priorities:**

- 1) To promote responsible development and redevelopment consistent with community goals and infrastructure capacity.
- 2) To continue public investment and capital programming in areas that address climate-related issues.
- 3) To advance opportunities for conservation of open space, energy and natural resources.

7. **Additional comments:**

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☒ Most recent adopted Master Plan and any draft elements currently being considered
- ☒ Master Plan Reexamination Report(s)
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule
- ☒ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI)
- ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☒ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

With minor exceptions, the City's 2007 Plan Endorsement Petition, and planning policies as evidenced by the Master Plan and subsequent Reexamination Reports demonstrate consistency with the State Plan goals and objectives for Planning Area PA5B.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The City indirectly supports the new equity goal, but does not specifically address this issue.

Regarding the 'climate change goal', the city will complete a climate hazard vulnerability assessment per MLUL.

To the extent that substantial inconsistencies are identified, the City will endeavor to address said inconsistencies in a manner and time-frame as deemed appropriate by the City.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The State Plan map indicates that the entirety of Sea Isle City is designated as an Environmentally-sensitive Barrier Island. The City's sewer service area and land use coded as Urban 1000 generally coincide with this Planning Area designation. Stated intentions of the PA5B including "retreat of human habitation" and "subsequent de-urbanization" are generally viewed as inconsistent with the City's future vision of balanced growth, resilience and protection of coastal resources.

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan should distinguish between developed and undeveloped barrier islands and modify planning area intentions and guiding criteria accordingly.

Although it is recognized that Centers designation can only be attained via Plan Endorsement, there should be a means to address some of the PE requirements via Cross-acceptance-2 separate processes discourages participation.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The City will prepare a climate-change related hazard vulnerability assessment as required by the MLUL.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Improved coordination and consistency between State Planning and NJDEP/CAFRA re: coastal centers.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

6. Does the municipality and/or county have an open space plan? Open space tax?

Cape May County has Open Space Plan and Open Space Tax.

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Sea Isle City is a member of Sustainable Jersey, has a Green Team and Environmental Commission.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

1. Continue to provide opportunities for development and re-development that are built to the highest flood prevention standards.

2. Advance municipal projects that address flood mitigation in the most flood prone areas.

3. Promote business, activities and programs that continue to support and enhance tourism.

9. Please list the Negotiating Committee members:

County team.

10. Will your county require a translator at the public hearings? If so, please identify language:

No.

11. Additional comment(s):

Response to #5 - The City is generally fully-developed, so further sprawl is not a concern with current zoning. The City has performed a flood mitigation study that identifies areas most vulnerable to flooding, which include the areas from Central to Landis Avenue between 32nd and 38th Streets; Park Road to Landis Ave. between 45th and 48th Streets; Central to Landis between 54th and 59th Streets; and Central to Landis between 63rd and 72nd Streets.

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:
 - ☒ Most recent adopted Master Plan and any draft elements currently being considered
 - ☒ Master Plan Reexamination Report(s)
 - ☒ Official Map pursuant to N.J.S.A. 55D-32
 - ☒ Land use map
 - ☒ Zoning Ordinance and other land development standards
 - ☒ Zoning map and schedule
 - ☐ Natural Resource Inventory
 - ☐ Recreation and Open Space Inventory (ROSI)
 - ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - ☐ Resource protection ordinances
 - ☐ Farmland Preservation/Agricultural Retention Plan
 - ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

As a fully developed borough on a coastal barrier island, many of the proposed goals do not apply.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

As part of the NJ Department of State Plan Endorsement Process, over the last several years, the Borough, in conjunction with the County Department of Planning, has been evaluating how existing and proposed state planning and other state programs affect the Borough's planning policies and activities. This analysis is ongoing.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The timeline for review, comment, and implementation of this proposal is insufficient for proper evaluation.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

6. Does the municipality and/or county have an open space plan? Open space tax?

The beachfront, as well as many Borough owned properties are considered open spaces. Beach tags are required, but there is no open space tax.

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Sustainable Jersey, Environmental Commission, Green Team

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

9. Please list the Negotiating Committee members:

10. Will your county require a translator at the public hearings? If so, please identify language:

11. Additional comment(s):

The timeline for review, comment, and implementation of this proposal is insufficient for proper evaluation.

**UPPER TOWNSHIP
CAPE MAY COUNTY
APRIL 23, 2025**

NJ STATE PLAN CROSS ACCEPTANCE COMMENTS

Upper Township received Plan Endorsement in February of 2022 therefore the issues relating to Cross Acceptance and the State Plan are not extensive. There is one area of concern that will need to be addressed either through Cross Acceptance or through a future Map Amendment. This pertains to the Strathmere section of the Township, a shoreline community similar to Sea Isle City and other island communities. Strathmere does not have public sewer infrastructure. There are numerous housing units and related commercial uses within Strathmere that have existed for many years.

The Township has been working with Cape May County to address the feasibility of extending public sewer to Strathmere. This would require cooperation at the State level and potentially the creation of a center for the Strathmere community. Any actions that are necessary in terms of consistency with the State Plan will need to be addressed as they arise.

Strathmere is identified as an Environmentally Sensitive Barrier Island Planning Area (PA5B). As such the draft state plan includes the following intentions for this Planning Area:

- protect and enhance, to the extent possible and feasible, the existing character of barrier island communities;
- protect and enhance barrier island ecosystems and restore damaged ones;
- minimize the risks to life and property from natural hazards;
- carefully evaluate those conditions under which retreat of human habitation from barrier island locations, with subsequent de-urbanization, would be prudent and advised;
- provide access to coastal resources, under safe conditions, for public use and enjoyment; and
- maintain and improve coastal resource quality.

Given the historic development patterns and impacts from the higher density of development which do not have access to a public sewer system, it would seem appropriate to include a provision in the State Plan that recognizes this existing higher density residential development in PA5B areas and the need to provide these areas with improved public infrastructure. The new public infrastructure would not only benefit the property owners and residents but would also advance those intentions as listed above and included in the draft state plan to protect these areas and the coastal resources.

There is also an inconsistency with local goals and objectives and historical development patterns with the intention identified on the draft list above to “carefully evaluate those conditions under which retreat of human habitation from barrier island locations, with subsequent de-urbanization, would be prudent and advised” This intention/statement of the Draft State Plan does not provide any recognition of individual property rights as well as the historic use and development patterns in the Barrier Island communities. It is therefore recommended that through the Cross Acceptance process that the infrastructure needs of the Strathmere community be recognized. It is further recommend that an additional intention be added to the draft list above to include the following:

“to encourage the creation of centers where historic development patterns currently exist”

This additional intention would allow for the necessary improvements which would serve the historic developments and protect those areas that are undeveloped or developed at lower densities.

A.2 Cross-Acceptance Response Template

City of Wildwood

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☒ Most recent adopted Master Plan and any draft elements currently being considered
- ☒ Master Plan Reexamination Report(s)
- ☒ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule
- ☐ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI)
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☐ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The City of Wildwood's various planning documents provide a roadmap and path forward for Wildwood that aligns with the goals set forth in the Preliminary State Plan. Wildwood's Master Plan and the 2022 Master Plan Reexamination specifically address the outlined goals of the State Plan. They set clear, actionable goals and policies that focus on promoting economic development, as well as providing adequate housing and infrastructure for Wildwood's residents. Both the Master Plan and the Reexamination report address environmental concerns and, specifically, the effects of climate change. Infrastructure is also addressed in the Circulation element of the Master Plan, while the Open Space and Recreation element looks towards the needs of supporting the population.

Wildwood also has an adopted Watershed Master Plan that sets goals and policies to aid in making decisions that will reduce the potential for increased flooding as a result of new development, redevelopment, climate change, and sea level rise. Additionally, Wildwood has a robust floodplain management program that helps to provide resiliency against the effects of sea level rise and climate change through a wide array of policies, activities, and increased regulatory requirements for development.

The Wildwoods Urban Enterprise Zone 5-Year Zone Development Plan also addresses ways to foster economic growth in Wildwood, including goals and projects that focus on maintaining access and revitalizing the main economic engine for the island, the Boardwalk. The Plan also contains outreach to and subsequent recommendations from traditionally underserved and minority groups in Wildwood.

Wildwood has adopted both a Bayside Redevelopment Plan that focuses on a large section of land on the west side of the island, as well as the Pacific Avenue Redevelopment Plan, which covers the entirety of Pacific Avenue within Wildwood. Both plans look to provide adequate housing and development opportunities for residents through a thoughtful, smart-growth focused perspective that promotes efficient and sustainable land development.

3. If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

As stated above, Wildwood's plans are primarily aligned with the goals in Preliminary State Plan. Greater review and consistency will continue to be worked towards, particularly as Wildwood goes through the process to update/renew its Plan Endorsement. That process is already underway.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Wildwood is a barrier island, so its designation as a PA 5-Environmentally Sensitive area is mostly warranted and hard to take issue with. That said, the State Plan should acknowledge and take into account the fact that Wildwood is an almost entirely built-out community. There is very little large-scale development that can occur in the future, so many of the restrictions on development found in the various NJDEP and CAFRA regulations can become onerous for what essentially winds up being the replacement of one fully-developed parcel with another. Previously, the entire city of Wildwood was part of a designated center. That should remain the case.

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

N/A

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

Wildwoods planning documents, particularly the Master Plan, will be reexamined and updated as required by N.J.S.A 40:55D-1 et seq., or more frequently as the need arises. During the reexamination process, any modifications necessary to increase the consistency with the State Plan will be implemented and addressed.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

N/A

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

Per County submittal, if necessary.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

As previously indicated, Wildwood is almost entirely built out. Such being the case, sprawl is not a pressing issue for Wildwood. Flooding concerns persist for all of these coastal communities, however, there are many different approaches being taken to address them. These include local floodplain management initiatives and the proposed NJREAL rule change.

6. Does the municipality and/or county have an open space plan? Open space tax?

Cape May County has an open space tax. Wildwood has an open space component in its Master Plan.

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Wildwood is not a member of Sustainable Jersey. The reasons for this are limited manpower to manage the effort, as well as limited benefits for the designation.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

- a. Support economic activity and programmatic elements designed to make appropriate use of the City's resources.
- b. Wildwood recognizes that tourism, including environmentally-based tourism, is the life-blood of the local economy and that the City's tourist infrastructure must be updated to compete with other, more modern, destination resorts.
- c. Maintain the adopted Land Use Plan and Land Development Ordinance as a rational plan to regulate development patterns and reinforce the integrity of the City's residential neighborhoods and commercial districts.

9. Please list the Negotiating Committee members:

Per Cape May County

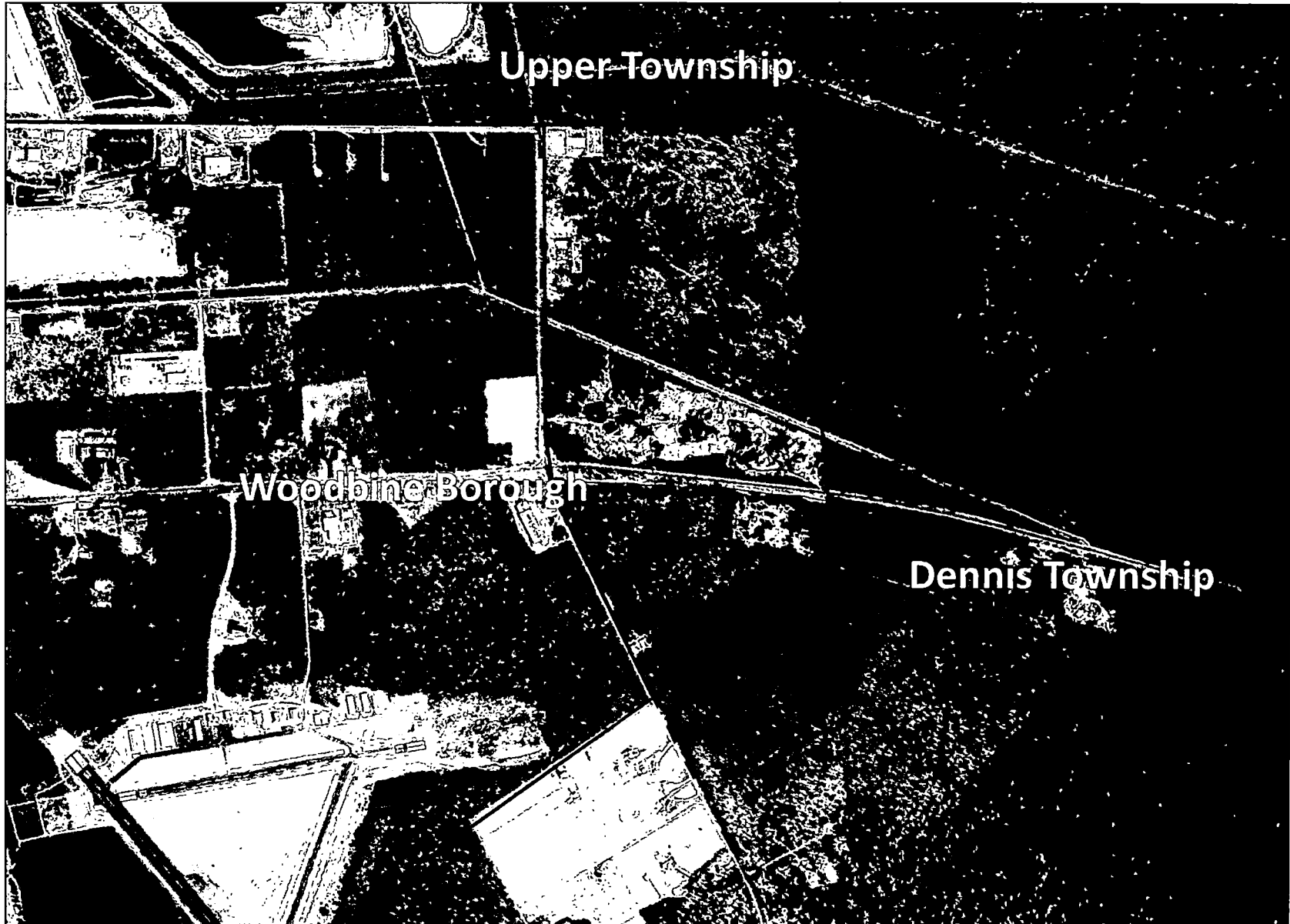
10. Will your county require a translator at the public hearings? If so, please identify language:

Per Cape May County

11. Additional comment(s):

N/A

Woodbine Potential Map Change



State Plan Policy Map Cape May County Municipal Review

For the purposes of empowering negotiating entities to better facilitate input/suggestions from their respective municipalities, this survey may be used so that participants can draw on the State Plan map as input for consideration/reconciliation. This will allow for collaborative input from all municipalities. Users may zoom to an area of interest and draw a polygon to represent Centers, Cores, Nodes and Planning Areas (PA), along with notes, which will be captured and stored for review.

Please enter the correct password you were sent:*

CAPEMAY

What is the name of the municipality you represent?:*

Borough of Woodbine

What feature are you commenting on?*

☐ Center

☐ Node

☐ Core

☒ Planning Area

Which type of Planning Area are you commenting on?

☐ Metropolitan Area (PA1)

☐ Suburban Planning Area (PA2)

☐ Fringe Planning Area (PA3)

☐ Rural Planning Area (PA4)

☐ Rural/Environmentally Sensitive Planning Area (PA4B)

☒ Environmentally Sensitive Planning Area (PA5)

☐ Environmentally Sensitive Barrier Islands Planning Area (PA5B)

☐ Open Space (PA8)

**Zoom in using the Plus (+) symbol, zoom out using the Minus (-) symbol.
Existing State Planning Areas, Centers, Cores and Nodes are shown.**

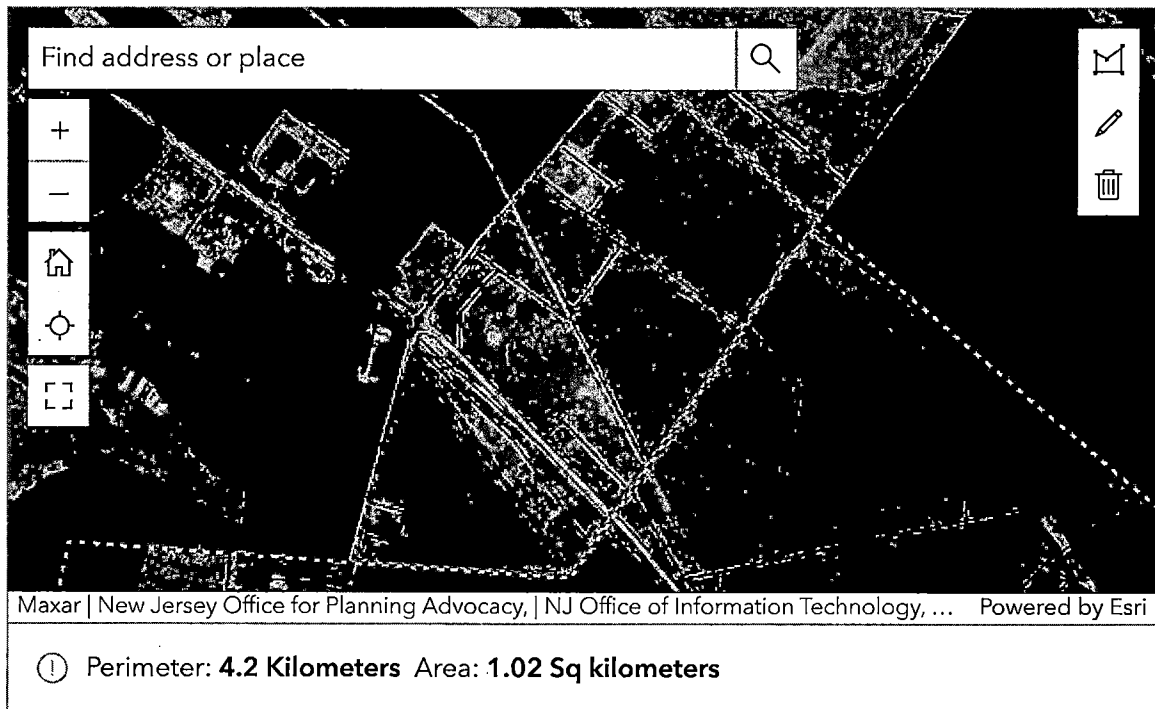
**Only draw one polygon at a time to represent your suggestion for
Center, Core, Node or Planning Area. If you have more than one
suggestion you will need to submit a separate survey.**

**Please refer to State Plan Policy Map Definitions provided by your
County for mapping intent and guiding criteria related to planning
areas, as well as, centers and nodes. Cores will not be in the updated
State Plan Policy Map, but existing Cores will remain valid and be
incorporated into the map.**

To draw a polygon, zoom to the area of interest, select the polygon symbol, click on the map to start the polygon, then click at each change of direction, and double click at the end to finish the drawing. To view the parcel layer, zoom to Municipal level**

Symbology of existing features:

- Municipal = dashed white line
- County = dashed blue line
- Highlands/Pinelands = solid brown line
- Center = dashed red line
- Core = dashed yellow line
- Node = yellow cross hatch
- Metropolitan PA 1 = dark pink
- Suburban PA 2 = light pink
- Fringe PA 3 = pale pink
- Rural PA 4 = brown
- Rural/Environmentally Sensitive PA 4B = light brown
- Environmentally Sensitive. PA 5 = green
- Environmentally Sensitive Barrier Island PA 5B = pale green
- Open Space PA 8 = dark green
- Parcel = black line



Please enter justification for map change from the last question.*

Change from PA5 to PA2:

The area is bounded by the Municipal Boundary and CR 610. It is traversed by CR 550, a major thoroughfare to & from the shore.

The area is zoned Light Industrial/Manufacturing and is home to various industrial uses.

An existing asphalt plant is located in the area and is a major source of employment.

The CMCMA Landfill and 3 mining quarries are located in close proximity to the area, which provide employment for area residents.

Located within the site are an existing brewery facility, a bar, a natural gas fueling facility, a single-family dwelling, a former motor-cross track and a cemetery.

Woodbine Airport is located immediately to the southwest and is designated as a reliever airport to AC International Airport.

The Borough is an economically distressed and is a designated overburdened community.

Changing from PA5 to PA2 will help achieve several Statewide Planning Goals, Priorities & Strategies including Economic Development; Revitalization; and Equity.

Submitting...

State Plan Policy Map Cape May County Municipal Review



Thank you.
Your response was submitted successfully.

Press [here](#) to submit another response.

[Powered by ArcGIS Survey123](#)

Borough of Woodbine

*Municipal Building
501 Washington Avenue
Woodbine, NJ 08270
(609) 861-2153
Fax (609) 861-2529*

*William Pikolycky
Mayor*

*Francis P. Pettit
Clerk/Collector*

Memorandum

*Lewis H. Conley, Jr.
van note-harvey assoc.
211 N. Main Street, Suite, 203
Cape May Court House, N.J. 08210
Phone (609) 465-2600, Fax (609) 456-8028
E-mail: lewconley@vannoteharvey.com*

Date: July 7, 2004 Project Number: 35356-210-21

To: William Pikolycky, Mayor, Mitchell Kizner, Esq., Bruce Graham, Michael Benson, Esq., Richard Daniels, Esq. Monsy Gallardo, and Planning/Zoning Board Members

From: Lewis H. Conley, Jr.

Re: Cross Acceptance Meeting of June 23, 2004

Mayor Pikolycky, Mitchell Kizner, Esq. and I attended a meeting at the Cape May County Administrative Building, 4 Moore Road, Crest Haven, Cape May Court House.2004.

The purpose of the meeting was to learn about the process and the timeline for Cross-Acceptance on the State Plan from the NJ Department of Community Affairs, Office of Smart Growth and the State Planning Commission's representatives. A Cross-Acceptance by the County of Cape May was also on the agenda.

After a presentation by the Office of Smart Growth and a review of the latest version of the State Plan Map (Referred to as the Delta Map), it was explained that the Office Of Smart Growth (OSG) is working through the individual counties to be the recipient of the information from municipalities. In that way the counties can deal from local knowledge and provide more detailed information to the OSG. Although the OSG will review information sent directly to them, they preferred the process outlined which would enable them to deal with 21 counties instead of hundreds of municipalities.

Jim Smith, the Cape May County Planning Director reported that the County had received a \$50,000.00 grant to hire a planner specifically for this purpose. The planner selected is Mark Schuster (?sp) and will be the Coordinator for Cape May County. Jim also reminded all in attendance that there are two items that must be addressed in order for the County to work with the Municipality.

1. The Municipality must adopt a resolution authorizing participation (a sample copy is attached) and a copy of the resolution forwarded to the County.
2. The previously forwarded Cross-Acceptance Questionnaire must be completed and forwarded to the County. (a copy is attached).

Mr. Smith also reported that the Governing Bodies should forward to the County Planning Office the names, addresses, e-mail address and phone numbers of the Cross-Acceptance Committee or "Contact" that will be handling the cross-acceptance for the municipality.

After the presentation, a question and answer period was held with the following highlights with regard to the Borough of Woodbine.

I asked if the Borough was to pursue the revision of the State Plan to have the 173-Acre Parcel not in Pinelands to receive a designation equal to the Pinelands Town that the rest of the Borough is in would we apply for a plan amendment (endorsement) or use the cross-acceptance process?

- Robin Murray of OSG's response was that with either process they recommended working through the County office, although they would not ignore a direct submittal.
- Bill Harrison stated that he thought that that was a mistake on the map that needed to be corrected, and suggested that we request a Planning Area 1 but may need to settle for Planning Area 3.
- Robin Murray of OSG responded that it was her opinion that the 173-acre parcel referred to was actually a Planning Area 1, which would make it consistent with the Pinelands Town for the rest of the Borough.

Mitchell Kizner, Esq. testified as to all of the reasons why the 173 acre parcel should be designated a planning area consistent with the Pinelands Town designated for the remainder of the Borough. The bullet points that he addressed are:

- The area in question is a 173-Acre parcel bounded by The Borough's Municipal Boundary, County Road 610, and traversed by County Route 550.
- County Route 550 is a major thoroughfare to and from the shore, which has now been designated as an alternate to Route 55.
- The area in question is currently zoned Planned Development (Min lot size 3.2 Acres Residential and 5 Acres Commercial) and proposed by the Borough to be Light Industrial/Manufacturing (Min lot size 5 Acres) and is home to various heavy industrial uses.

- One of the existing properties within this area is the site of an asphalt plant, which utilizes heavy machinery and equipment and is a source employment in the area. Approximately one hundred trucks travel to and depart from this asphalt plant every day.
- Across County Road 550 from this area is the Cape May County Landfill, which also draws constant large vehicular traffic and noise. The same is the case with the Cape May County recycling facility and the three mining quarries, all of which are in proximity to the subject site, and provide employment to the Borough and County residents.
- Within the site is an existing bowling facility, bar and grille, a single family dwelling a motor-cross track and a cemetery.
- Approximately 10 years ago the site immediately north of this area was studied by the CMC MUA and determined that the area was suitable for a landfill.
- The Woodbine Airport extension, designed to accommodate jets, will soon be constructed very close to the site. This airport is designated as a reliever airport to Atlantic City International Airport and Bader Field.

The reply was essentially the same as previous, however, later, Bill Purdy of NJDEP reminded everyone that in CAFRA areas even if an area is re-designated to a higher Planning Area, in order to receive a CAFRA Permit, the Coastal Rules may need to be modified. (I noted that he looked directly at our contingent when he reported that information).

At the meeting, a CD containing the 2004 State Development & Redevelopment Preliminary Plan Maps and Documents was available. I have a copy of that CD. If anyone needs a copy, we have the capability to copy it and provide it to you.

During the following week I discussed the meeting with Leslie Gimeno Principal Planner for Cape May County Office of Economic Resources and Capital Planning. She informed me that Dennis Township, Middle Township, and Upper Township will pursuing a Preliminary Map Change and have retained the services of Maser Consulting to provide services to assist. She felt that we might be able to use the same consultant to assist us.

My knee-jerk reaction is that at least Middle Township and maybe others have more difficult issues than Woodbine and it may not be a good idea to get in the same boat and smell like the same fish, but that is not my decision to make.

I later talked with Jim Smith who confirmed what I thought I heard Robin Murray say with regards to the 173-Acre parcel being already designated as a Planning Area 1. Jim's suggestion was to try to get her to confirm it in writing since the tapes from that meeting

were given to the OSG and he does not know if they are going to reduce them to meeting minutes or not.

MY RECOMMENDATIONS

1. Woodbine should adopt a resolution authorizing participation in the cross-acceptance with the County (a sample copy is attached) and a copy of the resolution forwarded to the County.
2. The Cross-Acceptance Questionnaire should be completed and forwarded to the County. (a copy is attached).
3. Woodbine should forward to the County Planning Office the names, addresses, e-mail address and phone numbers of the Cross-Acceptance Committee or "Contact" that will be handling the cross-acceptance for the municipality.
4. One of the team should write a letter to Robin Murray explaining the understanding that I had from the meeting and asking her to confirm that Woodbine's 173-Acre parcel is currently proposed to be in Planning Area 1, Copy Jim Smith at the County Planning Board and relate in the letter that both Jim & I had looked closely at the map in advance of the meeting and could not identify that area as Planning Area 1.

Attachment No. 1

Sample Resolution

A.6 Sample Notice of Participation for MUNICIPALITIES

SAMPLE RESOLUTION

**RESOLUTION AUTHORIZING PARTICIPATION
OF _____ TOWNSHIP IN
THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (State Plan)
CROSS-ACCEPTANCE PROCESS**

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and,

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and,

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

WHEREAS, the Board of Chosen Freeholders of _____ County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

WHEREAS, the Governing Body of _____ Township has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

NOW, THEREFORE, BE IT RESOLVED by the _____ Township Council of the County of _____ as follows:

1. That the _____ Municipal Planning Board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose:
2. That the _____ Municipal Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for

municipal and county Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Smart Growth by _____;

3. That the _____ Municipal Department of Planning shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process;

4. That all other _____ Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required; and,

Attachment No. 2

Cross-Acceptance Questionnaire

Cape May County State Plan Cross-Acceptance Questionnaire

The following section of the New Jersey State Planning Rules briefly summarizes the County's role in the State Plan Cross-Acceptance process:

"The (State Planning) commission shall negotiate plan cross-acceptance with each county planning board, which shall solicit and receive any findings, recommendations and objections concerning the plan from local planning bodies." N.J.S.A.52:18A-202, 7.b.

Cross-Acceptance should be a simple and uniform process that maximizes input from the municipalities in relating their master plans and zoning ordinances to the State Plan. This evaluation is not intended to be a criticism of local planning efforts; rather it is a measure of the use of the State Plan by municipalities.

This Questionnaire is designed to initiate the State Plan Cross-Acceptance process with your municipality by calling your attention to certain potentially critical issues. These issues may arise during the "comparison phase" of Cross-Acceptance (April 21st to October 21st, 2004) and may be further discussed and perhaps compromised during the "negotiation phase" of Cross-Acceptance (October 22, 2004 to February 28, 2005). If the information requested is not available, state "not available" in the space provided or in the margin. Again, this questionnaire is intended to be a general tool for starting the Cross-Acceptance dialogue. As such, it is understood that many questions may not apply to your municipality.

Only one questionnaire is to be sent to each municipality. It is suggested that this questionnaire be shared with any and all parties within your municipality that may have an interest in the State Plan as it affects your community, but that only one completed questionnaire be returned per municipality.

CROSS-ACCEPTANCE QUESTIONNAIRE

FOR THE

(Name of Municipality)

PART I. MUNICIPAL MASTER PLAN – FUTURE GROWTH AND PRESERVATION

This section of the questionnaire obtains information on future growth and preservation as presented in your municipality's master plan, reexamination report and zoning ordinance.

1. Based on your municipality's master plan and zoning ordinance, please provide the following information where applicable:

a.) Number of existing housing units _____ + Number of future housing units by 2020 _____
= _____ Total units by 2020.

b.) Existing commercial, office, industrial development _____ square feet + Future commercial, office, industrial development by 2020 _____ square feet = _____ Total square feet by 2020.

c.) Existing permanently preserved open space _____ acres + Future permanently preserved open space by 2020 _____ acres = _____ Total acres by 2020.

d.) Existing preserved farmland _____ acres + Future preserved farmland by 2020 _____ acres = _____ Total acres by 2020

e.) Existing vacant land _____ acres – Land projected to be developed and preserved by end of Year 2020 _____ acres = Remaining vacant land _____ acres by 2020.

PART II

1. a. Will your municipality be applying for Plan Endorsement by the State Planning Commission within the next three years? (Circle one)

Yes No Maybe

If "No", why? _____

- b. If "Yes", would you be creating or delineating one or more centers within your municipality? (Circle one)

Yes No Maybe

PART III CHANGES TO THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN Adopted March 1, 2001

1. Please list any proposed changes that your municipality would like to have made to the State Plan Statewide Goals, Strategies and Policies.

2. Please list any proposed changes to the description, delineation criteria, intent, policy objectives, and/or implementation strategy of any planning area. Include any proposed changes to the description or delineation of centers and/or environs.

10. Do you agree with the State Plan Planning Area Designations for your municipality? _____

If not, why? _____

11. Have you reviewed the State Plan Data Layer Maps sent to your municipality on January 9th 2004 from the Office of Smart Growth? _____

If "Yes", do you have any comments? _____

Person completing this questionnaire:

Name _____

Address _____

Phone: _____

E-mail _____

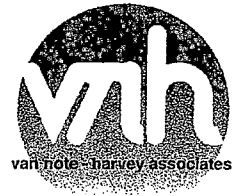
Please return the completed questionnaire by April 21st (the formal start of Cross-Acceptance) or as soon as possible thereafter to:

Cape May County Planning Department
DN 309
4 Moore Road
Cape May Court House, N.J. 08210

Also, please feel free to call the Cape May County Planning Department if you have any questions (465-1080).

van note - harvey

211 North Main Street, Suite 203
Cape May Court House, New Jersey 08210
609-465-2600 Fax: 609-465-8028
vannoteharvey.com



Since 1894

July 20, 2004

File: 35356-210-21

Robin Murray, Deputy Director
New Jersey Department of Community Affairs
Office of Smart Growth
33 West State Street, P.O. Box 204
Trenton, New Jersey 08625-0204

Re: Cross Acceptance – Borough of Woodbine
Cape May County, New Jersey

Dear Ms. Murray:

I attended the June 23, 2004 Cross Acceptance Meeting held in Cape May County. In advance of that meeting, I had reviewed the State Map with Jim Smith, Director of Planning for Cape May County, to ascertain the planning area designated for the 173 acre parcel of land in the Borough of Woodbine along County Route 610, immediately adjacent to the Pinelands jurisdiction within the Borough of Woodbine. Specifically, tax Blocks 132, 133, 134, 135, 138 & 139.

When at the Cape May County Cross Acceptance Meeting, I asked the question with regards to amending the map as I have interpreted along with Jim Smith that it was designated a Planning Area 5, I believe that you responded that in your opinion the parcel was actually a Planning Area 1. This would make it consistent with the Pinelands Town for the rest of the Borough, which is the Borough's desire.

As I am preparing a report to be submitted to the Borough of Woodbine providing them with direction on how to proceed, it is important that I understand what planning area is actually anticipated for this section of the Borough.

I have revisited the map once again with Jim Smith and both of us believe that we heard you indicate that this 173 acre area is in Planning Area 1, however it is extremely difficult to discern that from the map.

Your assistance in this matter would be greatly appreciated. Thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lewis H. Conley, Jr.', is written over a horizontal line.

Lewis H. Conley, Jr., P.L.S., P.P.
Vice President

cc: William Pikolycky, Mayor
James Smith, PP, AICP, County Planning Director
LHC/sds

X:\35000 Projects\35356-Woodbine X-Acceptance\Murray Letter 07-20-04.doc

ENGINEERS • ENVIRONMENTAL CONSULTANTS • SURVEYORS
OFFICES IN: NEW JERSEY • PENNSYLVANIA • NEW YORK CITY

35356



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

OFFICE OF SMART GROWTH

PO Box 204

TRENTON NJ 08625-0204

JAMES E. MCGREEVEY
Governor

SUSAN BASS LEVIN
Commissioner

July 28, 2004

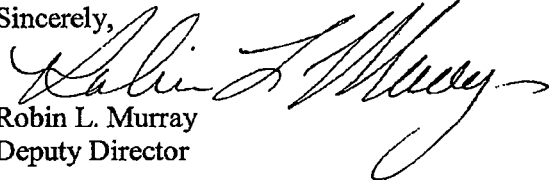
Lewis H. Conley, Jr., P.L.S., P.P.
Vice President, Van Note-Harvey
211 North Main Street, Suite 203
Cape May Court House, New Jersey 08210

Dear Mr. Conley:

Thank you for your recent letter regarding the planning area designation for a 173-acre parcel in the Borough of Woodbine. As discussed during the Cape May County Cross Acceptance meeting, the Preliminary State Plan Map proposes a change of the property from PA5 to PA2 with CES portions. In review of the map with Steven Karp, our Manager of Cartography and GIS, it appears that the color graphics make this change difficult to read. However, we received the area planner's notes, which indicate that it is proposed for a change to PA 2.

If we can provide any additional assistance or clarification, please contact us at 609 292- 7156. Thank you again for contacting us.

Sincerely,


Robin L. Murray
Deputy Director

C: Mayor William Pikolycky
James Smith, P.P., AICP, Cape May County Planning Director
Steven Karp, Office of Smart Growth

Jr/



RECEIVED

AUG 03 2004

van note-harvey
associates

van note - harvey

211 North Main Street, Suite 203
Cape May Court House, New Jersey 08210
609-465-2600 Fax: 609-465-8028
vannoteharvey.com



Since 1894

August 19, 2004

File: 35356-210-21

James J. Smith, PP, AICP
Cape May County Planning Department
#4 Moore Road
Cape May Court House, NJ 08210

Re: Cross Acceptance – Borough of Woodbine
Cape May County, New Jersey

Dear Jim,

I am pleased to enclose a signed copy of the Borough of Woodbine Planning/Zoning Board's Resolution No. 5-8-04, adopted at the August 12, 2004 meeting, accepting the proposed change outlined in Robin Murray's letter of July 28, 2004 and endorsing the Borough's portion of the State Plan Map as proposed to be amended.

I have included a copy of Robin Murray's July 28, 2004 letter for your ease of reference.

Please feel free to contact me if you need anything additional in this regard

Sincerely,

Lewis H. Conley, Jr., P.L.S., P.P.
Vice President

cc: William Pikolycky, Mayor w/enclosure
Bruce S. Graham, PE, PP w/enclosure
Robin Murray w/enclosure
Mitchell Kizner, Esq. w/enclosure
Richard Daniels, Esq. w/enclosure
Michael Benson, Esq. w/enclosure

LHC/lhc

X:\35000 Projects\35356-Woodbine X-Acceptance\Smith Reso Trans 08-19-04.doc

ENGINEERS • ENVIRONMENTAL CONSULTANTS • SURVEYORS
OFFICES IN: NEW JERSEY • PENNSYLVANIA • NEW YORK CITY

**BOROUGH OF WOODBINE PLANNING/ZONING BOARD
COUNTY OF CAPE MAY**

RESOLUTION NO. 5-8-04

**APPROVAL OF PA-2 DESIGNATION OF THE BOROUGH OF WOODBINE IN
THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (STATE PLAN)
CROSS-ACCEPTANCE PROCESS**

WHEREAS, the State Planning Act of 1985 (N.J.S.A 52:18A-196 et seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan"; and

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and

WHEREAS, the Board of Chosen Freeholders of Cape May County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process; and

WHEREAS, the Governing Body of the Borough of Woodbine has concluded it is appropriate, necessary and in the municipality's interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Zoning/Planning Board and its Department of Planning, in the Cross-acceptance process;

WHEREAS the Mayor and Council of the Borough of Woodbine of the County of Cape May has, by Resolution No. 7-86-2004, provided as follows:

1. That the Woodbine Municipal Zoning/Planning Board is authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose:
2. That the Woodbine Municipal Zoning/Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Smart Growth.
3. The Borough of Woodbine Municipal Department of Planning shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process;
4. That all other Borough of Woodbine Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required.

WHEREAS The Planning/Zoning Board has received and reviewed a letter dated July 28, 2004 from Robin Murray, Deputy Director, NJ Office of Smart Growth indicating that the 173-Acre Parcel that is not within the Pinelands Area is proposed to be designated as a Planning Area 2 (PA2).

NOW THEREFORE BE IT RESOLVED That the Planning/Zoning Board of the Borough of Woodbine hereby accepts this proposed change and endorses the Borough of Woodbine's portion of the State Plan Map as proposed to be amended, aforesaid.

CERTIFICATION

The foregoing is a true copy of a Resolution adopted by the Woodbine Planning/Zoning Board on August 12, 2004.


MONSERRATE GALLARDO Secretary

Borough of Woodbine

Municipal Liaison: Lewis H. Conley, Jr., P.L.S., P.P.
211 N. Main Street, Suite 203
Cape May Court House, NJ 08210
(609) 465-2600
<http://www.boroughofwoodbine.net/>

RECEIVED

NOV 29 2004

van note-harvey
associates

Municipal Overview:

The Borough of Woodbine is located in the northern portion of Cape May County and is bounded to the north by Upper Township and to the south, east and west by Dennis Township. The Borough is 7.8 square miles and is one of the five mainland communities in the County. All but 173 acres in Woodbine are included in the Pinelands National Preserve Management Area and subject to the Pinelands Comprehensive Management Plan (CMP). The small area that is not regulated by Pinelands primarily contains commercial establishments and is governed by CAFRA.

Review of Municipal Plans, Reports and Ordinances:

In preparing this report, the following documents were reviewed:

1. Master Plan (April 11, 1996)
2. Land Development Ordinances

The portion of the Township which is located in the Pinelands National Preserve Management Area is regulated by the Pinelands Comprehensive Management Plan (CMP) and is recommended as such by the State Development and Redevelopment Plan.

Growth Trends/Projections:

Woodbine Borough had a year round population of 2,716 according to the 2000 census. This was an increase of 1% from 1990 (population of 5,678). Although Woodbine is a mainland community it still experiences a substantially higher population from May to September, in part due to the numerous campgrounds in the community. In 2000, 25% of the Borough's housing stock was considered seasonal, comprising 265 of the 1,080 housing units. It is projected that the Borough will have a summer population of 7,823 residents in 2005¹.

The Borough's employment base was projected at 1,840 jobs during 2000. Available jobs are forecasted to decrease by 4.6% to 1,756 by 2025.²

¹ Source: Cape May County Planning Department

² Source: SJTPO Regional Transportation Plan, 2004 Update

Planning Areas and Centers or Growth Areas:

As indicated, only 173 acres in the Borough are governed by the State Plan. This area is currently designated as PA5 (Environmentally Sensitive). This area is the subject of a Planning Area change, from PA5 to PA2 (Suburban). This area is also shown as a potential critical environmental site (CES).

Level of Consistency since adoption of 2001 State Plan:

Describe the level of consistency that has been attained by municipal, county and other plan implementation mechanisms with each other and with the current State Plan (since the adoption of the 2001 State Plan) and how that consistency can be enhanced.

The proposed Planning Area change for the 173 acres in Woodbine from PA5 to PA2 provides for a greater consistency between the municipal ordinances and plans with the State Plan. The zoning designation for this area is currently Planned Development, allowing for a mix of commercial, industrial and residential land uses. The State Plan designation of PA2 for this parcel is a natural extension of the Pinelands Town Center located directly west of the property. It is also consistent with the existing industrial land uses in the surrounding area.

Degree to which local plans have incorporated the key concepts and policy objectives of the State Plan: (key concepts to be considered as follows):

1. *Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable and based on capacity analysis is essential to achieving the goals of the State Plan.*

The Borough of Woodbine's ordinances and plans are primarily governed by the Pinelands Comprehensive Management Plan (CMP). As required by the CMP, all of the local ordinances and plans are consistent with the Pinelands land use goals and objectives. Where the CMP is not applicable, the zoning and planning is comprehensive and coordinated in that it factors in the surrounding land uses and development patterns. The Master Plan includes all of the required elements including a Transportation and Circulation Element. The Master Plan also contains a Sewerage Feasibility Study.

All ordinances and plans that have been adopted have been accomplished in accordance with the requirements of the Municipal Land Use Law. Public notice and hearings were held in accordance with the MLUL as these plans and ordinances were adopted.

2. *Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.*

Since the Borough of Woodbine is primarily a Pinelands Community, they have undertaken planning efforts both at the state and local level. The land use plan for the 173 acres outside of the Pinelands Area has taken into consideration the surrounding land uses in other communities and in the Pinelands areas.

3. *Planning should be closely coordinated with and supported by investments, programs and regulatory actions.*

The Planning Area change proposed as part of the preliminary plan is a reflection of how the local plans have incorporated this key concept.

4. *Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for full costs of public and private actions.*

The Planning Area change proposed as part of the preliminary plan is a reflection of how the local plans have incorporated this key concept.

5. *Planning should maintain and revitalize existing communities.*

The Planning Area change proposed as part of the preliminary plan is a reflection of how the local plans have incorporated this key concept.

6. *Planning, designing, and constructing development and redevelopment projects, that are residential, commercial, industrial or institutional and that contribute to the creation of diverse, compact human scale communities (i.e., communities of place).*

The area in Woodbine that is under the aegis of the State Plan is zoned for Planned Development, permitting a combination of residential, commercial and industrial land uses. The combination of uses permitted in this District are required to be reviewed by the Planning Board in conjunction with the existing uses in the entire district and within each individual development. This policy allows for the Borough to permit developments that will address the communities needs, thus creating diverse developments meeting the needs of the local community.

7. *Identifying areas for development, redevelopment and environs protection in suburban and rural New Jersey.*

The Planning Area change proposed as part of the preliminary plan is a reflection of how the local plans have incorporated this key concept.

8. *Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.*

The Planning Area change proposed as part of the preliminary plan is a reflection of how the local plans have incorporated this key concept.

9. *Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing, and community life.*

The Borough provides public notice for all public meetings. The Borough also maintains a web page providing for public access of information.

10. *Planning for the protection, restoration, and integration of natural resources and systems as well as the preservation of agricultural farmland.*

Because the Borough is primarily a Pinelands Community, various measures are in place that provide for protection, restoration and integration of natural resources and systems.

Level of Consistency:

Existing State Plan: Identify the inconsistencies between the municipal and county plans with the Preliminary Plan by describing the level of consistency between the plans as they exist.

Currently the only Planning Area in Woodbine is a PA5. The Borough has petitioned the Office of Smart Growth for a Planning Area change for this area since the last cross acceptance report was prepared. The Borough contends that the PA5 designation is not consistent with the surrounding land uses and local ordinances.

Preliminary Plan: Identify the inconsistencies between the municipal and county plans with the Preliminary Plan by indicating necessary planning policies changes, including policies that will be the subject of identified issues to be negotiated.

As proposed under the Preliminary Plan, the existing PA5 area is shown as a PA2 area. This is consistent with the surrounding land uses and local ordinances and plans. Therefore, there are no inconsistencies between the municipal plans with the Preliminary Plan.

Infrastructure Needs:

Provide information, to the extent that it is available, regarding the infrastructure needs for the following categories: (Needs should include data from local MUA, MPO or Authorities working within the Negotiating Entity's jurisdiction)

Transportation:	Roads, bridges, and tunnels. Public transportation,
Freight:	road, rail, port, and air.
Commerce:	Energy, Telecommunications
Environment:	Wastewater disposal, Water supply, Stormwater management, Solid waste management, Shore and flood protection

Potential for Modification to Local Plans that would contribute to a higher level of consistency:

Provide a detailed explanation of how municipal and county plans will be modified so as to create a higher degree of consistency. The Cross-Acceptance Report should provide the framework for those municipal, county, and regional level changes by indicating what modifications are necessary and where they should occur.

With the proposed Planning Area Change for the 173 acres regulated by the SDRP there are no modifications necessary to any municipal or county plans that would relate to the Borough of Woodbine.

Policy Issues:

Identify other planning policy issues, such as legislation or programs that will encourage regional planning for growth and preservation.

Recommended Elements for the Cross-Acceptance Report and Action Items

The State Planning Commission suggests that local and county entities commence work on an initial petition for Plan Endorsement during this process.

Action items to be considered by Negotiating Entities and Municipal and Regional Entities:

Identify areas with growth potential; this will lead to identification of potential centers, cores and nodes, and other critical growth areas during Plan Endorsement. In addition, indicate if they are linked, or have proposals to be linked by infrastructure systems that include transportation services and greenways.

Identify growth management issues having multi-municipal or multi-county impact.

This section will enable counties and municipalities to broaden the scope of their discussions to encompass the true areas of impact.

Discuss any growth management, development or redevelopment issues affecting more than one municipality or county.

Make recommendations about the State Plan's role in addressing growth management, development or redevelopment issues.

Whenever possible, include maps that outline the geographic area of concern.

Identify and develop new indicators and targets for regional, county, and local plans. The State Plan defines an indicator as "a trend or a phenomenon" for something that is not easily detected. A target is the value that we work towards for each indicator. Indicators and targets may highlight the progress achieved in reaching goals of master plans and other planning objectives, or they may point out where there is a need for policy and planning adjustments. Areas of evaluation should include, but not be limited to, aspects of economics, environmental impacts, infrastructure, community life, and intergovernmental coordination to align with the indicators of the State Plan.

Provide as much information as possible about existing or planned indicator programs.

Include indicators that are comparable so that they can be aggregated into larger groups but still allow for the unique circumstances of each locale.

Other topics of concern or interest raised by municipalities and counties.

35356

MITCHELL H. KIZNER

Certified by the Supreme Court of New Jersey as a
Civil Trial Attorney
Direct Dial (856) 382-2247
E-Mail: mitchell.kizner@flastergreenberg.com
PLEASE RESPOND TO CHERRY HILL

December 9, 2004

VIA UPS

James J. Smith, PP, AICP
Planning Director
Cape May County Planning Department
4 Moore Road
Cape May Court House, NJ 08210

Re: *Gerald A. Barrett, Inc.*
Block: 138, Lot 1 & 2
Block: 139, Lot 3
Borough of Woodbine, Cape May County
Cross Acceptance 3-2004 Cape May County

Dear Mr. Smith:

As you may recall from my presentation at the public hearing on the State's Development Plan held at the Administration Building on June 23, 2004, this office represents Gerald Barrett, Inc. with respect to the above referenced properties. I would like to offer the following comments on behalf of my client with respect to the recently distributed County and Municipal Cross Acceptance Reports.

While we are pleased that there has been a recognition that my client's property is suitable for development and should not be encumbered with a Planning Area 5 designation, we are concerned that because of CAFRA, a Planning Area 2 designation alone may still not readily allow for the campground development which is contemplated. I have discussed this matter with Lewis Conley, the planner engaged by the Borough of Woodbine, and we are in agreement that there should be a recommendation included in the report that these acres be designated as a CAFRA "Town Center" consistent with the nearby Woodbine property which is in a designated Pinelands Town Center. Such a designation would be consistent with your report and would facilitate the permit process needed to begin the development of these acres.

RECEIVED

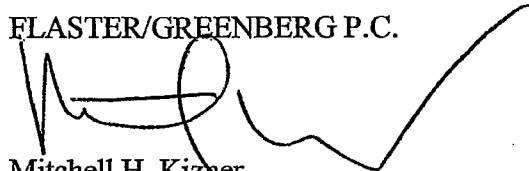
DEC 13 2004

James J. Smith, PP, AICP
Planning Director
December 9, 2004
Page 2

Thank you for your cooperation concerning this matter.

Very truly yours,

FLASTER/GREENBERG P.C.

A handwritten signature in black ink, appearing to read 'MK', with a long, sweeping horizontal line extending to the right.

Mitchell H. Kizner

cc: Tiffany Curviello, P.P., AICP
Marc R. Shuster, P.P. AICP
Mayor William Pikolycky
Lewis Conley, P.L.S., P.P.
Michael Benson, Esq.
Richard Daniels, Esq.

Borough of Woodbine

*Municipal Building
501 Washington Avenue
Woodbine, NJ 08270
(609) 861-2153
Fax (609) 861-2529*

*William Pikolycky
Mayor*

*Lisa Garrison
Clerk/Collector*

*Reply to:
Van Note-Harvey Associates
211 North Main Street Suite 203
Cape May Court House, NJ 08210
Tel: 609-465-2600
Fax: 609-465-8028*

December 9, 2004

File: 35356-210-21

James J. Smith, PP, AICP
Planning Director
Cape May County Planning Department
County Administration Building
#4 Moore Road
Cape May Court House, NJ 08210

Re: Cross Acceptance 3 – 2004 Cape May County
Cross Acceptance Report

Dear Jim,

As requested at the November 30, 2004 Public Meeting on the County and Municipal Cross Acceptance Reports, I would like to offer the following comments:

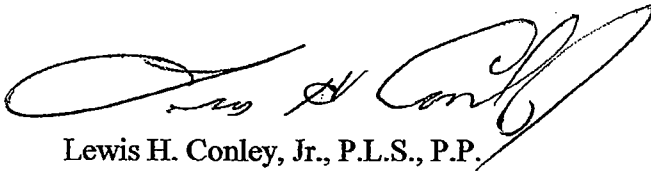
- 1) The County and its consultants are to be commended on the work that has been performed and the Draft Reports that have been prepared. We do, however, have the following comments as it would relate specifically to the Borough of Woodbine:
 - a) The Draft Report acknowledges Woodbine as a Pinelands Town but we think it would be important to point out that, based on the June 1, 1999 memorandum by and between the New Jersey Pinelands Commission and the New Jersey State Planning Commission, a municipality with the designation of "Pinelands Town" is equal to a corresponding "Town Center" and specifically, as listed on page 9 (Appendix B) of the memorandum, the Borough of Woodbine has been identified as a "Certified Pinelands Town and State

Plan Center". I have enclosed a copy of that memorandum for your use and welcome you to include it in the report if it seems appropriate.

- b) Based on that same premise, we think there should be included a recommendation that the 173 acres that is outside the Pinelands Town Center area of Woodbine should be designated as a "Town Center" consistent with the Pinelands area. We are concerned that without an official Center designation or some significant change in the CAFRA rules that the Planning Area 2 Designation proposed for the 173 acres will not solve permitting issues for the development of this area. It may be appropriate to suggest the inclusion of this area as a Designated Center could be one of the "rewards or benefits" of plan endorsement.
 - c) The County lists seven (7) objections in its report. The Borough of Woodbine wishes to echo each and every one of the seven (7) objections within their report.
- 2) With regards to the Cape May County Draft Cross Acceptance Report dated November 30, 2004, I offer the following comments:
- a) On Page 2 you refer to Planning areas in Centers or growth areas. The first paragraph reads "Of the sixteen municipalities in Cape May County, the following eight (should be nine) are designated Centers under the New Jersey State Development or Redevelopment Plan"; at this point the Borough of Woodbine should be included in the list of Centers based on the memorandum between the Pinelands Commission and State Planning Commission referenced above.
 - b) Under the subheading of Level of Consistency, again nine (not eight) of the sixteen municipalities in Cape May County are designated Centers, which would include the Borough of Woodbine.
 - c) On Page 8, we feel that it would be beneficial to more strongly stress the need for CAFRA Centers designations to be extended, or extended specifically to those municipalities who are currently pursuing Cross Acceptance and Plan Endorsement. This may provide some incentive to get all of the towns involved in the plan endorsement process.
 - d) On Page 8, Issue no. 4, since its not possible to know what the COAH rules will be once finalized, we would support a recommendation that the COAH requirements be removed from the Planned Endorsement process.
 - e) Issue no. 5 which begins on Page 8 and ends on Page 9, we suggest that to give the State of New Jersey power to regulate municipal development is not in anyone's best interest, but perhaps that they take a more active role in planning for ground water and encouragement of the development and use of alternative sources for ground water.

We thank you for your consideration in this matter and look forward to your continued coordination as we move forward in this process.

Sincerely,



Lewis H. Conley, Jr., P.L.S., P.P.
Vice President

cc: Tiffany A. Curviello, PP, AICP
Marc R. Schuster, PP, AICP
Mayor William Pikolycky
Monserate Gallardo, Planning/Zoning Board Secretary
Bruce S. Graham, PE, PP
Michael Benson, Esquire
Richard Daniels, Esquire
Mitchell Kizner, Esquire

LHC/sds

JUNE 1, 1999

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION AND THE NEW JERSEY STATE PLANNING COMMISSION

I. Purpose

This memorandum of agreement (MOA) is meant to ensure that the goals, objectives, and policies adopted by the New Jersey State Planning Commission (SPC) pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. and the New Jersey Pinelands Commission (PC) pursuant to the Pinelands Protection Act, N.J.S.A. 13:18A-1 et seq. are supportive of one another. It is also meant to ensure that the standards and practices of the SPC and PC are administered in a manner which:

- A. recognizes the authorities of each agency under its enabling legislation;
- B. affirms that, in the Pinelands Area, the SPC shall rely on the adopted plans and regulations of the PC in developing the State Development and Redevelopment Plan (SDRP);
- C. promotes consistency between the policies, standards and practices of each entity, and in particular, establishes equivalency between PC land management areas and SPC planning areas;
- D. preserves the voluntary nature of municipal utilization of the SDRP ;
- E. recognizes the mandatory conformance of Pinelands Area municipal master plans and land use ordinances with the Pinelands Comprehensive Management Plan (CMP) and the significance of PC certification of those plans and ordinances;
- F. maintains the permitting authority of the PC under its legislation, including the review of development activities undertaken by governmental agencies in the Pinelands Area, and
- G. guides counties and municipalities as to how the plans, policies, standards and practices of the SPC and the PC will be administered.

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION
AND THE NEW JERSEY STATE PLANNING COMMISSION

II. Applicability

- A. This MOA applies to the Pinelands Area where the PC has both planning and regulatory authority.
- B. This MOA also applies to that portion of the Pinelands National Reserve located outside of the Pinelands Area where the PC and SPC exercise planning authority.
- C. This MOA also establishes a consultative process between the PC and SPC for those areas located on either side of the Pinelands boundary.
- D. This MOA acknowledges the statutory treatment of the New Jersey's Pinelands under the Pinelands Protection Act and the State Planning Act and recognizes that the SPC will rely on the adopted plans and regulations of the PC to achieve the objectives of the SDRP.

III. Mutual Agreements

- A. It is mutually agreed and understood that the PC:
 - 1. has the sole discretion and authority to identify and promulgate land use standards, development standards, and permit review procedures pursuant to the Pinelands Protection Act for the purpose of protecting New Jersey's Pinelands Area.
 - 2. has the sole discretion and authority to determine that all Pinelands Area municipal master plans and land use ordinances, other publicly sponsored programs and activities, and all elements thereof, are consistent with the standards of the CMP.
 - 3. recognizes the comprehensive character of the SDRP in that it contains statewide policies covering issues not directly addressed by the CMP.
 - 4. recognizes the importance of consistency between the adopted plans, maps, programs and regulations of various levels of government.
 - 5. recognizes the correlations between SDRP planning areas and CMP land management areas described in Appendix A of this MOA. These correlations will facilitate consistent evaluations of state infrastructure investments and state agency policies and plans within and outside the Pinelands Area.

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION
AND THE NEW JERSEY STATE PLANNING COMMISSION

6. recognizes consultation arrangements with the SPC is desirable and necessary on certain land use matters described in Section IV of this MOA,
 7. recognizes the correlations between certified CMP Regional Growth Areas, Towns and Villages land management areas and SDRP Centers described in Appendices B and C of this MOA. The purpose of these correlations is to convey the benefits of center designation to appropriately classified locations within the Pinelands Area provided that the municipalities within which the Pinelands Growth Area, Town or Village is located remains certified by the PC.
 8. recognizes that the SPC may, in the future, determine that SPC endorsement of municipal master plans and land use ordinances that meet the intent, goals and policies of the SDRP is a voluntary means of implementing the SDRP in those municipalities with lands located outside of the Pinelands Area. SPC endorsement would replace the current voluntary SPC process of center designation. Centers of different types would be incorporated in municipal master plans and supporting ordinances.
- B. It is mutually agreed and understood that the SPC :
1. has the responsibility to revise and readopt at least every three years thereafter, the SDRP , which shall provide a coordinated, integrated and comprehensive plan for the growth, development, renewal and conservation of the State and its regions and which shall identify areas for growth, agriculture, open space conservation and other appropriate designations.
 2. has the responsibility to adopt as part of the plan a long-term Infrastructure Needs Assessment, which shall provide information on present and prospective conditions, needs and costs with regard to State, county and municipal capital facilities, including water, sewerage, transportation, solid waste, drainage, flood protection, shore protection and related capital facilities for the entire State.
 3. develops and promotes procedures to facilitate cooperation and coordination among State agencies and local governments with regard to the development of plans, programs and policies which affect land use, environmental, capital and economic development issues.
 4. acknowledges the statutory treatment of the New Jersey Pinelands under the Pinelands Protection Act and relies on the adopted plans

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION
AND THE NEW JERSEY STATE PLANNING COMMISSION

and regulations of the PC to achieve the objectives of the SDRP within the Pinelands Area.

5. recognizes the correlations between SDRP planning areas and CMP land management areas described in Appendix A of this MOA. These correlations will facilitate consistent evaluations of state infrastructure investments and state agency policies and plans, within and outside the Pinelands Area.
6. recognizes that consultation with the PC is desirable and necessary on certain land use matters described in Section IV of this MOA,
7. recognizes the correlations between certified CMP Regional Growth Areas, Towns and Villages and SDRP Centers described in Appendices B and C of this MOA. The purpose of these correlations is to convey the benefits of center designation to appropriately classified locations within the Pinelands Area provided that the municipalities within which the Pinelands Growth Area, Town or Village is located remains certified pursuant to PC standards.
8. recognizes that the SPC may, in the future, determine that SPC endorsement of municipal master plans and land use ordinances that meet the intent, goals and policies of the SDRP is a voluntary means of implementing the SDRP in those municipalities with lands located outside of the Pinelands Area. SPC plan endorsement would replace the current voluntary SPC process of center designation. Centers of different types would be incorporated in municipal master plans and supporting ordinances.

IV. Responsibilities of the Pinelands Commission and State Planning Commission

A. The PC shall:

1. inform Pinelands Area municipalities of the advantages of using the correlations set forth in Appendices B and C of this MOA.
2. consider the SDRP Planning Area/CMP land management area correlations set forth in Appendix A of this MOA in its continuing consultation and coordination with the New Jersey Department of Environmental Protection regarding the Coastal Area portion of the Pinelands National Reserve located outside of the Pinelands Area.
3. work with the SPC to more specifically correlate CMP land management areas with SDRP planning areas insofar as that would

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION
AND THE NEW JERSEY STATE PLANNING COMMISSION

result in a more refined application of SDRP policies within the Pinelands Area.

4. work with the SPC to determine the most appropriate SDRP correlation for those CMP Regional Growth Areas not already identified in Appendix B and to incorporate those correlations into this agreement at the earliest possible time. Until then, the PC will consult with the SPC as necessary to address specific questions about the application of SDRP policies in these areas.
5. consult with the SPC to reconcile potential incompatibilities between SDRP and CMP land use designations on either side of the Pinelands Area border. These consultations may be initiated by the SPC, PC or by an interested county or municipality.
6. participate in the periodic review of the SDRP and in the cross-acceptance process of the SDRP.
7. advise all Pinelands Area municipalities of the comparability of the SPC endorsement of municipal master plan and land use ordinances and the PC certification of municipal master plan and land use ordinances if the SPC determines that endorsement of municipal master plans is the voluntary means of implementing the SDRP for municipalities with lands located outside of the Pinelands Area. SPC plan endorsement would replace the current voluntary SPC process of center designation. Centers of different types would be incorporated in municipal master plans and supporting ordinances.
8. involve the SPC in the periodic review of the CMP.
9. exchange data and information with the Office of State Planning.

B. The SPC shall:

1. incorporate the CMP land management areas for the Pinelands Area, on the Resource Planning and Management Map, official maps of the SDRP.
2. consider the SDRP planning area/CMP land management area correlations set forth in Appendix A of this MOA in its implementation of SDRP policies and in its consultations with the New Jersey Department of Environmental Protection regarding that portion of the Coastal Area located within the Pinelands National Reserve, but outside of the Pinelands Area.

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION
AND THE NEW JERSEY STATE PLANNING COMMISSION

3. consult with the Pinelands Commission to more specifically correlate CMP land management areas with SDRP planning areas insofar as that would result in a more refined application of SDRP policies within the Pinelands Area.
4. develop, in consultation with the PC, a system to determine the most appropriate SDRP planning areas and centers correlation for those Pinelands Regional Growth Areas not already identified in Appendix B and to incorporate those correlations into this agreement at the earliest possible opportunity. Until then, the SPC will consult with the PC as necessary to address specific questions about the application of SDRP policies in these areas.
5. consult with the PC to reconcile potential incompatibilities between SDRP and CMP land use designations on either side of the Pinelands Area border. These consultations may be initiated by the SPC, PC or by an interested county or municipality.
6. When advising state agencies and other governmental agencies whether a proposed activity, policy or plan in the Pinelands Area is consistent with the SDRP, advise those agencies:
 - a. that the SPC recognizes the adopted plans and regulations of the PC as the equivalent of the SDRP;
 - b. that PC certification of a municipal land use ordinance and master plan is the equivalent of a municipality completing the process of implementing the SDRP through Center designation;
 - c. of the correlation between SDRP planning areas and CMP land management areas;
 - d. of the equivalency of SPC's endorsement of a municipal master plan and land use ordinance and PC certification of a municipal master plan and land use ordinances, if in the future, the SPC determines that the SPC endorsement of municipal master plan and land use ordinances is the voluntary means of implementing the SDRP for municipalities with lands located outside of the Pinelands Area. SPC plan endorsement would replace the current voluntary SPC process of center designation. Centers of different types would be incorporated in municipal master plans and supporting ordinances.

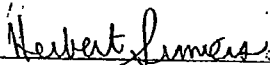
MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION
AND THE NEW JERSEY STATE PLANNING COMMISSION

7. participate in the PC's periodic review of the CMP.
8. involve the PC in the SPC's periodic review of the SDRP and in the cross-acceptance process.
9. exchange data and information with the PC.

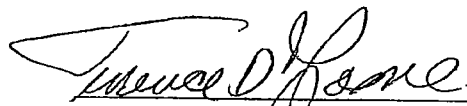
V. Effective Date and Duration

- A. This agreement shall take effect upon signature of the duly authorized representatives of both parties and shall remain in effect until otherwise amended or terminated.
- B. This agreement shall be reviewed every three years by the respective staff of the PC and SPC.
- C. This agreement may be amended by mutual consent of both parties and may be terminated by either party upon 60 days written notice.
- D. This MOA shall take effect upon approval by the authorized representatives of both parties and subsequent to a 10 day Governor's review period.

VI. Signatures


Herbert Simmens
Executive Director
New Jersey State Planning
Commission

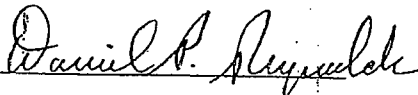
6/19/99.
Date

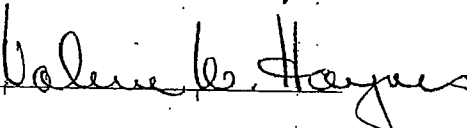

Terrence D. Moore
Executive Director
New Jersey Pinelands Commission

June 16, 1999
Date

Approved as to form only:

ATTORNEY GENERAL

By: 

By: 

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION
AND THE NEW JERSEY STATE PLANNING COMMISSION

APPENDIX B

Certified Pinelands Towns/Regional Growth Areas and State Plan Centers

<u>Municipal Location</u>	<u>Pinelands Management Area Designation</u>	<u>Corresponding Center</u>
Buena Borough & Buena Vista Township	Pinelands Town	Town Center
Egg Harbor City & Galloway Township	Pinelands Town	Town Center
Town of Hammonton & Mullica Township	Pinelands Town	Town Center
Lakehurst Borough	Pinelands Town	Town Center
Manchester Township (Whiting)	Pinelands Town	Town Center
Woodbine Borough	Pinelands Town	Town Center
Berlin Borough & Berlin Township	Pinelands Regional Growth Area	Town Center
Medford Lakes Borough	Pinelands Regional Growth Area	Town Center
Stafford Township	Pinelands Regional Growth Area	Regional Center ³
Various municipalities	Pinelands Regional Growth Area	To be determined ⁴

Notes

3. The Stafford Township Regional Growth Area is associated with a Regional Center designated by the State Planning Commission in that portion of Stafford Township located within the Pinelands National Reserve but outside of the Pinelands Area.
4. Other Pinelands Regional Growth Areas must be evaluated to determine the most appropriate center designations.

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION
AND THE NEW JERSEY STATE PLANNING COMMISSION

APPENDIX C
Certified Pinelands Villages and State Plan Centers

<u>Name</u>	<u>Municipal & County</u>	<u>Corresponding Center</u>
Atlantic		
Belcoville	Weymouth Twp.	Village
Collings Lake	Buena Vista Twp.	Village
Cologne-Germania	Galloway Twp.	Village
Dorothy	Weymouth Twp.	Village
Elwood	Mullica Twp.	Village
Estell Manor	Estell Manor City	Hamlet
Folsom	Folsom Boro	Village
Milmay	Buena Vista Twp.	Hamlet ⁵
Mizpah	Hamilton Twp.	Village
Nesco	Mullica Twp.	Village
Newtonville	Buena Vista Twp.	Hamlet
Pomona	Galloway Twp.	Village
Port Republic	Port Republic City	Village
Richland	Buena Vista Twp.	Village
Sweetwater	Mullica Twp.	Village
Weekstown	Mullica Twp.	Hamlet
Burlington		
New Gretna	Bass River Twp.	Village
Chatsworth	Woodland Twp.	Village
Green Bank	Washington Twp.	Hamlet
Indian Mills	Shamong Twp.	Hamlet
Jenkins	Washington Twp.	Hamlet
Lower Bank	Washington Twp.	Hamlet
New Lisbon	Pemberton Twp.	Hamlet
Tabernacle	Tabernacle Twp.	Hamlet
Vincentown	Southampton Twp.	Village ⁶
Camden		
Blue Anchor	Winslow Twp.	Village
Elm	Winslow Twp.	Hamlet
Tansboro	Winslow Twp.	Hamlet
Waterford Works	Winslow Twp./Waterford Twp.	Village
Winslow	Winslow Twp.	Hamlet

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION
AND THE NEW JERSEY STATE PLANNING COMMISSION

<u>Name</u>	<u>Municipal & County</u>	<u>Corresponding Center</u>
	Cape May	
Belleplain	Dennis Twp.	Village
Dennisville	Dennis Twp.	Village
Eldora	Dennis Twp.	Hamlet
North Dennis	Dennis Twp.	Hamlet
Petersburg	Upper Twp.	Village
Tuckahoe	Upper Twp.	Hamlet
	Cumberland	
Cumberland-Hesstown	Maurice River Twp.	Hamlet
Dorchester-Leesburg	Maurice River Twp.	Village
Delmont	Maurice River Twp.	Hamlet
Milmay	Maurice River Twp.	Hamlet ⁵
Port Elizabeth	Maurice River Twp.	Village
	Ocean	
Bamber Lake	Lacey Twp.	Hamlet
Beckerville	Manchester Twp.	Hamlet
Brookville	Barneget Twp./Ocean Twp.	Hamlet
Cassville	Jackson Twp.	Village
Légler	Jackson Twp.	Hamlet
Vanhuseville	Jackson Twp.	Hamlet
Warren Grove	Little Egg Harbor Twp./Stafford Twp.	Hamlet

Notes

5. Milmay is located in Maurice River Township. Cumberland County and Buena Vista Township, Atlantic County.
6. The vast majority of Vincentown is located outside of the Pinelands Area. Therefore, recognition of the Pinelands Area portion as a village center is dependent upon the State Planning Commission's designation of the balance of Vincentown as a center.



BACH Associates, P.C.
ENGINEERS • ARCHITECTS • PLANNERS

MARC R. SHUSTER, PP, AICP
PLANNING AFFILIATE

December 5, 2006

Mr. Louis Conley, P.P.
Woodbine Planning Board
501 Washington Avenue
Woodbine, NJ 08270

Re: Cape May County – Cross Acceptance

Dear Mr. Conley, P.P.:

I am writing to you regarding the Office of Smart Growth's (OSG) draft responses to mapping and policy issues raised by the Cape May County State Plan Cross Acceptance Report. The OSG has formatted their responses on individual "negotiation worksheets" for each mapping and policy issue raised. I have enclosed copies of the negotiation worksheets relevant to your municipality for your review. Please review the OSG's comments and forward any comments, responses or proposed revisions to my attention by January 1, 2007 or as soon thereafter as possible. Comments may be submitted in written format or relayed orally. The County anticipates meeting with OSG for the public Cross-Acceptance Negotiation Meeting in late January or early February to formally discuss the County and Municipality's responses to these OSG's draft responses.

Please feel free to contact me if you have any questions or are in need assistance.

Very truly yours,

Marc R. Shuster, PP, AICP

CC: James J. Smith, PP, AICP



**New Jersey State Planning Commission
Negotiation Worksheet
Policy Issues**

County:	CAPE MAY COUNTY	OSG Item No.	257
Source:	County Report	Approved by OSG Director	
NE Item No.	1	Preliminary Staff Recommendation:	Defer to PE

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Woodbine- The Borough is concerned that the proposed PA2' designation may not solve any possible permitting issues for the 173 acres.

In accordance with the Memorandum of Agreement between the Pinelands Commission and the State Planning Commission, it is recommended that the Town Center Designation afforded to the adjacent Pinelands growth area be extended to this parcel.

Preliminary State Plan Section as Currently Proposed:

Relationship of the Plan to Other Plans

Changes to the "Role of the State Plan" (Page 6)

Section in Existing State Plan:

Relationship of the State Plan to Other Plans (Page 276)

Additional Information Regarding Proposal:

Staff Response:

Must be resolved through the Plan Endorsement Process.

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☐ Most recent adopted Master Plan and any draft elements currently being considered
- ☐ Master Plan Reexamination Report(s)
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☐ Zoning Ordinance and other land development standards
- ☐ Zoning map and schedule
- ☐ Natural Resource Inventory
- ☐ Recreation and Open Space Inventory (ROSI)
- ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☐ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

SEE ATTACHED RESPONSE

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

6. Does the municipality and/or county have an open space plan? Open space tax?

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

9. Please list the Negotiating Committee members:

10. Will your county require a translator at the public hearings? If so, please identify language:

11. Additional comment(s):

3. *Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.*

Within the CAFRA jurisdictional area, the NJDEP Coastal Zone Management (CZM) Rules, N.J.A.C. 7:7, mandate that the NJDEP evaluates new or changed planning areas and center boundaries to determine if they are consistent with the purpose of CAFRA and the CZM rules. Over 75 percent of Cape May County is within CAFRA. Therefore, it is important to maintain an open dialogue between local municipalities and the NJDEP when determining the best balance of development opportunities and the protection of environmental resources. Rather than just a desktop review of GIS data, zoning and various reports made available by OPA to the NJDEP, direct dialogue regarding conflicts between a Township's vision and NJDEP regulations should take place during the cross-acceptance process.

State Plan Policy Map Cape May County Municipal Review

Submitted by: Anonymous user

Submitted time: May 20, 2025, 10:54:12 AM

What is the name of the municipality you represent?:

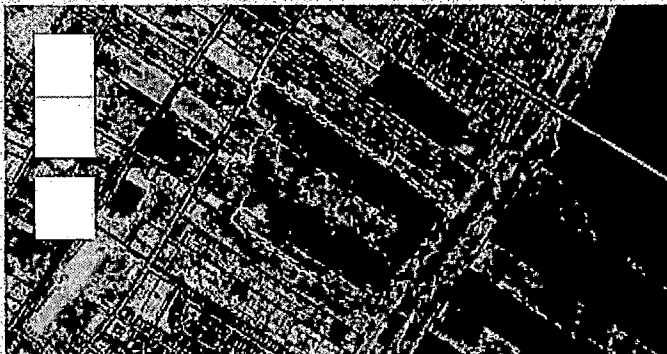
Middle Twp.

What feature are you commenting on?

Center

To draw a polygon, zoom to the area of interest, select the polygon symbol, click on the map to start the polygon, then click at each change of direction, and double click at the end to finish the drawing. To view the parcel layer, zoom to Municipal level*

Area: 98 Acres



Maxar | New Jersey Office for Planning Advocacy, | NJ Office of Information Technology, Office of GIS (NJOGIS); At... Powered by Esri

Please enter justification for map change from the last question.

Block 1436.01, Lots 6, 7, 11 and 13, located between NJSH Route 9 and the Garden State Parkway, are partially within the Rio Grande Center and partially within a sewer service area. An NJDEP Freshwater Wetlands Letter of Interpretation has been issued as evidence that the parcels are suitable for development. Including this area in the Rio Grande Regional Center will support the expansion of an appropriate mix of commercial and residential development.

State Plan Policy Map Cape May County Municipal Review

Submitted by: Anonymous user

Submitted time: May 20, 2025, 11:02:04 AM

What is the name of the municipality you represent?:

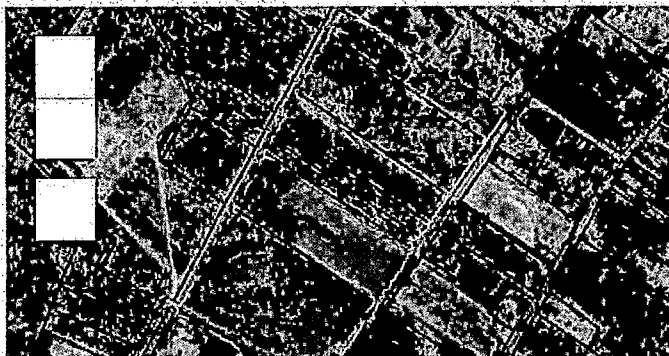
Middle Township

What feature are you commenting on?

Center

To draw a polygon, zoom to the area of interest, select the polygon symbol, click on the map to start the polygon, then click at each change of direction, and double click at the end to finish the drawing. To view the parcel layer, zoom to Municipal level*

Area: 55.15 Acres



Maxar | New Jersey Office for Planning Advocacy, | NJ Office of Information Technology, Office of GIS (NJOGIS); At... Powered by Esri

Please enter justification for map change from the last question.

Block 1434, Lots 20 through 26 are located along Railroad Avenue. It is proposed to expand the boundaries of the Rio Grande Regional Center to provide a linear consistency with the surrounding designated Center. Including this area will support the expansion of appropriate development. An NJDEP Freshwater Wetlands Letter of Interpretation has been issued as evidence that the parcels are suitable for development.

A.2 Township of Lower Cross-Acceptance Response

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☒ Most recent adopted Master Plan and any draft elements currently being considered
- ☒ Master Plan Reexamination Report(s)
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule
- ☐ Natural Resource Inventory
- ☐ Recreation and Open Space Inventory (ROSI)
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☐ Resource protection ordinances
- ☒ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in the Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Lower Township has reached Full Development Potential because of the environmentally sensitive nature of our Township. Small developments and infill development continue. Without N.J.D.E.P.'s full endorsement of the State Plan, no medium or large-scale developments will occur.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Lower Township will review the State's goals during the next Master Plan Re-examination Report. Climate change goals are inconsistent with the Lower Township goals and objectives.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Same answer as #3

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

N.J.D.E.P.'s proposed N.J. PACT/REAL Rules, resulting from Executive Order 100, will cause significant impacts on Lower Township. 3% impervious coverage, the IRZ (Inundation Risk Zone) and the CAFE will be highly detrimental to Lower Township.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

Increase Affordable Housing. The Zoning Ordinance will become irrelevant, because the power to zone is compromised. N.J.D.E.P. REAL is based on a 17% chance of a SLR of 6.3 feet.

3. Provide comments and recommendations regarding State agency implementation of the State Plan, including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The timeline for accurate and effective response to the State Plan is totally inadequate.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

6. Does the municipality and/or county have an open space plan? Open space tax?

Yes/Yes

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating. Does the municipality have other environmental groups, such as, an Environmental Commission or Green Team?

Yes

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Stop N.J.D.E.P.'s proposed N.J.PACT/REAL Rules (Executive Order 100) from negatively impacting the lives and well-being of our residents; especially Senior Citizens on Social Security.

9. Please list the Negotiating Committee members:

William Galestok

Michael Laffey

Patrick Wood

10. Will your county require a translator at the public hearings? If so, please identify language:

No

11. Additional comment(s):