RESOLUTION OF THE CUMBERLAND COUNTY PLANNING BOARD
Approving Certain Components of the Cumberland County Cross Acceptance Response to the State Development and Redevelopment Plan

WHEREAS, the New Jersey State Planning Act (N.J.S.A 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 interjurisdictional process of soliciting and incorporating input into a Draft Final SDRP; and

WHEREAS, the County of Cumberland, 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) via Resolution 2024-348, approved at the County Commissioner Meeting on May 28, 2024, thereby authorizing the Cumberland County Planning Board to participate in Cross Acceptance as the designated Negotiating Entity for the County of Cumberland and its municipalities; and

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

City of Bridgeton	Lawrence Township
Commercial Township	Maurice River Township
Deerfield Township	City of Millville
Downe Township	Shiloh Borough
Fairfield Township	Stow Creek Township
Greenwich Township	Upper Deerfield Township
Hopewell Township	City of Vineland

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Planning Board hereby authorizes the transmittal of a portion of the Cumberland County Cross Acceptance Response, specifically, the municipal CARTs for City of Bridgeton, Commercial Township, Deerfield Township,

Downe Township, Fairfield Township, Greenwich Township, Hopewell Township, Lawrence Township, Maurice River Township, Shiloh Borough, Stow Creek Township, Upper Deerfield Township, and City of Vineland. Said transmittal is in furtherance of the Cumberland County Planning Board's continued participation in the Cross Acceptance process toward the adoption of a new State Development and Redevelopment Plan.

PASSED AND ADOPTED AT A REGULARLY SCHEDULED MEETING OF THE CUMBERLAND COUNTY PLANNING BOARD at 3:00 PM on Wednesday, June 4, 2025 in the office of the County Department of Planning, Tourism & Community Affairs, 291 Morton Avenue, Millville, N.J. 08332 and virtually.

Sign: _____
Jerry Lewis, Chairman

Attest: _____
Matthew E. Pisarski, Planning Director

Date: June 4, 2025

RESOLUTION OF THE CUMBERLAND COUNTY PLANNING BOARD
Approving Certain Components of the Cumberland County Cross Acceptance Response to the State Development and Redevelopment Plan

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Commercial Township	Maurice River Township
Deerfield Township	City of Millville
Downe Township	Shiloh Borough
Fairfield Township	Stow Creek Township
Greenwich Township	Upper Deerfield Township
Hopewell Township	City of Vineland

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Planning Board hereby authorizes the transmittal of a portion of the Cumberland County Cross Acceptance Response, specifically, the municipal CART for the City of Millville and the CART for the County of

Cumberland. Said transmittal is in furtherance of the Cumberland County Planning Board's continued participation in the Cross Acceptance process toward the adoption of a new State Development and Redevelopment Plan.

PASSED AND ADOPTED AT A REGULARLY SCHEDULED MEETING OF THE CUMBERLAND COUNTY PLANNING BOARD at 3:00 PM on Wednesday, July 2, 2025 in the office of the County Department of Planning, Tourism & Community Affairs, 291 Morton Avenue, Millville, N.J. 08332 and virtually.

Sign: _____
Jerry Lewis, Chairman

Attest: _____
Matthew E. Pisarski, Planning Director

Date: July 2, 2025

Cross Acceptance Response Template

Prepared for the

County of Cumberland

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

Approved by the Cumberland County Planning Board on July 2, 2025.

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

County Planning Documents

The Cumberland Plan, adopted 1966

- Population Study, vol 1
- Economic Base and Social Environment, vol 2
- Transportation, vol 3
- Land Use- 1964, vol 4
- County Government, vol 5
- Long Range Financial Study, vol 6
- Open Space and Recreation, vol 7
- Special Studies, vol 8
- The Cumberland Plan 1966, vol 9

Feasibility Study for Various Rails to Trails Plan, 2010

Open Space and Recreation Plan, 2011

Bikeways Inventory, 2015

Cumberland County Bicycle and Pedestrian Safety Action Plan, 2017

Economic Development Strategic Plan 2020-2030, 2020

Farmland Preservation Plan, 2023

Bridgeton Southeast Gateway Multi-Modal Community Transportation Analysis, 2023

Cumberland-Salem-Cape May Workforce Development Plan, 2023

Mid-County Park Master Plan, 2024

Maurice River Corridor Study, 2024

Nabb Avenue Feasibility Study, 2024

SJTPO Vulnerability Framework, 2024

Cumberland County Local Road Safety Plan, 2024

Areas of Inconsistency- Goals/Objectives

Equity

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

Equitable distribution of resources is important to Cumberland County. Cumberland County has a disproportionate number of overburdened communities. While the state has a formula used to designate and support overburdened communities, it is not working. Any formula should use Cumberland County as an example to ensure equitable distribution of benefits.

Based upon the 2023 ACS 5-year estimates, Cumberland County has 16.3% of its population living below the poverty level, which is the highest percentage of population below the poverty level out of the 21 New Jersey Counties. In comparison, the state of New Jersey's overall percentage is 9.8%. Nine counties in the State surpass this statistic, including Cumberland (16.3%), Essex (15.0%), Hudson (14.8%), Passaic (13.7%), Atlantic (13.1%), Salem (12.8%), Camden (12.2%), Mercer (11.1%), and Ocean (10.4%). Any future formula developed by the state should prioritize these counties for support, both technical and financial. The chart below shows the percent of population below the poverty level for each County in New Jersey as well as the State.

	Percent of population below poverty level
Atlantic	13.1%
Bergen	6.7%
Burlington	6.8%
Camden	12.2%
Cape May	8.7%
Cumberland	**16.3%**
Essex	**15.0%**
Gloucester	7.6%
Hudson	**14.8%**
Hunterdon	3.8%
Mercer	11.1%
Middlesex	8.5%
Monmouth	6.4%
Morris	5.1%
Ocean	10.4%
Passaic	13.7%
Salem	12.8%
Somerset	5.5%
Sussex	5.4%
Union	8.9%
Warren	8.1%
New Jersey	*9.8%*

Source: ACS 2023 5-year estimates table S1701

In analyzing the municipal poverty levels of the municipalities in Cumberland County, eight of the county's 14 municipalities exceed the State's percent of population below the poverty level, with nearly one-third of the Bridgeton population living in poverty (31.7%). The following chart details the percent of population below the poverty level in comparison to both Cumberland County and New Jersey.

	Percent of population below poverty level
Bridgeton	31.7%
Commercial	14.7%
Deerfield	6.4%
Downe	10.0%
Fairfield	8.4%
Greenwich	7.2%
Hopewell	7.5%
Lawrence	10.9%
Maurice River	15.1%
Millville	13.0%
Shiloh	3.5%
Stow Creek	7.8%
Upper Deerfield	19.7%
Vineland	13.9%
Cumberland County	16.3%
New Jersey	9.8%

Source: ACS 2023 5-year estimates table S1701

In addition, the State Plan focuses on environmental justice and public health impacts as a means to achieve Equity. Funding and support by the state is paramount in assisting Cumberland County and its municipalities. As stated in the municipal CARTs, the County is fully supportive of partnerships with colleges and universities (such as Rowan University, Stockton University, Rutgers University, etc.) to study the municipalities and regions of the County in order to create a strategy for long-term benefit as it relates to local planning decisions and public health.

To further the goal of public health, extension of sewer to existing small-lot residential dwellings is a priority for the County. Many of these areas include undersized lots on individual septic systems with individual wells. Many of these areas are identified on the map entitled "Assessment and Inconsistency" map as proposed Planning Area 3: Fringe. These areas include:

- Commercial Township- Port Norris, Mauricetown, Laurel Lake
- Deerfield Township- Rosenhayn
- Downe Township – Dividing Creek, Newport, Money Island
- Fairfield Township – Fairton, Gouldtown
- Greenwich Township- Othello, Greenwich
- Hopewell Township - Roadstown
- Lawrence Township – Cedarville
- Maurice River Township – Port Elizabeth, Dorchester, Leesburg, Heislerville
- City of Millville- Laurel Lake
- Shiloh

Climate Change

Goal: Effectively address the adverse impacts of global climate change

The State Plan has a subgoal of promoting well-managed coastal and riverine corridors. The County is in support of this goal, however State Agencies that own land, such as NJDEP, often neglect the maintenance of properties that are owned.

Further, SJTPO completed the Regional Vulnerability Framework, which analyzes risks from extreme weather and climate hazards in comparison to the region's transportation network. Several resilience strategies have been identified, including roadway elevations, hardening- physical improvements, stormwater management, nature-based solutions, providing defensible space around critical assets, and maintenance, to name a few. The report also includes a summary of grant programs, several of which may no longer be available, such as FEMA BRIC. However, additional assistance is needed to help municipalities and other entities navigate available funding sources for projects.

It's important to note that two municipalities in the County were selected to receive FEMA Direct Technical Assistance (DTA) for the BRIC program. Commercial Township qualified as a Designated Community Disaster Resiliency Zone, which only required a local match of 10% against FEMA's 90% for any selected and funded project. Maurice River Township was the other community selected, which would have required a local match of 25%.

Further, the pending NJDEP REAL legislation will have significant impacts on existing communities as well as proposed development. The proposed elevation requirements are significant compared to existing conditions, as much of the Bayshore Region consists of older dwellings in need of significant investment and revitalization. There should be a funding source available through the state that would allow disadvantaged counties, municipalities, and communities to comply with these regulations. A Home Rehabilitation Program that focuses on home elevations for existing dwellings, that prioritizes underutilized, historic, disadvantaged and underserved communities would be most helpful in this region.

The State Plan also has a subgoal of decarbonization. In efforts to de-carbonize the state, there needs to be efficient, updated, and modernized electric infrastructure that can support emerging technologies and land uses, as well as maintaining existing needs. Emerging technologies, such as data centers, electric vehicle charging stations, and utility-scale solar, should be supported without causing rate increases to local consumers. The State and BPU should work with Atlantic City Electric to ensure that infrastructure can support emerging technologies and power withdraws.

Natural and Water Resources

Goal: Protect, maintain and restore the State's natural and water resources and ecosystems

Cumberland County is bountiful in open spaces which protects, maintains, and restores the State's natural and water resources and ecosystems. Given the numerous Wildlife Management Areas in the County (Buckshutem, Cedarville Ponds, Clarks Pond, Cohansey River, Dix, Egg Island, Fortescue, Gum Tree Corner, Heislerville, Mad Horse Creek, Menantico Ponds, Millville, Nantuxent, New Sweden, Peaslee, and Union Lake), in addition to state-owned and managed preserves (Kings End, Maple Hollow, Panther Branch, Richard Buhlman, Sharps Branch, Shorebirds Environmental Concern, Shorebirds Moores Beach) and State Parks (Belleplain, Stow Creek). However, more resources are needed from the State to better maintain these properties. Cumberland's open space is a tourism generator; the County is home to the East Point Lighthouse, located within the Heislerville WMA. The County also hosts events throughout the year within the Bayshore Region, such as February's Eaglefest, that includes both guided and self-guided tours within the preserved open spaces of the County.

Through the Cross-Acceptance process, the County has received comments from the municipalities related to a lack of maintenance and abundance of litter found in these pristine locations. Some municipalities have even requested that the DEP stop purchasing open space, as there are concerns regarding a lack of ratables and a diminished amount of developable and unconstrained land remaining.

In terms of agriculture, Cumberland County has highly productive soils for farmland production. Farmland is a major economic driver in the County, especially its nursery operations. According to the 2022 Agricultural Census, Cumberland County's market value of products sold made up 20.5% of the entire state's output, or $305,002,000 of the State's $1,487.860,000. The County with the second largest market value of product sold was Atlantic County, with 10.1%. The following table shows the Market Value of Products Sold for the State as well as each County.

	Market Value of Products Sold (per $1,000)		**Farm Production Expenses (per $1,000)**	
	$	%	$	%
New Jersey	$1,487,751	100.0%	$1,397,572	100.0%
Atlantic	$149,860	10.1%	$125,668	8.4%
Bergen	$10,610	0.7%	$8,654	0.6%
Burlington	$135,225	9.1%	$135,487	9.1%
Camden	$34,182	2.3%	$27,820	1.9%
Cape May	$17,641	1.2%	$14,731	1.0%
Cumberland	$305,002	20.5%	$265,540	17.8%
Essex	$4,169	0.3%	$3,967	0.3%
Gloucester	$136,583	9.2%	$100,276	6.7%
Hudson	$10	0.0%	$15	0.0%
Hunterdon	$115,193	7.7%	$130,020	8.7%
Mercer	$27,758	1.9%	$28,663	1.9%
Middlesex	$42,613	2.9%	$37,170	2.5%
Monmouth	$119,532	8.0%	$131,701	8.9%
Morris	$33,927	2.3%	$51,009	3.4%
Ocean	$30,905	2.1%	$26,002	1.7%
Passaic	$4,683	0.3%	$5,283	0.4%
Salem	$138,080	9.3%	$124,630	8.4%
Somerset	$23,239	1.6%	$29,271	2.0%
Sussex	$30,966	2.1%	$38,978	2.6%
Union	$315	0.0%	$850	0.1%
Warren	$128,259	8.6%	$111,837	7.5%

Source: 2022 Census of Agriculture, Table 2 & Table 3

It should be noted that other factors, such as farm production expenses, may have led to this increase in the market value. However, when compared to the other counties, farm production expenses mirror a similar trend to that of the market value of products sold.

Cumberland County has an active farmland preservation program and has a successful relationship with the State Agriculture Development Committee.

The State Plan's subgoal for Air Quality relies heavily on converting to electric vehicle fleets, micro-mobility uses, and public transportation. The County has very limited electric vehicle charging spaces and infrastructure available for public use. There is also limited public transportation service in the County; the only public transportation in Cumberland County are several bus lines which primarily run along state highways between Atlantic City, Millville, Vineland, Bridgeton, and north towards Camden. Expansion of transit in Cumberland County, and smaller-scale public transportation throughout the County should be studied to determine its feasibility.

The Water Quality subgoal of the State Plan relies heavily on natural solutions, watershed-based planning, stormwater management, contamination, flooding, and restoring vegetated streams. However, there is limited information related to the implementation of these goals. The NJDEP recently revised its stormwater management rules, and there are additional changes pending via the NJDEP REAL regulations, which will have additional impacts on coastal and inland floodplains. As iterated in the Climate Change section of this report, funding and support from state agencies is needed to ensure compliance. There should also be some sort of credit or "rebate" given to municipalities for the vast acreage of NJDEP-owned and maintained lands which provide these services.

Pollution and Environmental Clean Up

Goal: Protect the environment, prevent and clean up pollution.

The first Subgoal of "Protect the environment, prevent and clean up pollution" is concerning Brownfields and Lead. Many municipalities in the County are compliant with the State's lead abatement program concerning lead paint in apartment buildings. However, many of these strategies related to brownfields are best handled by individual municipalities, given New Jersey's home rule status. Unless a brownfield is within County ownership and/or control, many of these objectives are not relevant to the County.

It is important to note that there are many Brownfields in the County, several of which are working with state agencies to develop a strategy for remediation, revitalization, and reuse. Most common are former landfills that are in the process of being closed, with many municipalities proposing to reuse as large-scale solar sites.

The second subgoal is concerning Waste Management and Recycling. All of Cumberland County and its municipalities utilize The Authority (previously named The Cumberland County Improvement Authority) for waste management and recycling. The Authority manages the solid waste complex, recycling program, and clean communities program.

Public Facilities/Infrastructure

Goal: Economic Opportunity through Nation Leading Infrastructure

Public Transportation

Public transportation is provided primarily by NJTransit's bus service. There are no train transportation services currently provided in Cumberland County. Bus service in Cumberland County is a critical economic development driver, and due to dispersed development throughout the county, bus service often provides access to basic services. Cumberland County exhibits relatively lower household income, lower automobile ownership and utilization rates, and lower average driver's license possession rates all of which are attributes that indicate high bus service need.

There are currently four NJTransit bus routes through Cumberland County (Route 553, 408, 410, and 313). While these routes capture many neighborhoods in Bridgeton, Vineland and Millville, these routes completely miss any communities in Commercial Township, Deerfield Township, Downe Township, Greenwich Township, Hopewell Township, Lawrence Township, Shiloh Borough, and Stow Creek Township – this constitutes over 50% of all of the

municipalities in Cumberland County as not serviced by NJTransit. Many of the stops in more rural areas are unscheduled, creating event greater inconsistency in arrival and departure schedules from scheduled stops, which are already rather inconsistent.



Post COVID, the County of Cumberland assessed scheduled stop locations along the existing bus routes and found that most provide no amenities – no seating, no inclement weather coverage, no trash bins, and no handicapped curb cuts or access to sidewalks. The image provided shows a prime example, stop #16932 on bus route 553, located in Upper Deerfield Township at the intersection of two State roadways, Route 77 and Route 49. In this example, shopping carts from abutting businesses are being used as seating. It is also seriously questionable how someone in a wheelchair arriving by bus would even functionally maneuver off of the concrete pad. While meetings were held with representatives from NJTransit at the time and this data was provided, no known corrective action has been taken. Amenity investments by NJTransit throughout Cumberland County are sorely needed, especially given that many of these bus routes traverse already Overburdened communities and neighborhoods.

Road Raising

When it comes to vehicular traffic, one of the greatest needs in Cumberland County relates to the numerous historic communities located along the Delaware Bayshore. The historic oystering villages, shipbuilding communities and historic crossroads that have existed in many cases for over 250 years, are facing an access problem due to flooding of existing roadways. In most cases, this issue can be resolved by raising the road surface of a handful of roads, a task that is both feasible and warranted to ensure the safety and prosperity of these long-existing communities. The deterrent to this reasonable solution is self-made through NJDEP statutory restrictions. Standards dictate that when a road surface is raised, the road embankment must consequently be widened. In many cases throughout the Bayshore, county roads are abutted on both sides by lands owned by NJDEP as open space. The minimal widening of the road embankment results in the triggering of several permit requirements and onerous obligations. In these specific situations the extremely limited environmental impact caused by embankment widening and the resultant arrest of further consideration at the state level fundamentally implies a singular recourse – the depopulation and abandonment of these historic communities and neighborhoods along the Bayshore. To Cumberland County, such a result is unfathomable, and it is recommended that serious discussion progress towards state support of limited road height elevation.

Electrical Transmission Infrastructure

Other than the City of Vineland which is serviced by a municipal-run electric utility, the entirety of Cumberland County is serviced by Atlantic City Electric. During the state-led promotion of solar energy, Atlantic City Electric identified large swathes of Cumberland County as not viable for investment due to the lack of high-voltage transmission lines. Due to years of inconsistent and nontransparent transmission improvement scheduling and real-time operating practices, accurate predictions of infrastructure availability has proven difficult to impossible. This situation is exacerbated by the development of data centers, which are growing economic development drivers. For renewable energy investment and electric/energy-intensive development there is an immediate need in transmission system investments.

Sewer Service Areas

While this topic has been discussed in multiple other areas of this report, the fundamental issue is that the most recent Wastewater Management Plan was provided by Cumberland County to NJDEP in 2019 with no response over the ensuing six years other than acknowledgment of receipt. This has resulted in a document which now is largely outdated and requires revision to address the significant economic development that has occurred over the last few years. Sewer is recognized as an environmental protection tool, to sustainably treat and otherwise manage wastewater responsibly. Sewer service as opposed to septic systems is a publicly managed enterprise open to oversight and public scrutiny. Septic is often reliant on private investment without the ability to effectively ensure compliance. Given this, the State should be generally supportive of sewer service expansion; however, given the lack of responsiveness over the last six years and the known extensive delays with various Site-Specific Amendment requests made in Cumberland County, the general State policy on wastewater management falls into question. The State Development and Redevelopment Plan should provide guidance to State agencies by supporting sewer expansion within Fringe, Suburban and Urban areas as well as designated Centers.

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

Cumberland County is supportive of this goal, however, given the County's infrastructure limitations (ie. public water and public sewer), it is difficult to provide a variety of housing types for residents of all ages and incomes when individual subsurface sewage disposal systems and private wells are the only infrastructure available to a municipality. Expanding existing sewer service areas is an extensive process; Cumberland County initially submitted an amended Wastewater Management Plan to NJDEP on October 31, 2018, and following a series of conversations and comments made by NJDEP, an amended plan was submitted in August 2019. Nearly six years later, the Plan has not received NJDEP approval. Since this submittal, there have been discussions about extending the sewer service to other locations in the County that are not included in the current plan pending approval. Further, Site Specific Water Quality Plan Amendments have also taken years for NJDEP to approve. Changes should be made to the statute that requires State Agency approval within an allotted and reasonable timeframe to prevent plans from becoming outdated and stagnant while awaiting State Agency approval.

Much of the County's housing stock was built prior to 1980 (68%), with nearly 25% of all structures built prior to 1950. The chart below details the year of structures built in Cumberland County.

While the State provides funding to assist with the creation of affordable housing through the State Affordable Housing Trust Fund, there is limited support with respect to state assistance with the rehabilitation of older housing stock for moderate- and low-income households.

Year Structure Built		
Year Built	**Cumberland County**	
	#	%
Total	**57,203**	**100%**
Built 2020 or later	173	0.3%
Built 2010 to 2019	2,142	3.7%
Built 2000 to 2009	5,744	10.0%
Built 1990 to 1999	4,841	8.5%
Built 1980 to 1989	5,452	9.5%
Built 1970 to 1979	9,023	15.8%
Built 1960 to 1969	7,385	12.9%
Built 1950 to 1959	8,937	15.6%
Built 1940 to 1949	4,075	7.1%
Built 1939 or earlier	9,431	16.5%

Source: ACS 2023 5-year estimates

The State Plan includes a subgoal related to housing and transportation. This subgoal is primarily focused on locations where there is a train station, allowing a municipality to provide a Transit-Oriented- Development. There are no train stations in Cumberland County. However, there needs

to be better coordination with NJ Transit, other state agencies, and the County to proactively provide additional transit to facilities and amenities in relation to the workforce.

It should be noted that only 50% of the Counties' municipalities are participating in the Fourth Round of Affordable Housing. Communities not participating have cited the lack of resources and infrastructure for the reasoning behind not participating. Complying with the ever-evolving affordable housing obligation is an expense that many of the municipalities cannot afford.

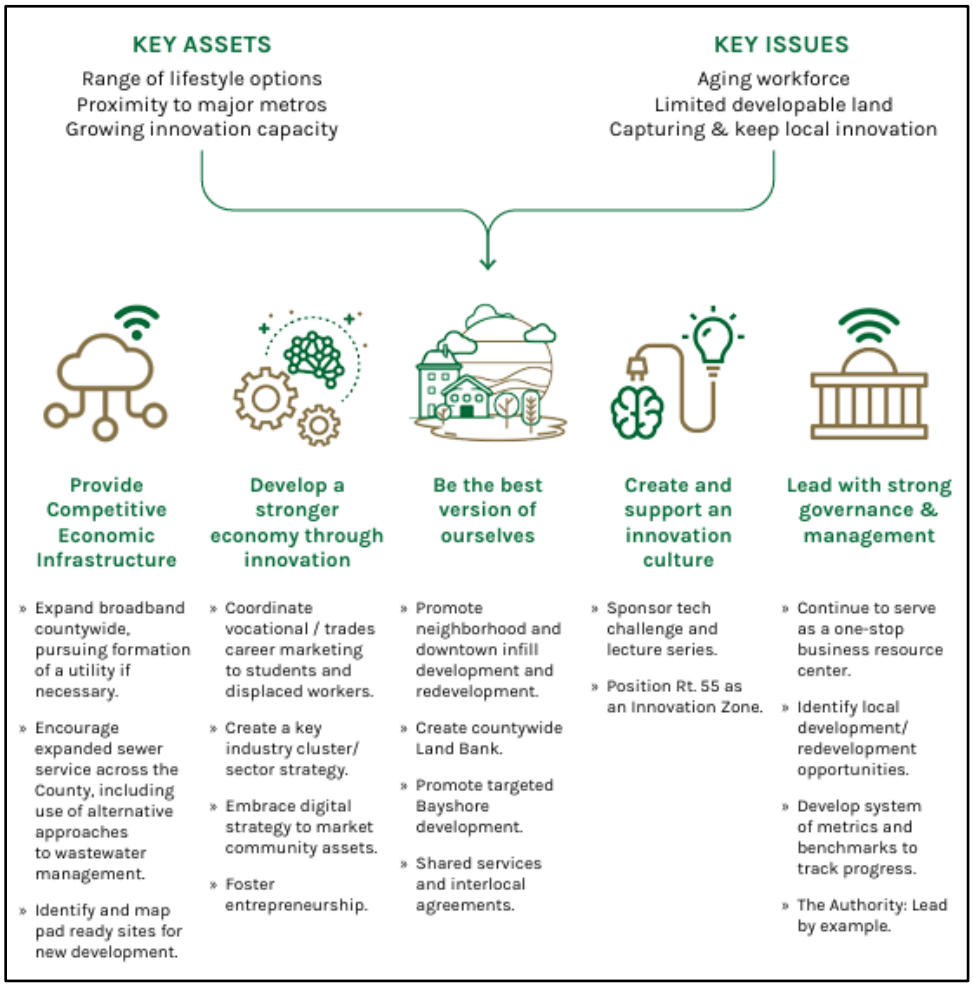
Economic Development

Goal: Promote economic growth that benefits all residents of New Jersey

Economic Development is extremely important to Cumberland County. The removal of land as a result of permanent land preservation is significant. Over 118,000 acres of the County is permanently preserved; 21,698 acres of permanently preserved farmland and 97,064 acres of permanently preserved open space. This acreage is significant and makes up nearly 40% of the County's tax base.

The Authority, formerly known as the Cumberland County Improvement Authority, was designated as the county's economic development and redevelopment agency in 2015. The Authority manages the Economic Development website[1] that includes information about the County, small business support, workforce development, education and training services, available sites for development, and resources and data.

The Authority prepared the Strategic Economic Development Plan[2] for 2020-2030. The Plan takes into consideration the history of manufacturing, farming and food, textile and glass production, while enforcing the importance of innovation, entrepreneurialism and technology in the future. The Plan analyzes economic trends including workforce, business growth, commuting, industries, and employment. It analyzes the conditions of infrastructure, such as broadband access and cellular service, development patterns (ie. urban versus rural) and identifies development opportunities based upon regulatory frameworks (ie. CAFRA and Pinelands). A series of recommendations were created to implement the plan. The image to the right details those recommendations.



[1] https://theauthoritynj.com/why-cumberland/
[2] https://theauthoritynj.com/wp-content/uploads/2021/03/The-Authority-Strategic-PlanFull-Report.pdf

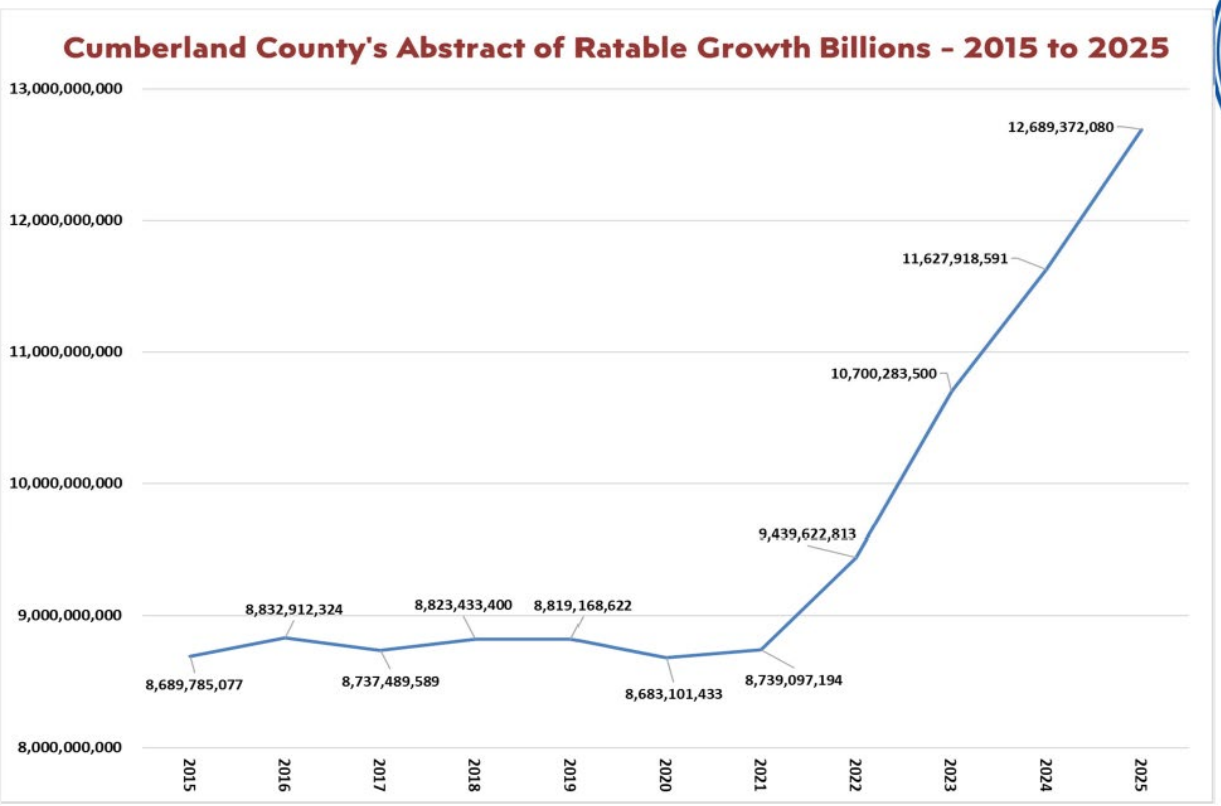
In addition to efforts made by The Authority, municipal initiatives, such as Redevelopment Areas, have also contributed positively to the local economy. Municipalities that have experienced success in pursuing redevelopment initiatives include Upper Deerfield, Vineland, Millville and Bridgeton.

There are four active Chambers of Commerce in the County- Bridgeton Area Chamber, Chamber by the Bay, Greater Millville Chamber, and Greater Vineland Chamber. The Chambers are membership based and provide networking opportunities and promote education and communication.

Cumberland participates in the Cumberland Salem Cape May Workforce Development Board, which coordinates One-Stop services among all three counties. The services highlighted on the Workforce Development website are supported by the NJDOL with funds from the USDOL through the Workforce Innovation and Opportunity Act. The board provides oversight and support to various workforce and business development related grants and programs operated through the One Stop Career Center System. The board is comprised of twenty-eight members representing business, industry, local government and service organizations.

There are five standing committees that address the workforce challenges in the following areas: Business and Industry, Adult Education and Literacy, Disabilities, Youth Council, and Planning and Oversight.

Given the efforts made by the County, each year since 2021, the County's abstract of ratable growth has significantly increased. As shown in the image below, between 2021 and 2025, the County's ratables have increased between $700 million and $1.2 billion each year. Between 2021 and 2025, the County experienced over 30% ratable growth.



Maritime facilities and services are critical for the County. Given the significant maritime history along the Delaware Bay, Maurice River, and Cohansey River, assistance is needed to permit and promote economic development. While the State Plan includes goals and objectives related to investment and maintenance of maritime facilities and

services, the County finds that maritime facilities often require more support as they conflict with environmental regulations.

The County is supportive of environmental sustainability- however, environmental sustainability often conflicts with reasonable development. This issue is particularly true within the Bayshore Region as it relates to maritime uses and facilities and natural features, such as riparian areas, flood zones, wetlands buffer areas, stormwater management, Coastal Zone Management Rules, and the pending REAL legislation.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

Goal: Protect, enhance, and improve access to areas with exception archeological, historic, cultural, scenic, open space and recreational value.

Cumberland County is home to not only the largest State and National-designated historic district in New Jersey, but also the singular colonial tea burning location within the State. From the village of Greenwich, founded in 1685 and exhibiting many of the community attributes and landscapes of its early period, to architectural examples from the Modern and Postmodern periods, including designs by William Lescaze and Robert Venturi, Cumberland County's historic architecture has been preserved largely through the lack of more recent development. However, development interest is dramatically increasing within the county, and it will be important for State resources directed to the preservation and interpretation of historic communities to be directed to the county more so than in the past.

While Cumberland County is the fifth highest recipient of Local Arts Programming (LAP) funds from the N.J. State Council on the Arts, it falls significantly behind in N.J. Historical Commission funding. The high level of LAP support is due to a strong and vibrant artists community and a state-level mandate of ensuring at least 25% of all arts funding be directed to South Jersey. It is recommended that a similar minimum standard be implemented on the history side, particularly given the distinct vernacular of architectural types in the region.

Cumberland County is home to numerous state-operated Wildlife Management Areas along with dozens of non-profit-owned parks and properties. Combined with significant municipal parklands, there are tens of thousands of acres permanently preserved throughout Cumberland County. In fact, at latest calculation close to half of the county's entire landmass is permanently preserved open space. This is a tremendous success and an achievement to be lauded; however, two distinct challenges have arisen that must be addressed through the State Development and Redevelopment Plan.

First, in some municipalities, over 80% of the entirety of the land area is held by the State as open space, severely reducing the tax base on which the municipalities rely for maintaining a functioning government. Consequently, amenities and basic services for residents are either lacking or non-existent in some locations throughout Cumberland County. While legislative efforts such as PILOT funding can sometimes provide stop-gap assistance, a more permanent solution can be made by designating remaining undeveloped upland areas as appropriate for future development. Any municipality exceeding 80% permanently preserved should be considered to have more than met its contribution for environmental protection and any remaining properties available should receive prioritization by the State for development. This issue becomes one of environmental justice and equity. Typically, this terminology references cased in which neighborhoods are devoid of open spaces, but in Cumberland's case, it refers to the opposite – neighborhoods and communities where so much land is preserved and protected that it makes it difficult for residents to receive even the most basic of sustainable life. Additionally, with degrading infrastructure and the inability of local government to be able to afford basic services, the cost of living becomes untenable. Most communities that fall into this situation are at or near the poverty level, which makes equity and justice concerns that much more apparent.

Examples of policies or goals which could ameliorate this injustice and inequity include, prioritization of development-related grant funds and infrastructure grant support to municipalities with high percentages of state-owned lands; reductions in environmental constraints for future development in these communities; and improved support of eco-tourism initiatives within these communities.

The topic of eco-tourism leads to the second challenge faced in these communities. While huge acreages have been acquired as open space, in many cases little to no investment has been made in passive recreational amenities. In many cases, Wildlife Management Areas lack well-maintained trails, interpretive or directional signage, trailhead parking, restroom facilities, observation towers or other recreational improvements that would attract use of the properties by the public. In fact, in some cases, state-owned land is actively closed to the public due to the lack of proper maintenance. The result is that local residents cannot enjoy the public lands and sustainable economic development opportunities are lost due to the inability of these public resources to attract tourism. This situation creates a sense of animosity between local residents and community leaders and NJDEP and other open space land stewards. This does not have to be the case. Stewards need to provide STEWARDSHIP – relatively limited investments in these properties could dramatically improve the benefits they provide to local communities. Such investments would be most effective and beneficial if it is coordinated with local governments. Strong partnerships could form through this effort, with residents and communities taking pride in these investments and acting as local eyes and ears to help protect and maintain lawful usage of the properties.

In almost all examples within the State Development and Redevelopment Plan, inequity and injustice as it relates to environmentalism and open space references highly developed neighborhoods with inadequate open space opportunities. The Plan needs to also identify the growing inequity and injustice found in communities with so much preserved open space that basic livability is being called into question.

Revitalization

Goal: Revitalize and recenter the State's Underutilized Developed Areas

That State Plan includes subgoals of revitalizing older centers and recentering underutilized developed areas. Within Cumberland County, there are existing and historic population centers that are well established and historically significant. These areas are not identified in the State Plan. These existing smaller scale villages and hamlets are at a crossroads- NJ DEP infrastructure regulations do not support these existing and historic patterns of development. Such communities have been identified on the maps as being relocated from PA5, PA4B or PA4 to PA3: Fringe, as permitting and incentivizing investment in these communities with infrastructure would not only improve public health (ie. undersized lots with septic and well), but also act as a catalyst for economic development, reinvestment and revitalization. These smaller scale centers include Port Norris, Mauricetown, Dividing Creek, Newport, Greenwich, Fairton, Laurel Lake, Leesburg, Delmont, Port Elizabeth, Cedarville, Roadstown, Rosenhayn, and Dorchester, Bivalve, and Bricksboro. All population centers- regardless of size- need to be recognized by State Agencies.

Sound and Integrated Planning

Goal: Foster sound and integrated planning and implementation at all levels statewide

The State Agencies need to better balance with one another. Much of Cumberland County, and more specifically the Bayshore Region, lies within NJDEP and CAFRA jurisdiction. In conducting outreach to our municipalities that had recently achieved Plan Endorsement, there was much discussion about NJDEP mandating a reduction in the size of center boundaries given the ecological significance of that area. NJDEP failed to take notice of a sustainable balance of land development within the Center. Further, the State's environmental regulations and purchase of open space threaten the livability of communities, which render much of the Bayshore "unhabitable" and "non-developable."

Should NJDEP restrictions continue to remain stringent, there needs to be some form of equity given to those impacted communities.

In addition, the eastern edge of the County falls within boundaries of the New Jersey Pinelands Commission, and additional lands lie within the federally designated Pinelands National Reserve, impacting the City of Vineland and the Township of Maurice River.

It is also important to note that much of the Atlantic City workforce lives in Cumberland County, rather than within the limits of the Investment Zone for the Casino Reinvestment Development Authority. However, Cumberland County is outside of the limits of the Investment Zone for CRDA. Funding should be provided to portions of the County that support the CRDA.

Planning Area Assessment

The County conducted an assessment of the Planning Areas of the 2003 State Plan in relation to the local zoning policies of each municipality. Each municipal CART includes an assessment and recommendations for those specific Planning Area changes.

Given the rural nature of Cumberland County, there are limited utilities and infrastructure, such as sewer service which is often a requirement for higher density housing. The existing Sewer Service Areas are predominately located within the County's three cities- Vineland, Bridgeton and Millville- and within municipalities adjacent to the cities. The majority of the existing sewer service area are located in PA1: Metropolitan and PA2: Suburban. Areas that have sewer service and are located in other Planning Areas (such as PA4: Rural), should be reassigned to PA1 or PA2, depending upon local conditions.

In addition, there are other areas of the County that are located in PA4: Rural or PA5: Environmentally Sensitive, but are existing nonconforming as small lot residential development, given the historic settlement patterns of the County. These areas include the communities of Port Norris, Mauricetown, Dividing Creek, Newport, Greenwich, Fairton, Laurel Lake, Leesburg, Delmont, Port Elizabeth, Cedarville, Roadstown, Rosenhayn, and Dorchester, to name a few. These areas of existing small lot development should be acknowledged in the State Plan as areas in need of investment, including access to infrastructure such as sewer, water, and high-speed internet and should be designated at PA3: Fringe.

In addition, several municipalities participated in the Plan Endorsement Process and received CAFRA Coastal Center and Node Designation. It is recommended that Plan Endorsed Centers be located in a Planning Area that suits those needs. For example, the Centers and Nodes in Maurice River and Commercial Townships should have an underlying Planning Area designation as PA3 Fringe. Further, once a Center or Node is recognized by the State, Centers should not expire once designated.

Further, all state-owned land in Cumberland County should be reassigned to PA8: State-Owned Land. The County also recommends that PA8 reassign its name from State Parks and Open Space to State-Owned Land, as there are several NJDEP-owned properties that are leased to private entities for farming and are therefore not publicly accessible.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- **Lack of Flexibility for Local Implementation**- Rural communities face different challenges than those in the more urbanized areas. Specifically, PA4 and PA5 should encourage low density rural communities with the supportive infrastructure to maintain reasonable and modern living conditions. Only PA8 should be prohibitive of development.
- **Insufficient attention to agricultural and resource-based economies**- Agricultural and resource based economic development needs to be incorporated into the State Plan as a means to balance the preservation with economic development. Amenities such as bathrooms, water fountains, and small-scale restaurants for tourists looking to spend a day in nature and remote areas require infrastructure. There are many regulatory barriers prohibiting complimentary uses from opening that support eco-tourism and agri-tourism. Future revisions to the state plan and implementation of the state plan should incorporate these revisions.
- **Transportation and Infrastructure Gaps**- Rural counties face persistent challenges related to infrastructure maintenance, limited public transportation, and aging utility systems. However, the Preliminary Plan highlights transit-oriented-development (TOD) and other transportation issues already served by mass transit, rather than acknowledging issues faced outside of train lines. The infrastructure investment framework should include rural transportation corridors, bridge repair programs, and innovative rural mobility solutions (e.g., micro transit, demand-responsive services, etc.). There should also be a discussion related to rural broadband and cellphone coverage as critical infrastructure priorities.
- **Conflicting goals between NJ Preliminary State Plan and Municipal Affordable Housing Obligations**- The affordable housing mandate bestowed upon municipalities directly conflicts with the Planning Areas that are geared to protection, which includes PA4B: Rural Environmentally Sensitive and PA5: Environmentally Sensitive. However, these Planning Area designations often conflict with the wants and needs of municipalities. Affordable Housing, while a contentious issue in certain locations, needs to be analyzed so that the rural communities aren't forced to rezone areas that are not appropriate for growth, while also allowing them to provide opportunity for growth, should that seek that.
- **Plan Endorsement Process**- Pursuing Plan Endorsement through the New Jersey State Planning Commission requires a substantial commitment from local governments in terms of staff time and financial investment. For many municipalities, particularly those in rural or economically constrained areas, these requirements are often too burdensome. Further, communities that require CAFRA Center approval are often required to reduce their center boundaries at NJDEP's discretion. As a result, participation in the Plan Endorsement process remains disproportionately low among rural communities and further contributes to regional disparities. Without revisions to the Plan Endorsement process, advancing statewide planning objectives in rural regions remains unobtainable. A potential recommendation is to empower counties to lead the effort and coordinate with their municipalities.
- **Cross Acceptance Process**- A significant challenge in participating as the Negotiating Entity for the current State Plan update has been the compressed timeframe imposed by the State Planning Commission. The Plan, initially proposed to be released in May 2024, was delayed until its release in December 2024. As a means to meet the Cross Acceptance deadline over a five-month period, the County worked closely with the Office of Planning Advocacy (OPA) and its fourteen constituent municipalities. In order to solicit thoughtful input for the County's CART, OPA assigned an intern to Cumberland County to put together a color-coded chart for each municipality based upon their planning documents and land development/zoning ordinances. This chart is included within each of the municipal CARTs.

  County staff, specifically the County Planning Director and Assistant Planning Director, reviewed these charts and created a municipal report to accompany each chart. In addition, County staff also created a map

series for each municipality. Part of the mapping process entailed the creation of a county-wide zoning layer which was used to establish local planning policy in comparison to the existing State Planning Areas. Once the Draft Municipal CART was completed, the draft was sent to the municipality's Cross Acceptance subcommittee for review and comment. Once the Subcommittee vetted the report, the Planning Director and/or Assistant Planning Director attended each municipality's Planning Board meeting to ensure that the document represented local planning policy and values. Additional edits were made throughout the process. The following chart details the subcommittee and Planning Board meetings held with each municipality in the County:

Municipality	Subcommittee Meeting	Planning Board Meeting
Bridgeton	-	Wednesday 5/14 at 6:30
Commercial	-	Wednesday 4/23
Deerfield	Received comments	Wednesday 5/14
Downe	-	Tuesday 5/13
Fairfield	5/7/2025	-
Greenwich	-	Monday 5/5 at 7 pm
Hopewell	4/11/2025	Wednesday 4/16 at 7 pm
Lawrence	-	Monday 4/7 at 7 pm
Maurice River	4/3/2025	Wednesday 5/7 at 7 pm
Millville	-	Monday 5/12 - Monday 6/9
Shiloh	-	Tuesday 4/22 7:30 pm
Stow Creek	5/13/2025	Tuesday 5/20 at 7 pm
Upper Deerfield	4/16/2025	Monday 4/21
Vineland	5/13/2025	Wednesday 5/14 at 8:30/9 pm

The County Planning Board approved thirteen of the municipality's CARTs at their June 4, 2025 meeting, and approved the remaining municipality and the County CART at their July 2, 2025 meeting.

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Reasonable timeframe limitations for permits and plans, especially Wastewater Management Plans.
- Fiscal balance is paramount to a successful plan. As more land is preserved, the cumulative fiscal impact of preservation is more pronounced. Core services, such as public safety, road maintenance, education, emergency services, and infrastructure improvements must continue to be funded, but with fewer taxable parcels contributing to the revenue stream, creating fiscal imbalance. This is especially noticeable in communities with low population densities and limited commercial or industrial activities. Without mechanics to compensate for this revenue loss, such as state payment programs, targeted economic development strategies, or other incentives, the high rate of permanent preservation strains local government finances and threatens long-term fiscal sustainability. This is especially problematic for Cumberland, which has approximately 38.8% of its land base permanently preserved.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas shown as PA4: Rural, PA4B: Rural Environmentally Sensitive, and PA5: Environmentally Sensitive are areas identified for limited development. Portions of these areas should be identified for farmland preservation. As discussed in this document as well as in the municipal CARTs, many of the County's municipalities, especially those along the County's coastline, oppose additional open space preservation by the State.

Areas Identified that are Vulnerable to Flooding

SJTPO recently completed an assessment of climate hazards and its impact on the region's transportation network in 2024. The Regional Vulnerability Framework analyzes risks from extreme weather and provides resiliency strategies. The report is posted on the SJTPO website[3].

In addition, FEMA in coordination with NJDEP retained Michael Baker International to conduct outreach related to the Base Level Engineering study that is being completed for the Cohansey-Maurice Watershed, which will involve Hydrologic and Hydraulic Modeling to better identify flood risk. The Cohansey-Maurice Watershed occupies the majority of Cumberland County.

Open Space Plan/Open Space Tax

Cumberland County adopted an Open Space Plan in 2011. The County has an Open Space/Farmland Preservation Trust Fund. Funds are created through a County open space tax which was established via voter referendum.

Cumberland County has an Open Space Trust Fund that can be used for the acquisition of open space (fee-simple purchases) and development easements in accordance with farmland preservation rules and regulations.

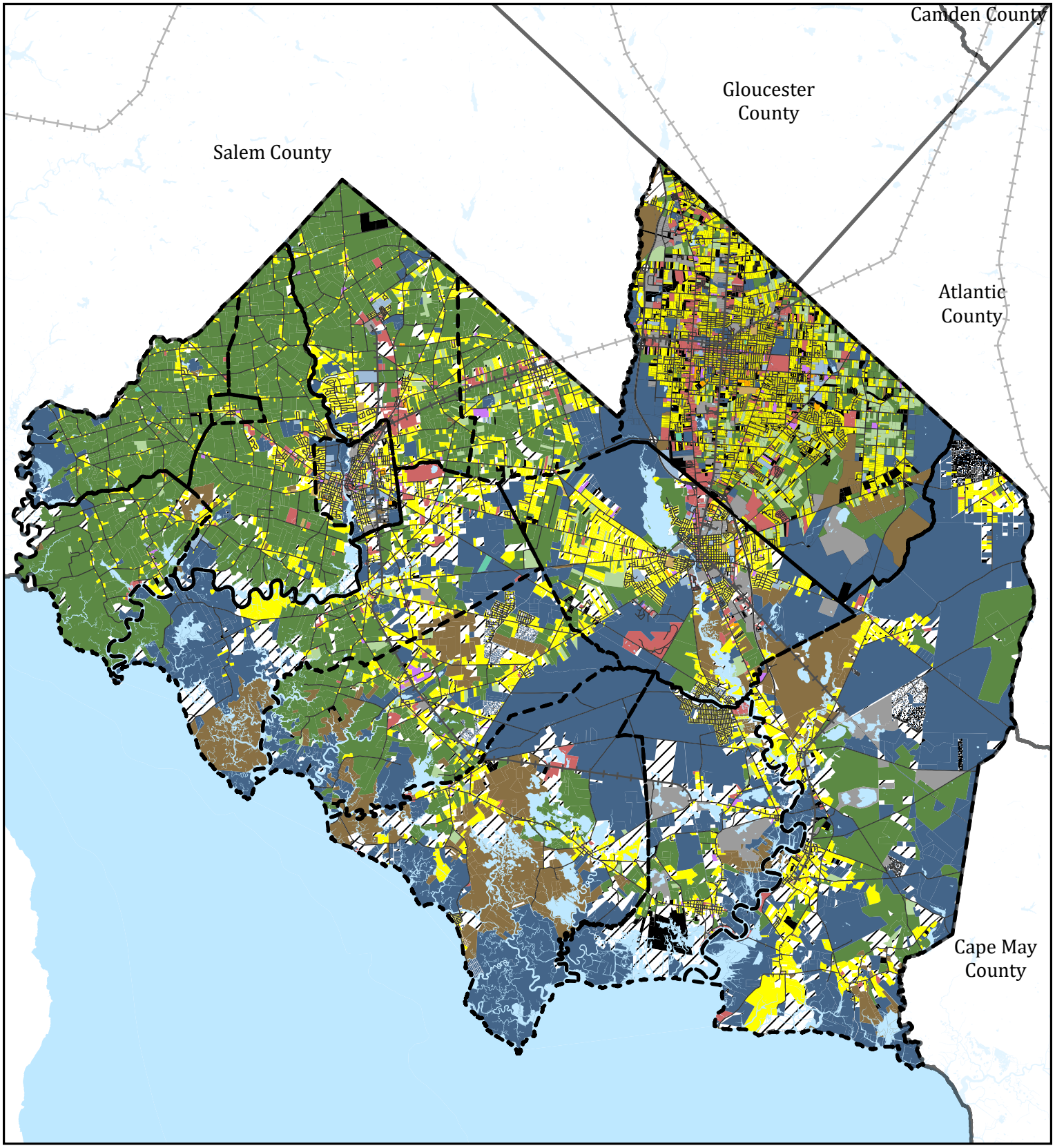
Sustainable Jersey Participation / Environmental Commission

Cumberland County does not participate in the Sustainable Jersey program.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Sewer service extension to support economic development and housing, especially within the Bayshore Region.
- The County is seeking to create and invest in a county-wide park system with appropriate amenities
- Balance and enhance access to agricultural lands and preserved open space, while allowing development.
- Enhancing agricultural and rural communities in an effort to maintain New Jersey's motto as the Garden State.

[3] https://sjtpo.org/wp-content/uploads/2024/06/Regional-Vulnerability-Framework.pdf



Existing Land Use

Cumberland County

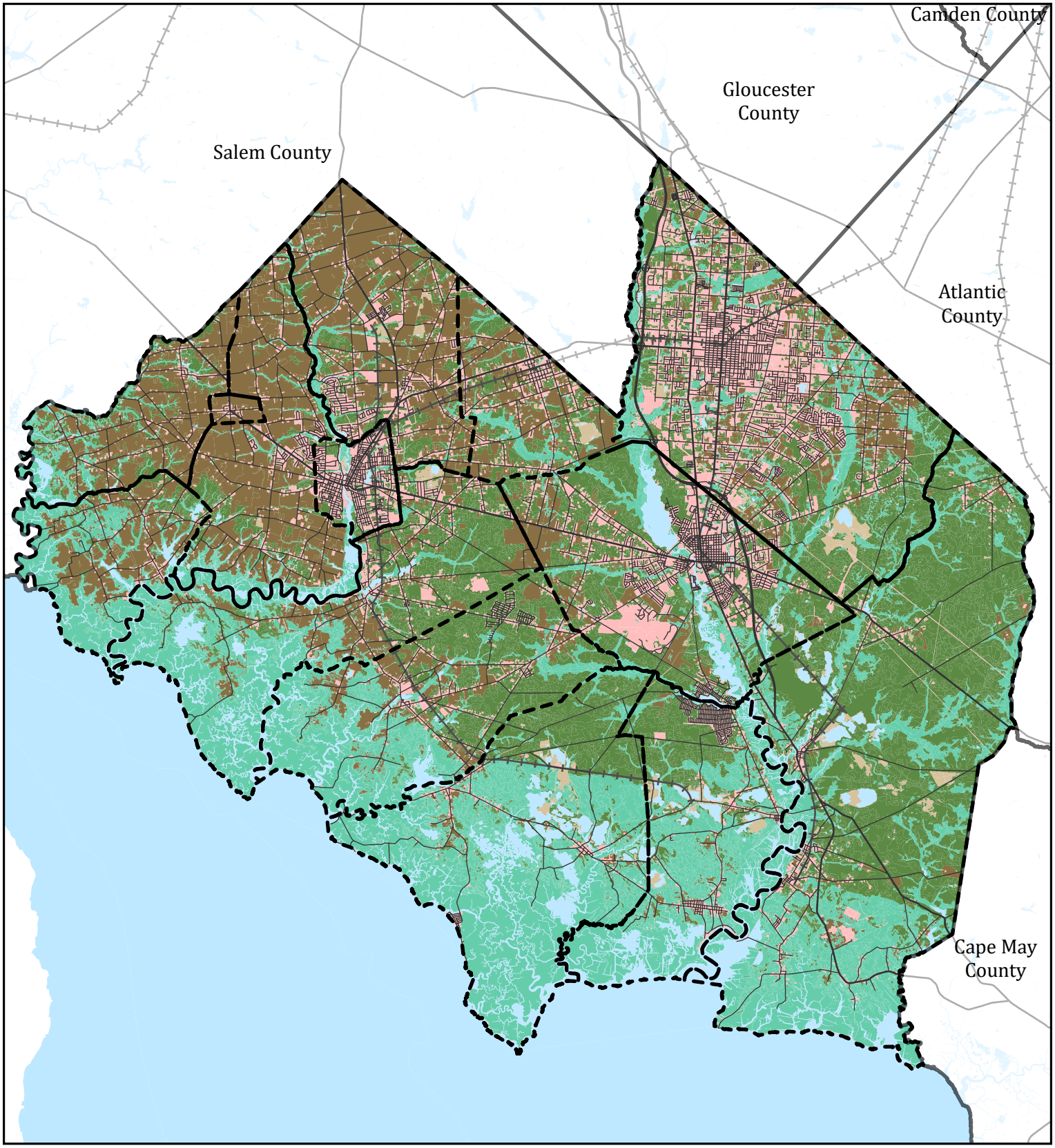
0 12,500 25,000 Feet

N

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
June 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charity
- Cemeteries & Graveyards
- Other Exempt
- Unknown



2020 Land Use Land Cover

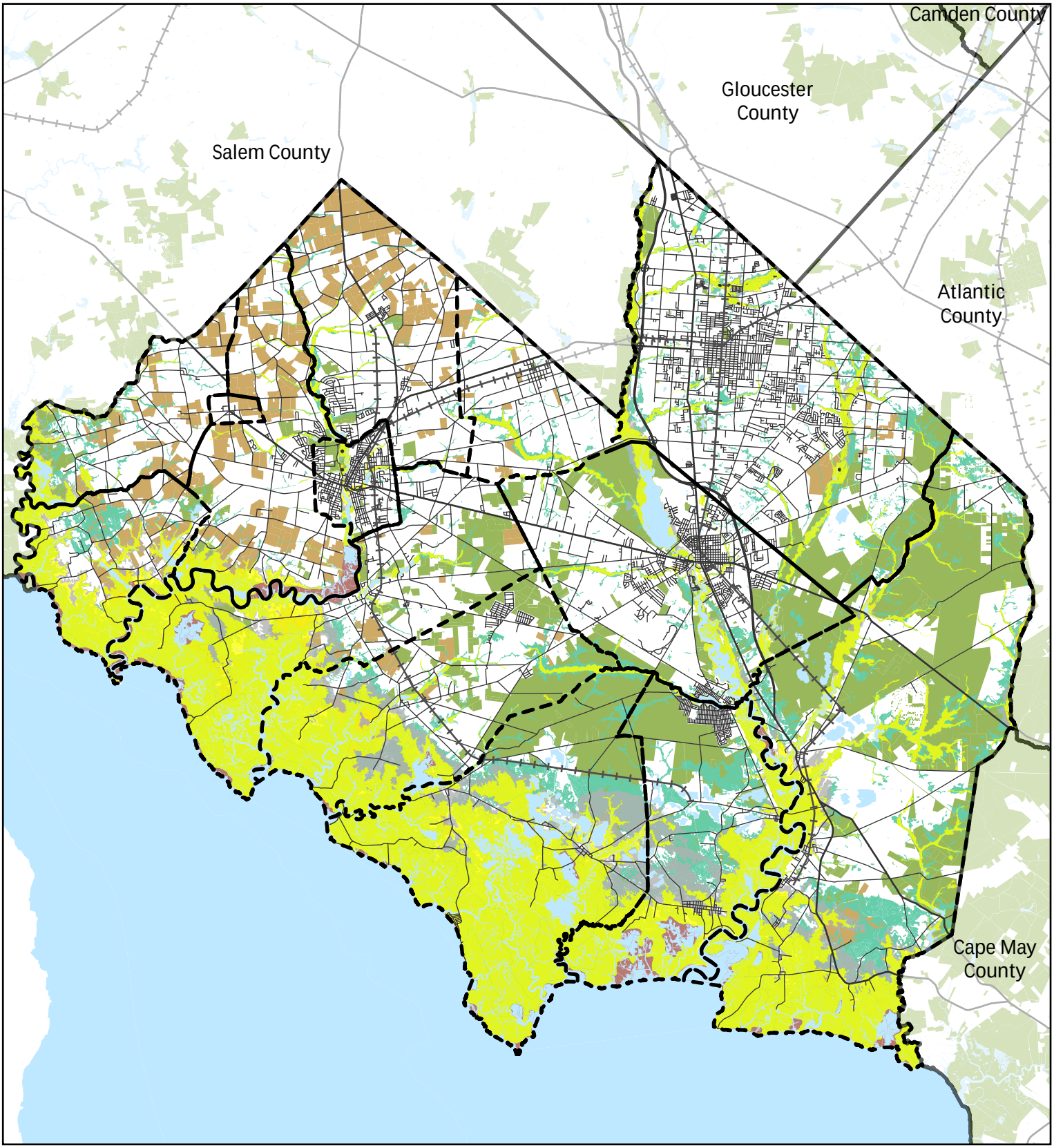
Cumberland County

0 12,500 25,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
June 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

Cumberland County

1

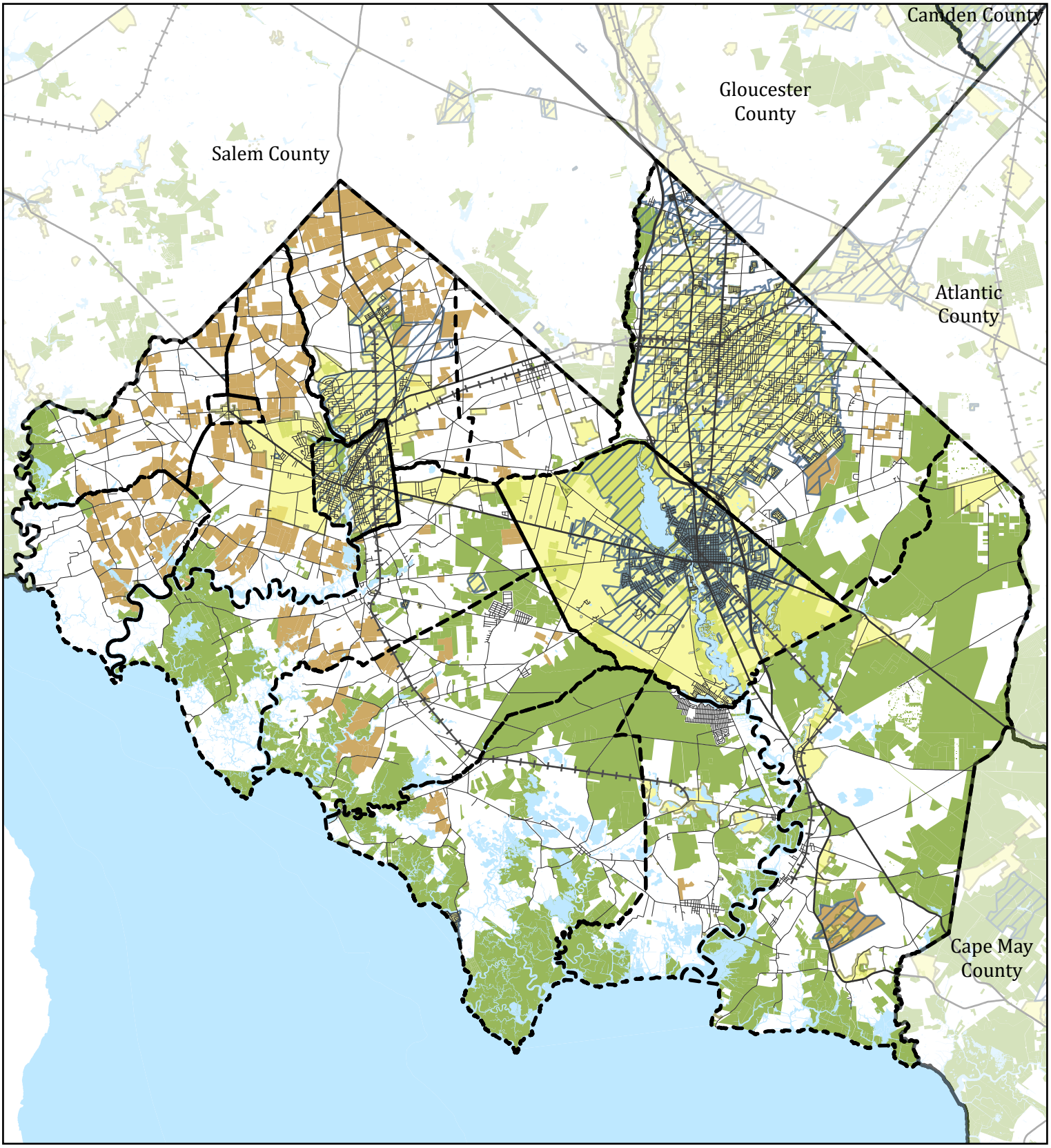
0 12,500 25,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
June 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



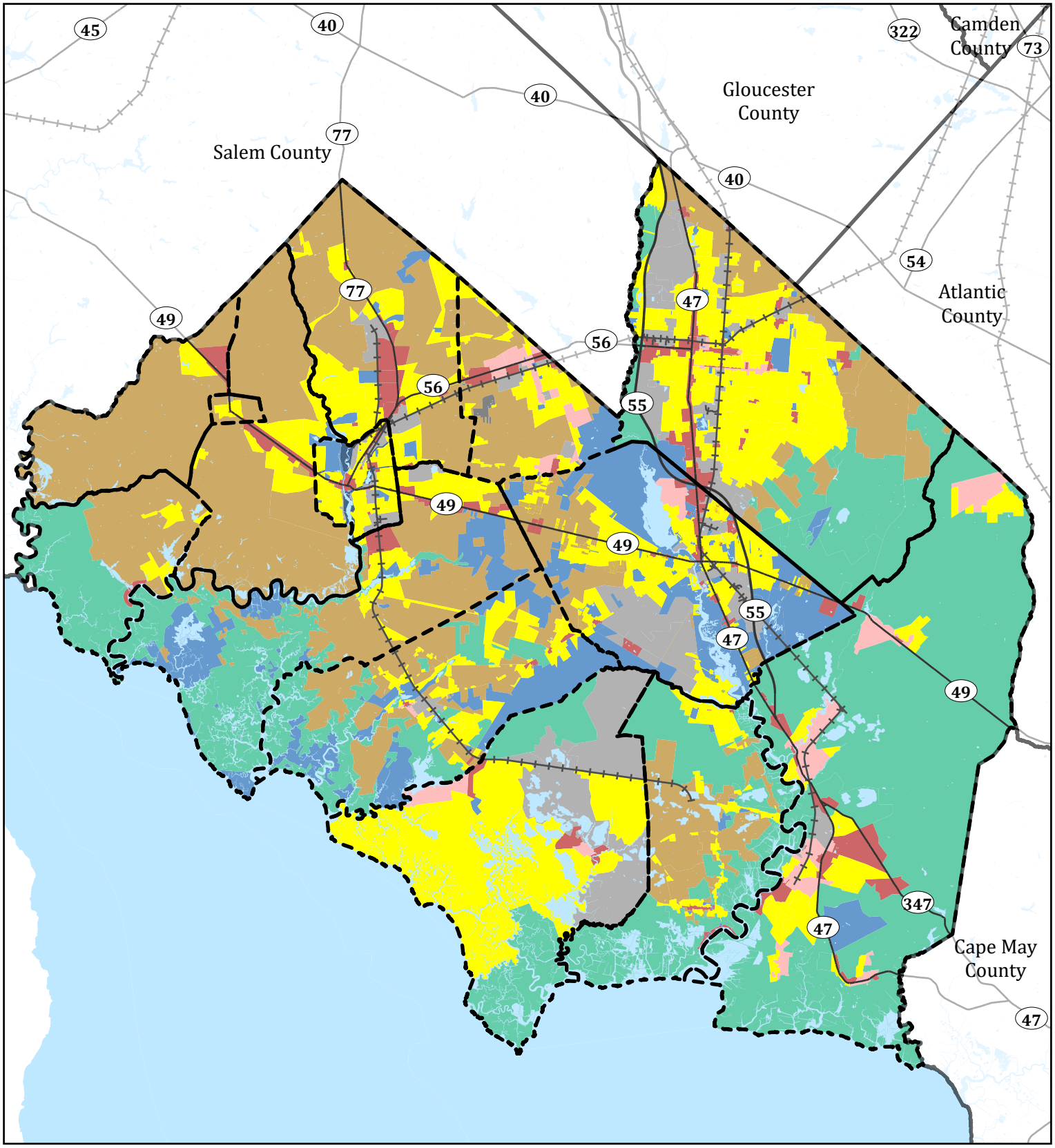
Utilities

Cumberland County

0 12,500 25,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
June 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

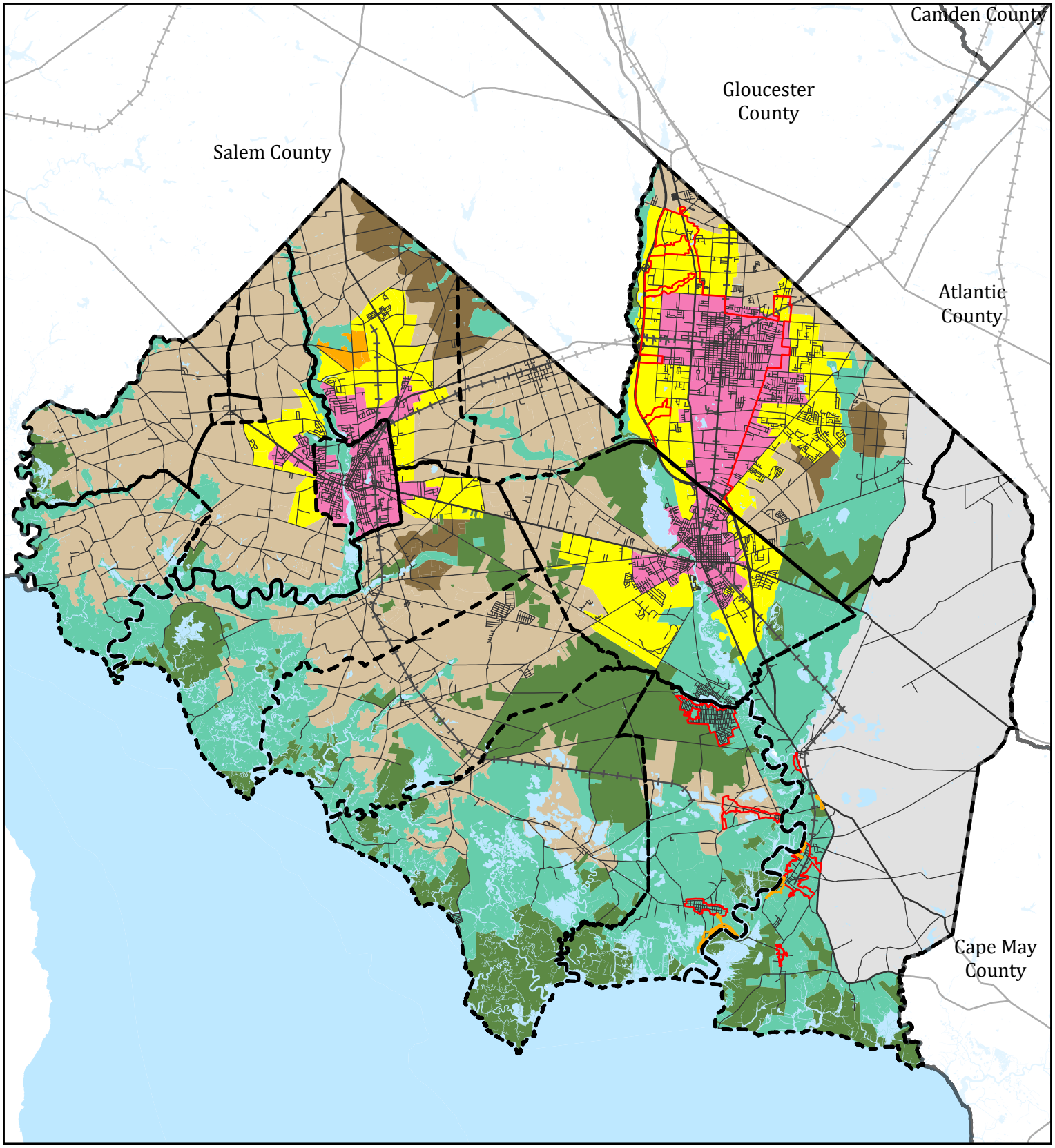
Cumberland County

Zoning Districts

- Agriculture
- Commercial
- Industrial
- Mixed Use
- Public/Institutional
- Residential
- Conservation
- Overlay
- Redevelopment Area
- Waterfront

0 12,500 25,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
June 2025



State Planning Areas

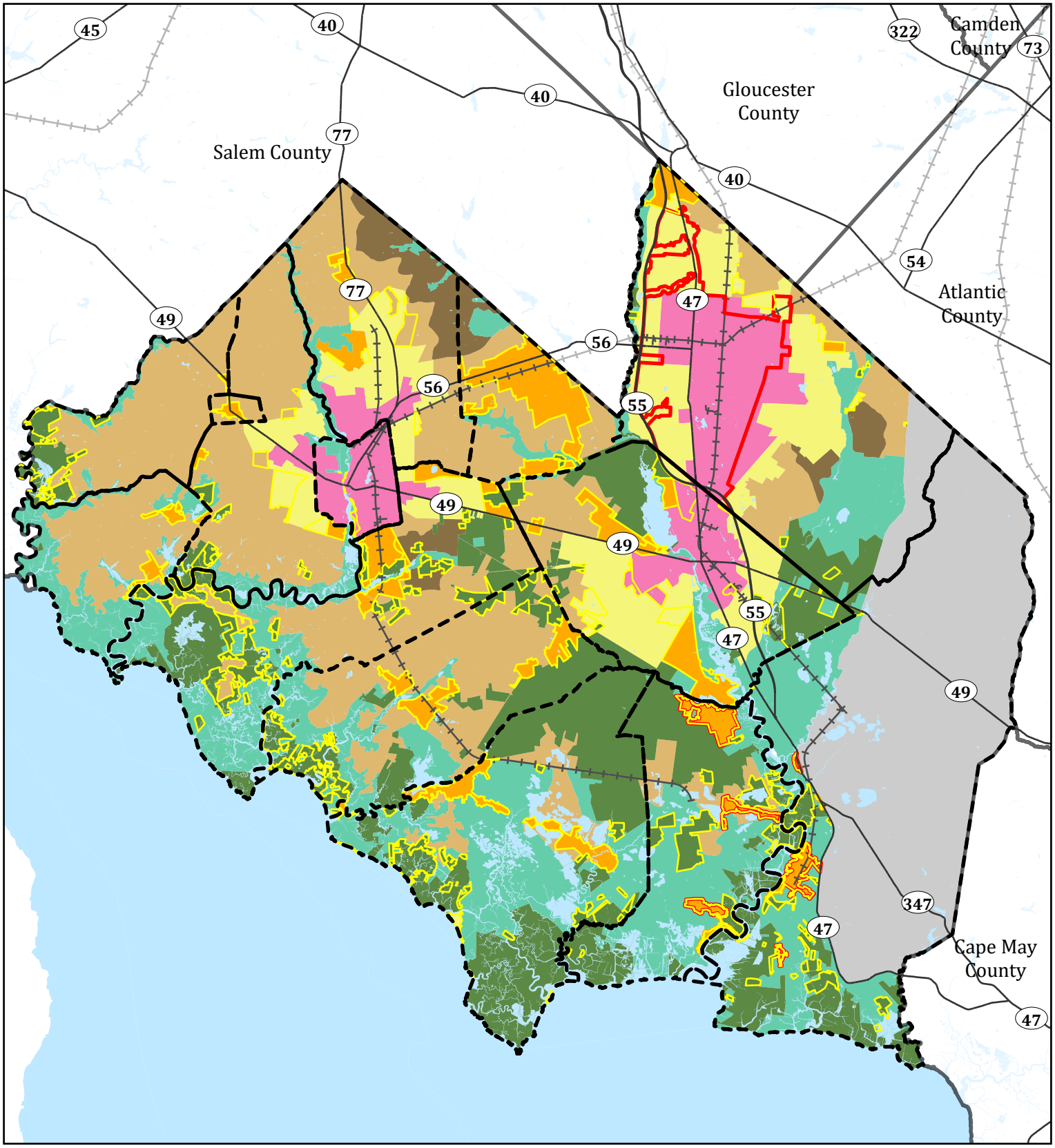
Cumberland County

0 12,500 25,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
June 2025

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands
- Designated Nodes (effective)
- Desginated Centers (effective)



Assessment and Inconsistency

Cumberland County

0 15,000 30,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT June 2025

- Planning Area Changes
- Designated Nodes (effective)
- Desginated Centers (effective)

Revised Planning Area

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environ. Sens.
- PA5: Environ. Sens.
- State Parks/Open Space
- Pinelands

Cross Acceptance Response Template

Prepared for the

City of Bridgeton

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

City of Bridgeton

This document was presented to the City of Bridgeton Planning Board on May 14, 2025. The document was further revised to reflect the conversations and feedback received at the meeting.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, adopted September 2008

- Goal, Objectives & Vision
- Neighborhood Development and Redevelopment
- Open Space and Recreation
- Historic Preservation
- Riverfront Access
- Streetscapes and Design Guidelines
- Land Use Plan
- Housing Plan
- Pedestrian & Vehicular Circulation
- Economic Development
- Zoning Plan and Code
- Interrelationship to Municipal, County, State

Master Plan Reexamination Report, adopted March 2019

Redevelopment Plans

- City-Wide Rehabilitation Area, August 2007
- Bridgeton Downtown Redevelopment Plan, August 2017
- Florida Avenue Industrial Park Food Specialization Center, August 2017
- Propose Wawa, Hope VI Redevelopment Area, September 2017
- Proposed Corrections Center, August 2018
- Tin Can Redevelopment Plan, September 2018
- Cumberland Dairy Redevelopment Plan, September 2018

Zoning Map, adopted October 2013

Zoning Ordinance, adopted April 2013, as amended through October 2024

Areas of Inconsistency- Goals/Objectives

Equity

Equity is woven through the City's planning documents, particularly as it relates to access to recreational facilities and green space, housing rehabilitation and acquisition, and efforts to provide Spanish-speaking populations with translated resources. However, the City could benefit from a Food Systems Master Plan Element to ensure that the local populations have reasonable access to fresh foods.

- State should act as the catalyst for connecting municipalities with colleges/universities that can provide planning services in disadvantaged regions. This may include Rowan or Rutgers University's Graduate Programs hosting a planning studio in municipalities that focus on a Health Element of the Master Plan.

Climate Change

The City of Bridgeton's Master Plan lacks goals and objectives pertaining to climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors.

The City will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Plan. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The City of Bridgeton will also become consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance[1] which the City will review and incorporate. The City requires EV charging stations per their Development Review Checklist, even though there is no adopted ordinance.

The City also has ordinances governing limitations on tree removal and includes requirements for compensatory planting.

It should be noted that the City of Bridgeton is not located along the state's coastline, therefore goals and objectives related to the coast are not applicable.

Natural and Water Resources

The City's Master Plan lacks goals and objectives related to habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- Bridgeton is a built-out community with limited opportunities for habitat preservation. The city has taken strides to preserve open space as park lands within its borders. The Bridgeton City Park, home to the oldest zoo in New Jersey, spans over 1,200 acres.

- Need funding/support/grants from the State to help enhance and restore valuable habitats.
- Information/education on nonprofits that can provide native landscaping assistance- NJ Audubon Certified Wildlife Habitat
- Need assistance with grant management.
- Funding/support related to marketing and tourism for the City Park.

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml

Agricultural Lands- Bridgeton does not have traditional agricultural lands. However, the City is home to the Rutgers Food Innovation Center.

- State to provide funding/support/educational resources concerning community gardens to municipalities and/or community groups.

Air quality- The City notes that during certain times of the year, the CCUA infrastructure emits a smell. The City will also continue coordination with SJTPO to identify/maintain compliance with federal air quality regulations.

Water quality- The City adopted the updated Stormwater Management Ordinance (Ord. No. 24-10) in May 2024 and the Flood Damage Prevention Ordinance (Ord. No. 24-18) in October 2024. Both of these ordinances include water quality provisions as required by State Law.

Pollution and Environmental Clean Up

Brownfields- Since the City's Master Plan was adopted in 2008 and reexamined in 2018, the City received an NJEDA Brownfield Assessment Grant to conduct public outreach and develop a conceptual design for the former Bridgeton Sanitary Landfill[2]. This project, along with other Brownfield Projects, should be catalogued in the City's next Master Plan or Reexamination process. The City is also working to redevelop Wiley Acres.

- State to provide strategic outreach and funding/support to municipalities with potential for redeveloping brownfields. State to streamline funding opportunities.

Waste Management & Recycling- The City's Master Plan lacks information related to waste management and recycling. However, Chapter 300 of the City's General Legislation entitled "Solid Waste" was adopted in 2011 and amended through 2024. Specifically, the 2024 ordinance adds regulations concerning items requiring a trash sticker. In 2014 the City adopted its Recycling Ordinance (Chapter 270 of the General Code), which includes amendments through 2017. The Recycling Ordinance requires that the Recycling Coordinator review and comment on all Zoning/Planning Board applications to ensure that appropriate waste collection, storage and recycling collection are brought to the attention of the Board members.

Infrastructure

The City's Master Plan is mostly in-line with the Infrastructure Goals of the State Plan. However, goals and objectives at the local level could include additional information related to capital improvements and clean energy.

Clean Energy- The City's Master Plan does not include specific goals or objectives related to clean energy. However, the Development Review Checklist requires EV Charging stations as part of the completeness process. The City is also looking to convert the former landfill to a solar field.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility provides to provide incentives to reduce costs.

[2] https://www.njeda.gov/brownfields-planning-and-assessment-services/ // https://www.njeda.gov/wp-content/uploads/2023/06/Bridgeton_Narrative-Summary_February-27-2023.pdf // https://www.njeda.gov/wp-content/uploads/2023/06/Bridgeton_Conceptual-Site-Plan-Rendering_February-2023.pdf

Planning Area Assessment

How do Planning Areas suit current and future needs

The City of Bridgeton is located in PA 1: Metropolitan and PA 5: Environmentally Sensitive. PA1 encompasses the majority of the City, with PA5 located on areas adjacent to the Cohansey River.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Specifically, there are areas categorized as PA5 Environmentally Sensitive that have existing development on the properties, or are properties zoned for commercial or industrial uses.

The Metropolitan Planning Area is appropriate for the City of Bridgeton, considering the mix of uses, sewer and water service areas, and its higher density housing options.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

There are no areas identified where sprawl should be limited or prevented, as the majority of the City is developed and is within the Sewer Service Area.

Areas Identified that are Vulnerable to Flooding

Around the Cohansey River- check SJTPO Hazard Vulnerability Framework Data for local flooding areas based upon topography.

- NJDEP/FEMA on going study for Cohansey Maurice River watersheds- nearly all of the County is within

Open Space Plan/Open Space Tax

The City of Bridgeton adopted an Open Space Plan as part of its 2008 City Master Plan. The City of Bridgeton has an Open Space, Recreation, Farmland and Historic Preservation Trust Fund. Funds are created through a local open space tax, which was passed via Voter Referendum in 2023. For the 2024 year, the tax was set at $0.02 per $100 assessed value. The Open Space Trust Fund was expected to generate approximately $98,000 annually.

- Bridgeton OS Tax used for…?

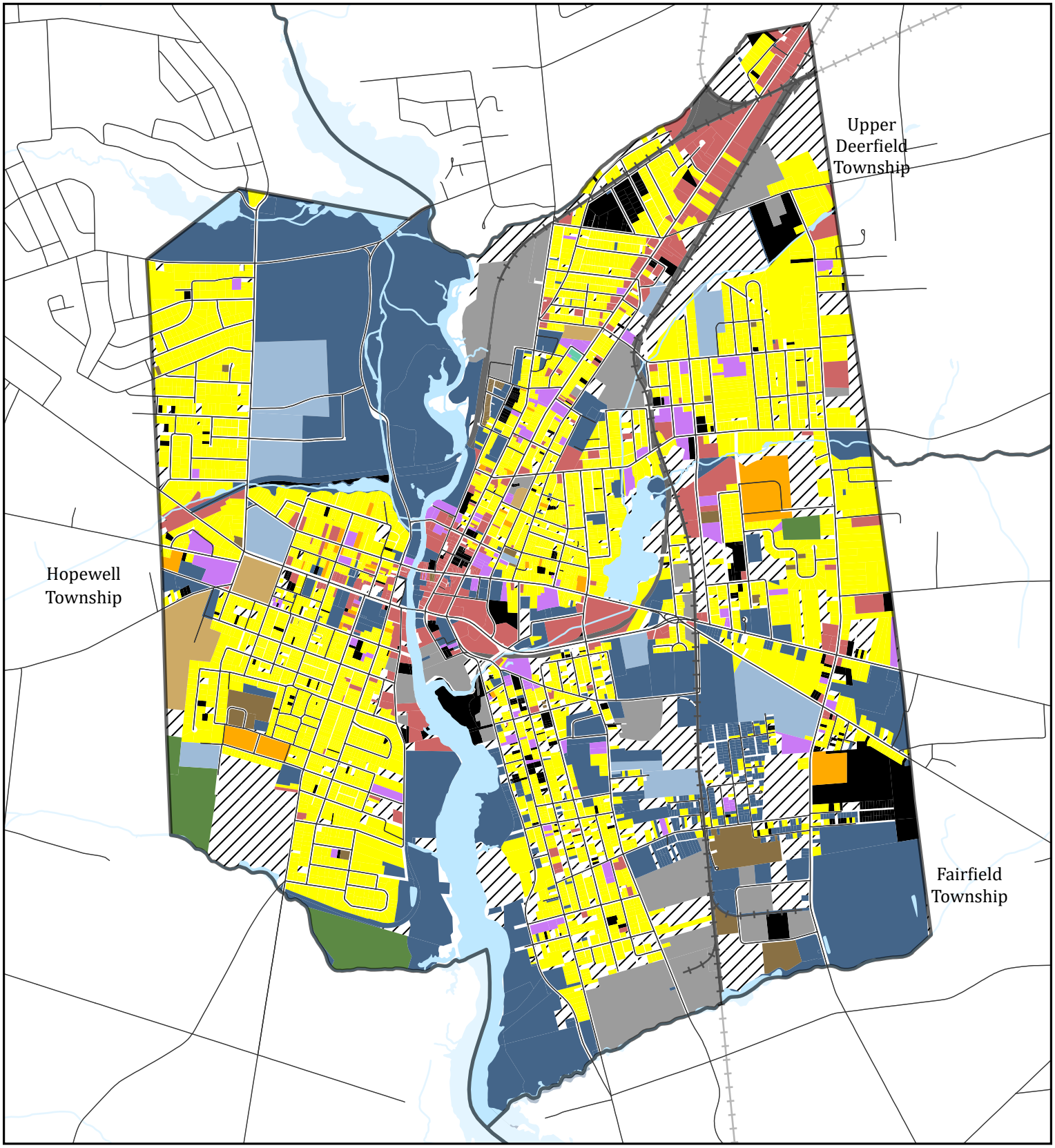
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The City of Bridgeton does not participate in Sustainable Jersey, nor do they have an active Environmental Commission. The City participates in the Bridgeton Clean Communities Program. The City received grant funding for educational programming, clean-up events, and implementing adopt-a-road and mini-grant programs throughout the City.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Economic Development
- Outdoor recreation, including league sports
- Tourism and marketing for the City Park and its amenities



Existing Land Use

City of Bridgeton, Cumberland County

0 1,500 3,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown



DRAFT 2020 Land Use Land Cover

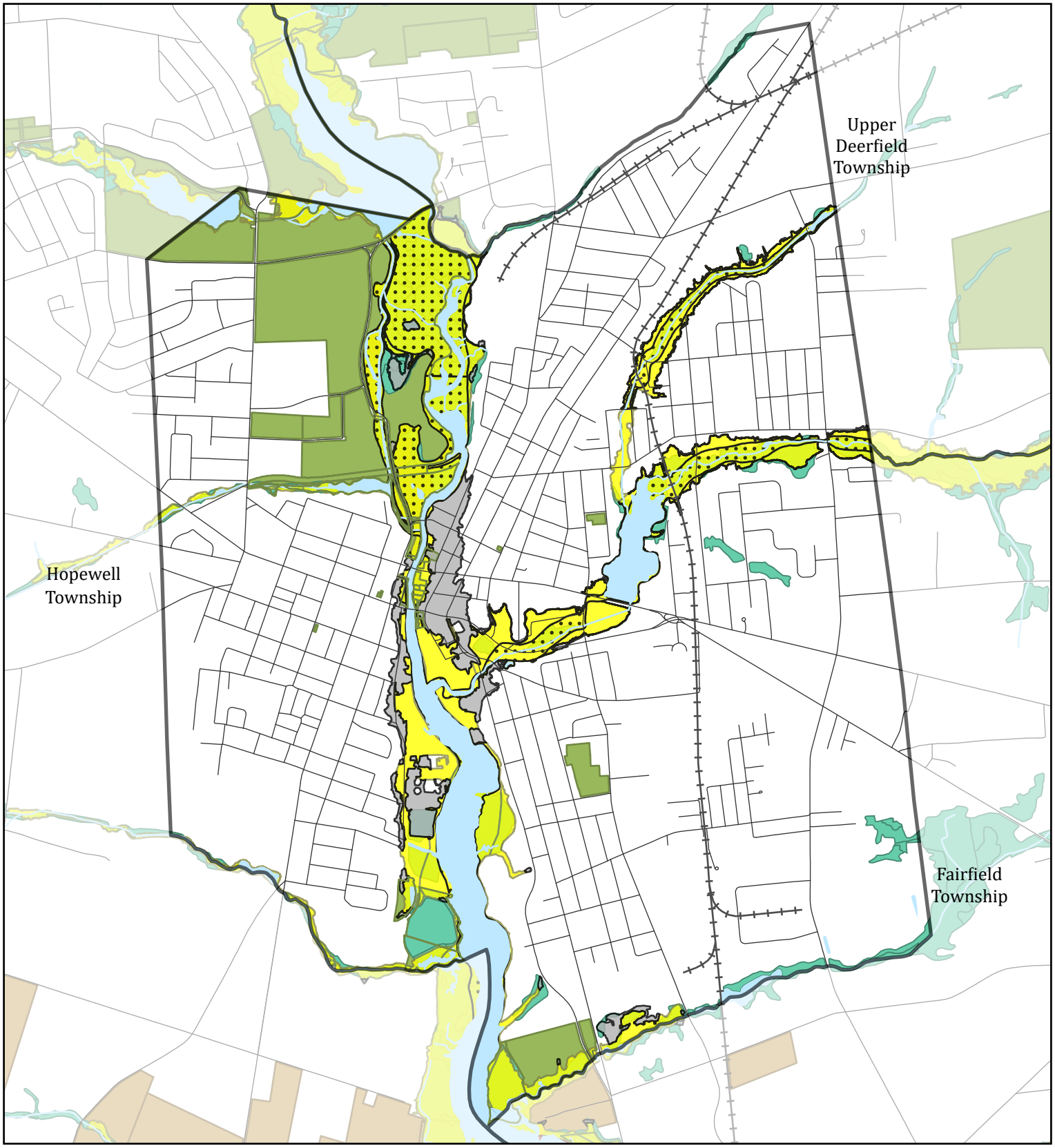
City of Bridgeton, Cumberland County

0 1,000 2,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
April 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

City of Bridgeton, Cumberland County

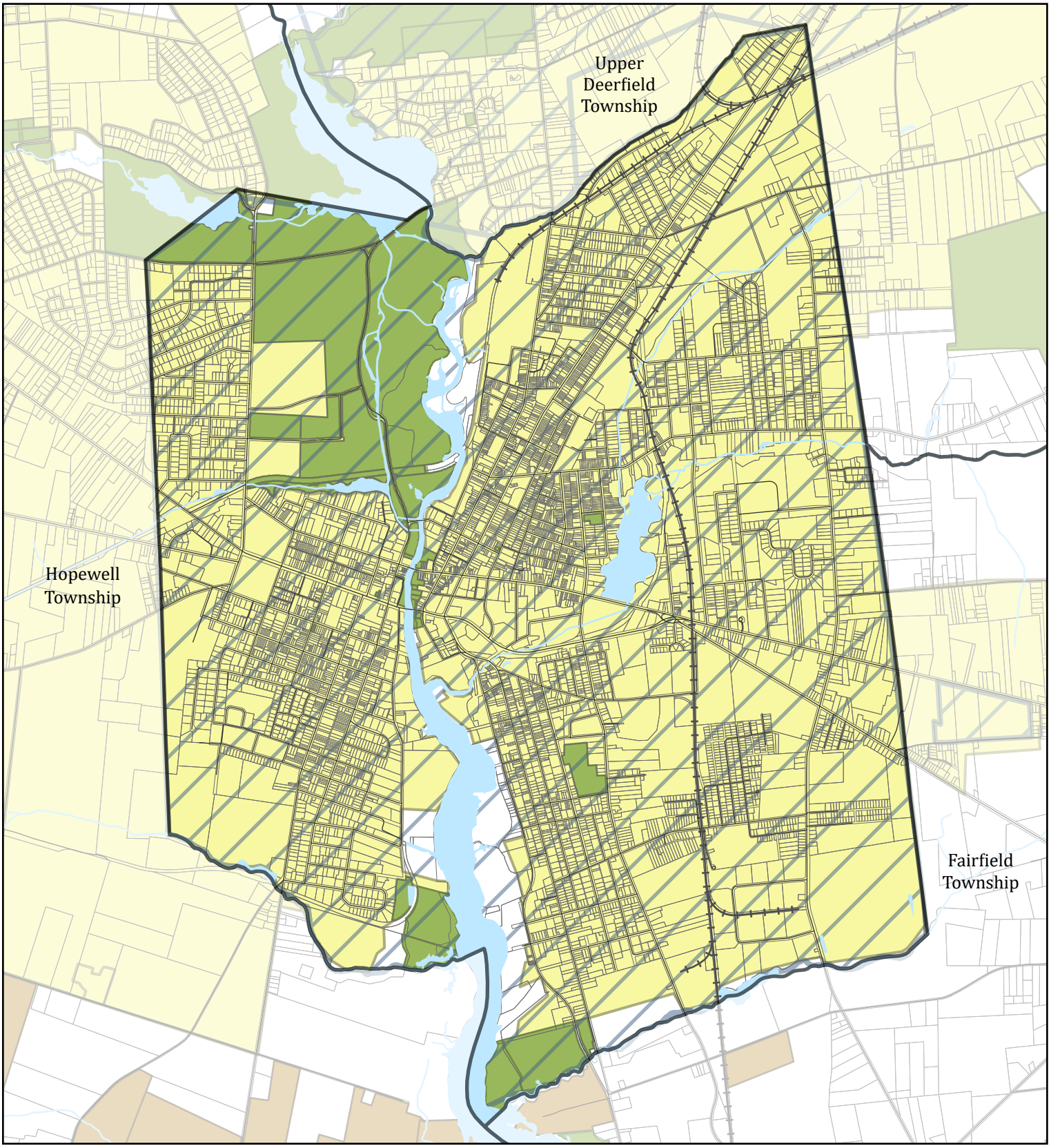
0 1,500 3,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



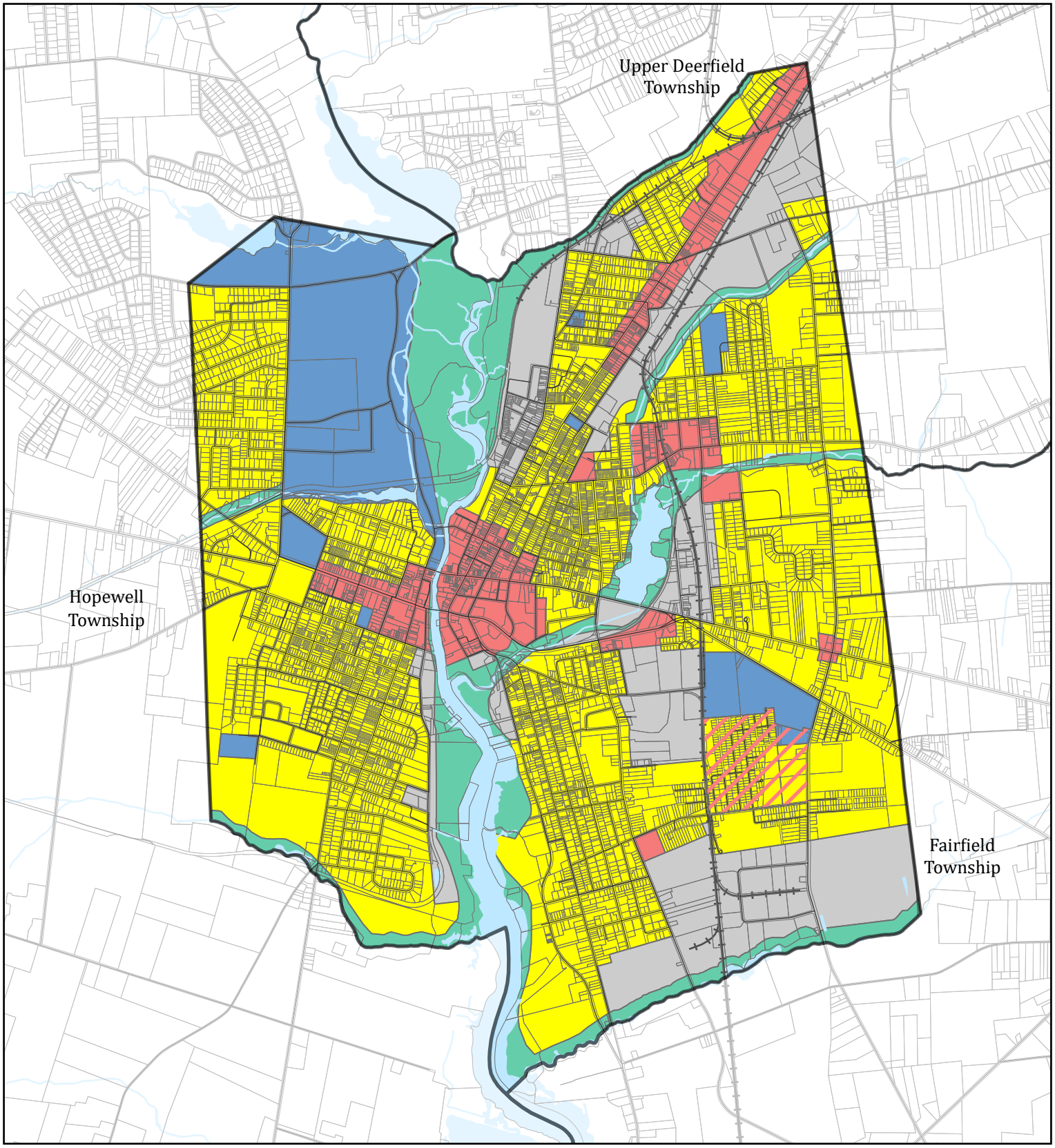
Utilities

City of Bridgeton, Cumberland County

0 1,500 3,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

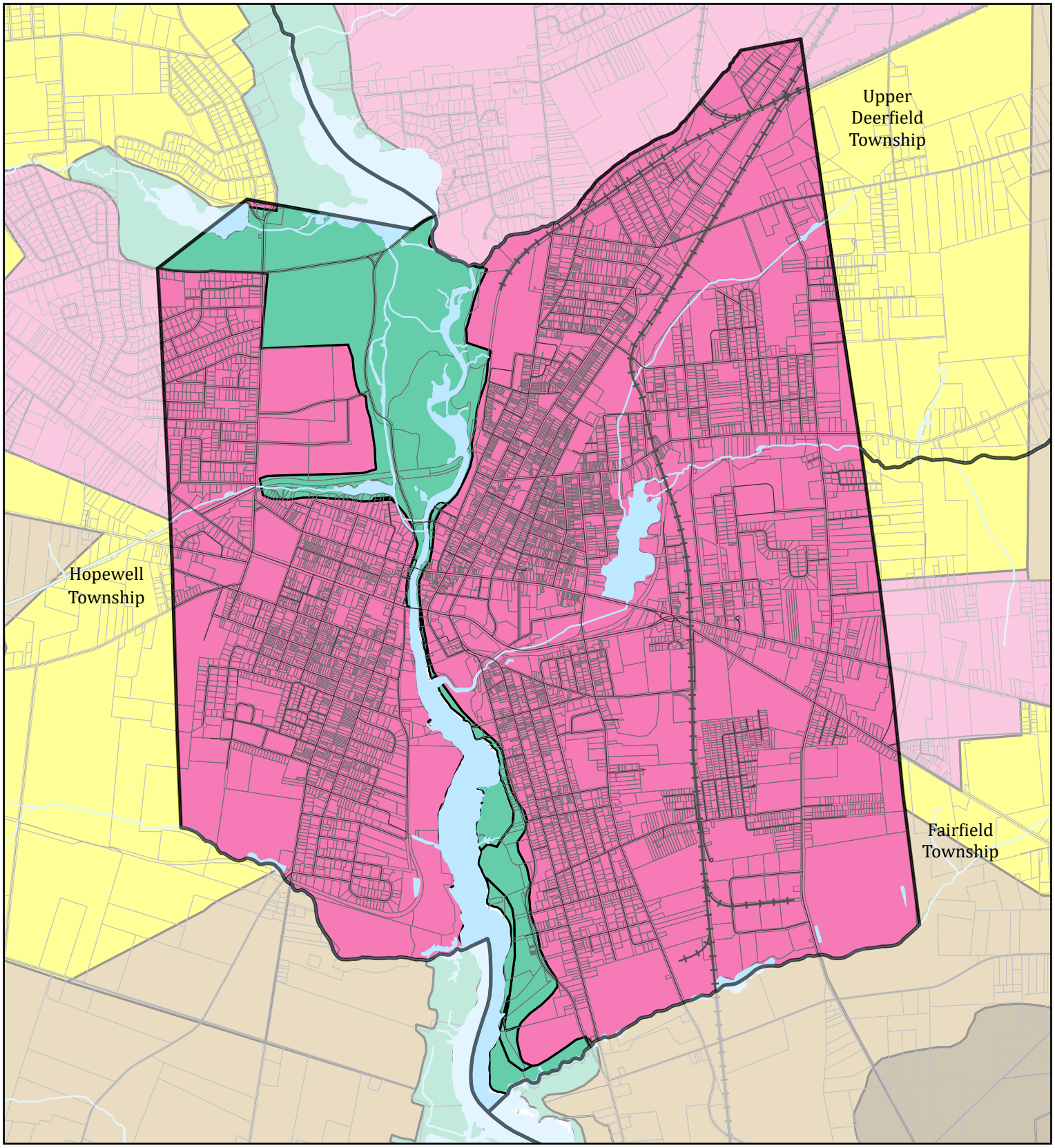
City of Bridgeton, Cumberland County

0 1,500 3,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

- Commercial
- Industrial
- Public
- Residential
- Waterfront
- Planned Mixed Use Overlay District



State Planning Areas

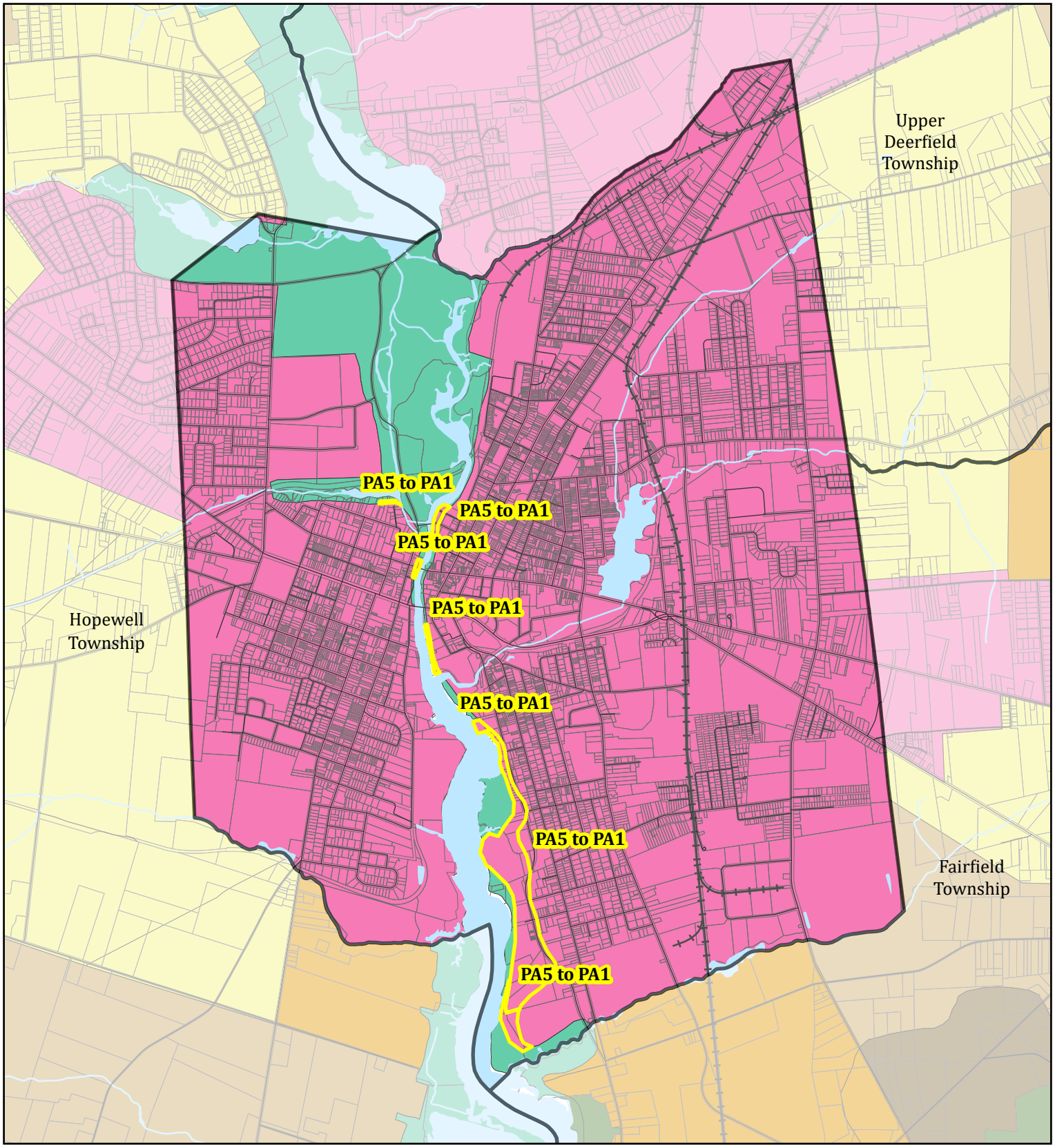
City of Bridgeton, Cumberland County

0 1,500 3,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands



Assessment and Inconsistency

City of Bridgeton, Cumberland County

0 1,500 3,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

Planning Area Changes

Proposed Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Envion. Sens.
- PA5: Environ. Sens.
- State Parks/Open Space
- Pinelands

BRIDGETON

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities	Develop mini or neighborhood parks in under-served areas. City created a mini park at the intersection of South Avenue and Grove Streets, completed downtown Pocket Park in CBD, and created a domestic violence "serenity garden" in City Park. Make recreational facilities more accessible and ADA compliant (City carried out and completed a multi-year effort to provide ADA accessibility and seating at venues throughout City Park.) Provide a full range of recreational activities for all residents. City offers assistance on home modification for special needs populations through the CDBG program on an "as needed" basis. Continue infill development in Hope VI area. Lead-based paint removal program is part of ongoing assessments in the CDBG Home Rehabilitation Program. The Bridgeton Area Transport Service helps meet goal of vanpool services to employment nodes and training programs, and it is a free shuttle with suggested donations that covers a circuit of employers, retail, and doctor's offices within City limits.	Equity is considered extensively when it comes to recreational facilities and access to green space, housing rehabilitation and acquisition, and there are multiple efforts to serve Spanish-speaking population by translating documents and guidelines.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration		Master plan lacking climate-change related goals. Bridgeton is a conforming Tier A community with respect to its stormwater management. The City has ordinances governing limitations on tree removal and compensatory planting.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)	Recovery from Hurricane Irene mentioned.	

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	Utilize brownfield redevelopment as economic development. DEP Wildlife Management Areas.	Master plan lacking natural and water resource goals for preservation. Goals related to the environment and river were more focused on ecotourism and economic development. There are air quality concerns (smells) as it relates to the Cumberland County Utilities Authority (CCUA) during certain times of the year.
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state's residents on the economic and environmental value of sustainable agriculture		
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots		
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities		
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government	Utilize brownfield redevelopment as economic development.	While the Master Plan does not include information related to brownfields, the City is working to redevelop the former landfill and Wiley Acres.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents	The City partners with BHS, AmeriCorp, Littoral Society, and Give Something Back Foundation to carry out multiple river/park clean up events which occur 2-3 times per year since 2012. The City has a UEZ program within the business district.	The Cumberland County Authority (The Authority) provides waste management and recycling services to the City of Bridgeton. The City provides curbside leaf and brush pick-up which is transferred to a composting facility.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	Reinforce public safety image (working with police department.) Plan for traffic improvements at Broad and Commerce intersection. Develop better access to Route 55. Upgrade alleys from Laurel to the plaza. The City implemented a façade improvement program in conjunction with Main Street over 2 phases for 15-20 facades using UEZ funds.	A lot of goals and initiatives in line with SDRP goals. More information could be provided related to capital improvements and clean energy. City is looking to convert the former landfill to a solar field. While the City does not have an ordinance requiring EV charging spaces, the Checklist for Development requires EV charging.
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism	Improve neighborhood street signs. Require bike paths for any new riverfront developments or parks. The Bridgeton Area Transport Service helps meet goal of vanpool services to employment nodes and training programs, and it is a free shuttle with suggested donations that covers a circuit of employers, retail, and doctor's offices within City limits. City's goal is to develop a pedestrian network City-wide. The focus has been walking paths in City Park including Raceway revitalization (completed), installation of sidewalks, and trail planning for capped landfill. City is working with NJ DOT on many of the mentioned goals. Provide better connected between fountain and the Plaza, as well as between boat ramp and Riverwalk (the City designated Boat Ramp for use as a food truck park, increasing foot traffic, and upgrades are slated for the fountain area.	The City's local policies are aligned with the subgoal of Mobility and Equal Access. The City has NJ Transit bus service, as well as Cumberland Area Transit Service (CATS). The City has a sidewalk ordinance that meets RSIS standards.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems		The City's Master Plan could include additional information related to clean energy.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them	Lead-based paint removal program is part of ongoing assessments in the CDBG Home Rehabilitation Program.	The City could benefit from a Health Systems Master Plan Element.
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	Zoning ordinances revised in 2012 and included downtown-upstairs living in CBD and other selected industrial to residential areas in census tract 205.3. Continue housing and neighborhood redevelopment efforts. Consider using housing restoration as an economic development tool. The City pursues code enforcement and created a Vacant and Abandoned Property Tool Kit via Ordinance 18-3 pursuing an aggressive enforcement/registration regime. The City holds auctions for City-owned vacant houses/properties. First-time homebuyers program: City utilizes CDBG funds for its Community Housing Development Organization (CHDO) offering down payment and closing cost assistance to applicants. The CHDO receives CDBG funding to undertake first-time homebuyer counseling and financial literacy. Housing rehab has increased under CDBG program grants for qualified applicants.	City's initiatives and goals support the goals of the SDRP. A lot of redevelopment work, restoration, and resources for residents and future homeowners. Bridgeton is also participating in the 4th Round of Affordable Housing. The City agreed with the DCA assessment that the municipal present (rehabilitation) obligation of 290 units and a prospective (new) obligation of 0 units are appropropriate.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	2016 Economic Development Action Agenda report shows the available commercial and industrial parcels to encourage development and redevelopment. Identify priority sites and projects. Revitalize downtown area for an entertainment district theme. Ongoing identification of industrial target industries and coordination of recruitment with other economic development entities. Explore Freshwater Tidal Marsh Center and establish mini-parks south of Broad Street. Develop data on sites and program support to foster neighborhood retail growth, and identify and rezone key areas to support that growth.	Economic growth is a significant goal of the City and is intertwined with many of the other goals. City's goals and programs are mostly in line with those of the State.
	Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.	Expand and continue training programs for the Food Innovation Center and English as a Second Language programs. Implement programs through the school system to promote teaching Spanish as a second language. City partners with LEADA for Spanish training programs for Spanish entrepreneurs. Seek Bridgeton Workforce Investment Board Office and Programs (City has a strong working relationship with WDB and participates in hiring events.) Develop and implement more workforce preparedness, intern, and apprenticeship programs.	
	Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses	Recruit and inform developers about plans. Recruit desired types of businesses (through mail, engagement, marketing, research.) Expand business retention and attraction efforts. Encourage businesses reflecting the City's cultural diversity.	
	Enhance domestic tourism	Develop marketing materials for attraction efforts (current programs include mailing lists for City Park and billboards.) Develop riverfront activities and events to draw visitors (City has "Sunday Night Concert Series," food trucks at Boat Ramp, and walking events through downtown/City Park.) Implement walking tours of the Historic District of the City, and publicize and promote historic and cultural attractions in the city. Seek funding to better and more widely publicize City historic and cultural activities. Ensure zoning and regulation for the Historic District permit and foster the development of Bed and Breakfast Facilities. Encourage ecotourism. Develop brand or image for the city (new City seal created.)	
	Provide support to the State’s Main Streets, Special Improvement Districts, and Business Improvement Districts	Harmonize UEZ, Main Street, and Commercial zoning. Bridgeton is UEZ designated and wants to expand business participation in program. Coordinate tourism efforts with Main Street program, other communities, and regional programs. Improve signage, wayfinding, and gateways.	

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Economic Development (cont.)	Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives	Improvements recommended for City Park are included in the master plan reexamination and include short and long term priorities, including capital improvements.	Economic growth is a significant goal of the City and is intertwined with a lot of the other goals. City's goals and programs are mostly in line with those of the State.
	Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution	Develop coordinated business programs, hours, parking, promotions, events.	
	Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials		
	Promote planning, investment, and maintenance of maritime facilities and public-use airports	Monitor port and rail activity in South Jersey.	
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan		Open space, recreation, and historic preservation are very important goals for the City as they are tied directly to economic growth and development goals. More information could be provided on open space programs beyond recreational-focus, but goals and initiatives of the City are mostly aligned with the State's.
	Ensure that there are adequate indoor and outdoor recreational facilities	Continue upgrading and maintaining existing facilities. City undertook major renovations of Johnson Reeves playground (completed), installed a splash park in City Park with mini golf and basketball courts, and has a pending HDSRF application at the State for Tin Can site. Seek funding to support upgrades and maintenance (City obtained Green Acres funding for numerous projects.) City is exploring opportunities for recreation/community centers, especially for youth programs and training. Promote ecotourism along the river. The City partners with Main Street & Chamber of Commerce to hold events such as "Riverfest." Determine funding and personnel capacity to hold a Rhododendron Festival. Realign benches to promote group seating, provide amenities to encourage visiting the area (City completed creation of a downtown pocket park with cafe tables/seating.) Kayak and canoe rental are available for Sunset Lake. Change ordinances to encourage river-oriented uses (in 2012, the Floodplain district was renamed the Waterfront District and river-oriented used were permitted.)	
	Connect large contiguous tracts of forest, grasslands, and other natural lands		
	Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems	Expand Cohansey Greenway.	
	Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,	Evaluate acquisition of access to west bank of river at the south end of Water Street to open this area to the public.	
	Ensure that residents are no more than a 10-minute walk from open space	Develop mini or neighborhood parks in under-served areas. City created a mini park at the intersection of South Avenue and Grove Streets, completed downtown Pocket Park in CBD, and created a domestic violence "serenity garden" in City Park.	
	Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes		
	Map & manage important forest resources and maintain & expand existing urban canopies		

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	Historic preservation ordinance updated in 2012. Inventory all buildings and structures within historic district. Inventory remainder of Bridgeton as funding allows. Historic Commission Education and involvement with Code Enforcement. Historic Commission involvement with Planning Board to develop strategies for redevelopment. City provided CDBG funding to local nonprofit Center for Historic American Building Arts to hold neighborhood-based workshops for residents and translate historic guidelines into Spanish.	The City's Master Plan is aligned with the State's goal for Historic and Cultural Resources.
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Revisit and amend redevelopment plans. Ensure zoning for commercial areas along Route 77 supports a range of uses and increased development. Conduct a parking study (parking considered on an "as needed basis." Develop a pedestrian network city-wide. Improve signage, wayfinding, and gateways. Implement and continue clean-up and beautification programs (Mayor implemented best garden, best holiday decoration, litter marshals program.) Prepare redevelopment plan for CBD Redevelopment Area. Resolve Port Authority and Port Authority Redevelopment Area issues and market area to developers. Market "Area in Need of Rehabilitation" designation, and coordinate with other development efforts.	Revitalization goals are mostly in line with SDRP goals.
AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	Consideration has been given to creating greenways along the Cohansey River in conjunction with Fairfield Township but funding has yet to be identified. Continue Southeast Gateway Neighborhood Strategic Plan implementation. Improve neighborhood street signs. The City funded 3 murals in downtown including Laurel Theater, Pocket Park, and Val Mode building. The City is renovating Nail House as a welcome center and implemented food trucks near downtown. Publish and disseminate guidelines on streetscapes and urban design depending on streetscape involved. The City funded CHABA to carry out workshops on historic preservation and design guidelines and also translated guidelines into Spanish.	Could include more details about collaborative work being done with other municipalities, county, regional bodies, and state.

Cross Acceptance Response Template

Prepared for the

Township of Commercial

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Commercial

This document was presented to the Commercial Township Planning Board on April 23, 2025. The document was further revised to reflect the conversations and feedback received at the meeting.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Natural Resources Inventory, 1993

Stormwater Management Plan, 2005

Master Plan, 2006

- Vision Statement
- Goals & Objectives
- Environmental Protection
- Land Use Plan
- Housing Element/Fair Share Plan
- Economic Development Plan

Master Plan Reexamination, 2017

Zoning Development Regulation Ordinance, 2007, as amended

Flood Damage Prevention Ordinance, 2013

Zoning Map, 2014

Stormwater Control Ordinance, 2021

Note: Commercial Township received Plan Endorsement on November 2, 2022. Plan Endorsement resulted in refinement to the Township's Center Boundaries, Nodes and Planning Areas. The designated Centers and Nodes are effective for a period of 10 years. The following chart details the Name, type, and expiration date of Centers and Nodes in Commercial Township.

Commercial Township - Centers and Nodes		
Type	**Name**	**Expiration**
Node- Commercial	Working Waterfront	February 2032
Center- Designated Village	Port Norris	February 2032
Center- Designated Village	Mauricetown-Haleyville	February 2032
Center- Designated Village	Laurel Lake	February 2032

Areas of Inconsistency- Goals/Objectives

Equity

The Township's Master Plan does not include information related to Equity. The Township could strengthen themes of equity throughout their Master Plan to align more with the State Plan.

Climate Change

The Township is mostly aligned with the Climate Change goal of the State Plan.

Through the Plan Endorsement Process, the Township worked with the State Office of Planning Advocacy to develop a Plan Implementation Agenda (PIA). The PIA recommended the Township add goals and objectives to their Master Plan concerning Climate Change and Coastal/Riverine Corridor. However, the Township could include more information regarding extreme heat and decarbonization.

Future Master Plan revisions should also look to include recently completed studies at the County, including:

- SJTPO Hazard Vulnerability Framework, May 2024
- Maurice River Corridor Study, 2024
- Cumberland County Hazard Mitigation Plan, August 2022

It should also be noted that the Township is consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance[1] which the Township adopted via ordinance in 2021.

The Township should review the Draft NJDEP Floodplain Management Ordinance[2] and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law.

It is important to note that Commercial Township was selected to received Technical Assistance through the FEMA BRIC (Building Resilient Infrastructure and Communities) program. The Program has been subsequently cut at the Federal level.

Natural and Water Resources

The Township's Master Plan is consistent with the State Plan's goals and objectives related to habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- the majority of Commercial Township's coastline along the Delaware Bay is preserved by State entities. Specifically, the Township has over 8,200 acres of open space owned by NJDEP. The Township is home to several Wildlife Management Areas, including Millville and Egg Island WMAs.

Agricultural Lands- Commercial Township is located within the Commercial Project Area, designated area of Cumberland County that is targeted for farmland preservation. The Township's Master Plan further supports and acknowledges the importance of sustaining their agricultural lands.

Air quality- Considering the amount of forested areas and preserved acreage, Commercial Township likely captures far more carbon than it produces. There are air quality concerns related to the mining operations at the sand plants, as the sand is often blown off site, impacting adjacent residential neighborhoods. Further, there are additional

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml
[2] https://dep.nj.gov/wlm/drec/flood-engineering/ordinances/

concerns related to truck traffic emissions through Port Norris from the independent haulers associated with the sand plants.

- SJTPO coordination with identifying/maintaining compliance with federal air quality regulations.
- Coordination with NJDEP related to the permitting process of Sand Plants and mitigating their impacts.

Water quality- The Township's Master Plan includes limited information related to water quality. The entirety of the Township utilizes individual well water and septic systems.

- State to provide support to municipalities. Partnership with water companies to extend water lines into Commercial.

The Township falls within the jurisdiction of CAFRA and is subject to those natural protection rules.

Pollution and Environmental Clean Up

The Township's Master Plan is aligned with the Goals of the State Plan concerning Pollution and Environmental Clean Up.

Brownfields- The Township's Master Plan notes that there will be a need to balance the reclamation of the sand mines in the future. Additional brownfields in the Township include a former manufacturing plant where isotopes for x-rays were produced that has been remediated to acceptable industry standards, and the former Township dump.

- State to provide strategic outreach and funding/support to municipalities with potential for redeveloping brownfields. State to streamline funding opportunities.

Waste Management & Recycling- The Township is consistent with the State Plan's goals for Waste Management and Recycling. The Township has an ordinance concerning Solid Waste that is inclusive of Garbage and Rubbish Collection, Littering and Dumping, and Recycling.

It should be noted that the Cumberland County Authority provides Trash and Recycling services to all municipalities in the County, which includes Commercial Township.

Public Facilities/Infrastructure

The Township's Master Plan are somewhat aligned with the Public Facilities and Infrastructure Goals of the State Plan.

Infrastructure Investment Priorities- The Township is somewhat aligned with the goals of the State with respect to Infrastructure Investment Priorities, which include coordinating capital plans, utilities and sewer system maintenance and installation.

The Township's Master Plan seeks to obtain water service and community sewer systems with for their villages.

As mentioned above, Commercial Township participated in the FEMA BRIC program. The Township held a Flood Protection Open House for Bivalve, Shellpile and Port Norris as a means to solicit input regarding potential flood mitigation projects and inform the community of flood hazards and existing conditions.

- The Township seeks to provide regional sanitary sewer to portions of the Township, requiring State and Federal permitting and assistance.
- State to provide assistance and information related to potential programs and funding that can be used in lieu of FEMA BRIC funding. Should BRIC be re-established, the State should support Commercial Township's initiatives.

- State to assist the Township with flood mitigation projects.

Mobility and Equal Access- Commercial Township's Master Plan lacks information related to this subgoal. There are no NJ Transit bus routes or stops in Commercial Township. However, the Cumberland Area Transit System (CATS) provides a shuttle service for vulnerable populations in the County, as well as the Inspira bus system.

Clean Energy- The Township is aligned with the State Plan's goal for Clean Energy. The Township has solar panels installed on 3 public facilities. The 2016 Reexamination Report recommends that the Township revise its zoning to permit residential solar panels as an accessory use in certain zones.

Public Health- The Township's Master Plan could incorporate more details related to public health to better align with the State Plan. Specifically, lead abatement, improving obesity and relocating air polluting facilities could be addressed in a Health System Master Plan Element. The Township notes that the extension of water and sewer service into Laurel Lake would greatly improve the water quality issues. The Laurel Lake community is also considered a low-income Census Tract.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities, such as Commercial Township.

Housing

The Township's Master Plan and Implementing Ordinances are somewhat consistent with the Housing Goal of the State Development and Redevelopment Plan.

Given the rural nature of the Township and the lack of infrastructure (ie. public water and sewer service), single-family residential development is the primary housing type permitted in the Township. Other housing types located in the Township are pre-existing nonconforming uses that predate modern zoning regulations, as well as state regulations concerning well and septic systems.

New housing, including multi-family housing and higher-density housing, is difficult to create on septic and requires sewer system expansion.

The Township is not participating in the State's 4th Round of Affordable Housing. Based upon DCA calculations, the Township has a present need (rehab) obligation of 2 units, and a prospective need of 9 units. The Township believes that there was an agreement with the state to provide senior housing, however as of writing this report, that documentation was not located.

Economic Growth

Commercial Township's local policies are aligned with the Economic Growth goals and objectives of the State Plan. Specifically, the Township's goals are focused on farming, mining, increasing commercial activity in the villages for tourism, and maintaining/enhancing the maritime industry. The Township is also located in the Cumberland County Empowerment Zone

It is difficult to attract and balance the Township's need for economic growth with limited infrastructure and restrictive regulations in the Township (ie. CAFRA, wetlands, floodplains, etc.)

- Assistance is needed from the State to implement these goals.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Township's local policies are somewhat aligned with the archeological, historic, cultural, scenic, open space and recreation goals of the State Plan.

Scenic, Recreational & Open Space Resources- The Township is consistent with the Scenic, Recreational & Open Space Resources subgoal. The Township operates a Senior Center that provides recreational activities for its residents. The PSEG Estuary Enhancement Project provides wetland mitigation and flood protection to Port Norris. The PSEG EEP includes trails and an observation platform.

Historic & Cultural Resources- The Township is somewhat consistent with this subgoal of the State Plan. The Township has Historic Districts and Properties that are listed on the State and National Register of Historic Places, but has no local ordinance in place to protect them. However, the Township's vision includes themes of its historic heritage, specifically as it relates to its unique character, rural community, and natural assets.

Revitalization

The Township's policies are supportive of the State Plan's Revitalization Goal. During the Township's Cross Acceptance Process, the Township created Nodes and Centers, where economic, business, and residential growth is encouraged. The Master Plan reflects this notion, as the Township seeks to maintain its existing centers while maintaining its rural qualities.

Sound and Integrated Planning

The Township's local policies are aligned with the State's Plan goal of Sound and Integrated Planning. The Township seeks collaboration for many aspects of improving the built environment.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Commercial is located in PA4: Rural, PA 5: Environmentally Sensitive Planning Area and State Parks designation. Commercial Township also has 1 commercial node and 3 designated villages (centers). All nodes and centers are approved through the year 2032.

It is recommended that the large tracts of permanently preserved open space, such NJDEP-owned Wildlife Management Areas, be categorized as Public Parks. The underlying Planning Areas of the Township's Centers and Nodes should also be reclassified as PA3: Fringe.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified that are Vulnerable to Flooding

Around the Maurice River- check SJTPO Hazard Vulnerability Framework Data for local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey/Maurice River watersheds

Open Space Plan/Open Space Tax

The Township does not have an Open Space Trust Fund.

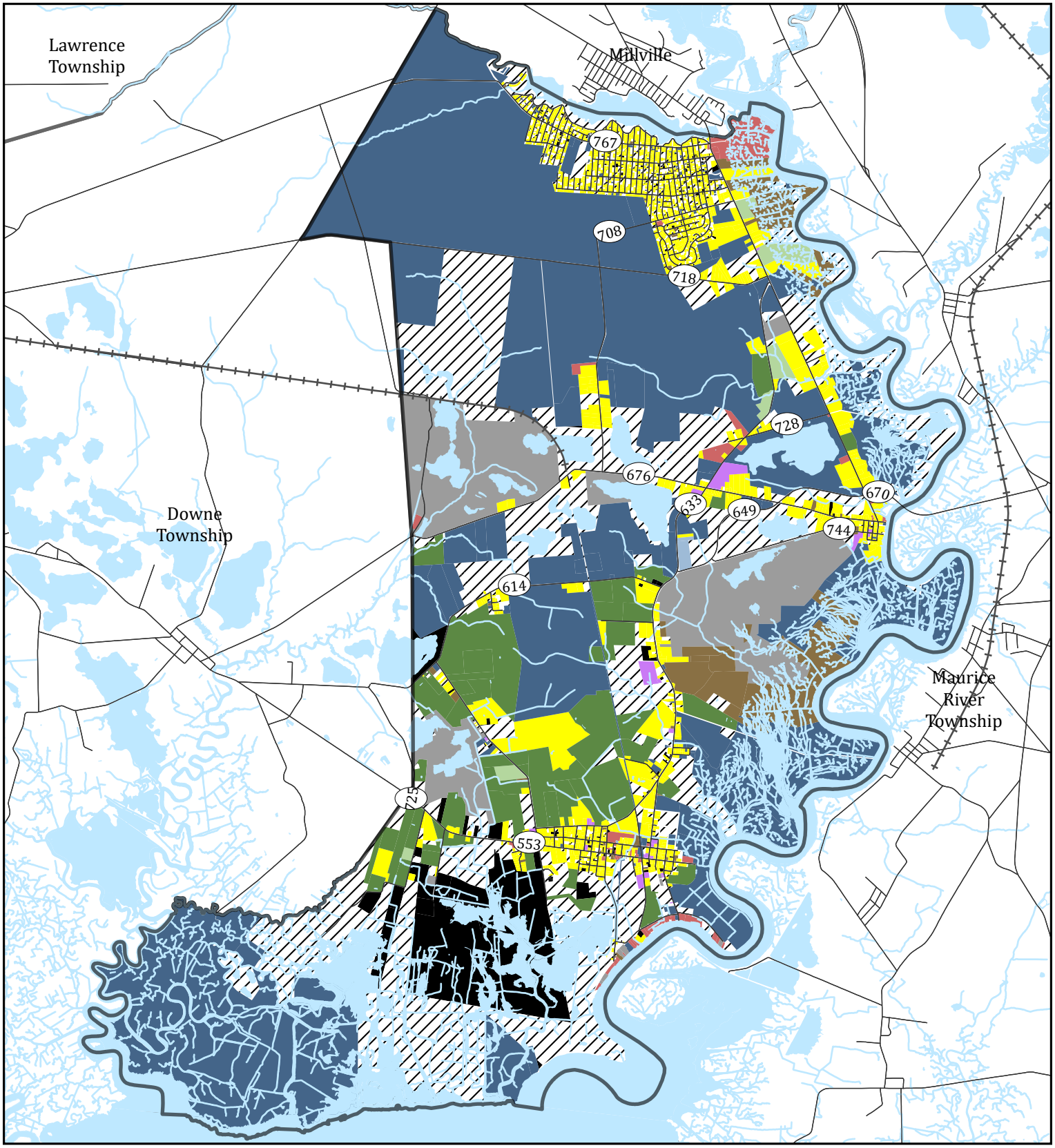
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Commercial is a registered municipality in the Sustainable Jersey program and has received the Bronze Certification. The Township has an active Environmental Commission. CU Maurice River, Partners of the Delaware Estuaries, the American Littoral Society, and, to a certain extent, Haskins Shellfish Laboratory are also active environmental groups in the Township.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Circulation is a priority for the Township, which requires continued analysis with respect to traffic, road safety, and evacuation routes.
- Public Transportation
- Sewer service and public water to designated centers and nodes to boost economic development, revitalization, and housing.



Existing Land Use

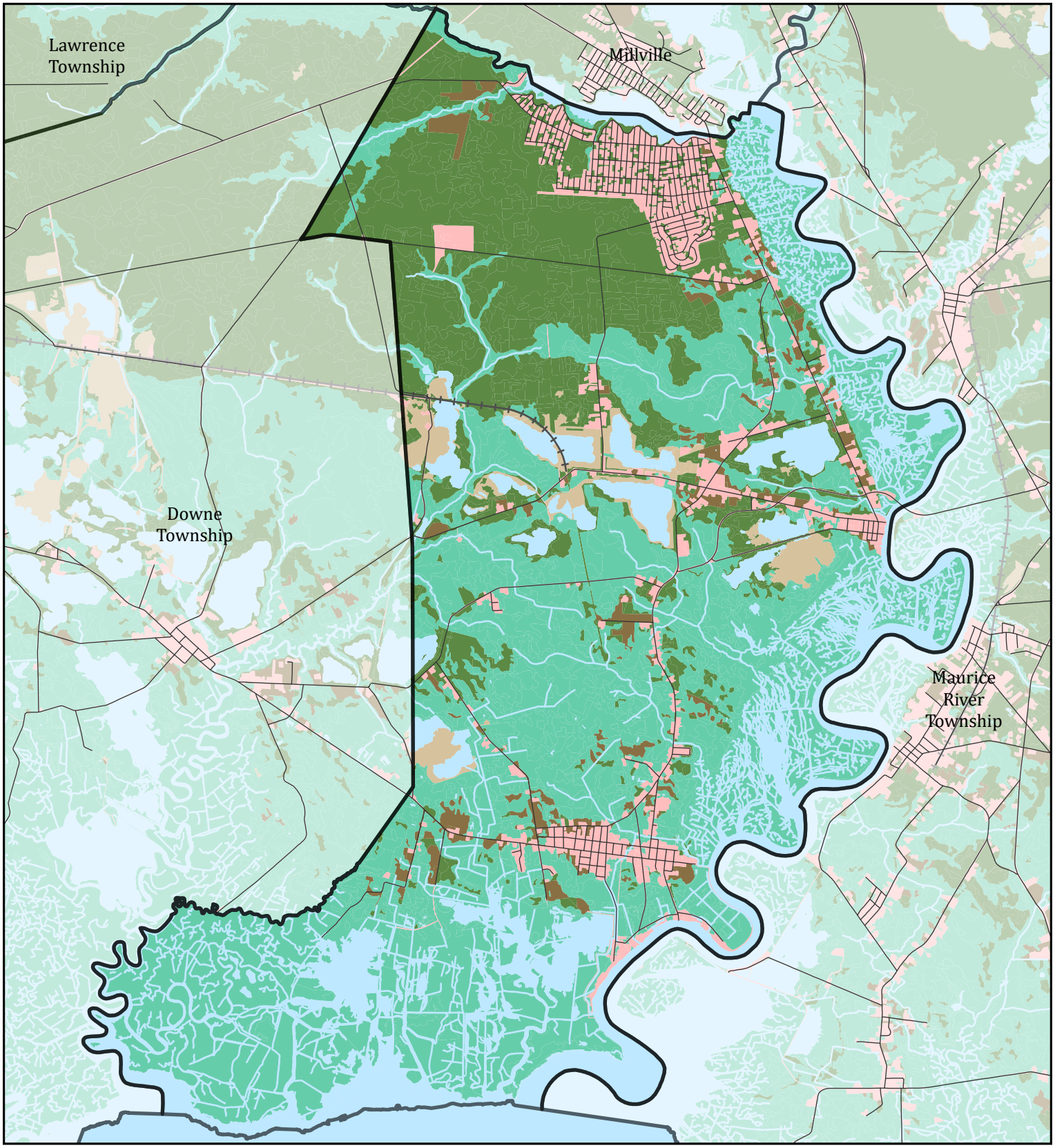
Township of Commercial, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown



2020 Land Use Land Cover

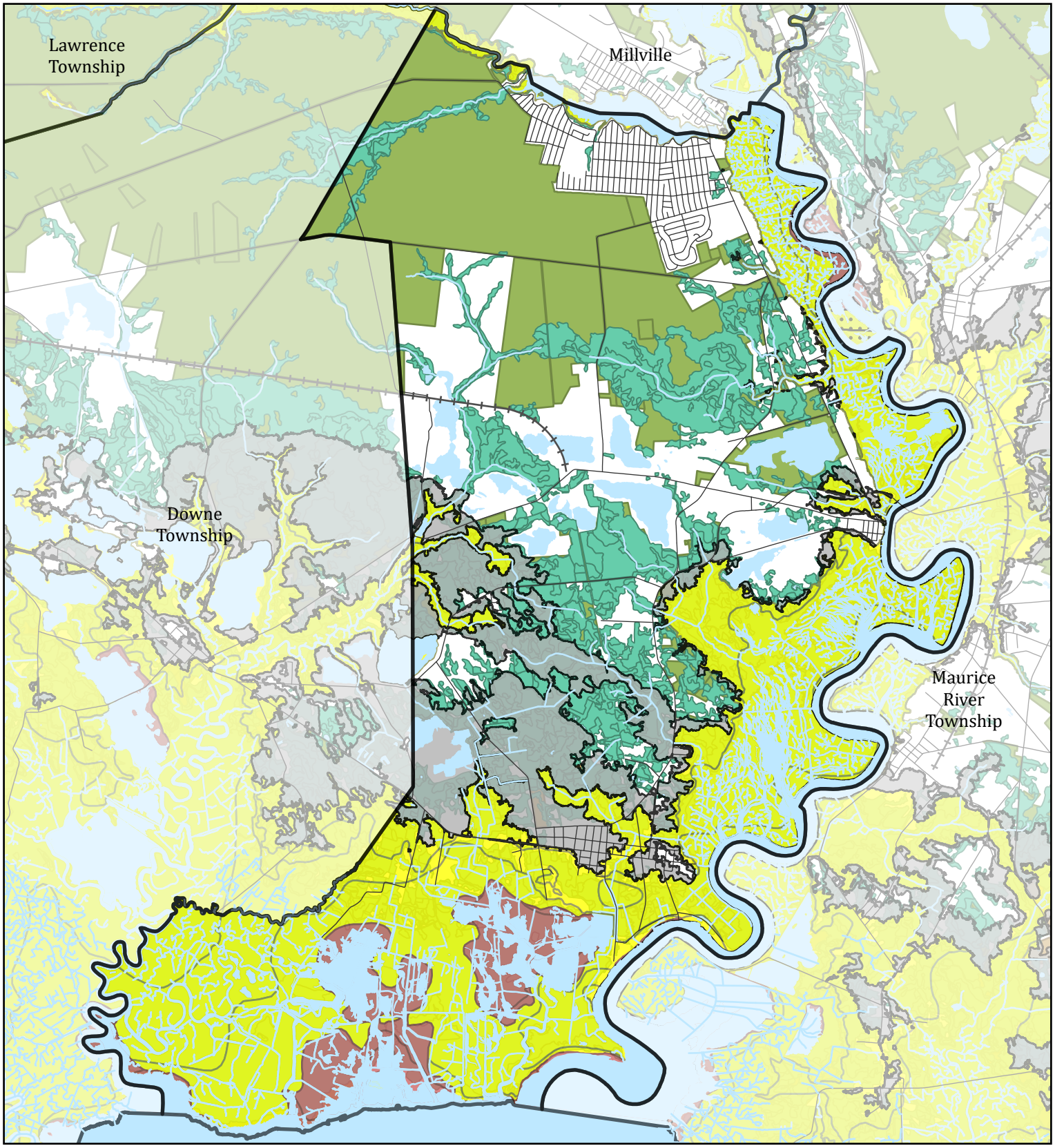
Township of Commercial, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
April 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

Township of Commercial, Cumberland County

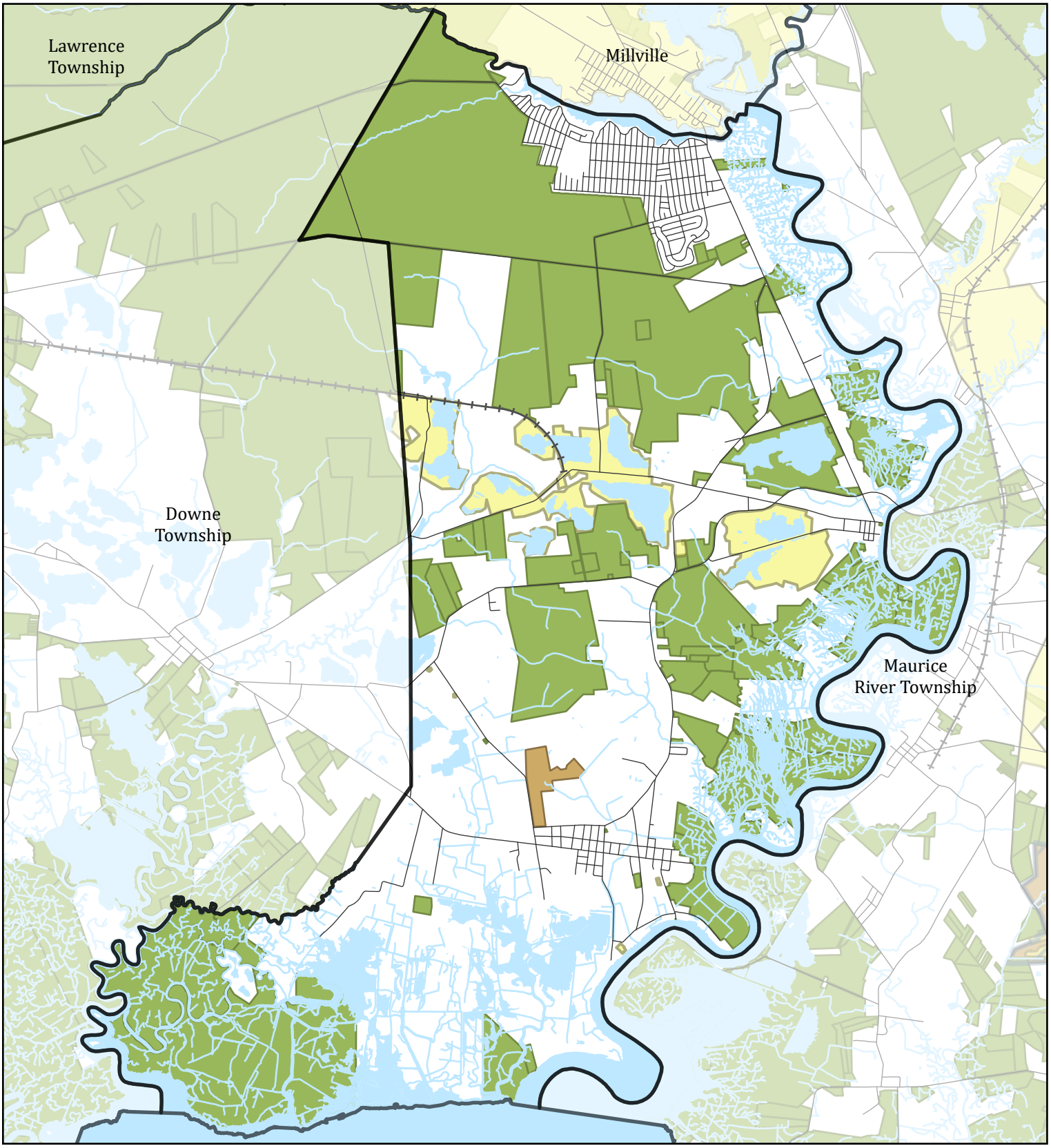
0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



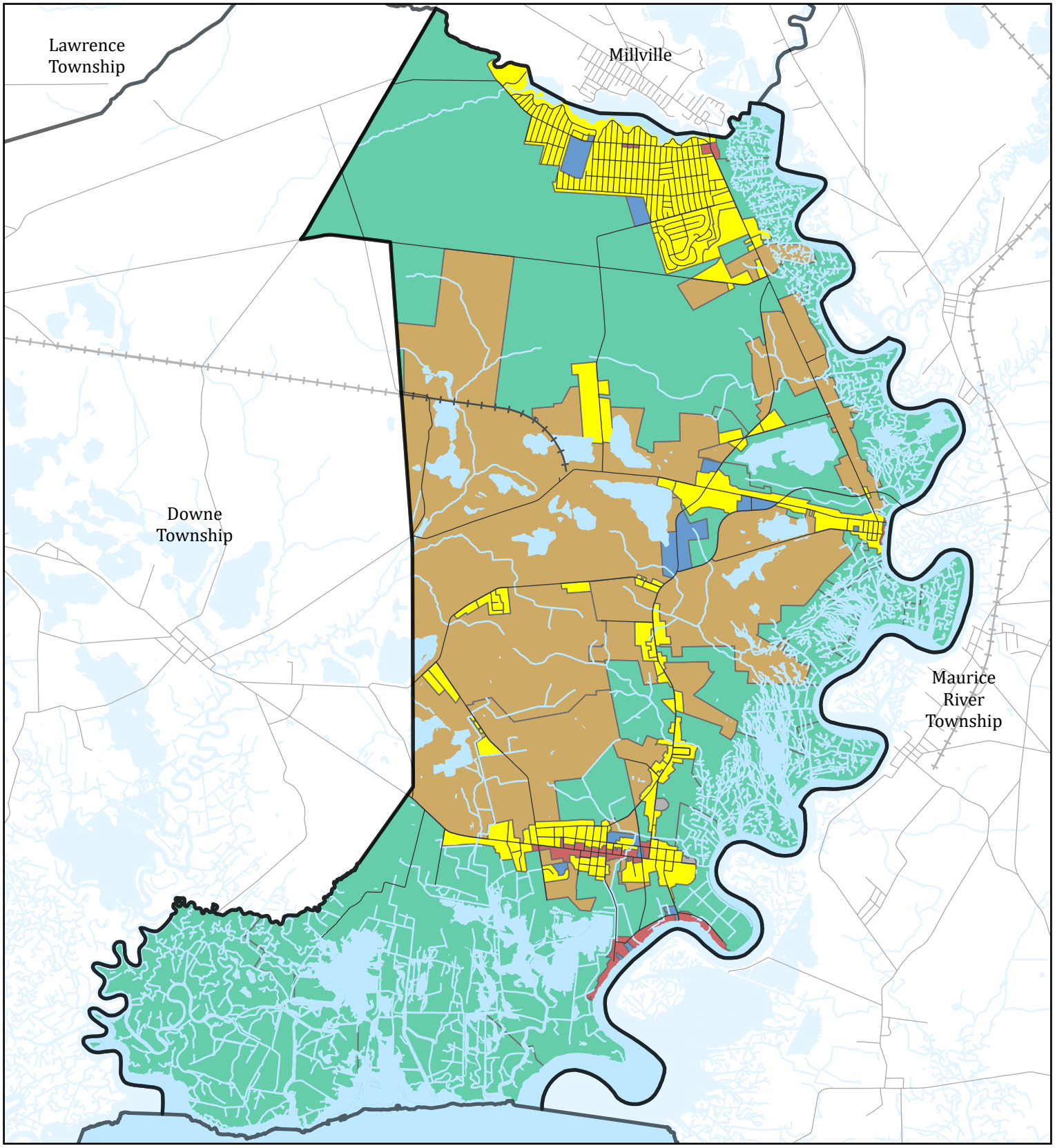
Utilities

Township of Commercial, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

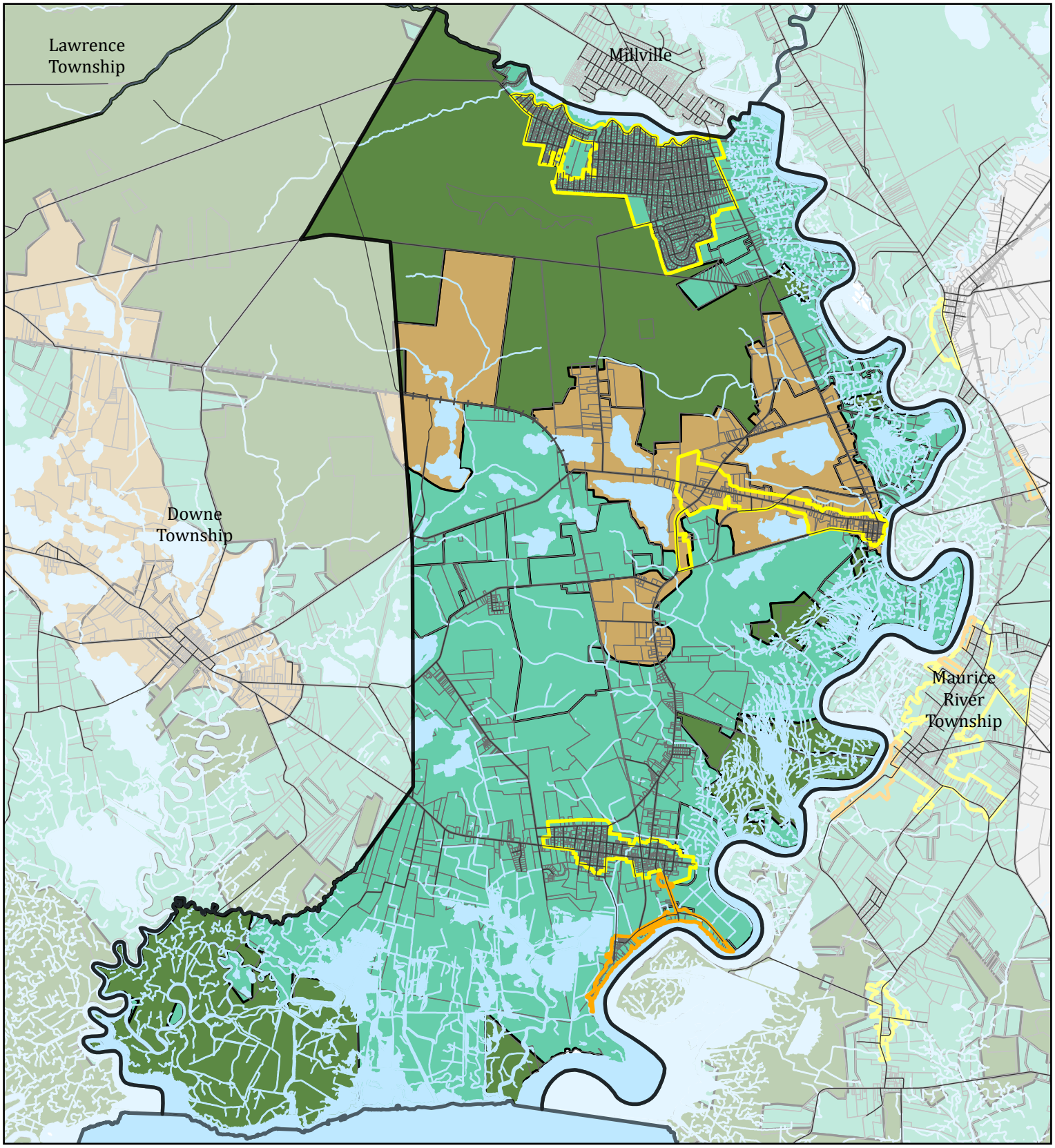
Township of Commercial, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

- Agriculture
- Commercial
- Conservation
- Industrial
- Public
- Residential



State Planning Areas

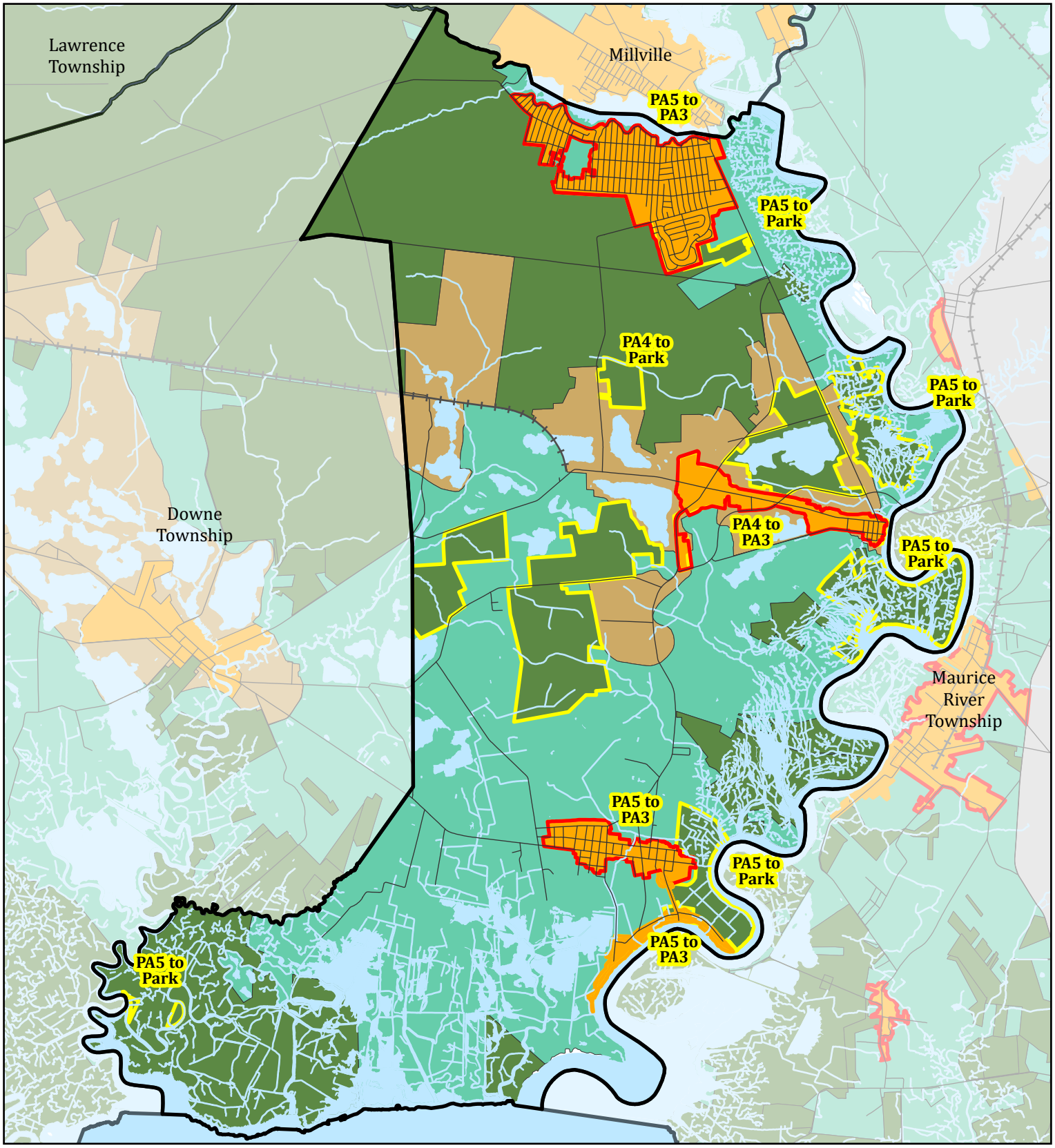
Township of Commercial, Cumberland County

State Planning Areas
- PA4: Rural
- PA5: Envir.y Sens.
- State Parks/Open Space

- Pinelands
- Designated Nodes (effective)
- Desginated Centers (effective)

0 3,500 7,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025



Assessment and Inconsistency

Township of Commercial, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

- Planning Area Changes
- Designated Nodes (effective)
- Desginated Centers (effective)

Proposed Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Envion. Sens.
- PA5: Environ. Sens.
- State Parks/Open Space
- Pinelands

COMMERCIAL TOWNSHIP

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities		Little information found about equity and reversal of historic inequities.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration	Add, as part of the Township's emphasis on preservation of environmentally sensitive areas, a goal to increase alternative energy use/energy independence both for the Township emergency management in the aftermath of storms which impair the electric grid and, in general, to increase the Township's sustainability over time.	One of the recommendations is to add to the Township's vision statement an acknowledgement that the Township will be increasingly vulnerable due to factors of climate change such as increased and more severe storms, salt water intrusion, and sea level rise. Through this, the Township acknowledges a need for increased collaboration with neighboring Bayshore municipalities. The Township adopted an electric vehicle charging ordinance in 2021.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		Township's 2017 Master Plan Reexamination Report noted that the County is in the process of preparing a Hazard Mitigation Plan. However, specific actions were not formulated at the time of adoption.
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)	The Master Plan should acknowledge flood protection measures and coastal vulnerability as part of land use planning within the township. The Township website should have information on flood protection and mitigation measures including the new flood ordinance requiring base flood elevations for new and reconstructed residences. Add the "Cumberland County Bayshore Recovery Plan" and "The Bayshore Heritage Byway Corridor Management Plan" by reference to the Master Plan and winnow out recommendations in these plans which are relevant and could be incorporated into the development regulations.	The Township encourages the increased use of clean energy and places a large emphasis on flood protection and increasing the mitigation efforts to reduce flood risk. The goals and objectives are in line with the State's goal.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	The Land Use Board should work with the Environmental Commission to update the Environmental Resources Inventory at least every 10 years. The highly environmentally sensitive coastal area must be protected from development for both ecological and aesthetic reasons. Use innovative zoning to minimize adverse impacts of development on environmentally sensitive areas. Maintain the historic development pattern centered around the three villages of Mauricetown-Haleyville, Port Norris, and Laurel Lake while allowing reasonable growth elsewhere if it respects the natural environment.	Commercial Township has a lot of natural resources and intends to prioritize the protection of them. This includes sensitive coastal and forest resources. The stated goals encourage a balanced development that respects the environment.
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state's residents on the economic and environmental value of sustainable agriculture	Agriculture is interwoven with the rural character of the community and therefore, sustaining farming should be encouraged. A Right to Farm Ordinance should be considered as part of the Land Use Regulations. Ordinances supporting farm related commercial business, such as agricultural warehousing, farm equipment repair businesses, and agricultural tourism should be introduced. Encourage natural resource industries while requiring appropriate controls to preserve the natural setting.	Agriculture is an important industry in the Township. The Township participates in the County's Farmland Preservation Program. However, farmed properties are often rejected from the program as they do not meet minimum eligibility for tillable land.
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots		The Township adopted the electric vehicle charging ordinance.
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan	Use development regulations, such as buffer and setback requirements and conservation easements, to offset the direct and indirect impacts of development	Commercial Township was selected to receive FEMA BRIC (Building Resilient Infrastructure and Communities) Direct Technical Assistance- the program has been subsequently cut at the Federal level. The Township is subject to CAFRA regulations.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Water quality (cont.)	Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	The Township protect and preserve its extensive wetlands whether publically or privately owned Create stricter limits on impervious cover outside the established villages	The Township's extensive wetland system also serve as flood protection. Within the wetland areas are a series of berms that prevent developed areas of the Township from flooding. However, the berm system is in need of maintenance and repair.
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government	Balance reclamation of mining sites to create commercial/public uses as well as conservation lands	The Township's local policies are aligned with the State Plan's Brownfield Remediation goals. The Township's Master Plan notes the need to balance the reclamation of mining sites, as appropriate.
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents	Adopt the recycling goals of the County and State. Undertake the necessary municipal actions to accomplish State and County goals.	Chapter 283 of the Township Code, entitled "Solid Waste" includes regulations related to Garbage and Rubbish Collection, Littering and Dumping, and Recycling. The Authority provides waste management and recycling services to all 14 municipalities in the County, including Commercial Township.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	An imperative health and safety requirement is to obtain public water and community sewage systems using available technology in village development.	Infrastructure priorities include obtaining public water service and community sewage systems for village development.
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation		The Master Plan includes limited information related to mobility and equal access. It should be noted that Commercial Township is not serviced by NJ Transit bus lines. The Cumberland Area Transit System (CATS) services Commercial. This is a shuttle service for vulnerable populations.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Mobility & equal Access (cont.)	Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism		
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems	Add, as part of the Township's emphasis on preservation of environmentally sensitive areas, a goal to increase alternative energy use/energy independence both for the Township emergency management in the aftermath of storms which impair the electric grid and, in general, to increase the Township's sustainability over time. Consider changes to the "Windmills, energy conservation devices, generators, and private communications facilities" section to permit by right residential solar panels in most districts.	Renewable energy production and use are encouraged. However, solar is not permitted in the zoning.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them		Master Plan includes limited information related to public health initiatives.
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.	Provide sufficient housing to meet the Township's Fair Share requirement. Petition the Council on Affordable Housing for certification of the housing element.	The housing goals related to affordable housing and housing maintenance are somewhat aligned with the State's goals. The Township is not participating in the 4th Round of affordable housing. The Township's obligation includes a present need (rehab) of 2 and prospective need (new units) of 9.
Housing (cont.)	Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	Monitor housing and undertake programs to assure renovation, rehabilitation and, where necessary, removal of dilapidated units.	More information could be added regarding the other objectives including promotion of public/private partnerships, siting of housing, prohibiting discriminatory lending practices, and encouraging adaptive reuse and redevelopment.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	Sustain the farm economy by permitting farm related businesses. Direct commercial activities, other than farming, mining and fishing, into the three villages. In order to clarify the long term impact of mining on the Township, a calculation of the amount of additional mining capacity that exists on current sites should be undertaken.	Farming and fishing are important economic activities in Commercial Township, but increasing appropriate commercial activity in the villages and tourism is a goal. The Township is supportive of its maritime industry, having participated in the Plan Endorsement process to create a working waterfront node. It is difficult to attract and balance the Township's commercial properties and ratables when there is limited infrastructure (ie. water and sewer) available in the Township.
	Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.		
	Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses		
	Enhance domestic tourism	Use development regulations to encourage ecotourism and associated economic activities.	
	Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts		
	Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives		
	Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution	Commercial activities in villages should fit the historic nature of the village in size, scale, and design.	
	Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials		
	Promote planning, investment, and maintenance of maritime facilities and public-use airports		
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan		The Township is consistent with this Goal.
	Ensure that there are adequate indoor and outdoor recreational facilities	Township operates a Senior Center	
	Connect large contiguous tracts of forest, grasslands, and other natural lands	Township has PSEG Estuary Enhancement Project for wetlands area.	
	Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems	PSEG EEP includes trails and observation platform	
	Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,		
	Ensure that residents are no more than a 10-minute walk from open space		
	Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes		
	Map & manage important forest resources and maintain & expand existing urban canopies	NJDEP owns/manages WMA; Township has a Tree Ordinance.	

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	Preserve historic village character in new development. Strengthen the Development Regulation Ordinance Design Standards to provide the Land Use Board with guidance on methods to fulfil the objective of preserving historic village character	The Township does not have any local ordinances protecting the historic character. It should be noted that Mauricetown is a desginated Historic District on the State and National Registers. There are additional properties listed on the National and State Registers. The Township is also home to the Bayshore Center.
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Create light pollution ordinance to preserve the rural character.	As stated the land use goals, development should center around the three villages (Mauricetown-Haleyville, Port Norris, and Laurel Lake) while allowing reasonable growth elsewhere if it respects the natural environment. While revitalization is not specifically mentioned, and given the rural nature of this municipality, the intention of centering the development in these areas and making considerations for not erasing natural features seems in line with the goals of the State Plan.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features	Add to the Township's vision statement an acknowledgement that the Township will be increasingly vulnerable due to factors of climate change such as increased and more severe storms, salt water intrusion, and sea level rise. This calls for increased collaboration among the Bayshore municipalities to preserve the character of the Bayshore and protect their communities. The cluster ordinance should be examined to determine whether it could be rewritten to be more effective since it has not been utilized. Cluster new development if outside villages and only allow development where the environment can accommodate it.	Goals support comprehensive planning goals of the State Plan.
Comprehensive Planning (cont.)	Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	The Development Regulations should reflect the Master Plan objective to ensure village commercial activities are commensurate with the historic nature of the village in scale, size, and design. Explicit performance standards for village business should be formulated so that the Land Use Board is not required to devise standards for each site plan application. Create development standards that recognize site's natural features in terms of intensity of permitted use and establish controls which respect natural, historical, and cultural features of the Township.	Goals support comprehensive planning goals of the State Plan.

Cross Acceptance Response Template

Prepared for the

Township of Deerfield

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Deerfield

This document was sent to the Deerfield Township Cross-Acceptance Subcommittee on May 9, 2025, and was revised to reflect initial feedback. The document was presented to the Deerfield Township Planning Board on May 9, 2025.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, 2002

- Existing Land Use Plan
- Planning Goals and Objectives
- Open Space and Conservation Plan
- Recreation Plan
- Community Facilities
- Circulation Plan
- Utility Services Plan
- Stormwater Management
- Housing Plan
- Recycling Plan
- Economic Development Plan
- Future Land Use Plan
- Relationship of Master Plan to Other Plans

Stormwater Management Plan, 2005

Master Plan Housing Element and Fair Share Plan, 2008

Master Plan Reexamination Report, 2008

Redevelopment Plan, Block 72 Lot 12, Block 76 Lots 1, 2, 3, 4, 5, 31, 32, & 33, 2017

Master Plan Reexamination Report, 2018

Bridgeton Avenue Redevelopment Plan, 2018

Stormwater Control Ordinance, 2021

Zoning Map, 2008, revised through 2023

Amendment to Stormwater Control Ordinance, 2024

State Plan Assessment with Goals/Objectives

Equity

The Township's Master Plan does not include specific discussions related to Equity. However, themes of equity are apparent in the Township's Master Plan specifically, as it applies to establishing affordable housing in the Township.

- State to provide resources related to equity initiatives for compliance.

Climate Change

Deerfield Township's Master Plan is lacks information related to the State Plan's goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors.

The Township will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The Township will also conduct a Climate Change Hazard Vulnerability Assessment in accordance with the Municipal Land Use Law, should a revised Land Use Plan Element be prepared/adopted.

The Township will also review the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance[1] which the Township will review and incorporate into their local development ordinances.

The Township should review the updated NJDEP Floodplain Management Model Ordinance[2] and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law. The Township's existing floodplain management ordinance may be outdated, as it was adopted in 2016. The Township notes that many of the subgoals related to coastal areas and riverine corridors focus on coastal issues, which is not applicable to Deerfield Township.

Natural and Water Resources

The Township's Master Plan and local policies are mostly aligned with the goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality. The Township also has an Environmental Commission.

Habitat Preservation- The Township is somewhat aligned with this subgoal. The local Master Plan includes policies related to habitat preservation and water quality management, however, there are no implementing ordinances to protect these resources.

Agricultural Lands- Deerfield Township is located within Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. The Township also has zoning in place to protect these resources.

The Township's Master Planning efforts also anticipate that agriculture will be a key element of a sustainable future as transportation costs increase and locally grown foods will become more important.

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml
[2] https://dep.nj.gov/wlm/drec/flood-engineering/ordinances/

Air quality- The Township is somewhat consistent with this subgoal of the State Plan.

- The Township will continue coordinating with the County and SJTPO to identify and maintain compliance with federal air quality regulations.

Water quality- The Township is compliant with the Stormwater Management regulations, having adopted a revised Stormwater Management Ordinance in 2024 that reflects the most recent NJDEP amendments.

- State to provide assistance and resources related to surface and ground water quality for environmental resource inventory and planning purposes.

Pollution and Environmental Clean Up

The Township's Master Plan and Zoning Ordinance are somewhat consistent with the Pollution and Environmental Clean Up Goal of the State Development and Redevelopment Plan.

Brownfields- The Township's Master Plan and Master Plan Reexamination Report does not include information related to brownfield remediation, as the Township does not know of any existing brownfields. This subgoal is not applicable to a municipality such as Deerfield.

Waste Management & Recycling- The Township's Master Plan includes limited information related to waste management and recycling. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. However, The Authority does not provide "pick-up" services, rather it manages the landfill and recycling plant, which is located in Deerfield Township.

- The Township should incorporate information related to the waste management and recycling in Master Planning documents.

Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances are somewhat consistent as it relates to Public Facilities and Infrastructure.

Infrastructure Investment Priorities- The Township's Master Plan acknowledges infrastructure investment is needed, especially as it is related to water/sewer. The Township is in the process of working with the Cumberland County Utilities Authority (CCUA) to determine sewer service infrastructure. The Township currently includes a list of infrastructure projects on their website[3]

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The Township's Master Plan includes limited information pertaining to mobility and equal access.

- Deerfield Township is serviced by the Cumberland Area Transit System, also known as CATS. CATS is a service offered by the Cumberland County Office on Aging and Disability Services and provides bus transportation to county residents aged 60 or older, veterans, persons with disabilities, and the general public.
- Cumberland County was a partner in the SJTPO-led Study, "Access for All Transit Plan" that was completed in 2021. Deerfield Township should consider incorporating this study into its Master Planning efforts.

[3] https://sites.google.com/view/deerfieldtownship/info/improvement-projects?authuser=0

Clean Energy- The Township's Planning documents are consistent with the State Plan's objectives for Clean Energy. The Land Development Ordinance permits alternative energy systems and encourages energy conservation. The Township's Redevelopment Plan also permits solar energy systems.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health- The Township's Master Plan does not include recommendations or mentions for Public Health. However, the Township is consistent and proactive with respect to public health initiatives.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities, such as Deerfield Township.

Housing

The Township's Master Plan and Implementing Ordinances are consistent with the Housing Goal of the State Development and Redevelopment Plan.

Deerfield Township has participated in previous affordable housing rounds, but is not currently participating with the current Fourth Round for Affordable Housing. The Township has a Fourth Round Present Need of 4 and a Prospective Need of 3, as calculated by DCA. The 2018 Reexamination Report notes that the Township should continue to monitor the affordable housing legislation and prepare an updated Housing Element as required.

- State to provide incentives and funding for Housing Rehabilitation Program to fix critical systems in existing dwellings.

Economic Growth

Deerfield Township is consistent with the State Development and Redevelopment Plan's goals for Economic Growth.

The Township updated its Redevelopment Plan in 2017, which provides opportunities for public/private partnerships, and establishes the necessary financing to initiate extraordinary infrastructure improvements, as required.

Many of the State Plan's sub-goals for Economic Development are focused on funding opportunities that are available at the State.

- Any future Economic Development Plan for Deerfield Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit- especially noting on changes in the economic market.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Township is mostly consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The Township several locally owned and managed parks as well as an active Recreation Committee. The Master Plan also includes goals supportive of open space acquisition, farmland preservation, and a balanced mix of recreational activities.

Historic & Cultural Resources: The Township Ordinances require a cultural resource survey for all major development applications to determine whether there are any significant historic resources on a property.

- Future Master Planning efforts should include a comprehensive Open Space, Recreation, Historic, and Cultural Resource Plan.

Revitalization

Deerfield's Master Plan is consistent with the State Plan's goal of Revitalization. The Township makes efforts to maintain the existing clusters of development, consisting of Rosenhayn, Carmel, and development located around Morton and Lebanon Roads.

- State to provide technical and/or grant assistance to support the Township with revitalization efforts.

Sound and Integrated Planning

Deerfield is consistent with the State Plan's goal of Sound and Integrated Planning. The Township's Master Plan includes goals relater to cooperation with other governmental entities and adjacent municipalities, and seeks to collaborate with private entities.

- Incorporate regional plans into local plans, as appropriate.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Deerfield is located within a variety of Planning Areas, including PA4: Rural, PA4B: Rural Environmentally Sensitive, PA5: Environmentally Sensitive, and PA8: State Parks/Open Space.

The majority of the Township is located in PA4 Rural, with the exception of the Township's northern corner being located in the PA4B Rural/Environmentally Sensitive. The area along the xxx creek and xxxxx stream are located in PA5: Environmentally Sensitive. The 2003 State Plan identified Proposed villages of Rosenhayn (the area along Morton Avenue and Landis Avenue), Morton and Lebanon Roads in the center of the Township, as well as Carmel (the area along Carmel Avenue and its interstation with Morton Ave) as proposed villages, given the existing development at these locations..

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Specifically, areas zoned by the Township for Residential, Mixed Use, Commercial or Industrial (ie. areas of the Township designated for development and growth) should be located in the PA3: Fringe. The new Fringe Area are those areas where there is higher density of existing housing and services, and coincide the 2003 State Plan Plan's Proposed Villages. Since there is no sewer or water infrastructure in the Township, these areas would be prioritized for that expansion.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural, 4B: Rural Environmentally Sensitive, and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA 3: Fringe are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA 3 areas should also be prioritized for water and sewer expansion.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the updated FEMA flood maps.

Open Space Plan/Open Space Tax

Deerfield Township adopted an Open Space and Conservation Element and a Recreation Element as part of its 2002 Master Plan.

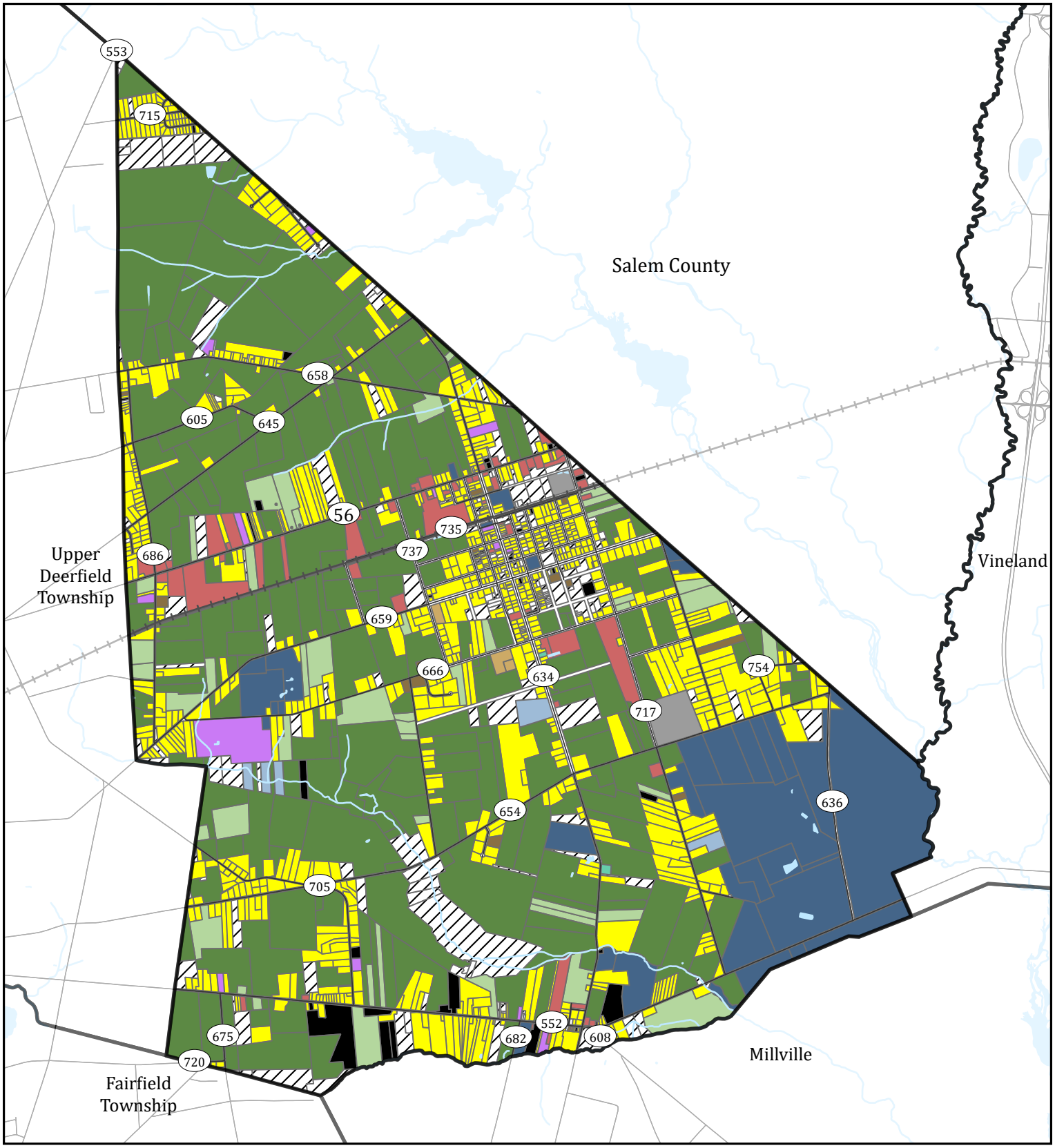
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Deerfield does not participate in Sustainable Jersey, nor do they have an Environmental Commission.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- To protect the open, rural landscape and those aspects of the community's natural environment which contribute to it and are important to its well-being.
- To accommodate new growth by controlling where development occurs to maintain to the greatest extent possible, the community's character as a rural, small town.
- To provide decent, safe affordable housing to residents of the Township at all income levels.



Existing Land Use

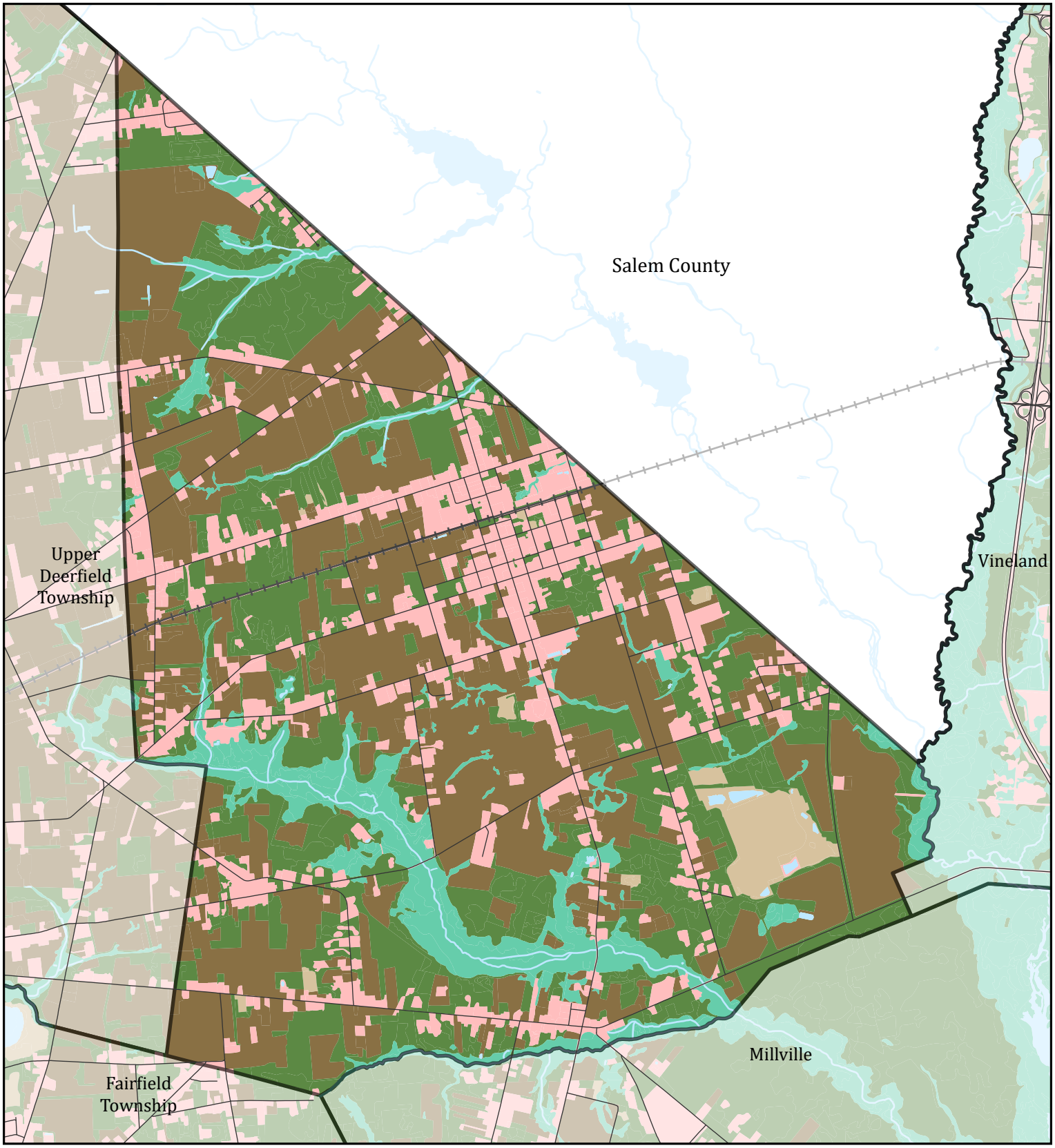
Township of Deerfield, Cumberland County

0 3,000 6,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown



2020 Land Use Land Cover

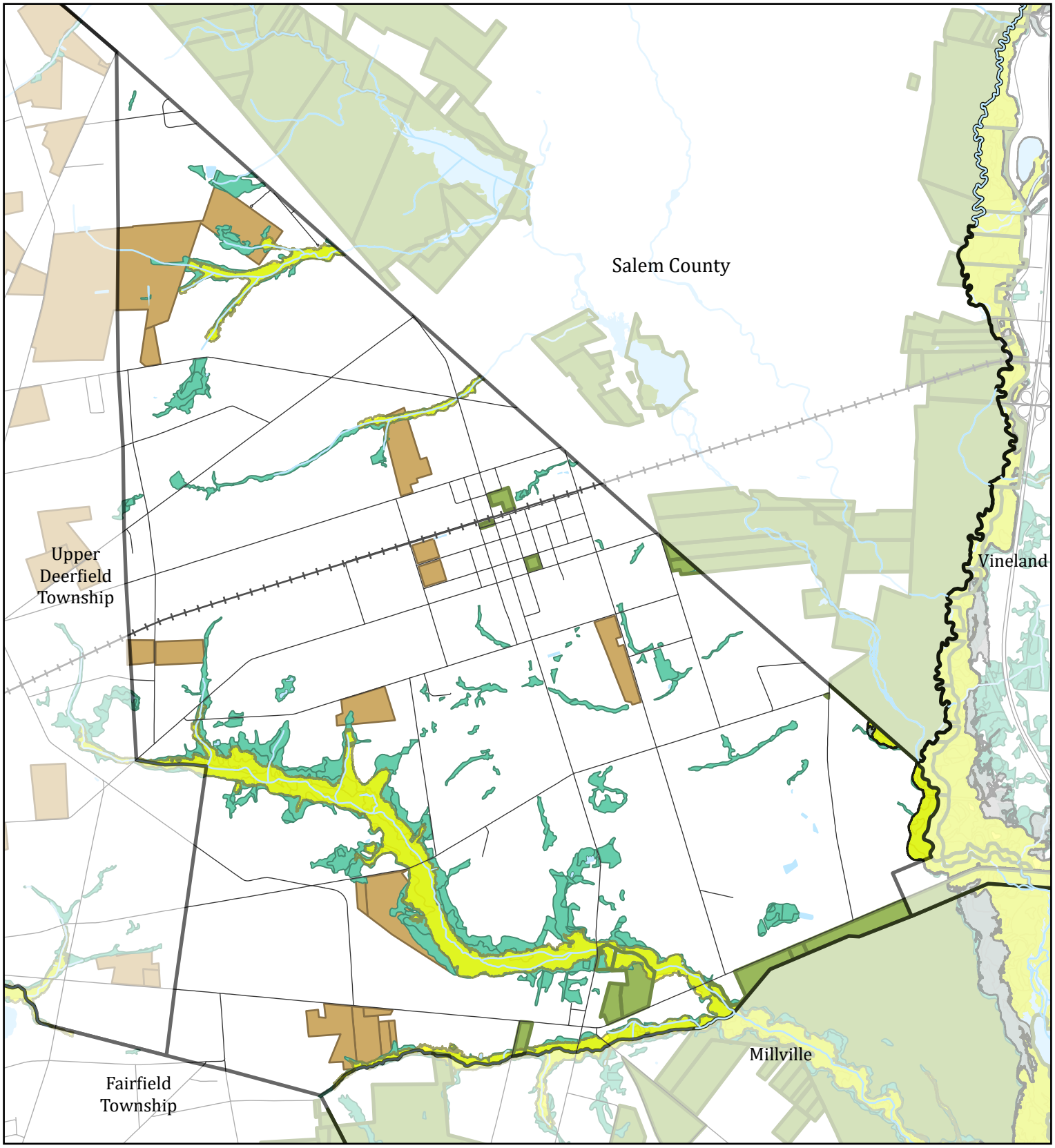
Township of Deerfield, Cumberland County

0 3,000 6,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

Township of Deerfield, Cumberland County

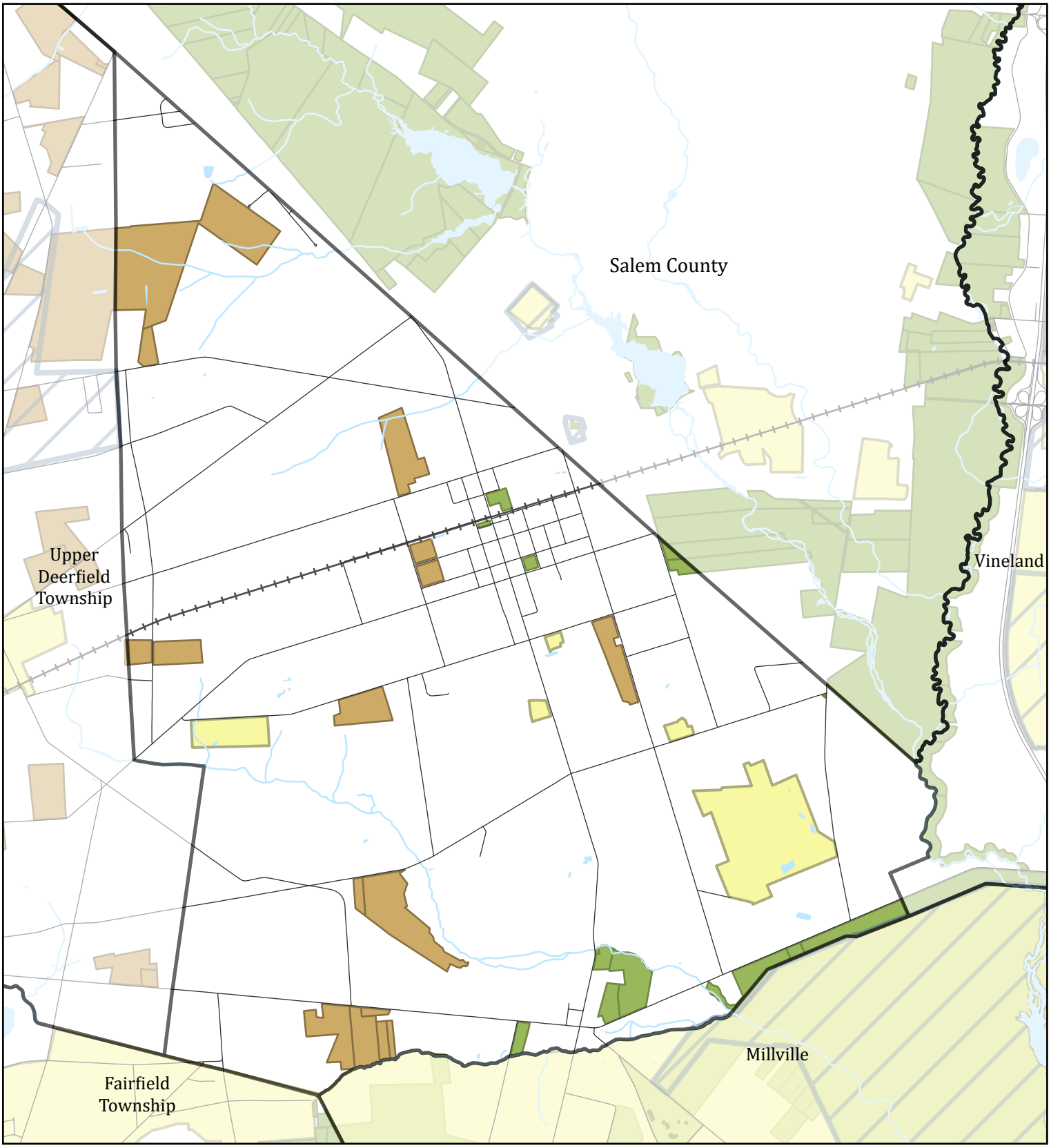
0 3,000 6,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



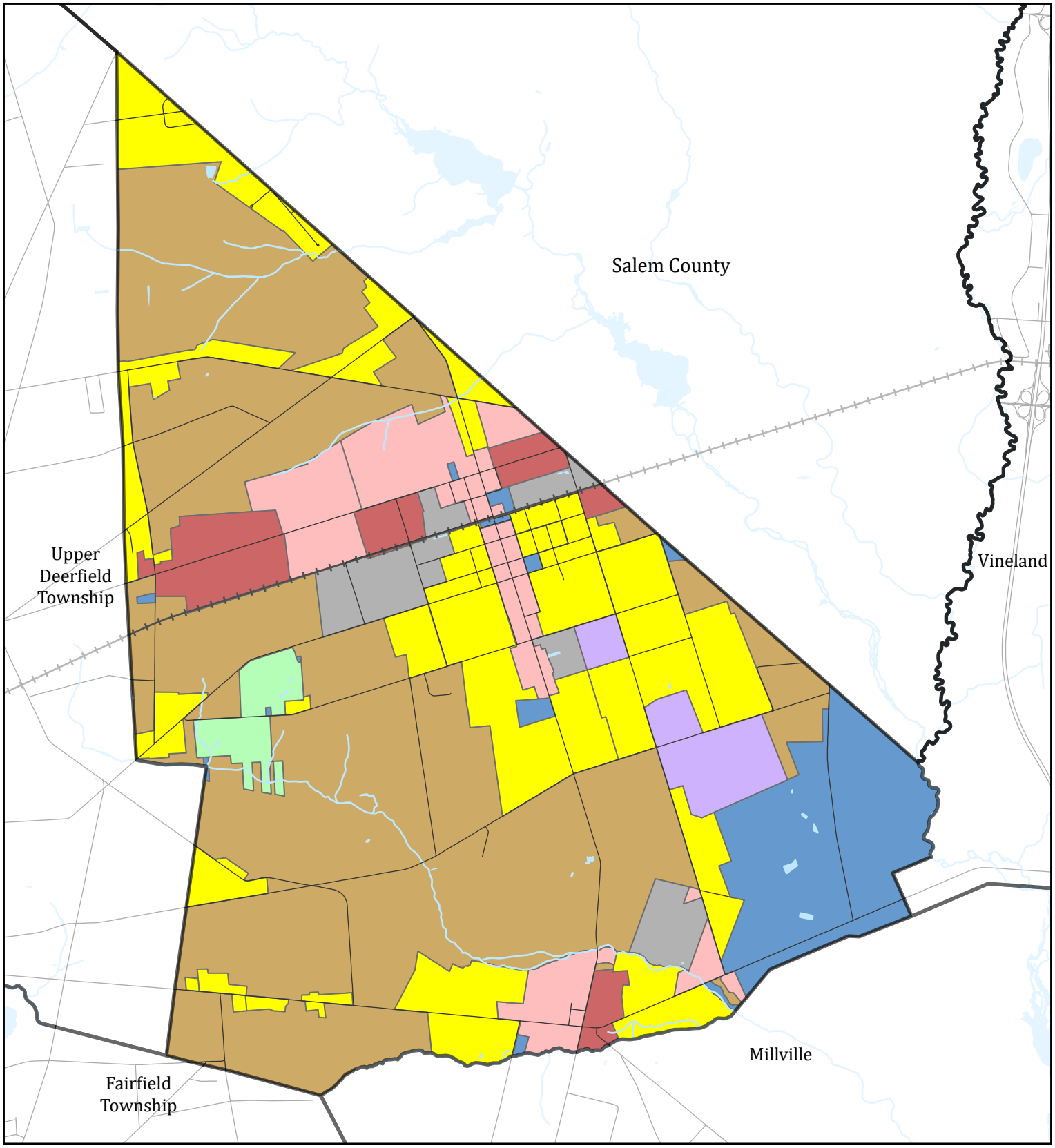
Utilities

Township of Deerfield, Cumberland County

0 3,000 6,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

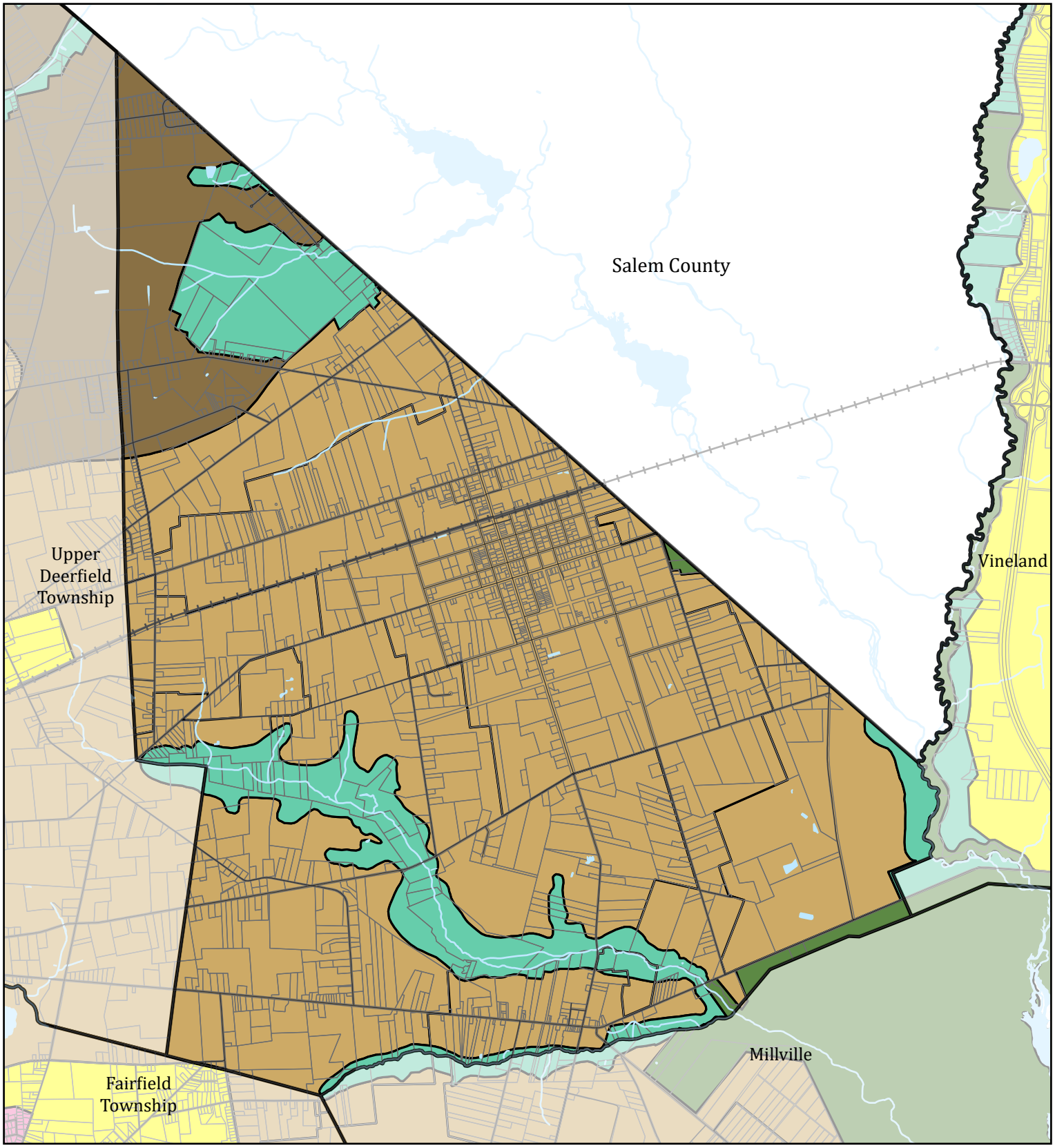
Township of Deerfield, Cumberland County

0 3,000 6,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

- Agriculture
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Redevelopment Area
- Overlay



State Planning Areas

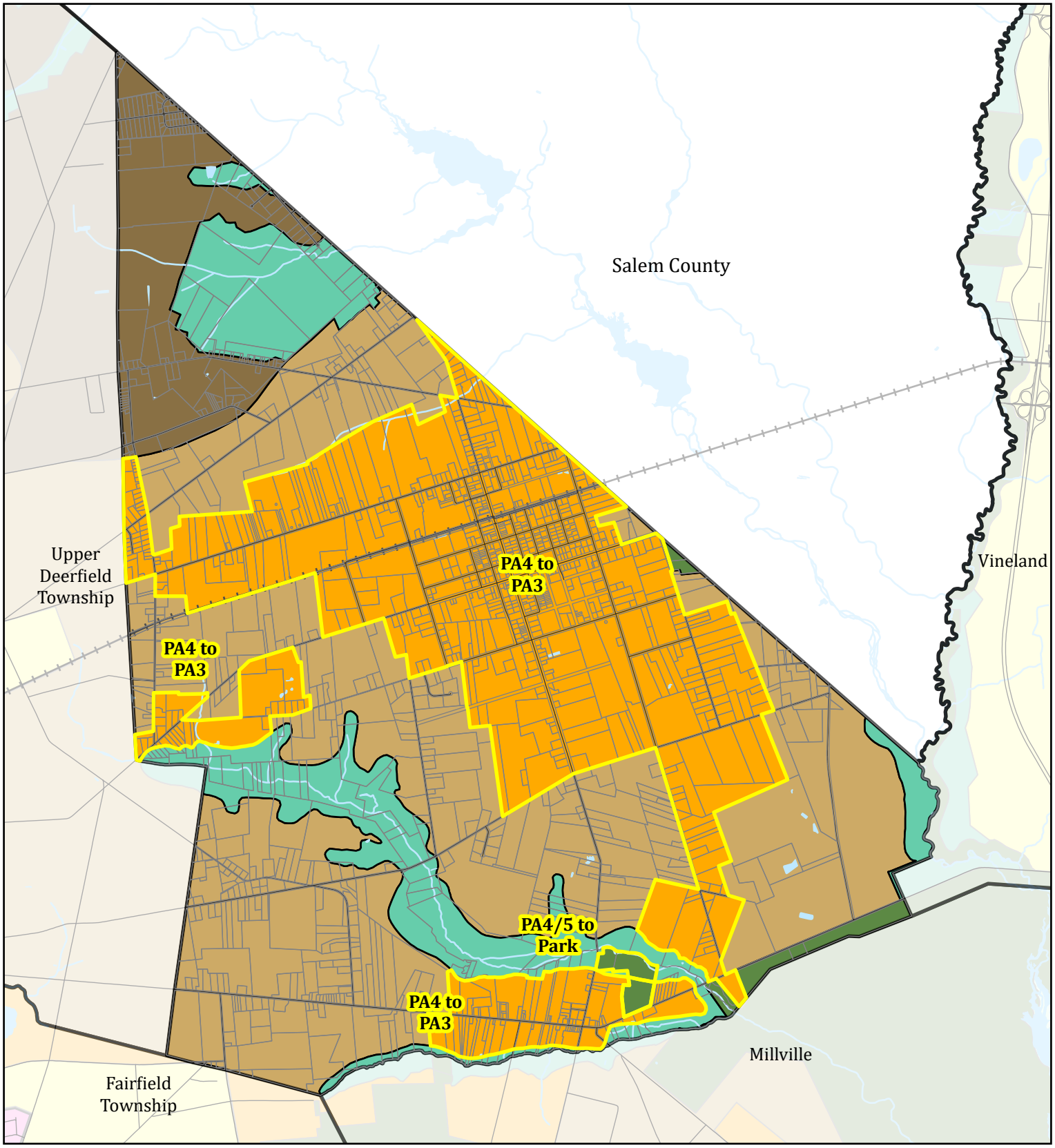
Township of Deerfield, Cumberland County

0 3,000 6,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands



Assessment and Inconsistency

Township of Deerfield, Cumberland County

0 3,000 6,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Planning Area Changes

Revised Planning Areas

- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environ. Sens.
- PA5: Environ. Sens.
- State Parks/Open Space

DEERFIELD

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities		No outright mention of equity although there is acknowledgement and effort towards establishing affordable housing
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration		The Township intends to complete the climate change vulnerability assessment
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		No mention of hazard mitigation and extreme heat or its effects.
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)	There are wetlands around the various streams of the Lebanon branch that cut through Deerfield	The primary focus of the State Plan Sub Goals are coastal areas. Planning does not clearly incorporate the wetlands and waterways in Deerfield.
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	Undertake the preservation and protection of farmland, stream corridors, woodlands and other sensitive areas to assure quality of life considerations like water supply, open space and the Township's natural beauty Protect the open, rural landscape and those aspects of the community's natural environment which contribute to it and are important to its well-being Make new growth participate in this preservation and protection through better planning and design which recognizes these lands' intrinsic values to the natural order Has not has environmental assessment to identify lands in need of protection, also does not have protections in place for environmentally sensitive lands.	Deerfield has clear goals concerning habitat preservation and water quality management but lacks the ordinances/initiatives to make them happen. While zoning does limit where residential development can take place and the zoning protects farmland, it does not necessarily guarantee protection for natural environments.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state's residents on the economic and environmental value of sustainable agriculture	Participation in county farmland preservation program. Zoning is being used to protect agricultural uses. Deerfield has redevelopment plan for the AIC district to encourage high-tech agriculture	Deerfield participates in the county farmland preservation program and uses zoning to encourage the industry.
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots		This goal does not appear specifically applicable to Deerfield Township.
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	Has stormwater management plan and very recent stormwater control ordinances.	Deerfield has remained up to date on its stormwater management planning and stormwater control ordinances.
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government		No mention of brownfield remediation as there are no known brownfield sites in need of remediation.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents		While the Master Plan includes limited information on waste management, The Authority provide trash and recycling services to Deerfield. The Authority waste facility is located in the Township.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	The Landis Avenue area is targeted for concentrating development into a center but that would require further investment into sewer infrastructure.	There is acknowledgement of infrastructure upgrades being needed but no plans in place to institute them. The Township is currently working with the CCUA to determine the feasibility of a sewer project. The Township also includes a list of improvement projects on their website.
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism	Protect the efficiency and traffic carrying capacity of the existing road network Prevent the stripping of development along major roadways and land locking Reduce dependence on the automobile by encouraging other means of transportation like pedestrian, bicycle and mass or special transit Deerfield does not have a large enough population to sustain mass transit but could in the future if it concentrates its development strategically. Encourage innovative approaches to site design and actively participate in planning transportation enhancements through development regulations and unilateral or joint projects	While Deerfield is rural and does not contain the population needed for mass transit, the township still acknowledges the possibility of it in the future and is working to coordinate development with the roadway network already in place. A number of the Sub Goals appear more applicable to urban areas.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems		Township Redevelopment Plans permit solar energy systems. The Land Development ordinance permits alternative energy systems, and encourages energy conservation.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them		No mention of public health. Again, the sub goals here appear more applicable to urban communities where a centralized health system exists.
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	To provide decent safe, affordable housing for residents of the Township of all income levels Undertake capital projects aimed at permitting the development of housing at densities which are affordable and which do not result in urban sprawl Permit various types of housing and mixed and or planned housing developments compatible with community's conditions Has housing plan that works to provide affordable housing while acknowledging the constraints of being in a rural area.	Deerfield has participated in the affordable housing process and responded to their affordable housing obligation. There are also efforts to strategically concentrate future housing to reduce sprawl. Deerfield is not participating in the 4th Round of Affordable Housing. Per DCA methodologies, Deerfield has a Present Need (Rehabilitation) of 3 units, and a Prospective Need of 8.
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	Promote economic development suitable to the Township's resources and within the context of its location Plan and fully develop existing locations for commerce of industry with infrastructure including public sewer and water	

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Economic Development (cont.)	Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials Promote planning, investment, and maintenance of maritime facilities and public-use airports	Encourage and allow the development of businesses within the centers which are of a scale and nature to coexist with the higher densities and historic pattern of centers' development Zoning encourages mixed use commercial development in compact centers. The master plan provides 5 economic development strategies. Avoid conflicts with adjacent areas by focusing on business and industrial uses suited to the character of the community and which provide support and service for existing economic activities regardless of location Utilize location to highways and railroad in siting new areas to locate business and industrial uses and areas suitable to non-residential development like the areas near the County landfill or existing intensive industrial or commercial uses	Deerfield has many goals relating to economic development with an emphasis on development that is appropriate for the township's rural character. Businesses are being concentrated to create centers and reduce sprawl. Businesses are also being sited in a way that takes advantage of existing highways and clustering near other pre-existing industrial uses. The 2005 Redevelopment Plan (updated in 2017) provides opportunities for public/private partnerships which encourage redevelopment that is desirable and beneficial to the community. The Plan also establishes the necessary financing to initiate any extraordinary infrastructure improvements that may be required to make the site viable for eco-agricultural development or commercial use.
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities	Provide a balanced mix of active and passive recreation based on need and character of development including the use of farmland for providing open space opportunities Undertake projects to provide various recreational opportunities throughout the entire community like parks, playgrounds, as well as the purchase of lands for open space including farmland preservation, and to regulate growth to assist in providing recreational and open space amenities and awareness	The Township has an active Recreation Committee. Township also owns and maintains several parks.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Scenic, Recreational & Open Space Resources (cont.)	Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies		More information could be provided to the Township's Planning Documents.
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture		Section 120-78 requires that a cultural resource survey shall accompany all applications for major development in order to determine whether any significant historic resources exist on the parcel.
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Center growth into the existing centers of Rosenhayn and Carmel or specifically planned areas meant to prevent an indiscriminate sprawl Recognize existing development patterns and develop strategies to enhance them and enforce more comprehensive planning of new development thereby ending wasteful land use practices Provide for a variety of land use activities and uses including mixed development similar to the patterns already found in the centers Provide enhancements to centers which reflect their existing styles and scales and provide planning for their continued development within these parameters Deerfield has redevelopment plan for the AIC district to encourage high-tech agriculture	Rosenhayn and Carmel are being developed into centers as a way of preventing sprawl. Future development is designed to further their growth. These centers are also being developed with some smart planning concepts in mind like mixed use. There is a redevelopment plan in place although it doesn't necessarily tie to revitalizing the township's centers.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	Develop closer and broader intergovernmental and private cooperation and coordination in achieving the community's planning goals Explore joint projects with adjoining municipalities and between various levels of government in all issues relating to community development but in particular in terms of housing, transportation, economic development, recreation and conservation. Encourage and seek private sector involvement in the community's planning goals and objectives from intra-community groups like neighborhood or community organization and inter-community groups and agencies like special interest groups or non-profit organizations dedicated to specific causes To accommodate new growth by controlling where development occurs to maintain to the greatest extent possible, the community's character, as a rural small town Protect the character and integrity of the community's existing land use patterns and development	Deerfield has several goals related to large scale comprehensive planning, including cooperation with other levels of government and neighboring municipalities. They also call out the partnering of private industry, non-profits, and the public. Overall they are pushing for land use patterns that respect the current character of Deerfield while also concentrating growth in the pre-existing centers.

Cross Acceptance Response Template

Prepared for the

Township of Downe

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Downe

This document was presented to the Downe Township Planning Board on May 13, 2025. The document was further revised to reflect the conversations and feedback received at the meeting.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, adopted April 2000

- History of Downe Township
- Regional and Geographic Setting
- Topography, Drainage Basins, Surface Hydrology
- Geology & Groundwater
- Wetlands
- Soils Analysis
- Flood Hazard Area
- Existing Land Use Analysis
- Population and Demographics
- Economic Base Analysis
- Community Facilities Analysis
- Development and Redevelopment Plan
    - Goals
    - Future Land Use Plan
    - Vision for Fortescue
    - Industrial and Commercial Uses
    - Open Space and Recreation
    - Economic Development
    - Agriculture Preservation
    - Implementation
- Housing Plan
- Community Facilities Plan
- Regional Plans and Impacts
- Plan Summary

Master Plan Reexamination Report, 2005

Municipal Stormwater Management Plan, 2005

Bicycle and Pedestrian Plan, 2014

Master Plan Reexamination Report, 2016

Zoning Ordinance, adopted 2000

Zoning Map, 1999

Areas of Inconsistency- Goals/Objectives

Equity

The Township's Master Plan does not include goals, objectives or discussions specifically related to Equity. However, themes of this goal are apparent throughout the Master Plan. As stated in the 2016 Master Plan Reexamination Report, "The intent of the 2000 Master Plan remains valid- balance the two competing interests of 1) providing opportunity for a more prosperous economy, while 2) conserving the valued characteristics of the community."

Climate Change

Downe Township's Master Plan is somewhat consistent with climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors. The Township's planning documents note that damage from Hurricanes Irene and Sandy demonstrated the vulnerability of coastal communities and the need for protection and infrastructure. The Township further recommends incorporating dunes, resilient shorelines, raising structures, wastewater management, flood maps, velocity zones and insurance as strategies for redeveloping Fortescue.

The Township will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The Township will also become consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance[1] which the Township will review and incorporate into their local ordinances.

The Township should review the Draft NJDEP Floodplain Management Ordinance[2] and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law.

The Township notes that flooding is more prevalent since NJDEP and PSEG removed the dike system that historically protected its communities.

- State to provide support and resources to recreate the dike system or another floodplain management project that will protect development.

Natural and Water Resources

The Township's Master Plan and local policies are aligned with the goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- The majority of Downe's coastline and marsh habitat along the Delaware Bay is preserved by State and Non-profit entities, with the exception of developed communities of Fortescue and Gandy's Beach.

Agricultural Lands- Downe Township is located within one of Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation.

Air quality- Considering the amount of forested areas and preserved acreage, Downe Township captures far more carbon than it produces.

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml
[2] https://dep.nj.gov/wlm/drec/flood-engineering/ordinances/

- SJTPO coordination with identifying/maintaining compliance with federal air quality regulations.

Water quality- The Township's Master Plan states a need for both sewer and public drinking water services. The Township is in the process of building a sewer treatment plant, which will service both Fortescue and Gandy's Beach communities. The Township broke ground on the plant in August 2024. It should be noted that the much of marshland in Downe Township is preserved- which provides ecosystem benefits.

- State to provide support to municipalities. Partnership with water companies to extend water lines into Downe.
- State to provide annual and reliable PILOT payments to municipalities for preserved open space.

Pollution and Environmental Clean Up

The Township's Master Plan and Zoning Ordinance is mostly consistent with the Pollution and Environmental Clean Up Goal of the State Development and Redevelopment Plan.

Brownfields- The Township's Master Plan and Master Plan Reexamination Report does not include information or recommendations concerning Brownfields in the Township. The Township has a landfill, which may be classified as a brownfield. The former landfill is 90% closed. The Township is looking into reusing the site as a solar field.

While not currently classified as a brownfield, the Township identified issues related to the reclamation of land associated with the existing sand mines. The Township notes that there are enforcement issues and that areas of the site that are not being actively mined are not appropriately reclaimed, as required by State law.

- State to act as a partner to the municipality, providing support and resources as it relates to enforcement of sand mining permits and land reclamation.

Waste Management & Recycling- The Township's Master Plan lacks information related to waste management and recycling. However, the Township is consistent with this goal of the State Plan. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. Downe Township has a Convenience Center.

Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances are consistent with the Public Facilities and Infrastructure Goal of the State Plan.

Infrastructure Investment Priorities

The Township's Master Plan discusses a need for water and sewer services in the Township to mitigate public health and safety, which is true along the Township's Delaware Bay coastline in Fortescue and Gandy's Beach. The Township is in the process of opening a batch plant for Fortescue and Gandy's Beach. Additional infrastructure is still required for those communities.

Further, the Township would like to see Money Island included in the sewer service area with the ability to connect to its sewer service area in the future.

The Township also notes that due to routine flooding, as result of high tide-full moon and insufficient flood protection (ie. removal of dike system), roadways throughout the Township need to be elevated to provide reliable roadway infrastructure to and from existing communities.

Mobility and Equal Access

This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. At the current time, there is no NJ Transit/public transportation offered in Downe. However, the Township is a participant of the Cumberland Area Transit Systems (CATS), a service offered by the County's Office on Aging and Disability Services. The Township received a Complete Streets grant to install sidewalks and lighting within the Newport community.

Clean Energy- The Township's Master Plan does not include specific goals or objectives related to clean energy, but notes an increase in solar panels on residential properties.

The Township is in the process of installing electric vehicle charging stations at the former train station, which is now a Visitors Center. The Visitors Center is located at the intersection of Baptist and Mill, near the municipal border with Lawrence.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health

The Township is in the process of opening a batch plant, which will provide centralized sewer to Fortescue and Gandys Beach, alleviating pending Public Health issues. The Township also received a Small Cities Home Rehabilitation Grant to remediate lead paint in accordance with applicable law. The Township also notes that there is a significant issue related to EMT service throughout Cumberland County.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities, such as Downe Township.
- State to provide resources, including financial incentives, to assist with the EMT issue in the County.

Housing

The Township's Master Plan and Implementing Ordinances are somewhat consistent with the Housing Goal of the State Development and Redevelopment Plan.

Given the rural nature of the Township and the lack of infrastructure (ie. public water and sewer service), single-family residential development is the primary housing type permitted in the Township. Other housing types located in the Township are pre-existing nonconforming uses that predate modern zoning regulations, as well as state regulations concerning well and septic systems.

However, the Township has a Home Rehabilitation Program.

New housing, including multi-family housing and higher-density housing, is difficult to create on septic and requires sewer system expansion.

Further, Downe Township has not participated in Round 3 or the ongoing Fourth Round for Affordable Housing. According to the DCA calculations for the Fourth Round, Downe Township has a Present Need obligation of 4 units and a Prospective Need obligation of 3.

- State to provide incentives for Housing Rehabilitation Program to fix critical systems in existing dwellings.

Economic Growth

Downe Township is somewhat consistent with the State Development and Redevelopment Plan's goals for Economic Growth.

Many of the State Plan's sub-goals for Economic Development are focused on funding opportunities that are available at the State. It is difficult for a municipality, such as Downe, to attract economic development when the municipality lacks the infrastructure that provides residential and commercial stability.

- Any future Economic Development Plan for Downe Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Township is consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The Township's Master Plan acknowledges a desire to preserve the existing woodlands and agricultural land base while working to concentrate housing development away from these areas.

- The Township is home to several Wildlife Management Areas, including Fortescue WMA, Egg Island WMA, Nantuxet WMA, Millville WMA, and Fortescue State Marina. Resources are needed for maintenance and enforcement is needed related to littering on the properties.
- In addition, the Nature Conservancy and the Natural Lands Trust, nonprofit entities, have preserved open space (Glades Wildlife Refuge, Gandys Beach Preserve) in the Township.
- State assistance, resources, and support are needed to better identify trail heads on the properties. There are also a lack of parking facilities for tourists to park their vehicles and access the trails.

Historic & Cultural Resources: The Township's Master Plan notes the importance of recreational, historic or cultural resources. Specifically, the Township seeks to protect the historic character of the Township and its villages while promoted the conservation of natural resources. The Township established a Historic Preservation Commission in 2012. Further, the Township is generally consistent with the New Jersey Comprehensive Statewide Historic Preservation Plan 2023-2028.

- Future Master Planning efforts should include a comprehensive Open Space, Recreation, and Cultural Resource Plan.

Revitalization

Downe Township's Master Plan is consistent with the State Plan's goal of Revitalization. The Master Plan notes that there is limited and declining availability of land from State and non-profit preservation activities. Therefore, reinvestment and revitalization are priorities in the Township.

There is also municipal interest in redeveloping Money Island to create a environmental science center.

- State to provide technical and/or grant assistance to support the Township with revitalization efforts.

Sound and Integrated Planning

Downe Township is consistent with the State Plan's goal of Sound and Integrated Planning. The Township. Makes efforts to preserve farmland, conserve natural ecosystems, and concentrate development in existing communities.

While the Township is supportive of preserving open space, it is difficult to attract compatible commercial opportunities given the limited resources and infrastructure available in the Township.

- State to provide annual and reliable PILOT payments to municipalities for preserved open space.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Downe is located in PA 4: Rural, PA 5: Environmentally Sensitive Planning Areas and PA8: State Parks/Open Space. PA4 encompasses the majority of the Township's upland areas, while PA5 occupies the lower lying Bayshore area of the Township.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zoned residential with existing small-lot development, industrial, and commercial, are recommended to be revised from PA4 Rural to PA3 Fringe, which includes the communities of Dividing Creek, Newport and Money Island. The communities of Fortescue and Gandy's Beach, where the batch sewer plant is under construction, are recommended to be changed from PA5 to PA2. In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansion of the Wildlife Management Areas, be categorized as Public Parks.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA2: Suburban and PA3: Fringe, are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA3 areas should also be prioritized for water and sewer expansion in the future. PA2 are areas where the sewer batch plant will be providing service.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the FEMA flood maps.

Open Space Plan/Open Space Tax

Downe Township adopted themes of a Conservation Plan Element as part of its 2000 Comprehensive Master Plan. However, the Township does not have a specific Open Space and Recreation Plan.

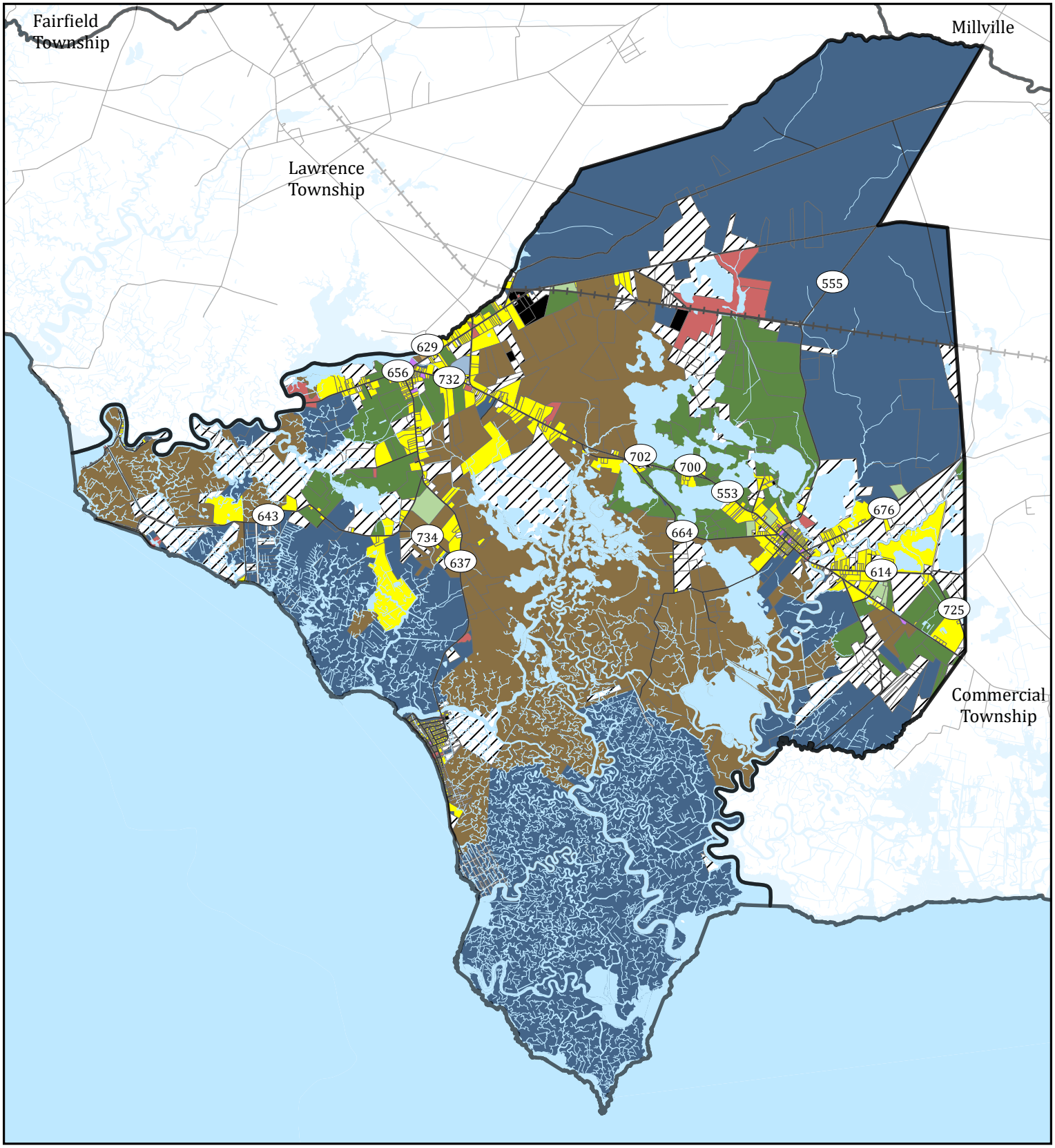
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Downe has an active Environmental Commission/Green Team and is certified Bronze by Sustainable Jersey.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Given the vast investment made by the NJDEP in Downe, the Township seeks to prioritize efforts related to ecotourism and recreation, which includes providing complimentary amenities such as clean bathroom facilities, parking lots, and signage, as well as restaurants and other uses that service tourists and visitors.
- No more unratable land taken by the State.
- Economic development to help the Township's tax base.



Existing Land Use

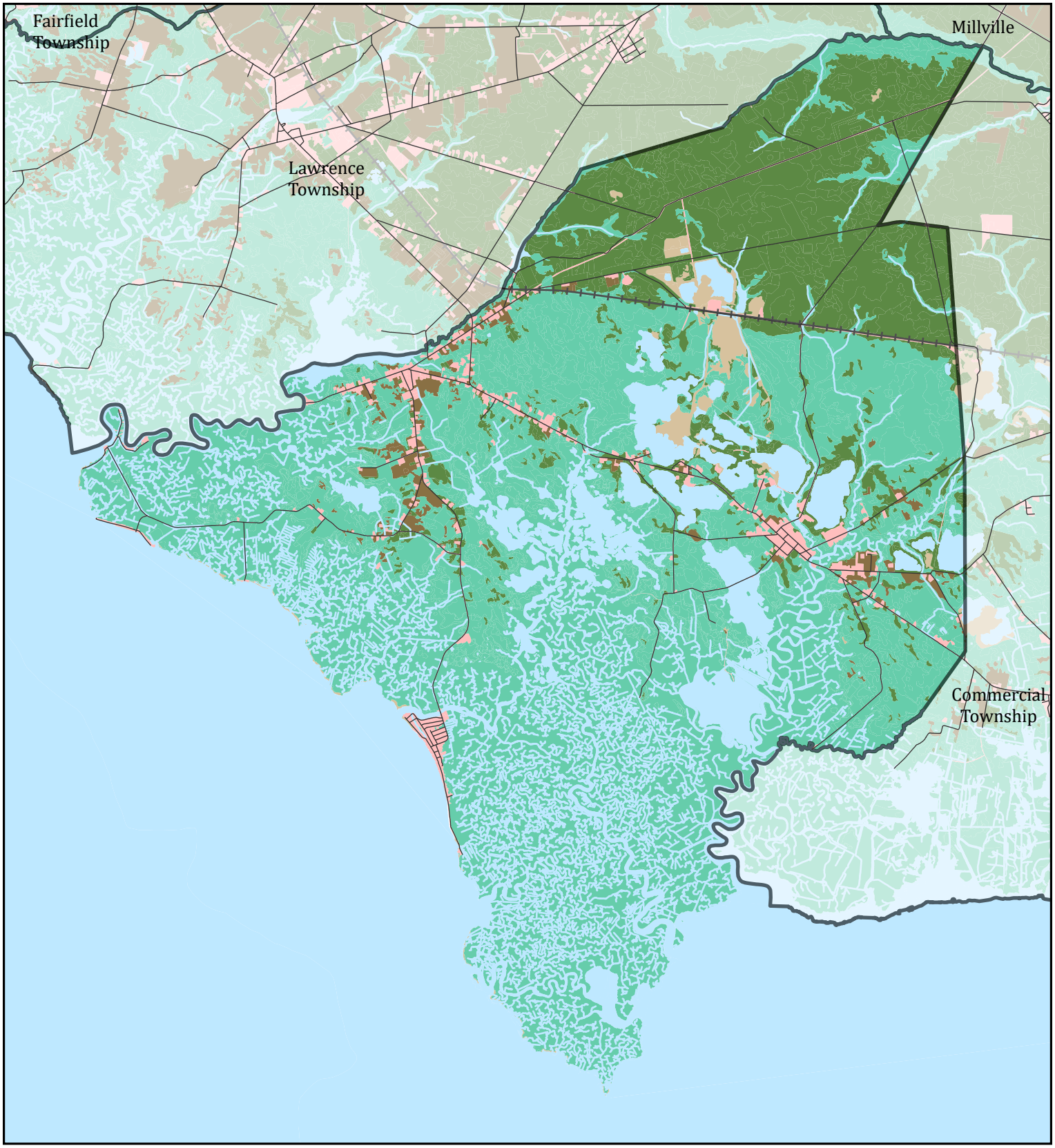
Township of Downe, Cumberland County

0 4,500 9,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown



2020 Land Use Land Cover

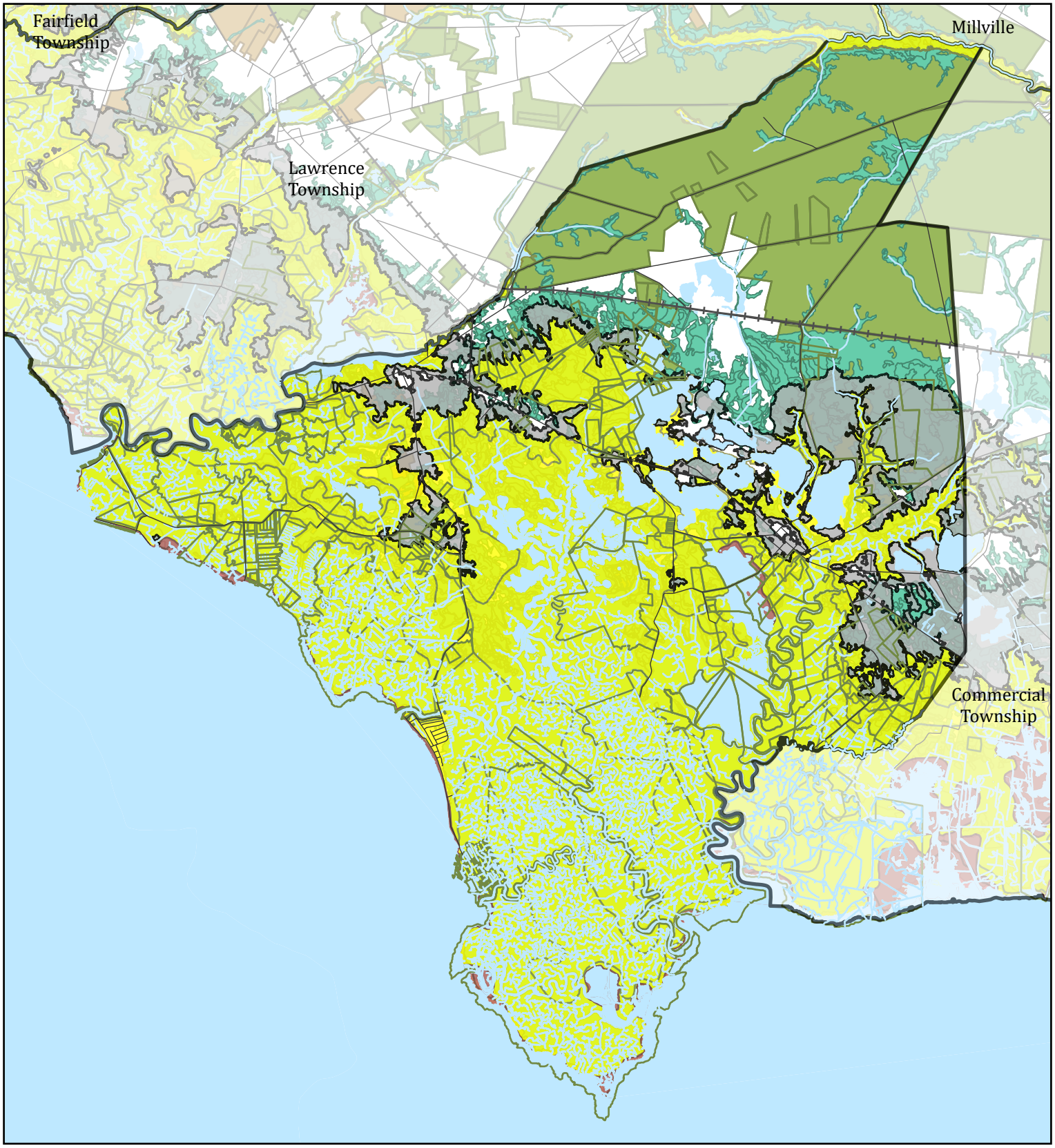
Township of Downe, Cumberland County

0 4,500 9,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

Township of Downe, Cumberland County

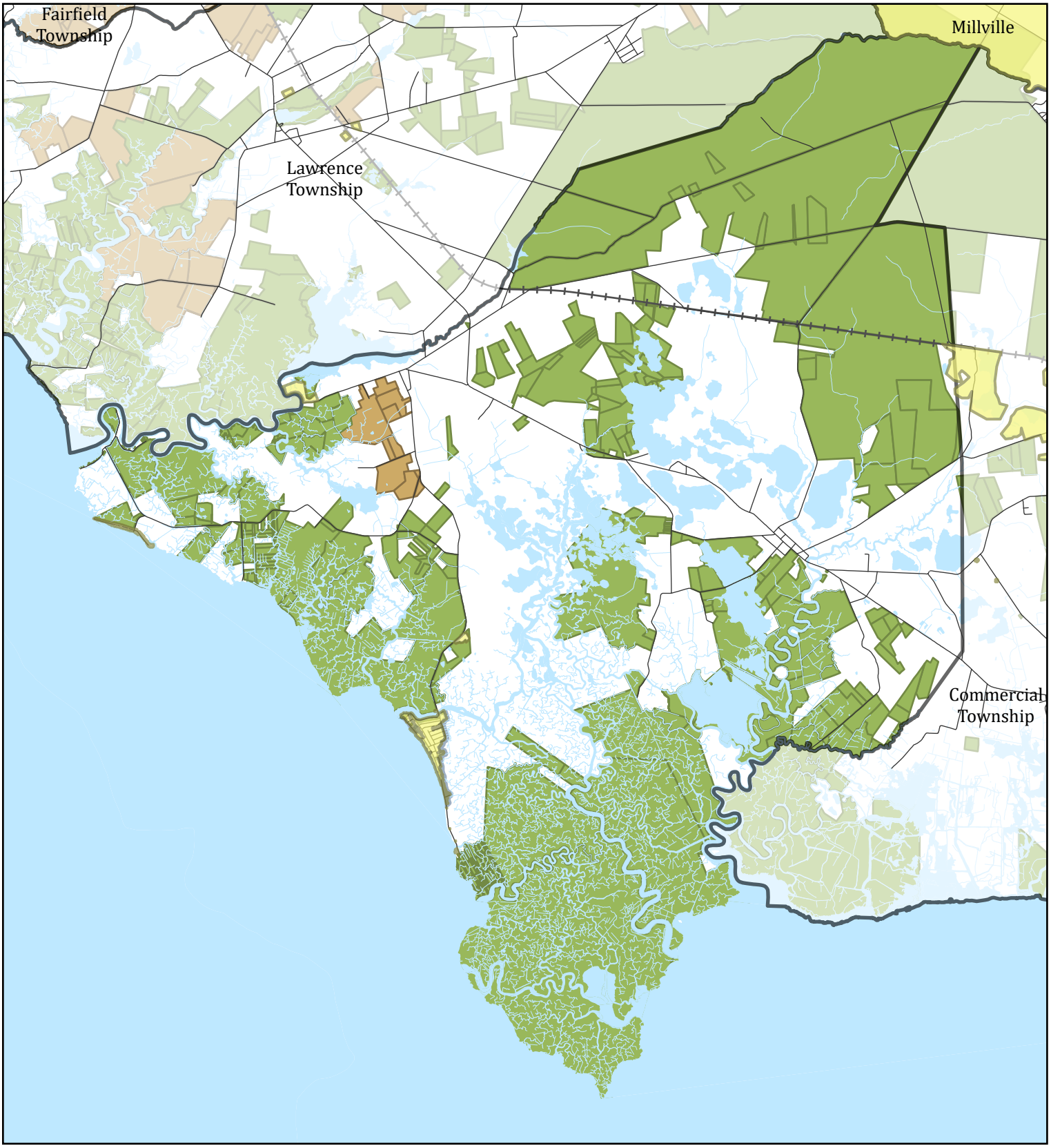
0 4,500 9,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



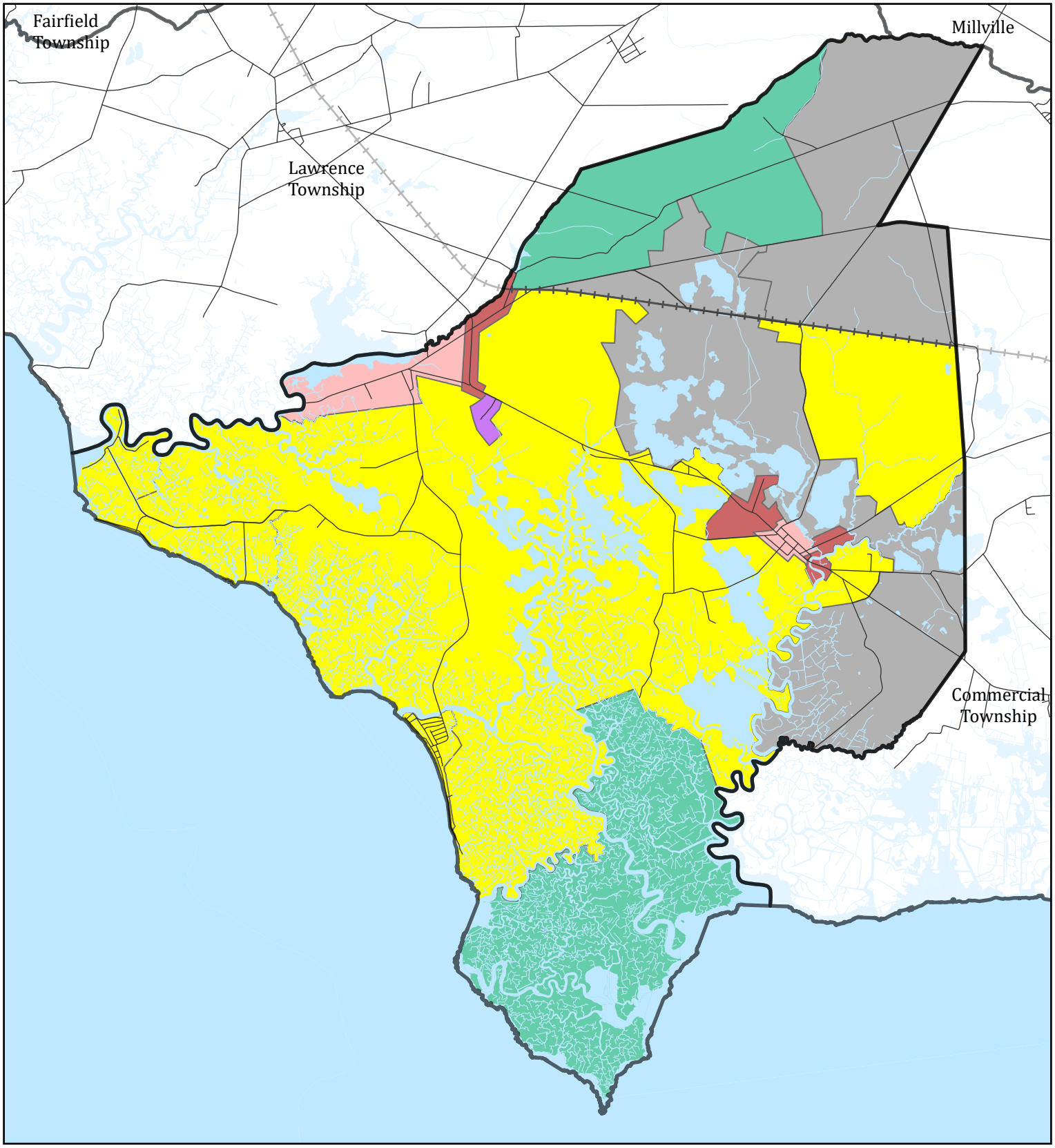
Utilities

Township of Downe, Cumberland County

0 4,500 9,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

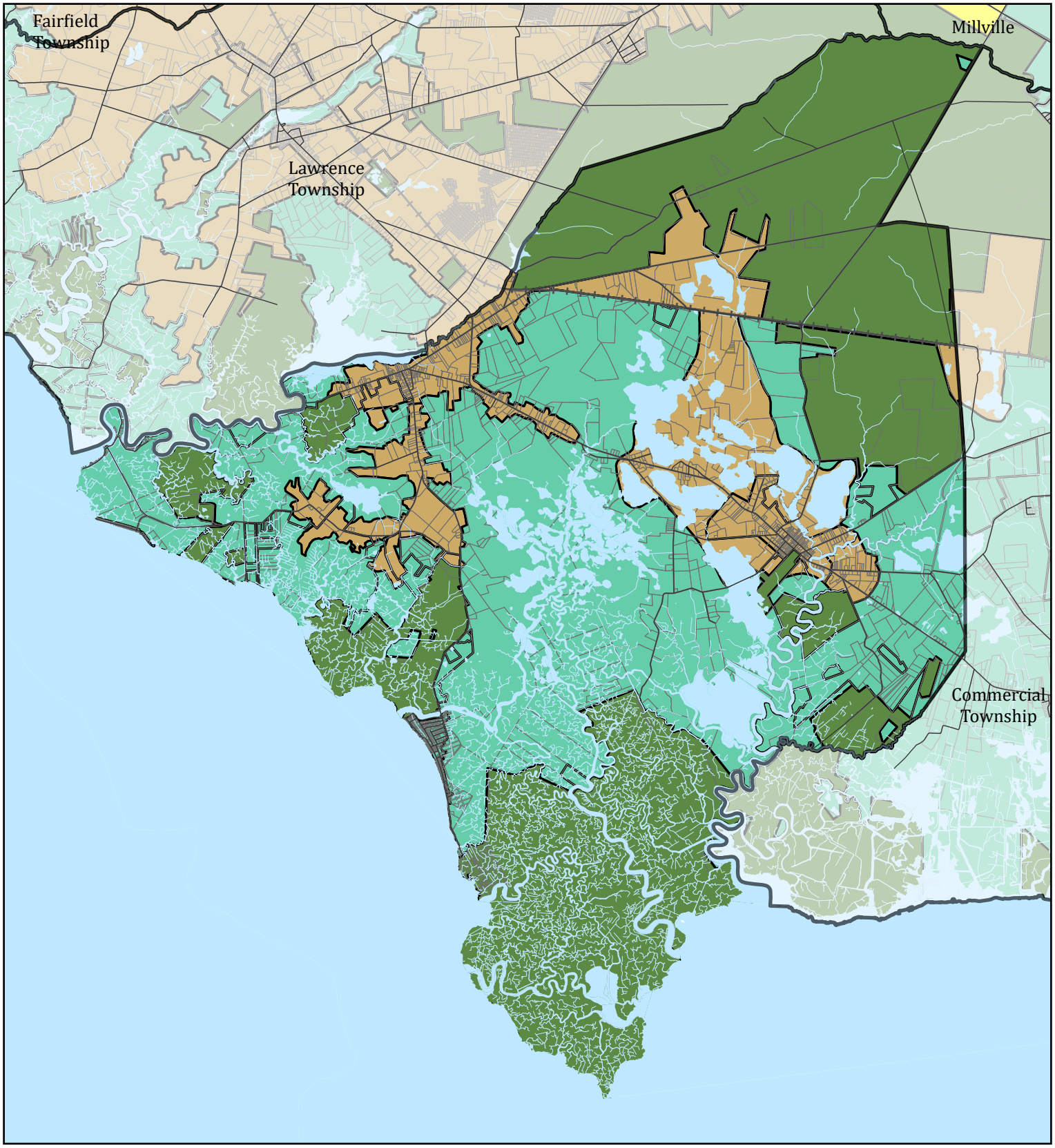
Township of Downe, Cumberland County

0 4,500 9,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

- Commercial
- Conservation
- Industrial
- Mixed Use
- Residential
- Institutional



State Planning Areas

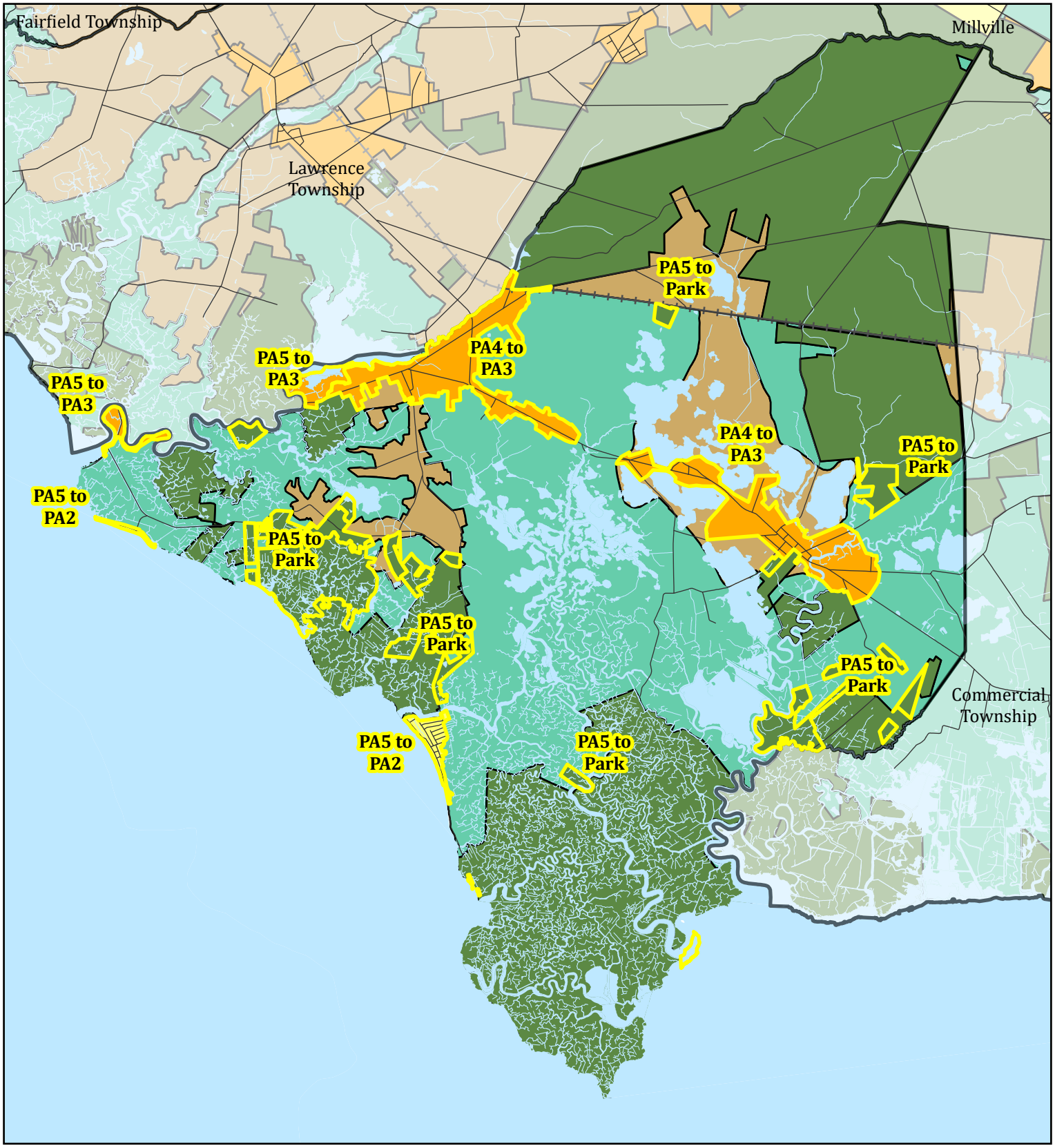
Township of Downe, Cumberland County

0 4,500 9,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

State Planning Areas

- PA2: Suburban
- PA4: Rural
- PA5: Environmentally Sensitive
- State Parks/Open Space



Assessment and Inconsistency

Township of Downe, Cumberland County

0 4,500 9,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Planning Area Changes

Revised Planning Area

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environ. Sens.
- PA5: Environ. Sens.
- State Park

DOWNE

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities		Equity concerns were not directly addressed in the planning documents.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration		The extensive damage from Sandy and Irene demonstrate the vulnerability of the coastal communities and the need for coastal protection and infrastructure. Some of the components of redevelopment include focusing on beaches, dunes, resilient shorelines, raising structures above flood level, modern wastewater management, new FEMA flood maps, velocity zones and flood insurance. More information is needed on mitigation and adaptation measures. The Township notes that flooding is more prevalent since NJDEP and PSEG removed the dike system that historically protected its communities.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)	A new master plan should expressly acknowledge the demands of the coastal environment and the need for infrastructure and investment to meet those demands. Ghost forests are becoming prominent along the forest/tidal marsh boundary.	
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Steer new development away from environmentally sensitive areas Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species	In protecting the historic character of the Township and its villages, and in promoting the conservation of agriculture and other natural resources, municipal officials should seek innovative ways in the municipal zoning and land use regulations to advance these objectives. Horseshoe crabs and red knots are present in the Township and water conservation is a priority.	Much of the Township contains marsh habitat that is preserved by NJDEP and nonprofit entities.
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state’s residents on the economic and environmental value of sustainable agriculture		Master Plan states that there are over 200 acres of preserved farmland, but farmland preservation is not a priority for the Township given the amount of preserved land in the Township.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots		The Township is aligned with this subgoal- SJTPO has an air quality study related to transportation.
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	Large amounts of wetlands and water-dependent ecosystems have been acquired by nonprofit conservation groups and Blue Acres.	Master Plan states a need for infrastructure for both sewer and drinking water; large tracts of land areas are preserved by both NJDEP and nonprofit entities. Township consistent with this subgoal of the State Plan.
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government	Assess future use of Sand Mine property.	More information needed on brownfields in the Township.
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents		The Township has a convenience center for trash/recycling, which is sent to one of the Cumberland County Improvement Authority's facilities.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,	Fortescue and Gandy's Beach recently obtained sewer service. A new master plan should expressly acknowledge the demands of the coastal environment and the need for infrastructure and investment to meet those demands.	The addition of sewer service to Fortescue and Gandy's Beach support the goal of improving infrastructure. Addititional infrastructure, such as natural gas and reliable internet, are still needed.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Infrastructure Investment Priorities (cont.)	The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions		The local road network remains unchanged. The extensive damage from Sandy and Irene demonstrate the vulnerability of the coastal communities and the need for coastal protection and infrastructure. The goals and recent accomplishments support the goals of the State Plan, given the very rural nature and unique characteristics of the Township.
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism	The County has bike route signage along the shoulders of County roads through the Township. In 2014, Downe produced a Bicycle and Pedestrian Plan to connect communities and visitor sites with recreational users.	There is currently no NJ Transit public transportation within Downe Township. Transit may need to be extended to the Township should the population increase. The Township is a participant of the Cumberland Area Transit System(CATS). CATS provides limited transport services to vulnerable populations.
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems		The Master Plan notes an increase in solar panels on residential properties.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them		The Township is in the process of opening a batch plant, which provides centralized sewer to Fortescue and Ganday's Beach.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	Downe Township should provide affordable housing opportunities for its citizens.	The limited local development opportunities make meeting housing and affordable housing needs difficult, despite the stated goal of providing affordable housing. However, the rebuilding of houses after flood events is creating a supply of updated homes. The Township is not participating in the 4th Round of Affordable Housing. According to the DCA calculation for the current round, Downe has a Present Need (Rehab) obligation of 4 units and a Prospective Need of 3 units. More information on housing development, redevelopment, and efforts to support homeowners with rehabilitation could be included.
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials Promote planning, investment, and maintenance of maritime facilities and public-use airports	In promoting the protection of Township lands, municipal officials need to identify ways that conservation activities can also include economic opportunities. The future use of the Sand Mines is an opportunity for light industrial uses, but as of 2016, there has been no post-mining activity. Redevelopment of the existing commercial and residential centers in Downe Township should be a priority. The Township should allow large industrial uses in those areas of the community where the natural characteristics of the land are suitable and where the infrastructure is in place.	As of 2016, 80% of the land base was tax exempt (conservation), which has led to a loss of revenue for the Township. Additionally, many businesses (restaurants, gift shops, bait & tackle shops, fishing boats) have been lost. Newport hosts some small businesses. Economic development is a challenge given the unique characteristics of the Township. The few stated goals are generally aligned, including promoting reuse of the sand mine for light industry and redevelopment of centers, but more information is needed to show alignment with the goals of the State Plan.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Large amounts of land have been acquired by nonprofit conservation groups and Blue Acres.	Open space and preserved lands are abundant in the Township. More information on recreation could be included. Turkey Point hosts some public access opportunities.
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	In protecting the historic character of the Township and its villages, and in promoting the conservation of agriculture and other natural resources, municipal officials should seek innovative ways in the municipal zoning and land use regulations to advance these objectives. The Township established a Historic Preservation Commission in 2012 to identify and record historic elements and advise the Township Committee and combined Planning/Zoning Board.	Historic preservation is generally in line with the goals of the State Plan
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Redevelopment of the existing commercial and residential centers in Downe Township should be a major focus of municipal planning policy. New commercial and residential activities should be encouraged to locate around existing villages and centers.	Limited and declining availability of land from nonprofit and State conservation acquisition is a challenge for development in the municipality. Because of the extensive conservation areas in the Township, sprawl is not possible, and reinvestment and infill are the priorities. This is more possible now that there is sewer service for Fortescue and Gandy's Beach. The redevelopment focus is in line with the goals of the State Plan.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	The Township should seek to establish partnerships with those agencies, organizations, municipalities, businesses, and levels of government that can help advance the policies and strategies of this plan.	The Township is consistent with the Goal. Township receive a complete street grant for multi-modal transportation. Township seeks to revitalize their existing communities.

Cross Acceptance Response Template

Prepared for the

Township of Fairfield

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Fairfield

This document was discussed with the Fairfield Township Cross-Acceptance Subcommittee on May 7, 2025. Changes were made to this document to reflect those conversations.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Build-Out Analysis, 2010

Master Plan Adopted 2012

- Demographics
- Existing Zoning
- Proposed Zoning
- Land Use Element
- Environmentally Sensitive Lands, Farmland and Zoning
- Conservation Design
- Environmental Standards
- Capacity Based Planning and Water Quality
- Housing Element
- Relationship to Other Plans

Housing Element Repealed, July 2019

Stormwater Management Plan 2005, Revised 2006

Natural Resource Inventory, 1994

Resource Protection Ordinance, 2006

Zoning Map, 2012

Zoning Ordinance, 2012, revised through 2024

Stormwater Management Ordinance, 2024

Floodplain Management Ordinance, 2024

Areas of Inconsistency- Goals/Objectives

Equity

The Township's Master Plan does not include goals, objectives or discussions specifically related to Equity.

- The Township's Master Plan discusses the intention to equally distribute community resources and facilities. Although equity is not specifically mentioned, themes of this goal are included in the Master Plan.
- The Township may want to consider incorporating equity into the Climate Change Hazard Vulnerability Assessment when prepared in connection with a new Land Use Plan Element, as required by State Law.

Climate Change

Fairfield Township's Master Plan lacks goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors. However, the Township is mostly consistent with this Goal.

Climate Change- The Township Master's Plan lacks information related to climate change risks but prioritizes clean energy systems.

- The Township will become consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance[1] which the Township will review and incorporate.

Hazard Mitigation & Extreme Heat- The Township will work towards becoming more aligned with this sub-goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

Coastal areas & Riverine Corridors- The Township updated its Floodplain Management Ordinance in 2024, which brings the Township into compliance with State and Federal regulations.

Natural and Water Resources

The Township's Master Plan and local policies are aligned with the goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- The majority of Fairfield's coastline along the Delaware Bay is preserved by State and Non-profit entities. This is further supported by the Township's Master Plan which recommend protecting environmentally sensitive areas of the Township from careless development and its implementing ordinances.

Agricultural Lands- Lawrence Township is located within several of Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. The Master Plan reinforces continued participation in the County's Farmland Preservation Program.

Air quality- Considering the amount of forested areas and preserved acreage, Fairfield Township captures far more carbon than it produces.

- SJTPO coordination with identifying/maintaining compliance with federal air quality regulations.

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml

Water quality- The Township's Master Plan notes that the aquifers supplying local/individual wells are threatened by saltwater intrusion.

- State to provide support to municipalities. Partnership with water companies to extend water lines into Fairfield.

Pollution and Environmental Clean Up

The Township's Master Plan and Zoning Ordinance is mostly consistent with the Pollution and Environmental Clean Up Goal of the State Development and Redevelopment Plan.

Brownfields- The Township's Master Plan and Master Plan Reexamination Report does not include information or recommendations concerning Brownfields in the Township.

- State to provide strategic outreach and funding/support to municipalities with potential for redeveloping brownfields. State to streamline funding opportunities.

Waste Management & Recycling- While the Township's Master Plan lacks information related to waste management and recycling, the Township is consistent with this sub-goal of the State Plan. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. The Township has a convenience center, which is trucked to The Authority.

Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances are mostly consistent with the Public Facilities and Infrastructure Goal.

Infrastructure Investment Priorities- The Township's Master Plan includes vague goals related to its infrastructure which focus on the ability to find funding related to the expansion of these services.

- State to provide support and expedite approval of sewer service areas in communities, especially in areas where there are existing communities on small lots utilizing septic systems and well water.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. A portion of the Township is serviced by NJ Transit- the 553-bus line traverses the Township along Route 49, connecting Bridgeton and Millville. In addition, the Cumberland Area Transit System (CATS) provides transportation services to vulnerable populations. However, the Master Plan lacks additional information related to bicycle/pedestrian infrastructure and priorities.

- State to provide funding to improve public transportation, bicycle networks, and interconnections of the like.

Clean Energy- The Township's Master Plan is consistent with the clean energy subgoal of the Master Plan. The ordinances permit renewable energy facilities in most zoning districts throughout the Township.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health

The Township's Master Plan does not include recommendations or mentions for Public Health. The Township is compliant with the State-mandate for lead testing of paint in rentals built prior to 1978.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities, such as Lawrence Township.

Housing

The Township's Master Plan and Implementing Ordinances are consistent with the Housing Goal of the State Development and Redevelopment Plan. The overall housing goal of the Master Plan is to protect the character and quality of life of existing neighborhoods. The Township further seeks to increase housing options and availability while maintaining the rural environs. The Township is participating in the 4th Round of Affordable Housing, and has a Present Need of 35 units, and a Prospective Need of 37 units.

- State to provide incentives for Housing Rehabilitation Program to fix critical systems in existing dwellings.

Economic Growth

Fairfield Township is consistent with the State Development and Redevelopment Plan's goals for Economic Growth.

Many of the State Plan's sub-goals for Economic Development are focused on funding opportunities that are available at the State.

- Any future Economic Development Plan for Lawrence Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Township is consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The Township's Master Plan includes numerous goals related to open space, recreation, and scenic resources. The Township has a local Recreation Committee and a Senior Center, which provides services to the local community.

The Township is home to several Wildlife Management Areas, including Dix WMA, Buckshutem WMA, Clarks Pond WMA, Cohansey River WMA, and New Sweden WMA.

In addition, the Nature Conservancy and the New Jersey Natural Lands Trust have preserved open space in the Township.

Historic & Cultural Resources: The Township's Master Plan does not include details related to its historic or cultural resources. However, it should be noted that nearly half (48.9%) of the existing housing stock in the Township was built prior to 1970. While there are historical and cultural resources in the Township, it may not be protected locally under local zoning as a historic district.

- Future Master Planning efforts should include a comprehensive Open Space, Recreation, and Cultural Resource Plan.

Revitalization

Fairfield Township's Master Plan is consistent with the State Plan's goal of Revitalization. The Township seeks to concentrate development around Fairton and Gouldtown. The Master Plan also mentions that the application of smart growth principles to achieve balance growth is a priority.

- State to provide technical and/or grant assistance to support the Township with revitalization efforts.

Sound and Integrated Planning

Fairfield is consistent with the State Plan's goal of Sound and Integrated Planning. The Township makes efforts to preserve farmland, conserve natural ecosystems, and concentrate development.

- State to provide annual and reliable PILOT payments to municipalities for preserved open space.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Fairfield is located within several Planning Areas, including PA1: Metropolitan, PA2: Suburban, PA4: Rural, PA4B: Rural Environmentally Sensitive, PA5: Environmentally Sensitive, and State Parks/Open Space.

The PA1 and PA2 are generally located adjacent to the Township's border with City of Bridgeton and along Route 49. PA4 occupies the majority of the Township, with PA4B located within the eastern portion of the Township in the area surrounding Clarks Pond. PA5 are areas located adjacent to the Cohansey River, Clarks Pond, Mill Creek, and other waterways throughout the lower lying Bayshore area.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zone residential with existing small-lot development, industrial, and commercial, are recommended to be revised from PA4 Rural to PA3 Fringe. In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansion of the Wildlife Management Areas, be categorized as Public Parks.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA3: Fringe, are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA3 areas should also be prioritized for water and sewer expansion in the future. Areas classified as PA1: Metropolitan and PA2: Suburban are where there is infrastructure (sewer) and concentrated levels of development, which should be targeted for development and/or redevelopment.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the updated FEMA flood maps.

Open Space Plan/Open Space Tax

Fairfield Township adopted environmental themes as part of its 2012 Comprehensive Master Plan. However, the Township does not have an Open Space and Recreation Plan.

Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

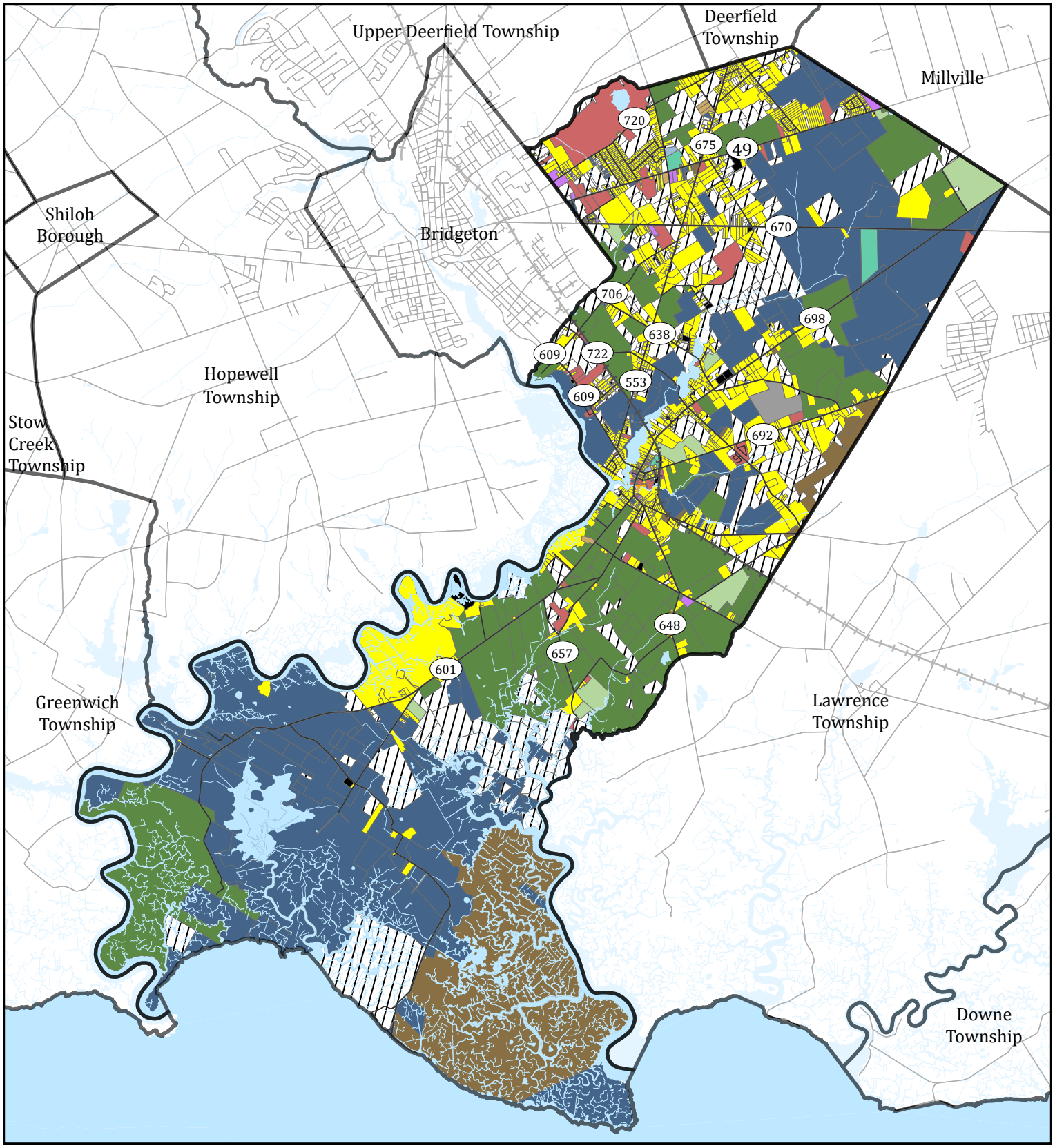
Sustainable Jersey Participation / Environmental Commission

The Township of Fairfield registered to participate in Sustainable Jersey in 2009. Fairfield previously received a grant. The Township has an Active Green Team and has an Environmental Committee, both of which meet a few times a year.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Farmland Preservation and Agricultural Land Protection
    - Goal: Maintain the township's rural character and agricultural economy
    - Priority Actions:
        - Support farmland preservation programs and easements

        - Limit suburban sprawl and discourage non-agricultural development in rural/agricultural zones
        - Promoted sustainable farming practices and local food systems
    - Context: Fairfield Township is largely rural and historically agricultural. Protecting this land from fragmentation is a key long-term planning priority.
- Smart Growth and Controlled Development
    - Goal: Guide development to appropriate areas while preserved open space
    - Priority Actions:
        - Concentrate new residential, commercial, or mixed-use development in designated growth areas (like near Route 49 or existing developed nodes)
        - Align with New Jersey's State Development and Redevelopment Plan (SDRP) and County Master Plan
    - Context: This reduces environmental impacts, minimizes traffic issues, and preserved community character.
- Environmental Resource Protection and Resiliency
    - Goal: Conserve wetlands, waterways, sensitive habitats, especially in coastal and flood-prone areas.
    - Priority Actions:
        - Enforce buffer zones along streams and wetlands
        - Plan for stormwater management and climate resiliency, including floodplain management.
        - Protect ecosystems tied to the Cohansey River and Delaware Bay watershed.
- Context: Fairfield is located near ecologically sensitives areas, and resiliency is essential due to increased coastal and inland flooding risks.



Existing Land Use

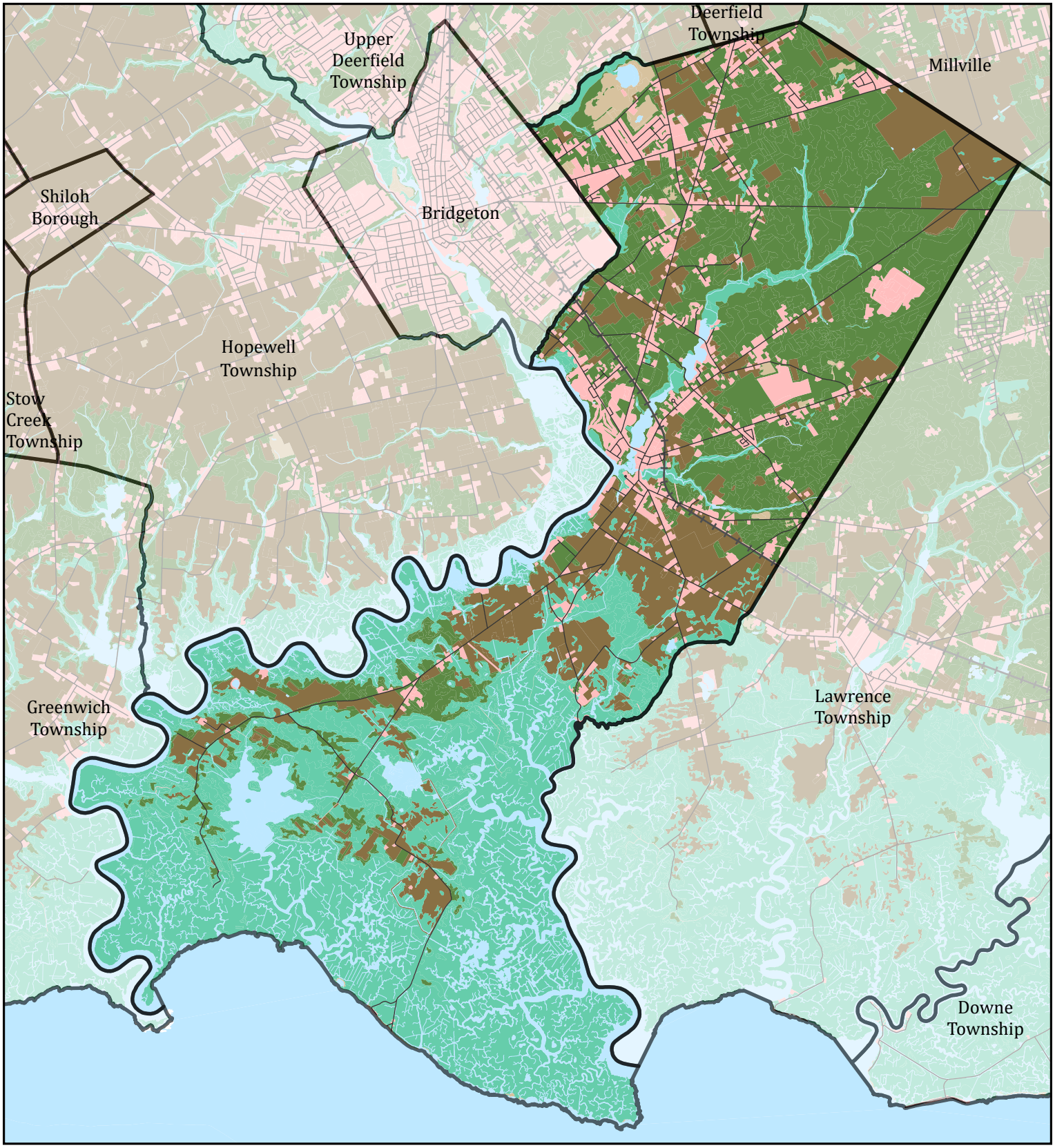
Township of Fairfield, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown



2020 Land Use Land Cover

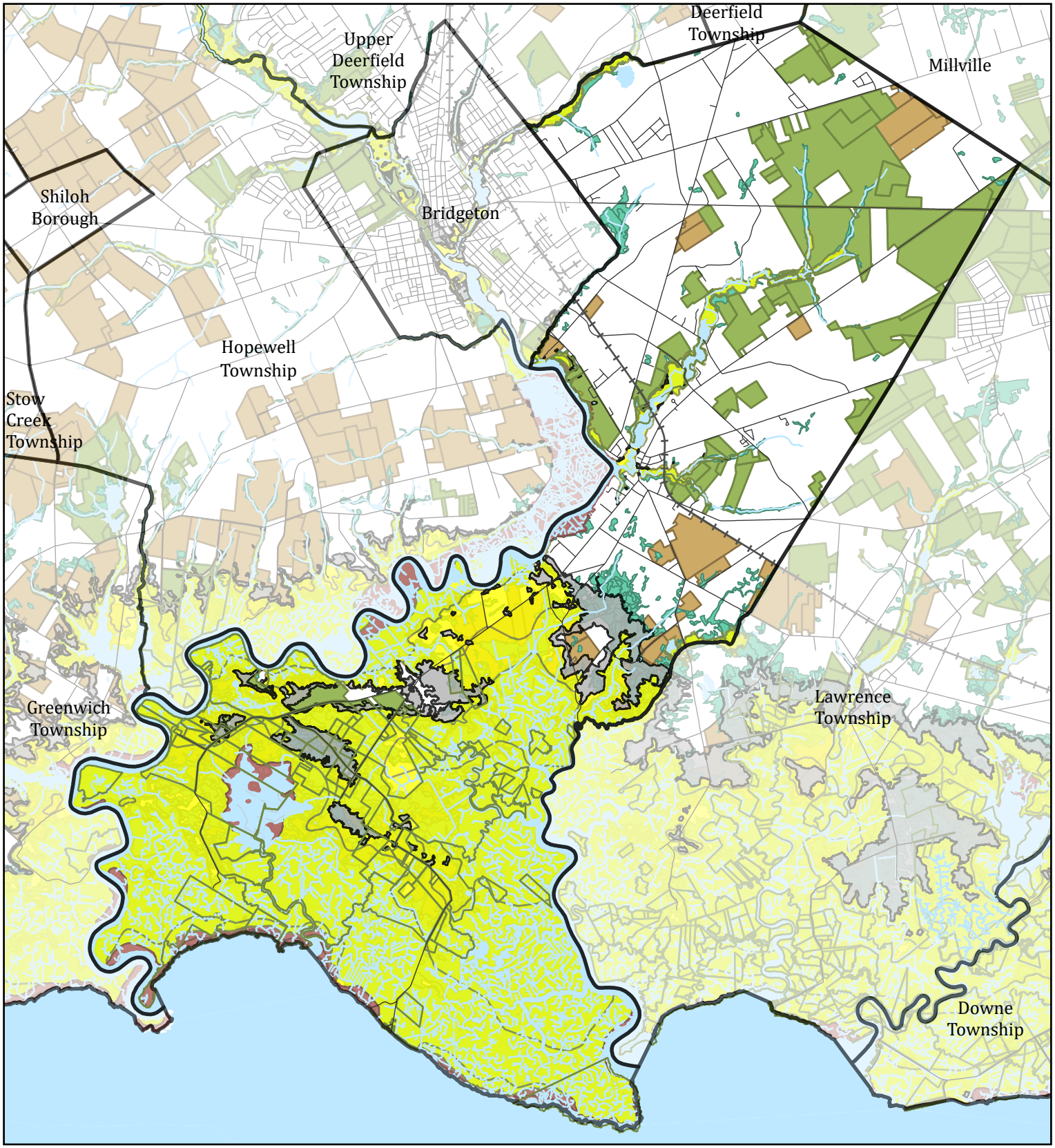
Township of Fairfield, Cumberland County

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Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

Township of Fairfield, Cumberland County

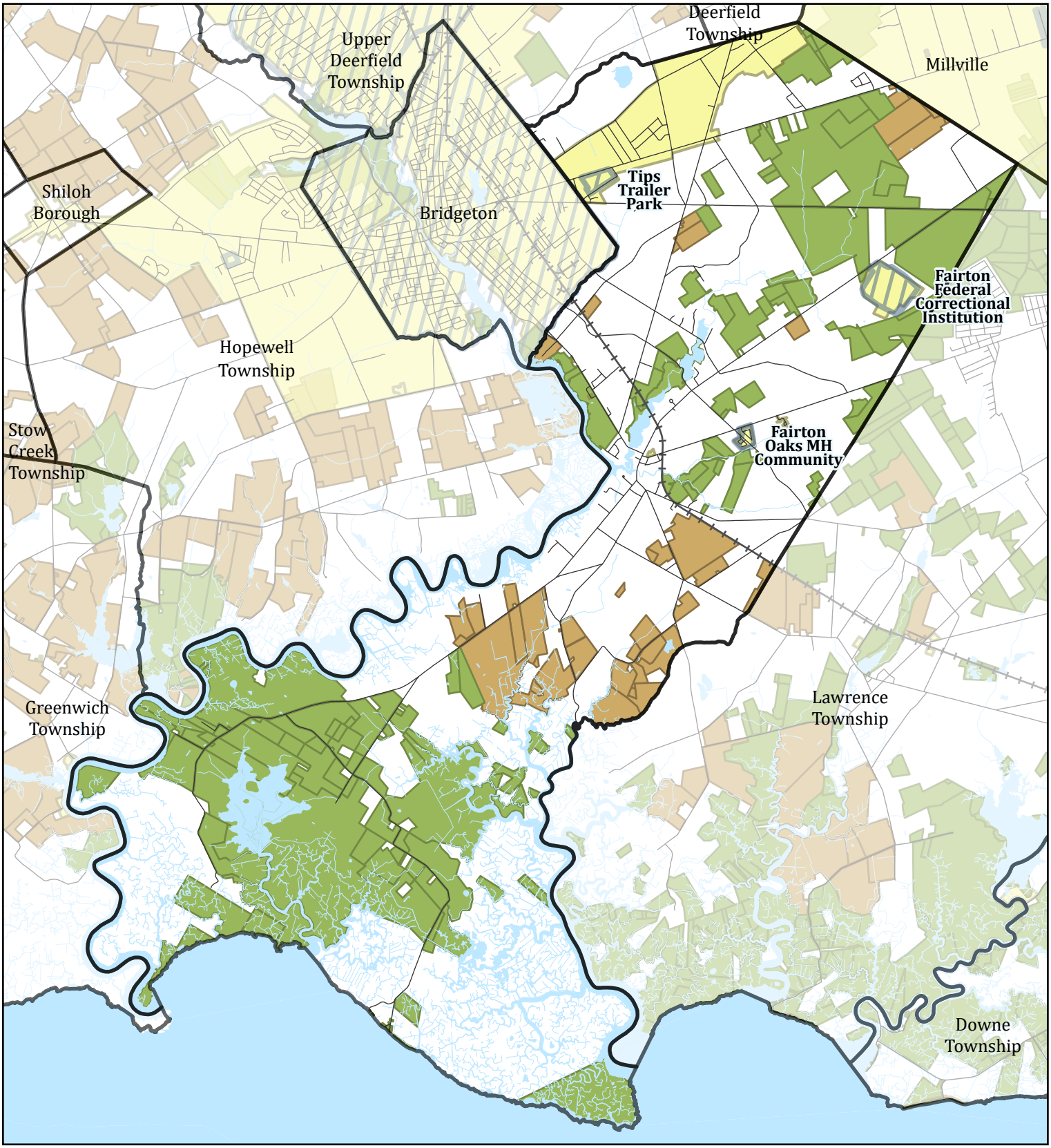
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Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



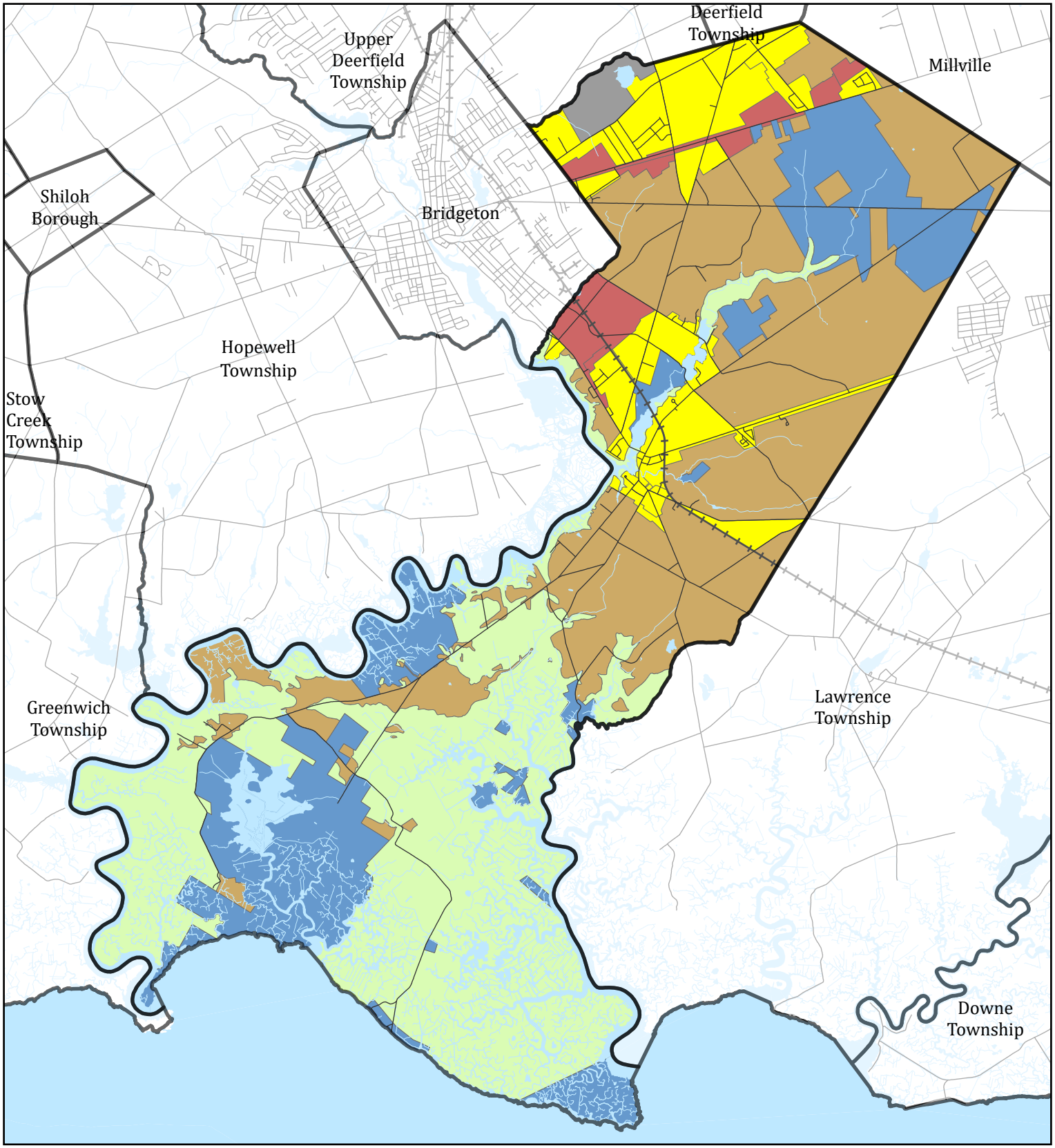
Utilities

Township of Fairfield, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

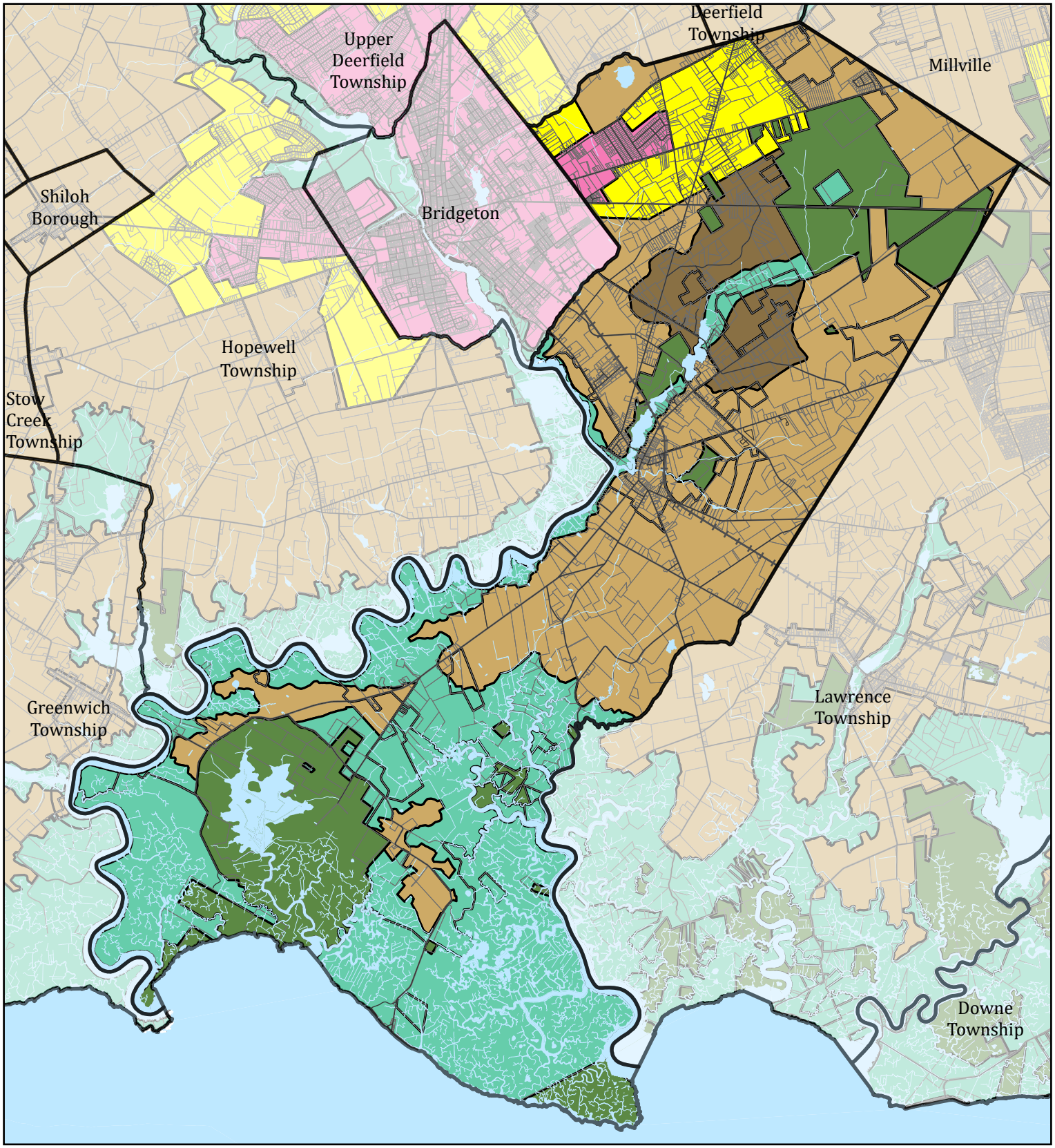
Township of Fairfield, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

- Agriculture
- Commercial
- Floodplain
- Industrial
- Public
- Residential



State Planning Areas

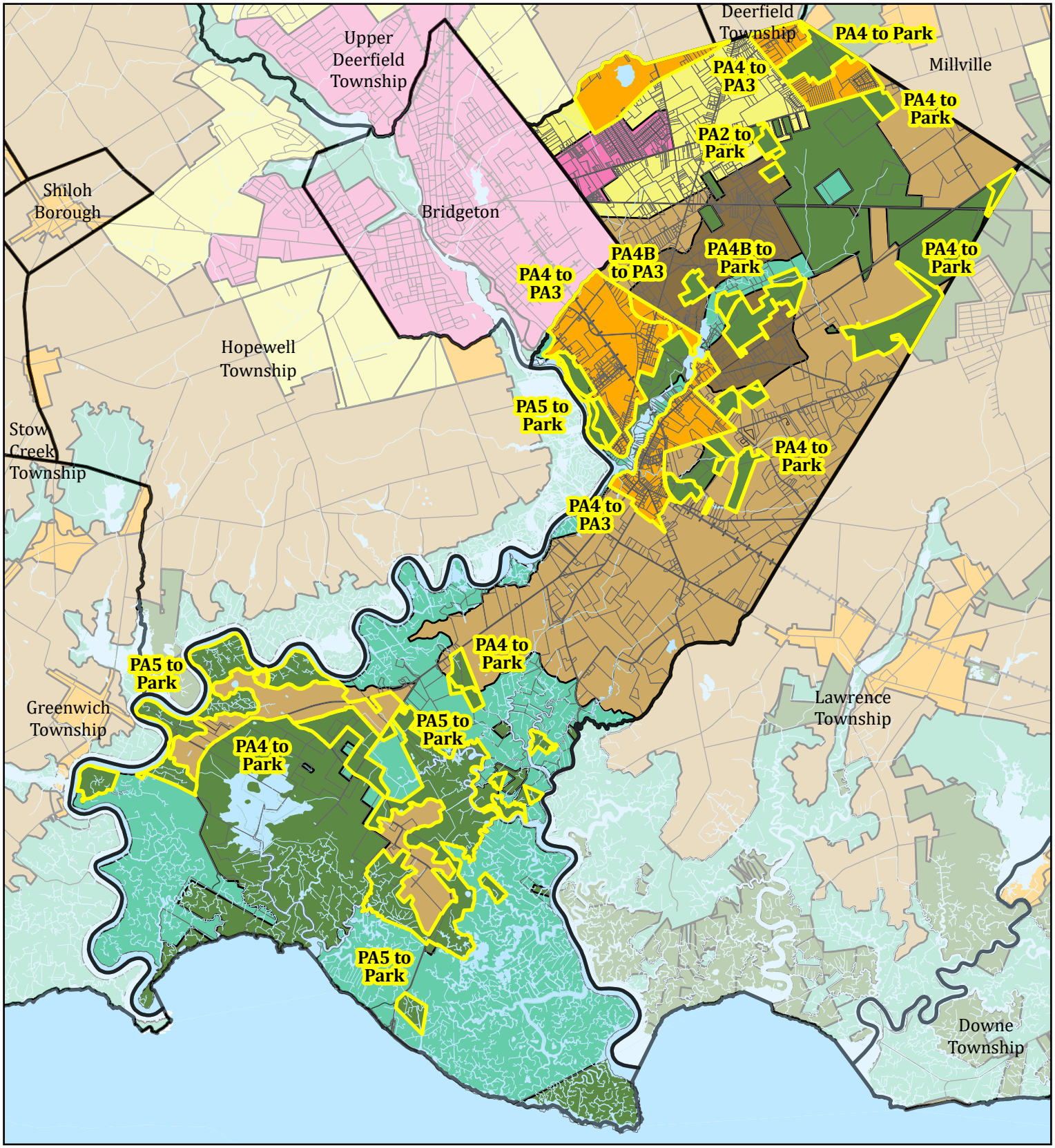
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May 2025

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands



Assessment and Inconsistency

Township of Fairfield, Cumberland County

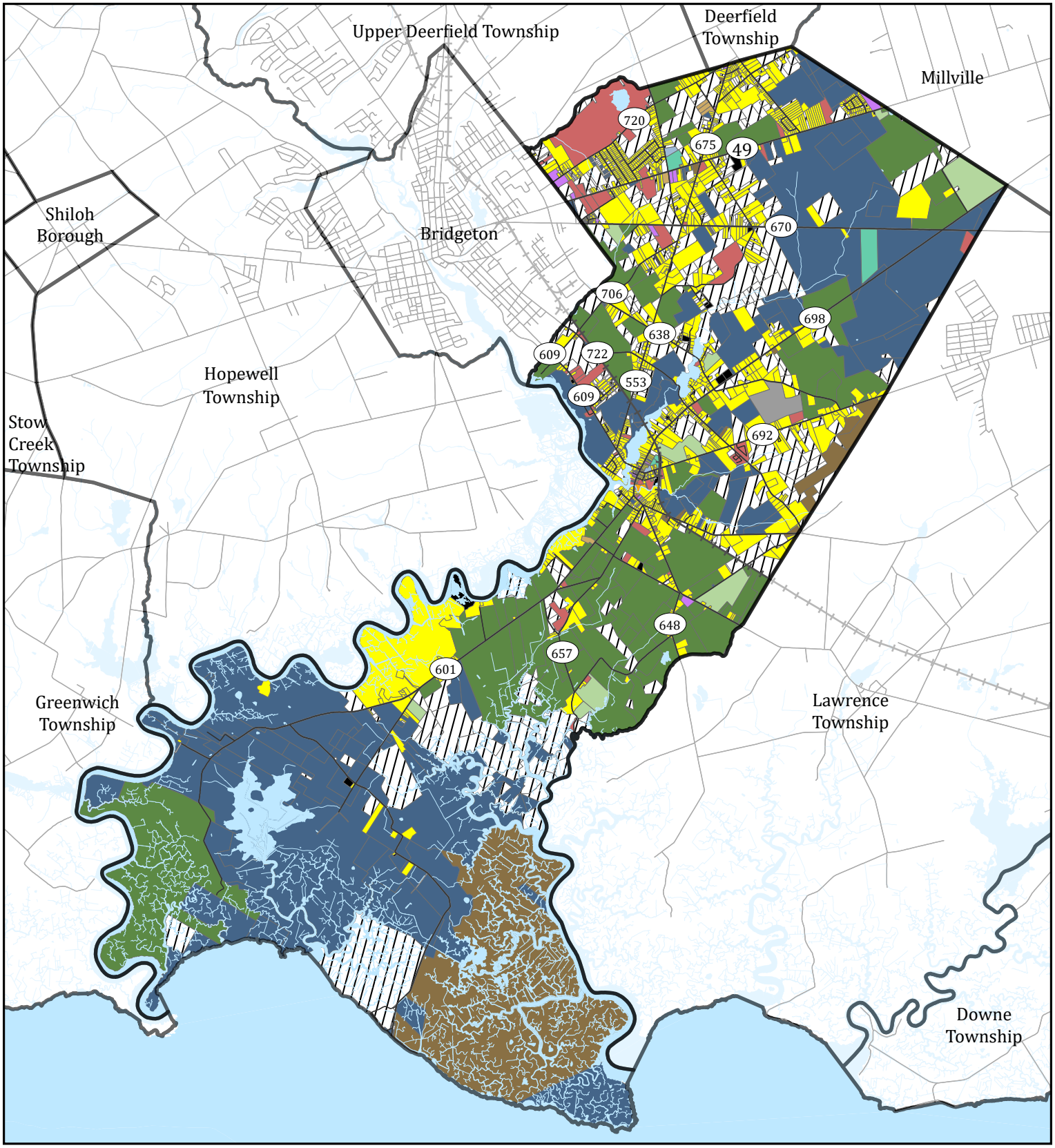
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Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Planning Area Changes

Revised Planning Area

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environ. Sens.
- PA5: Environ. Sens.
- State Parks/Open Space



Existing Land Use

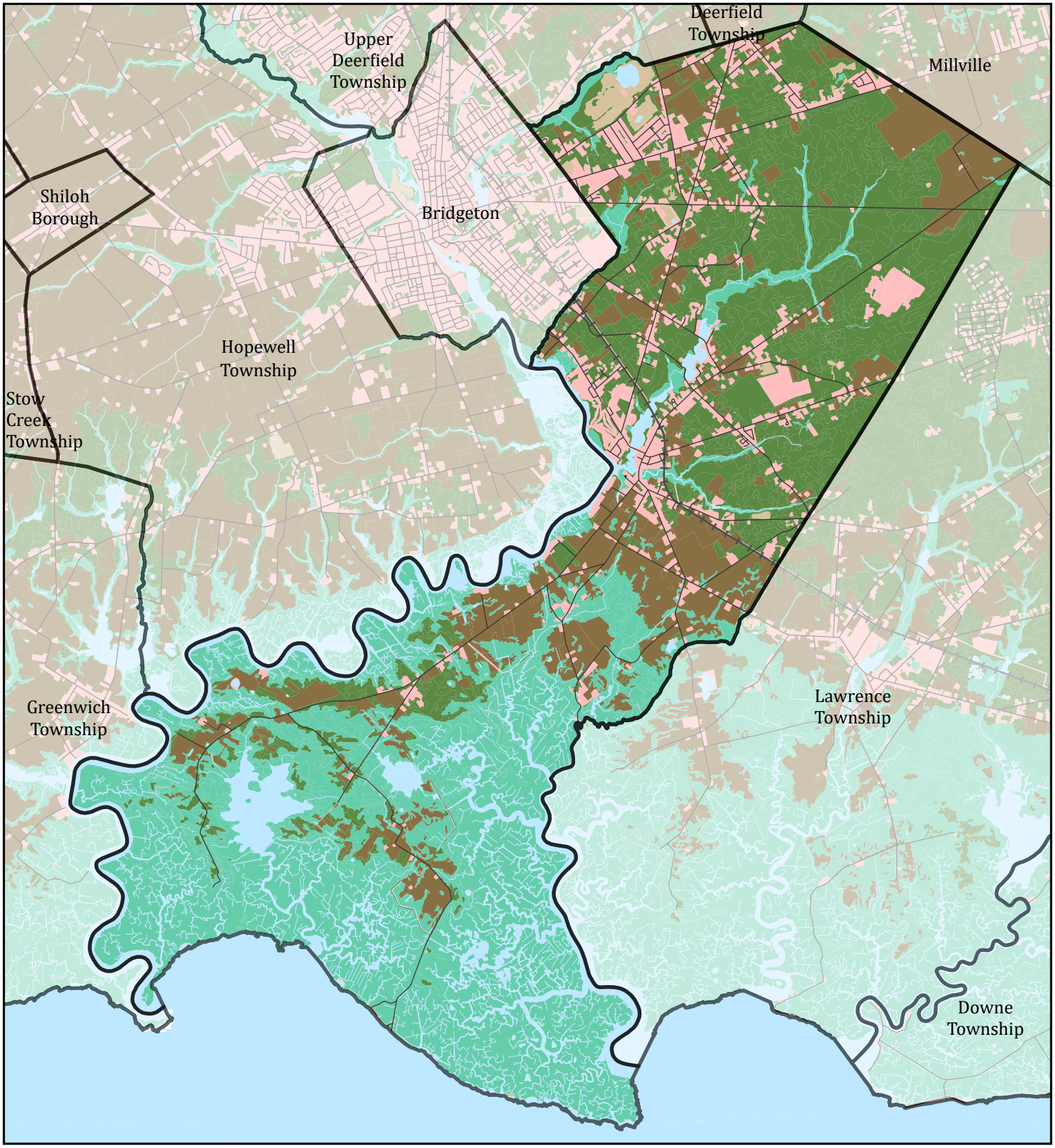
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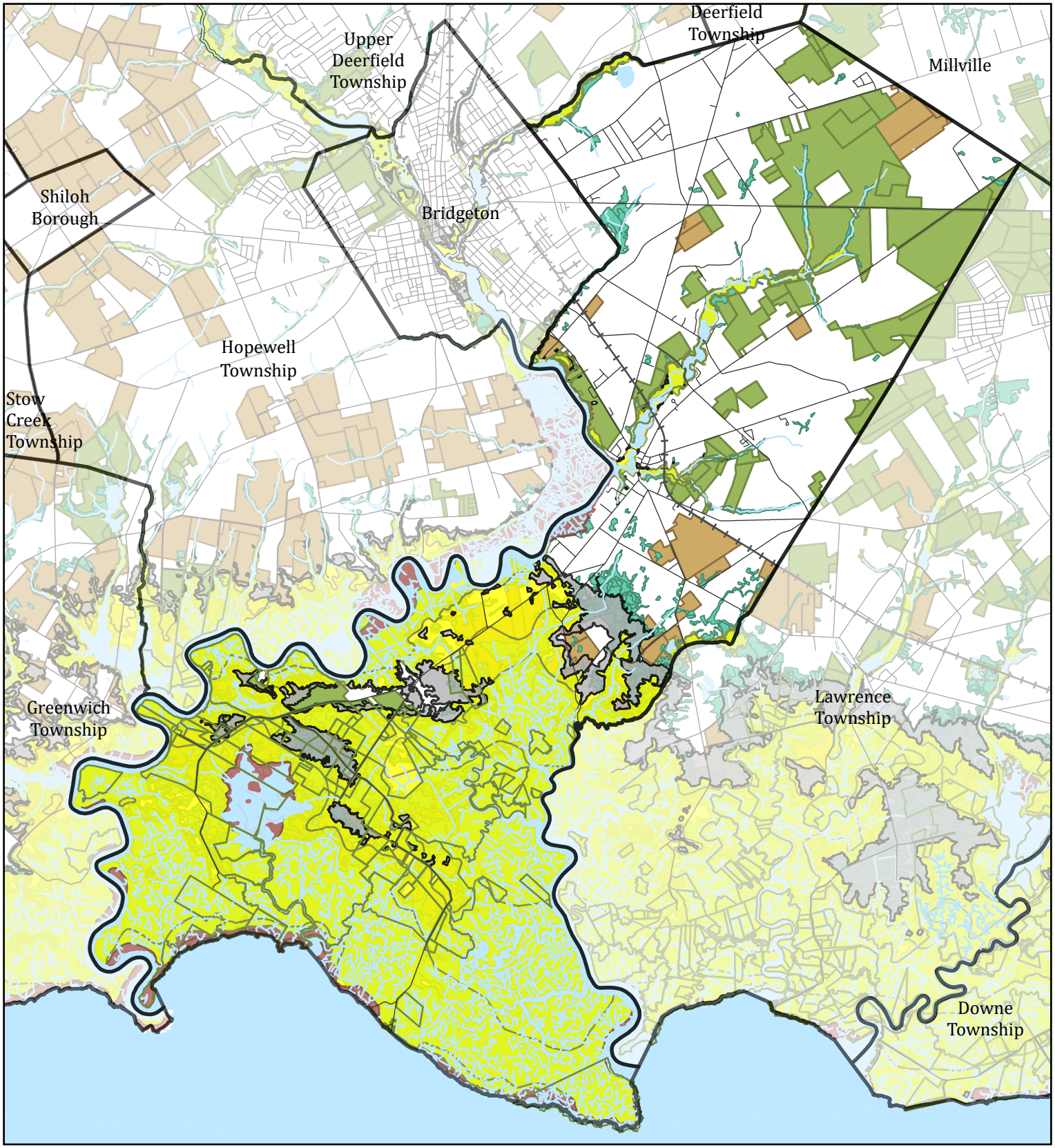
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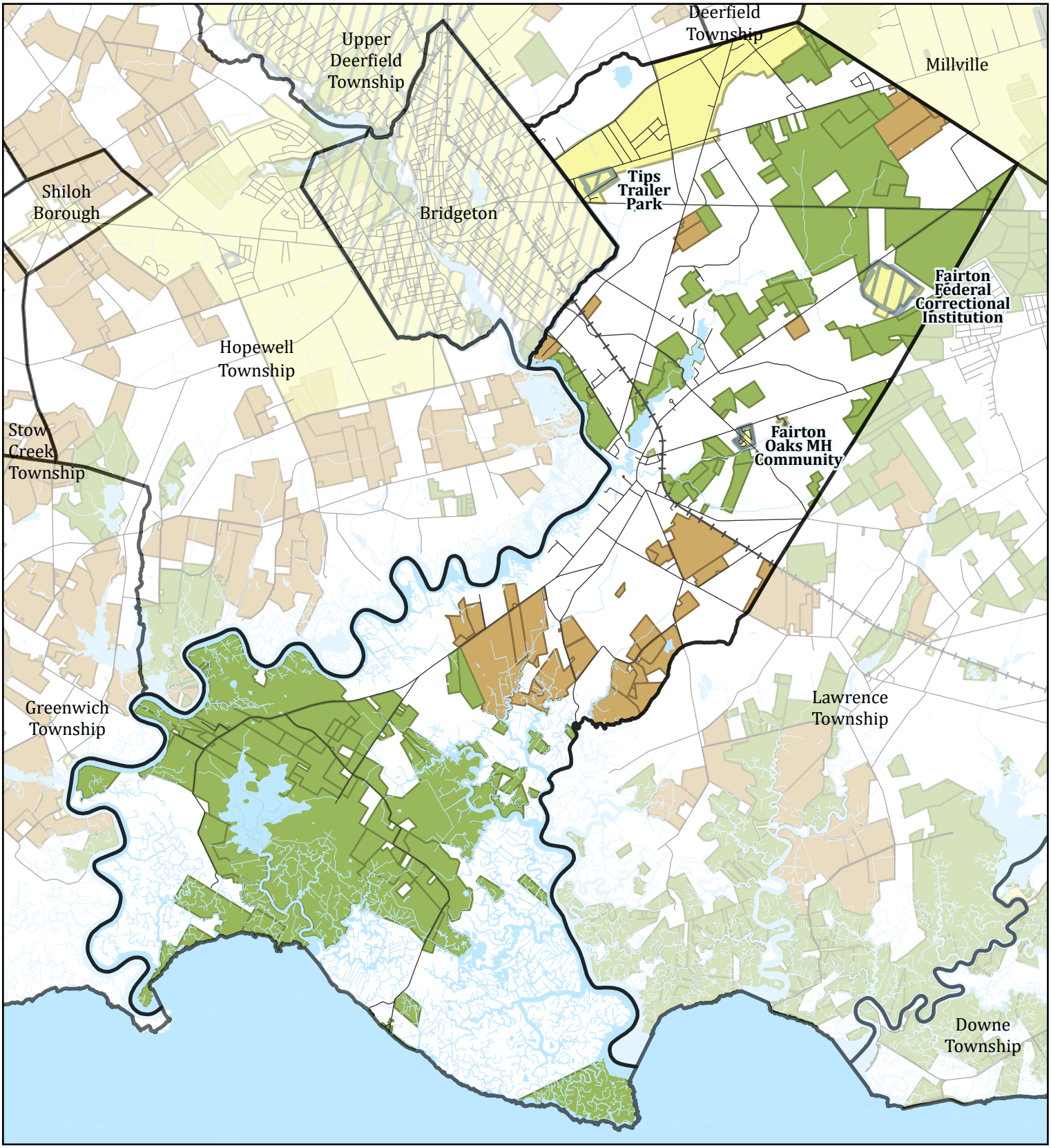
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- Preserved Open Space
- Wetlands



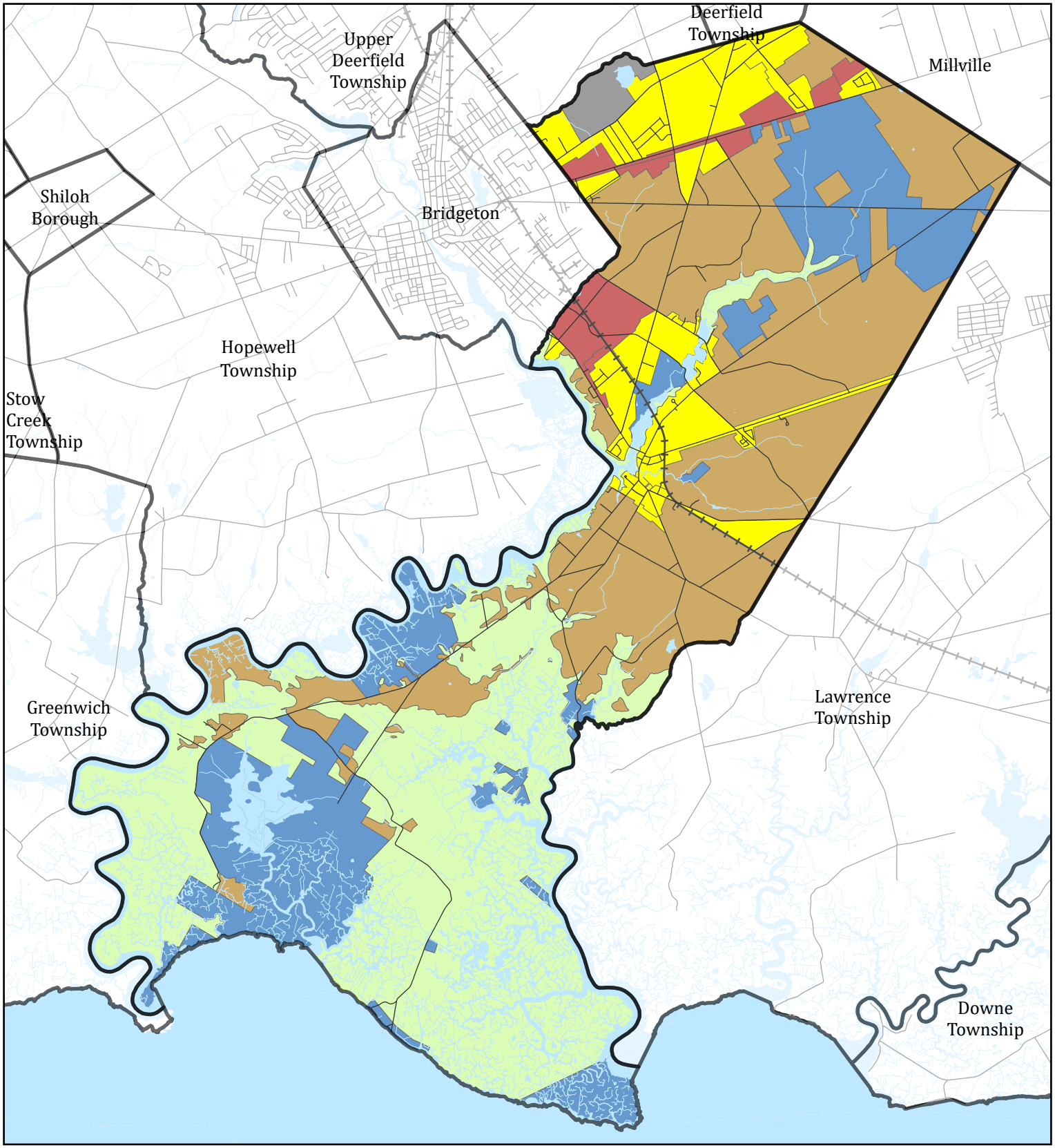
Utilities

Township of Fairfield, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

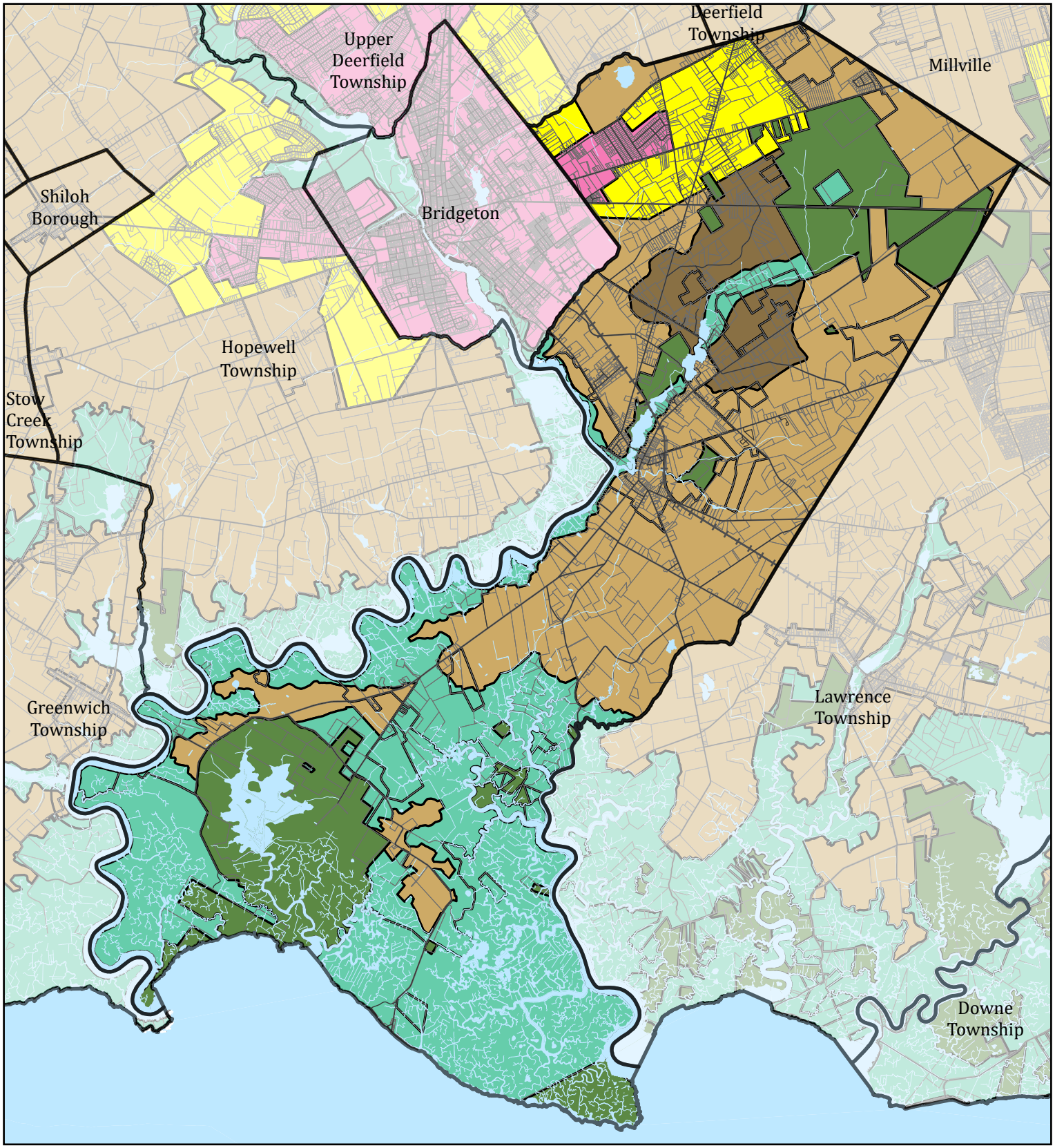
Township of Fairfield, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

- Agriculture
- Commercial
- Floodplain
- Industrial
- Public
- Residential



State Planning Areas

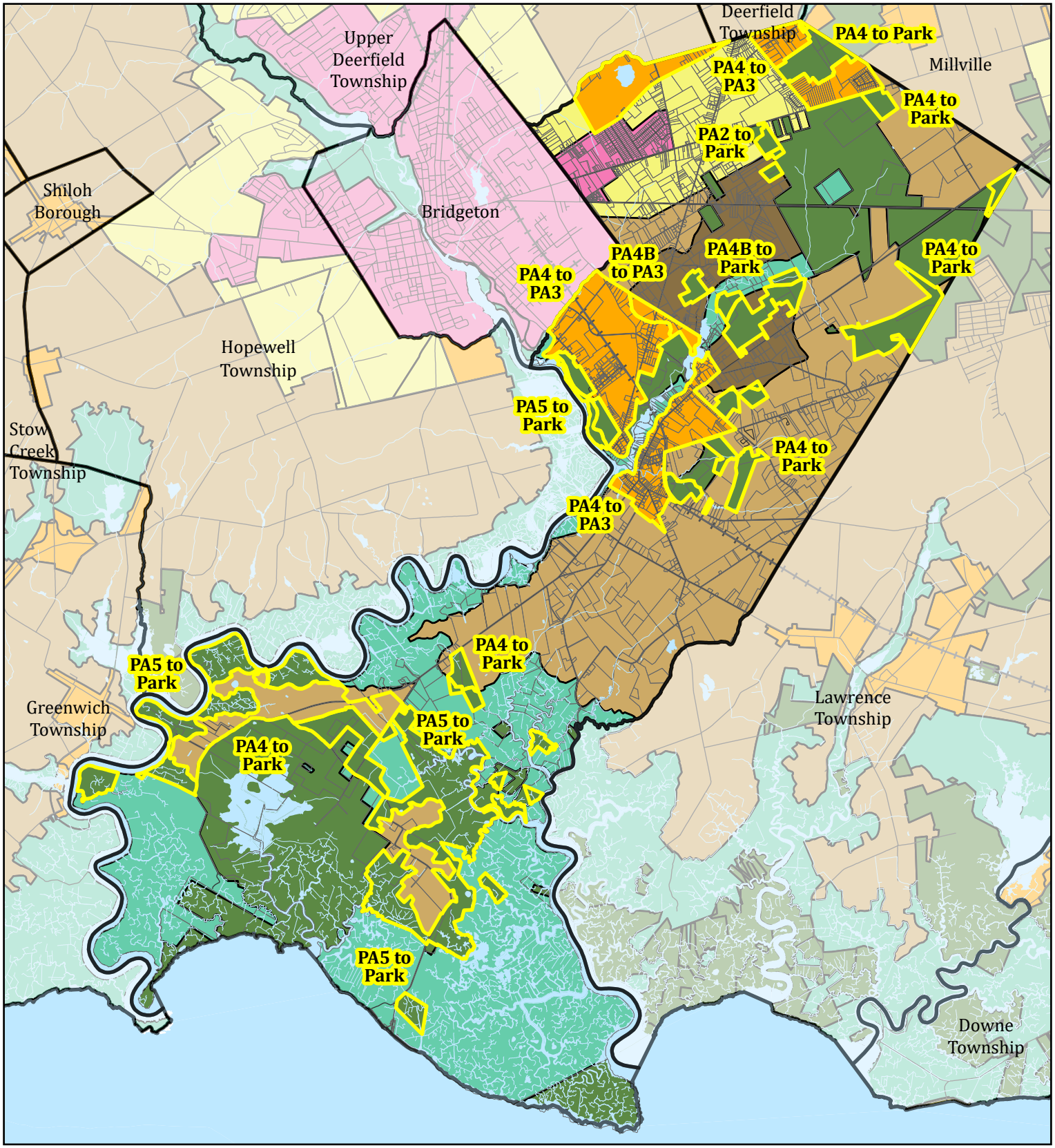
Township of Fairfield, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands



Assessment and Inconsistency

Township of Fairfield, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Planning Area Changes

Revised Planning Area

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environ. Sens.
- PA5: Environ. Sens.
- State Parks/Open Space

Cross Acceptance Response Template

Prepared for the

Township of Greenwich

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Greenwich

This document was presented to the Township of Greenwich Planning Board on May 5, 2025. The document was further revised to reflect the conversations and feedback received at the meeting.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, adopted December 1995

- Introduction
- Master Plan Goals
- Regional and Geographic Setting
- History
- Natural Setting
- Land Use, Transportation, Economic Activities
- Population, Employment and Housing
- Future Land Use Plan
- Historic Preservation
- Bayside Tract
- Farmland Preservation
- Housing Element
- Relationship to Other Plans

Master Plan Reexamination Report, 2004

Master Plan Reexamination Report, 2010

Redevelopment Plans: None

Environmental Resource Inventory, 2008

Zoning Map, adopted July 2003

Zoning Ordinance, adopted January 1979

Historic Conservation District Ordinance, November 2014

Areas of Inconsistency- Goals/Objectives

Equity

The Township's Master Plan does not include goals, objectives or discussions specifically related to Equity.

- The Township's Master Plan should be revised to address equity in its local planning policies, specifically as it relates to community services and housing.

Climate Change

Greenwich's Master Plan is somewhat aligned with the goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors.

The Township will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The Township's 2010 Master Plan Reexamination Report recommends that the Township participate in the Sustainable Jersey program. Further, the Township should seek to revise its ordinances to permit electric vehicle charging stations as required by the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance[1].

The Township should review the Draft NJDEP Floodplain Management Ordinance[2] and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law.

It should be noted that the Township falls within CAFRA jurisdiction, and as such, a large portion of the lower lying areas of the Township is zoned Agricultural Conservation.

Natural and Water Resources

The Township's Master Plan and local policies are somewhat aligned with the goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- the majority of Greenwich's coastline along the Delaware Bay is owned by PSEG.

Agricultural Lands- Greenwich Township participates with the county's Farmland Preservation Program, having preserved over 2,300 acres of farmland in Greenwich alone. This is further supported by the Township's Zoning, having two zoning districts that support agriculture: the Agricultural Conservation Zone and Residential Agriculture Zone.

Air quality- Considering the amount of forested areas and preserved acreage, Greenwich Township captures far more carbon than it produces. The Township is not aware of any air quality issues.

- SJTPO coordination with identifying/maintaining compliance with federal air quality regulations.

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml
[2] https://dep.nj.gov/wlm/drec/flood-engineering/ordinances/

Water quality- The Township updated its Stormwater Management Ordinance in 2021. The Township's Environmental Resource Inventory notes that watersheds and their corresponding aquifers supplying local/individual wells are facing a deficit and are threatened by saltwater intrusion. Further, there are issues with the existing dikes that are in a state of disrepair.

- State to provide support to municipalities. Partnership with water companies to extend water lines into Greenwich.
- State to provide assistance to restore the existing dike system that protects the community.

Pollution and Environmental Clean Up

The Township's Master Plan and Zoning Ordinance is somewhat inconsistent with the Pollution and Environmental Clean Up Goal of the State Development and Redevelopment Plan.

Brownfields- The Township's Master Plan and Master Plan Reexamination Report does not include information or recommendations concerning Brownfields in the Township. However there are marinas that may be classified as brownfields.

- State to provide strategic outreach and funding/support to municipalities with potential for redeveloping brownfields. State to streamline funding opportunities.

Waste Management & Recycling- The Township's Master Plan lacks information related to waste management and recycling, noting only that the Township utilizes The Authority for waste management and recycling. The current Transfer Facility is shared with Hopewell and located within Hopewell Township.

Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances generally lacks goals and objectives related to Public Facilities and Infrastructure.

Infrastructure Investment Priorities- The Township's Master Plan includes limited discussion on infrastructure. However, given that the entirety of Greenwich relies upon private/individual well and septic systems, development and growth has been limited. The 2010 Master Plan Reexamination notes that there have been no new roads in Greenwich since the year 2000. Fralinger Engineering conducted a sewer service study for the existing village.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. Given the rural nature of Greenwich Township, Mobility and Equal Access is not a priority for the Township.

Clean Energy- The Township's Master Plan does not include specific goals or objectives related to clean energy, although the Township adopted an ordinance permitting renewable energy systems in the historic district/zone.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health- The Township's Master Plan does not include recommendations or mentions for Public Health. The Township utilizes shared services with the Cumberland County Board of Health for services.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities, such as Greenwich Township.

Housing

The Township's Master Plan and Implementing Ordinances are inconsistent with the Housing Goal of the State Development and Redevelopment Plan.

Given the rural nature of the Township and the lack of infrastructure (ie. public water and sewer service), single-family residential development is the primary housing type permitted in the Township.

New housing, including multi-family housing and higher-density housing, is difficult to create on septic and requires sewer system expansion.

Further, Greenwich Township has not participated in Round 3 or the ongoing Round 4 for Affordable Housing.

- State to provide incentives for Housing Rehabilitation Program to fix critical systems in existing dwellings.

Economic Growth

Greenwich Township is somewhat inconsistent with the State Development and Redevelopment Plan's goals for Economic Growth.

Many of the State Plan's sub-goals for Economic Development are focused towards funding opportunities that are available at the State level. It is difficult for a municipality, such as Greenwich, to attract economic development when the municipality lacks the infrastructure to provide residential and commercial stability.

- Any future Economic Development Plan for Greenwich Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit.
- The State to provide assistance related to marina planning and transitioning for other water dependent uses.
- State to provide flexibility for water dependent uses.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Township is consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The Township's Master Plan has a goal related to expanding recreational opportunities and having conservation efforts to protect open spaces.

Historic & Cultural Resources: The historic character of the Township is protected in several facets, including a National Historic District Designation, Historic Preservation Master Plan Element, and a Historic Preservation Ordinance.

Revitalization

Greenwich's Master Plan is somewhat inconsistent with the State Plan's goal of Revitalization, primarily because the Master Plan does include a discussion regarding the concentration of development or encouraging center-like qualities. However, Greenwich has not been subject to immense development pressure in recent years. The majority of the development in Greenwich is historic in nature, with nearly 40% of all housing units built prior to 1939, and

nearly 75% of housing units built prior to 1980. The existing patterns of development are historic in nature, located in the Township's historic villages and hamlets, such as along Ye Greate Street and Othello.

Sound and Integrated Planning

Greenwich is consistent with the State Plan's goal of Sound and Integrated Planning. The Township makes efforts to preserve farmland, conserve natural ecosystems, and concentrate development.

However, the Township faces a predicament- there is limited available infrastructure (ie. public water and sewer) to attract and support development opportunities in the existing residential and commercial zoning districts.

While the Township is supportive of preserving open space and farmland while steering development away from its agricultural landscape, it is difficult to attract compatible commercial opportunities given the limited resources and infrastructure available in the Township.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Greenwich is located in PA 4: Rural and PA 5: Environmentally Sensitive Planning Areas. The majority of Greenwich Township is appropriately categorized as PA4: Rural and PA5: Environmentally Sensitive, given the agronomic industry in the County. The PA4 encompasses the majority of the Township's upland areas that are zoned Residential Agriculture, with PA5 occupying the lower lying Bayshore area of the Township and the area along the Cohansey River, which is zoned Agricultural Conservation. The Cohnansey River is classified by NJDEP as s FW2-NT/SE1 waterway (Freshwater 2- Non-trout/Saline Estuary 1).

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zoned Residential and Commercial with existing small-lot development are recommended to be revised from PA4 Rural to PA3 Fringe.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA3: Fringe, are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA3 areas should also be prioritized for water and sewer expansion in the future.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the updated FEMA flood maps.

Open Space Plan/Open Space Tax

Greenwich Township does not have an Open Space and Recreation Plan, but completed an Environmental Resource Inventory in 2008.

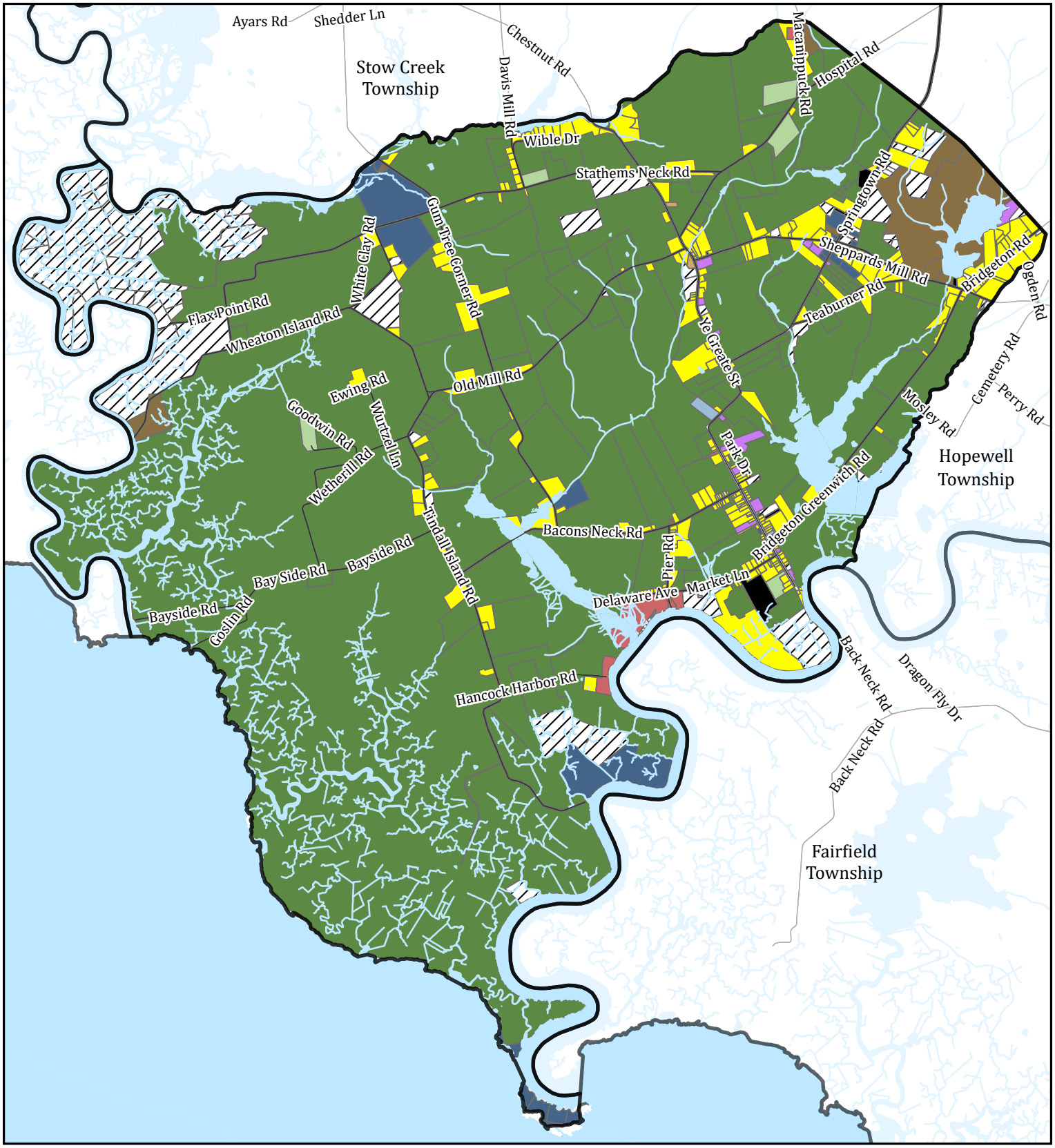
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Greenwich had participated in Sustainable Jersey, but that Committee has not been active for several years.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- The Township's main priority is to received sewer and water for the developed areas of the Township.
- The Township strives to balance its land uses, noting that there are limited opportunities for new development given the existing constraints, due to environmental factors and a lack of infrastructure.
- The Township seeks support for its ample preserved open space acreage with active and usable recreational opportunities, such as trail development.



Existing Land Use

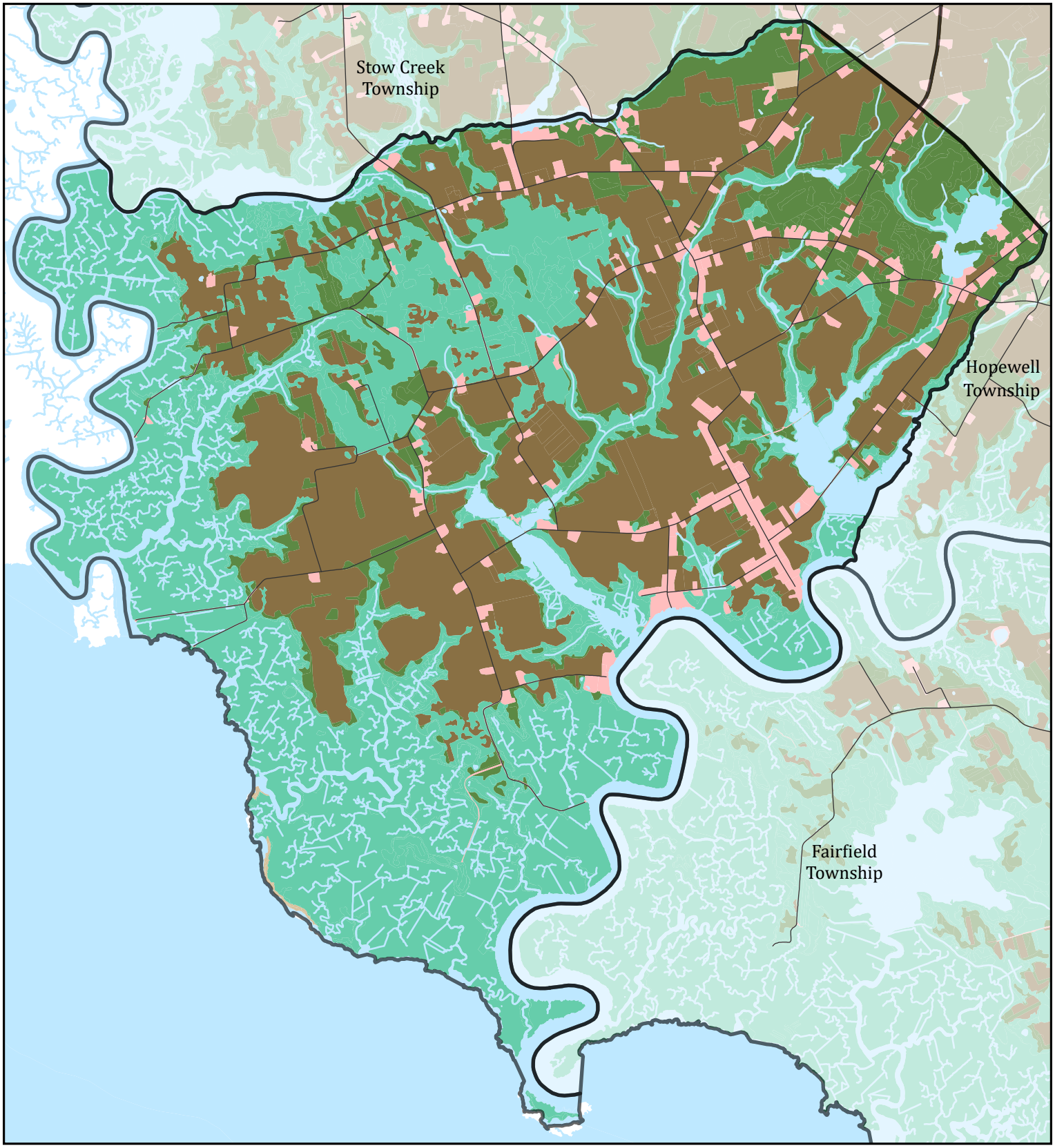
Township of Greenwich, Cumberland County

0 2,500 5,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown



2020 Land Use Land Cover

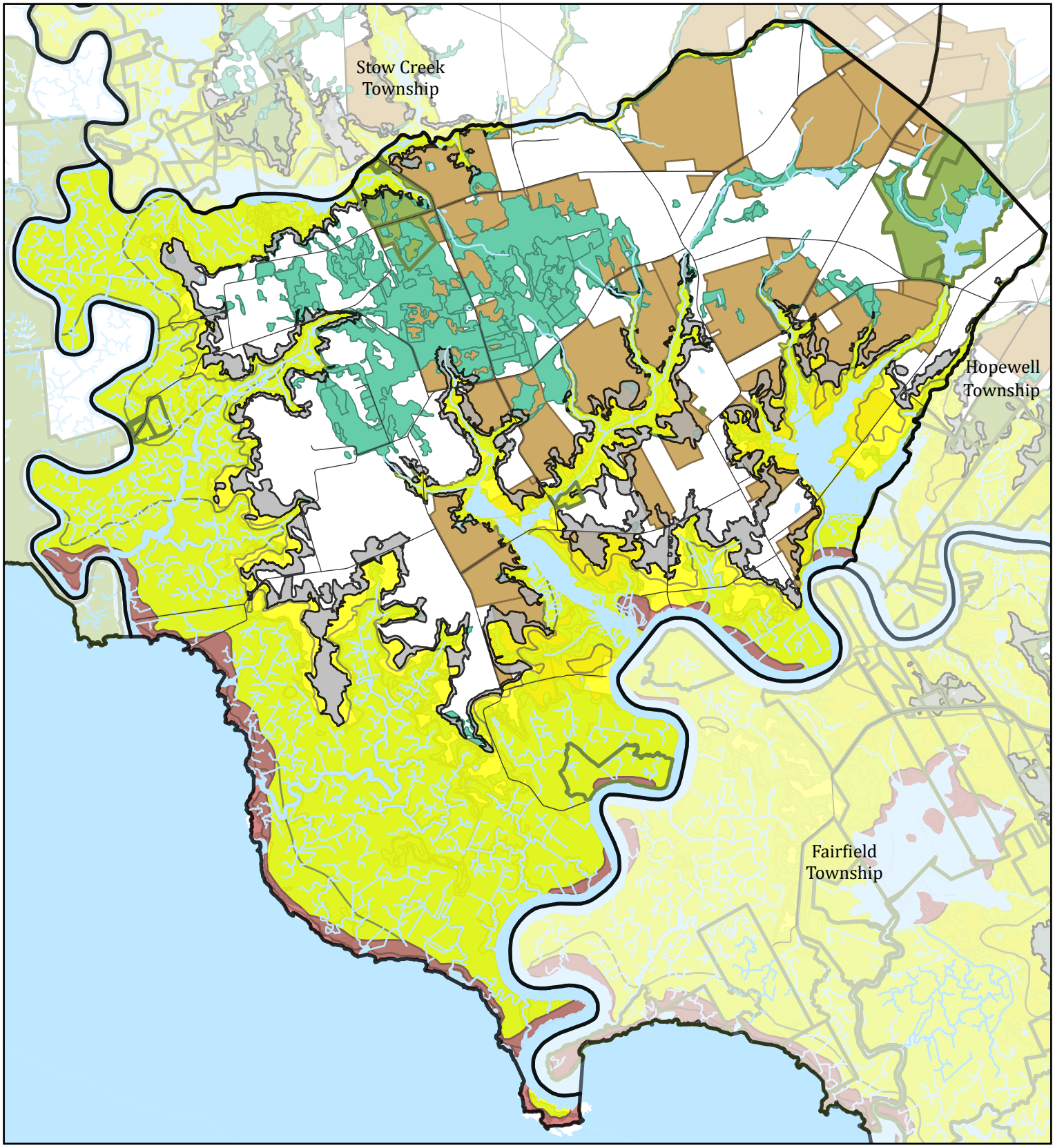
Township of Greenwich, Cumberland County

0 2,500 5,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

Township of Greenwich, Cumberland County

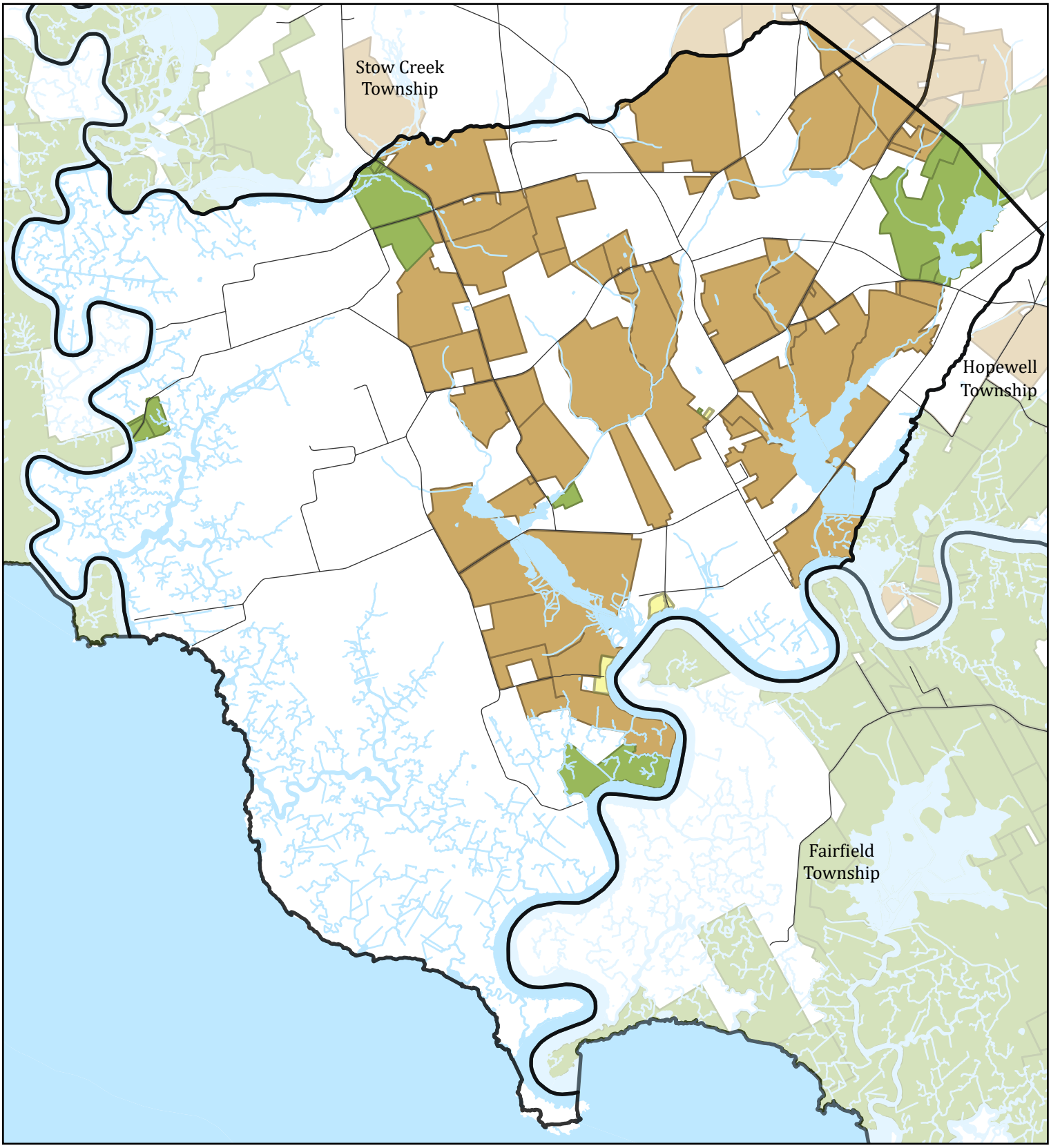
0 2,500 5,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



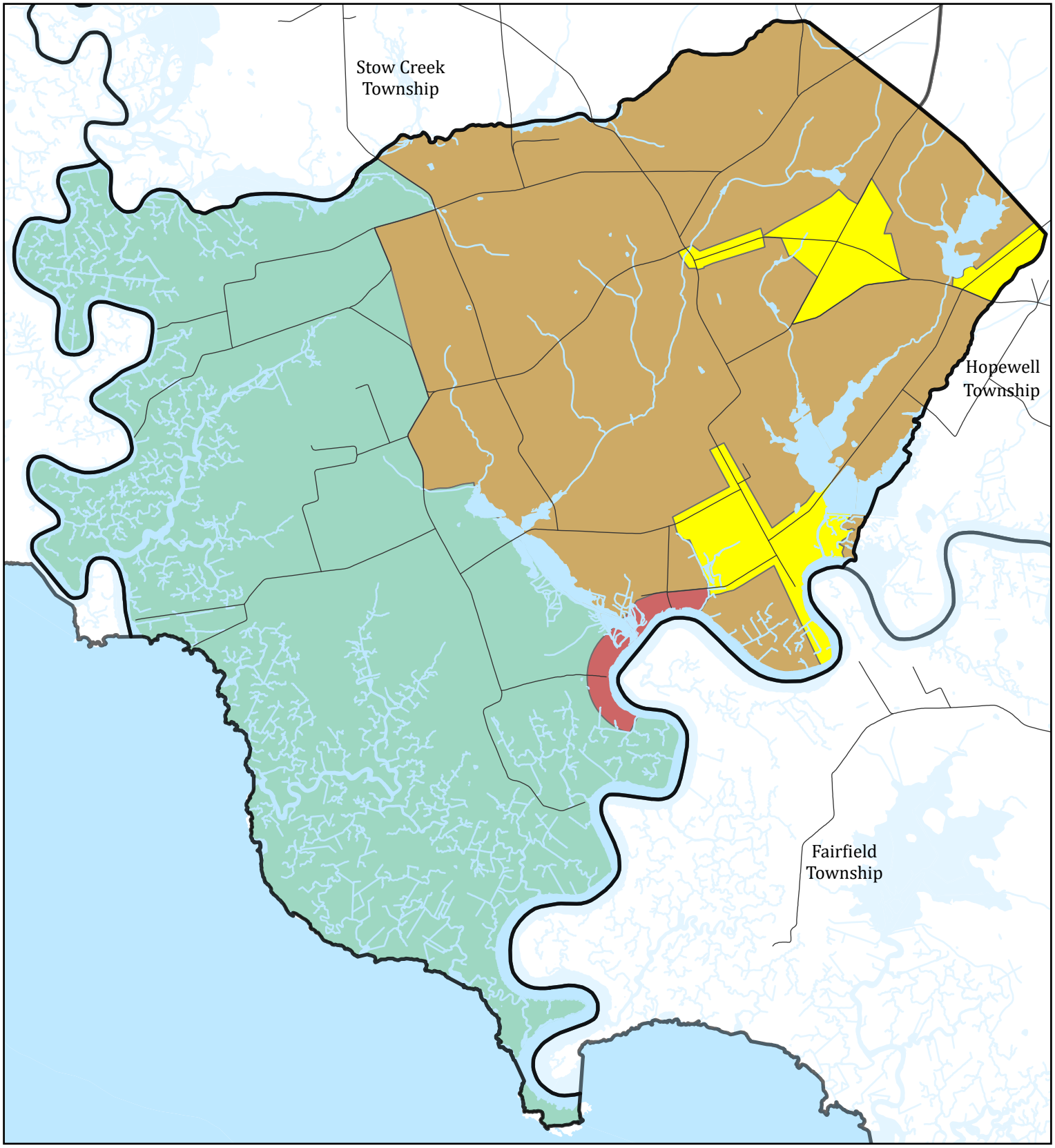
Utilities

Township of Greenwich, Cumberland County

0 2,500 5,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

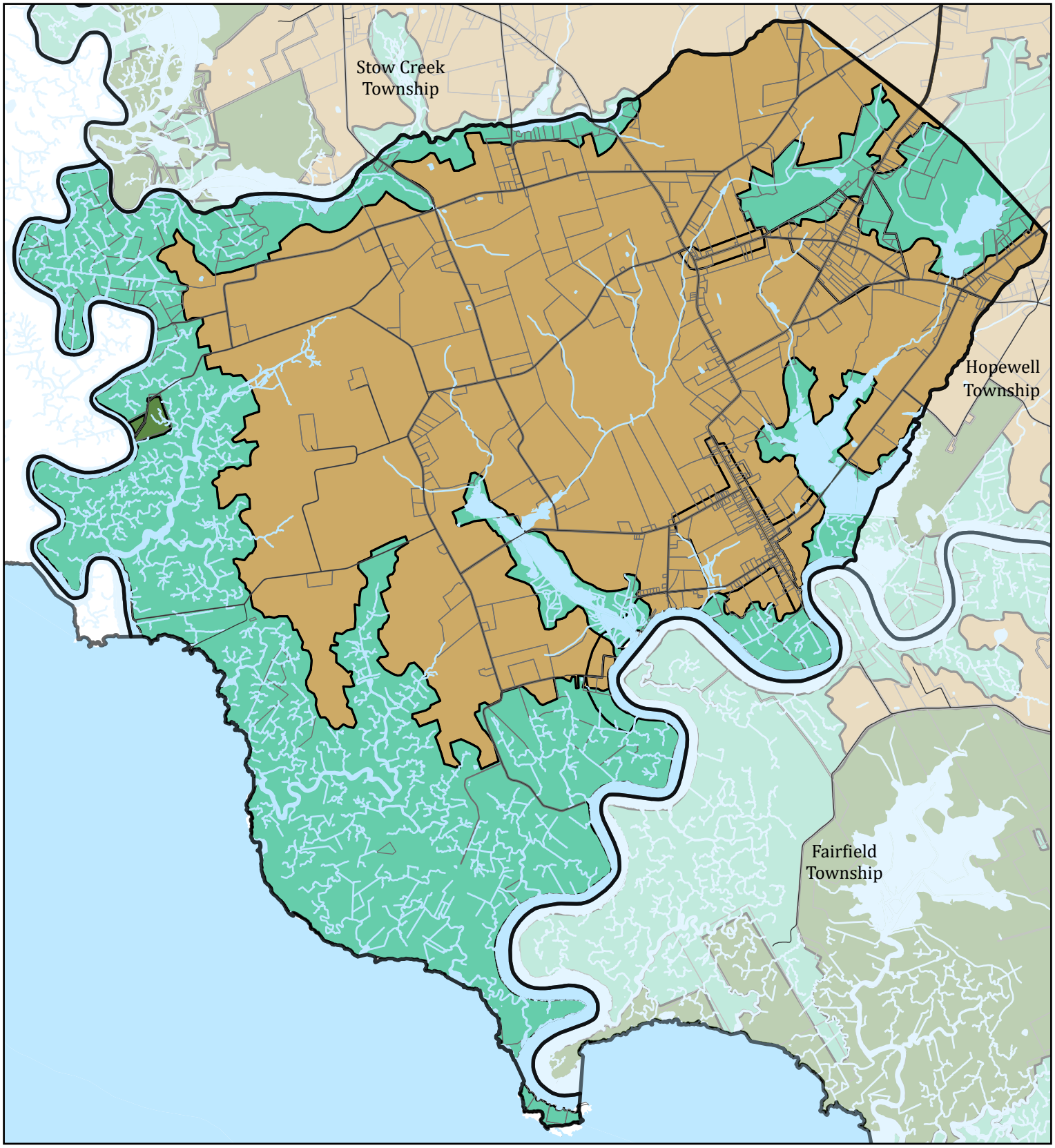
Township of Greenwich, Cumberland County

0 2,500 5,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

- Agriculture
- Commercial
- Residential
- Conservation



State Planning Areas

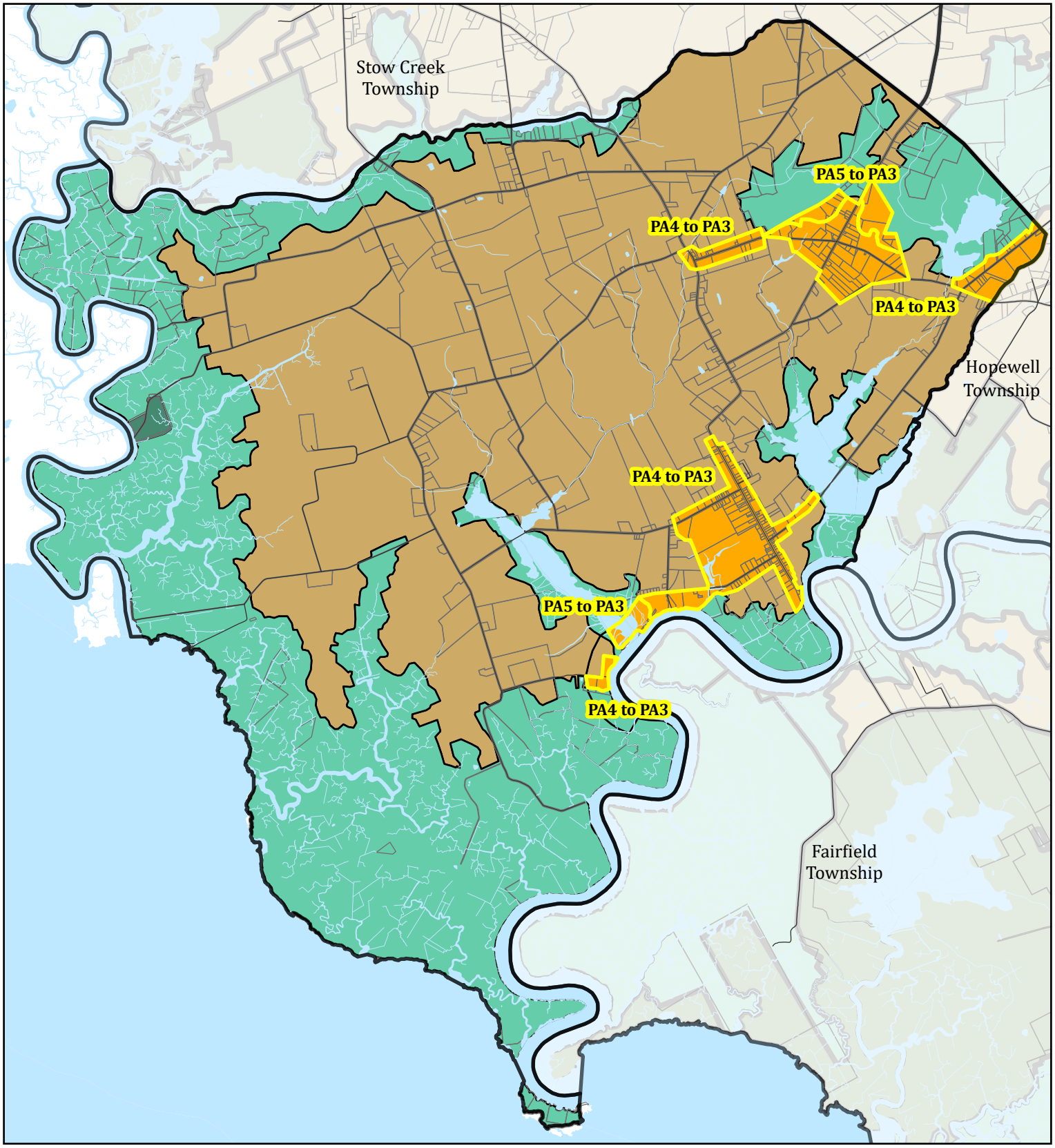
Township of Greenwich, Cumberland County

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Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands



Assessment and Inconsistency

Township of Greenwich, Cumberland County

0 2,500 5,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Planning Area Changes

Revised Planning Areas

- PA 3: Fringe
- PA4: Rural
- PA5: Environ. Sens.
- State Park

GREENWICH

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities		No mention of equity
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration	Member of the Sustainable Jersey program.	The Township had previously committed to the Sustainable Jersey program. This Committee is not currently active.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)	Land is subject to CAFRA protections. Coastal land is also within the agricultural conservation zone.	Coastal lands protected by CAFRA and the agricultural conservation zone. Greenwich participates in the County's Farmland Preservation Program.
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	Goal to protect the environment and natural resource base State that ecologically sensitive areas should be kept in their natural state or undergo only limited development. Completed an environmental resources inventory with DVRPC and use it to prioritize future conservation efforts.. Township reestablished Environmental Commission.	Environmental resources inventory has been completed to lead natural lands conservation efforts and the Environmental Commission has been reestablished.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state's residents on the economic and environmental value of sustainable agriculture	Goal to maintain agriculture as a mainstay of the community. Have a right to farm ordinance. Also are participating in a county-level Farmland Preservation Program and have an agricultural conservation zone in place. So far over 2,000 ac have been permanently preserved. State that development should be encouraged on agriculturally marginal soils and that the conversion of agriculturally productive lands into nonagricultural uses is discouraged.	Large swaths of land preserved for agriculture via zoning. Also ordinances and participation in county preservation program that further protect farming activity.
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots		
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	Recent stormwater ordinance and management plan Greenwich is served by septic systems. They are working with the County to cooperate with the county WWMP. Note issues with saline intrusion and flooding due to damage that has happened to the dike system, which floods both agricultural lands that the county has invested into and has damaged historic properties.	Greenwich has passed recent stormwater ordinance and has a stormwater management plan in place. They also work with the county to follow the county-level stormwater management plan. Issues remain with damaged dikes and the resulting risks and harms that come from them continually being in disrepair. No apparent plans in place to address this issue.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government		No mention of brownfields although this might not be applicable for a town with a rural character. There are marinas in the Township that may be classified as brownfields.
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents	Participate in the county's recycling program.	There is participation in county-level recycling utilizing The Authority. No mention of municipal level initiatives.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	No new roads have been constructed since 2000.	No discussion of infrastructure needs. Fralinger Engineering conducted a sewer service study of the existing village.
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism		No discussion of mobility although this likely isn't relevant outside of concentrated residential areas.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems	Township has expressed interest in constructing energy efficient homes, offices, and public buildings.	Township has expressed interest in clean energy initiatives but these have not been incorporated into plans. The Township's historic district permits renewable energy systems.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them		No mention of public health programming. The Township utlizes Cumberland County Health Department.
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	Goal to allow for housing opportunities that are in keeping with the existing community character. Little additional housing has been built since 2000. Most residences are pre-WW II. Greenwich must supply 20 affordable housing units for the third round. They have yet to do so. In the 2010 Reexamination Report, the recommendations was made for the development of Accessory Dwelling Units (ADUs) within the Township to help address housing affordability. This recommendation ha snot been advanced.	Little housing has been constructed in the area recently. Despite the old housing stock, there are no programs in place to assist with rehabilitation. No discussion of guiding housing development to be more center-like. Greenwich is non-compliant with the current round of affordable housing.
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism	State that the township should diversify its economic base by encouraging commercial, recreational, and industrial development that does not adversely impact their historic or rural character.	No incorporation of economic principles into planning efforts. The establishment of redevelopment areas should be considered as an economic development tool, particularly as it relates to marina properties.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Economic Development (cont.)	Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials Promote planning, investment, and maintenance of maritime facilities and public-use airports		Marina development should be a component of future economic development planning.
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Cooperating with county open space plan. Goal to provide for sustainable economic and recreational opportunities adapted to the Township's natural resources.	Greenwich is cooperating with the County open space plan and has a goal related to expanding recreational opportunities. Also mention conservation efforts to protect open spaces.
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	Goal to preserve the existing historical character of Greenwich Village, Head of Greenwich, Springtown, and the surrounding countryside. There is an ordinance establishing a historic conservation district. A concept paper has also been related to historic preservation; while it is not policy it demonstrates interest in the topic. There is a National Historic District along Ye Greate Street. Goal to designate and manage the cultural landscape as a special quality of life feature of the Township	The historic character is being protected via a national historic district designation, historic preservation goals, and a historic preservation ordinance.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Zoning for future residential development is concentrated in the Irvingtown Crossroads aarea, which has a higher elevation than most other areas of the Township; however, incentives to encourage this development have not been incorpriated into planning documents.	There is no explicit discussion of concentrating development or encouraging center-like qualities. Given the hisotric nature of the Township, the majoirty of development is located within the Township's historic villages and at cross roads. Efforts should be made to explicitly encourage development around Springton Crossroads Areas.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	Greenwich's focus on preserving farm land and large tracts of natural lands is in line with the State Plan's designation of the township as rural and containing environmentally sensitive lands. Goal to provide for limited, locally oriented development opportunities.	Greenwich's planning aligns with the state plan and neighboring municipalities. There is intentionality behind limiting development and steering it away from agriculturally productive lands.

Cross Acceptance Response Template

Prepared for the

Township of Hopewell

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Hopewell

This document was discussed with the Hopewell Township Cross-Acceptance Subcommittee on April 4, 2025, and presented to the Hopewell Township Planning Board on April 16, 2025. Changes were made to this document to reflect those conversations.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan 1978

- Land Use Plan
- Housing Plan
- Circulation Plan
- Utility Plan
- Community Facilities Plan
- Recreation Plan
- Conservation Plan
- Plan Consistency with Contiguous Municipalities

Master Plan Reexamination Report, 1983, 1988, 1994, 2004, 2012, 2023

Open Space and Recreation Plan, 2011

Housing Element, 2006

Fair Share Plan, 2006

Farmland Preservation Plan, 2018

Environmental Resource Inventory, 2007

Zoning Ordinance, revised through 2022

Zoning Map, 2012

Floodplain Management Ordinance, 2025

Revised Stormwater Management Ordinance, anticipated amendment 2025

Areas of Inconsistency- Goals/Objectives

Equity

The Township's Master Plan does not include goals, objectives or discussions specifically related to Equity.

- The Township's Master Plan discusses the importance of protecting the agricultural landscape while allowing future commercial activity in appropriate locations utilizing innovative planning solutions. Although equity is not specifically mentioned, themes of this goal are included in the Master Plan.
- The Township will look into incorporating themes of equity into the Housing Element/Fair Share Plan as part of their participation in the 4th Round of Affordable Housing.

Climate Change

Hopewell Township's Master Plan is somewhat inconsistent with the goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors.

The Township will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The Township's 2023 Master Plan Reexamination Report recommends electric vehicle charging stations be permitted as accessory uses in zoning districts, and specifically be added as a permitted accessory use to traditional gas pump fueling stations without required amended Site Plan approval. The 2023 Reexamination Report also recommends that future ordinance revisions be consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). The Township adopted the DCA/NJDEP/BPU Model Municipal EV Ordinance in May 2024.

The Township also adopted the NJDEP revised Floodplain Management Ordinance which establishes minimum standards consistent with State and Federal Law in July 2024.

Natural and Water Resources

The Township's Master Plan and local policies are aligned with the goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality. The Township also has an Environmental Commission.

Habitat Preservation- The Township's southwestern border runs adjacent to the Mounce Creek, with its southern and eastern border being adjacent to Cohansey River. The southern third of the Township consists of farmland, of which the majority has been preserved. The Township created a park with walking trails on Sewall Road, which includes a portion of the stream called Barrett Run. There is additional land preserved adjacent to Mary Elmer Lake, Sunset Lake, and Sheppards Millpond.

Agricultural Lands- Hopewell Township is located within several of Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. The Township also has a Municipal Farmland Preservation Program and provides a matching cost-share on farms located in the Hopewell South Project Area.

Air quality- The Township is consistent with this objective of the State Plan.

- The Township will continue coordinating with the County and SJTPO to identify and maintain compliance with federal air quality regulations.

Water quality- The Township's Master Plan notes that the protection of natural resources is important, there is limited information specifically in reference to both surface water quality and sub-surface water quality in the aquifers. However, adjacent to Hopewell is the City of Bridgeton which is a water purveyor service area.

- State to provide support to municipalities by creating a partnership with water companies to extend water lines into Hopewell Township, especially where there is approved sewer service areas.

Pollution and Environmental Clean Up

The Township's Master Plan and Zoning Ordinance is somewhat consistent with the Pollution and Environmental Clean Up Goal of the State Development and Redevelopment Plan.

Brownfields- The Township's Master Plan and Master Plan Reexamination Report includes limited information or recommendations concerning Brownfields in the Township. One contaminated site, a former gas station located next to the Green Olive Restaurant on Route 49, was remediated to acceptable industry standards and is currently vacant.

- State to provide strategic outreach and funding/support to municipalities with potential for redeveloping brownfields. State to streamline funding opportunities.

Waste Management & Recycling- The Township's Master Plan includes a discussion on waste management and recycling. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. However, The Authority does not provide "pick-up" services, rather it manages the landfill and recycling center. Hopewell Township has a collection center, which is a shared service with Greenwich.

Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances are somewhat inconsistent as it relates to Public Facilities and Infrastructure.

Infrastructure Investment Priorities

The Township's Master Plan includes a discussion related to the existing municipal sewer service, located near the more developed and central portion of the Township, while the remainder and more rural portion of the Township utilizes individual septic systems. The State Plan includes an objective of creating functional plans that include capital plans (ie. schools, emergency response, community facilities), utilities, and sewer system maintenance/installation.) More information could be included in the Master Plan related to community facilities and utilities.

Mobility and Equal Access

This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The Township's Master Plan includes a discussion related to energy conservation and how to can be related to sidewalks, a complete bicycle network, and walking trails. Further, the Township's envisioned Town Center, located at West Park Drive and Route 49, may require additional transit services should the area experience intense development in the future. It should be noted that Hopewell is not serviced by NJTransit or any other public transportation system. The Cumberland Area Transportation Service (CATS) is available to vulnerable populations throughout Hopewell and Cumberland County for transit to specific locations (ie. medical appointments, etc.)

Clean Energy- The Township's Master Plan is consistent with the State Plan's objectives for Clean Energy. The Township passed an Ordinance permitting EV Charging Stations and Make-Ready Charging Stations in accordance with State Law. The Township is also looking into a solar project at the Township's Convenience Center and also utilizing the NJBPU Community Solar Program.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health

The Township's Master Plan does not include recommendations or mentions for Public Health. However, the Township does participate in the State's lead testing/abatement program.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities, such as Hopewell Township.

Housing

The Township's Master Plan and Implementing Ordinances are somewhat consistent with the Housing Goal of the State Development and Redevelopment Plan.

Given the rural nature of the Township and the lack of infrastructure (ie. public water and sewer service), single-family residential development is the primary housing type permitted in the Township. New housing, including multi-family housing and higher-density housing, is difficult to create on septic and requires sewer system expansion.

Hopewell Township is participating in the current Fourth Round for Affordable Housing. It is anticipated that the Township will become more aligned with the Housing Goal as a result of meeting their obligation.

- State to provide incentives and funding for Housing Rehabilitation Program to fix critical systems in existing dwellings.

Economic Growth

Hopewell Township is somewhat consistent with the State Development and Redevelopment Plan's goals for Economic Growth. It should be noted that Hopewell Township created an Economic Development Committee in 2008 that has the goal of encouraging new business development and promoting existing businesses along Route 49, and to report and make recommendations regarding economic needs, achievements, and issues of concern.

Many of the State Plan's sub-goals for Economic Development are focused on funding opportunities that are available at the State. The Township's Master Planning efforts also prioritize agriculture as not just a preferred land use, but as an economic generator.

- Any future Economic Development Plan for Hopewell Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Township is consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The Township has an Open Space and Recreation Plan that includes numerous goals and objectives related to the expansion of open space for environmental protection, and providing passive recreation uses. The Township also has a Recreation Committee that has the intent to maintain a Recreation Resources Report and advise on the recreational needs and recreational programming in the Township.

Historic & Cultural Resources: The Township's Master Plan includes limited information related to its historic or cultural resources. The Township should consider a shared service arrangement with Stow Creek to assess the historical significance of Roadstown.

- Future Master Planning efforts should include a comprehensive Open Space, Recreation, Historic, and Cultural Resource Plan.

Revitalization

Hopewell's Master Plan is consistent with the State Plan's goal of Revitalization. The Township makes efforts to preserve farmland, conserve natural ecosystems, and concentrate development. While the Township does not make recommendations for future or potential Redevelopment Areas, the 2023 Master Plan discusses the creation of a Town Center along Route 49, where there is existing infrastructure.

- State to provide technical and/or grant assistance to support the Township with revitalization efforts.

Sound and Integrated Planning

Hopewell is consistent with the State Plan's goal of Sound and Integrated Planning. The recognizes the need to utilize shared service agreements with adjacent municipalities, and has a local planning priority to properly balance developed and non-developed lands.

- Township to consider incorporating cluster development for the agricultural districts and/or reviewing planning techniques that may help maintain the agricultural land area.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Hopewell is located within a variety of Planning Areas, including PA1: Metropolitan, PA2: Suburban, PA4: Rural, PA5: Environmentally Sensitive, and PA8: Parks and Open Space.

PA 1: Metropolitan is located adjacent to the PA1 in Bridgeton, primarily along Route 49. PA 2: Suburban areas are located adjacent to the PA 1 and where there is existing Sewer Service Area. PA 4: Rural consists of the bulk of the Township, primarily where farmland is prioritized for preservation. PA 5: Environmentally Sensitive is located adjacent to rivers, streams and lakes, primarily along the Township's municipal boundary.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing infrastructure.

- PA 2: Suburban should be revised to remove any preserved farms and add areas that are zoned Residential, Commercial, and Agriculture Industry.
- In addition, portions of the Township that are located within the Sewer Service Area should be removed from PA 4 Rural and placed in the PA 2 Suburban Planning Areas.
- Roadstown Village, located within its own Village Zone, adjacent to Stow Creek Township, should be placed in PA3: Fringe. A portion of the Agriculture Industry Zone, near Hopewell's border with Fairfield, should be placed in PA3: Fringe. The Fringe Planning Area are areas where there is not currently sewer service, but it may be extended in the future.
- Preserved land areas owned by state entities should be placed in PA8: State Parks/Open Space.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA 1: Metropolitan and PA 2: Suburban, are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA 2 areas should also be prioritized for water and sewer expansion, if not already in existence. The proposed PA3: Fringe area are areas that allow the Township to have some flexibility with future land use decisions. In Hopewell, these are areas where the local policy is not aligned with the existing State Plan policy; either the Township has the area zoned for development (ie. Agriculture Industry) or there is existing development without sewer service (ie. Roadstown Village).

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the updated FEMA flood maps.

Open Space Plan/Open Space Tax

Hopewell Township adopted an Open Space and Recreation Element in 2011 and completed an Environmental Resource Inventory in 2007. An addendum to the ERI was completed in 2024.

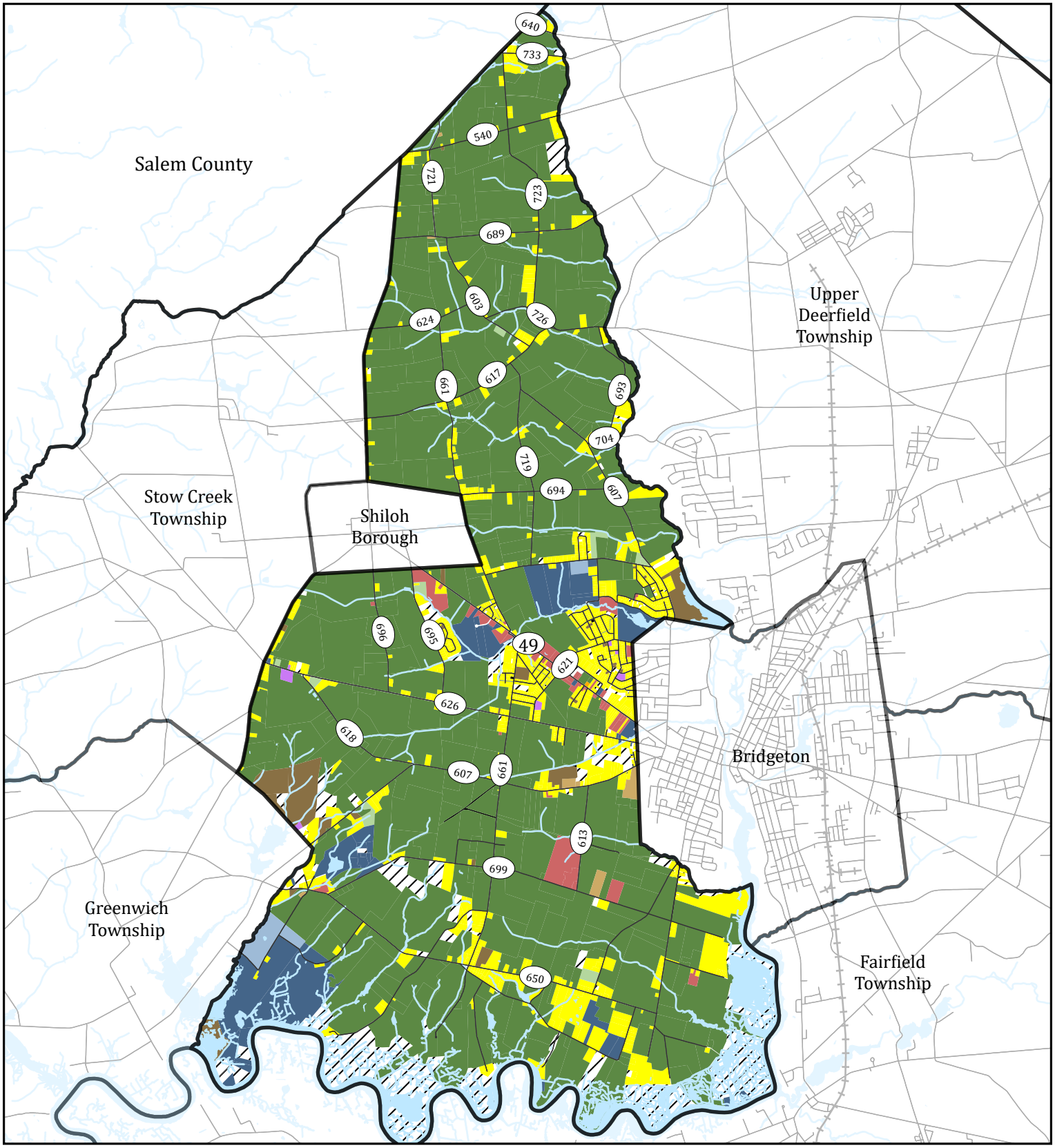
The Hopewell Township Committee dedicates $20,000 annually to an Open Space Trust Fund Account, that is used for farmland preservation and/or open space acquisition and development. Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Hopewell does not participate in Sustainable Jersey. However, the Township does have an active Environmental Commission.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Hopewell's most important land use goal is to remain an agricultural community.
- The Township recognizes a need for economic development opportunities and growth along the Shiloh Pike corridor.
- Prioritize recreational activities, specifically outdoor/multi-modal bikeways and access to nature.



Existing Land Use

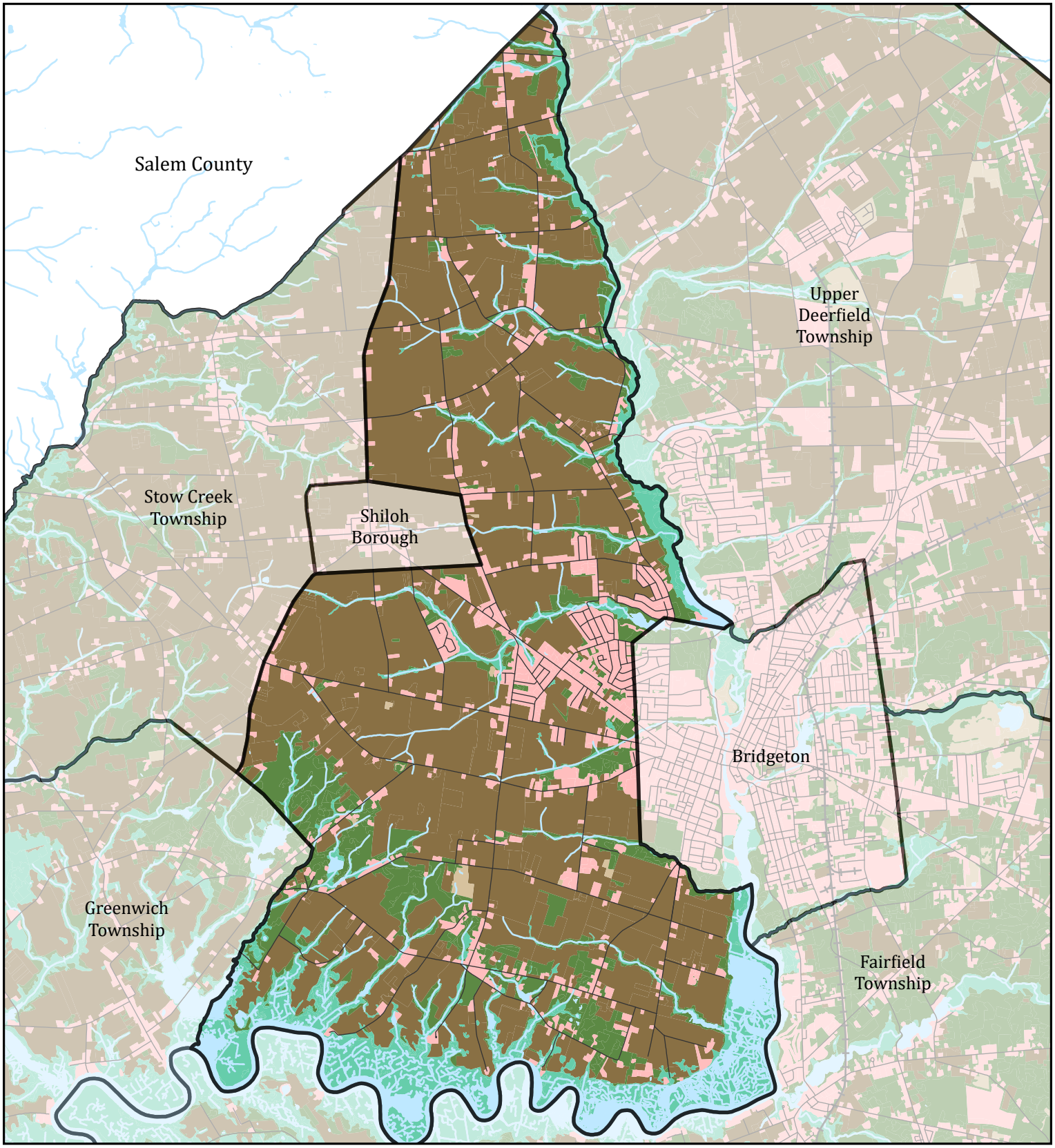
Township of Hopewell, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown



2020 Land Use Land Cover

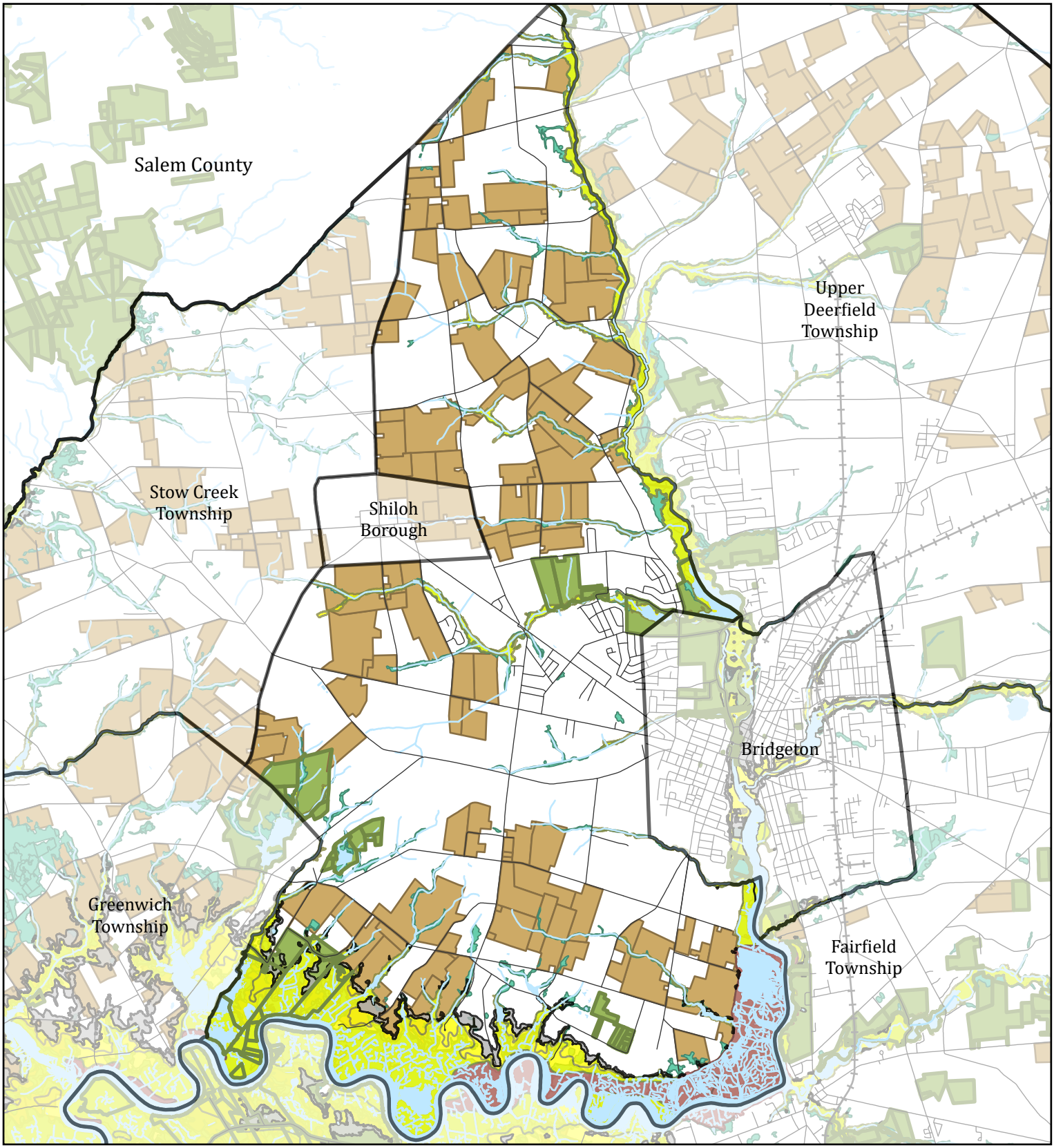
Township of Hopewell, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

Township of Hopewell, Cumberland County

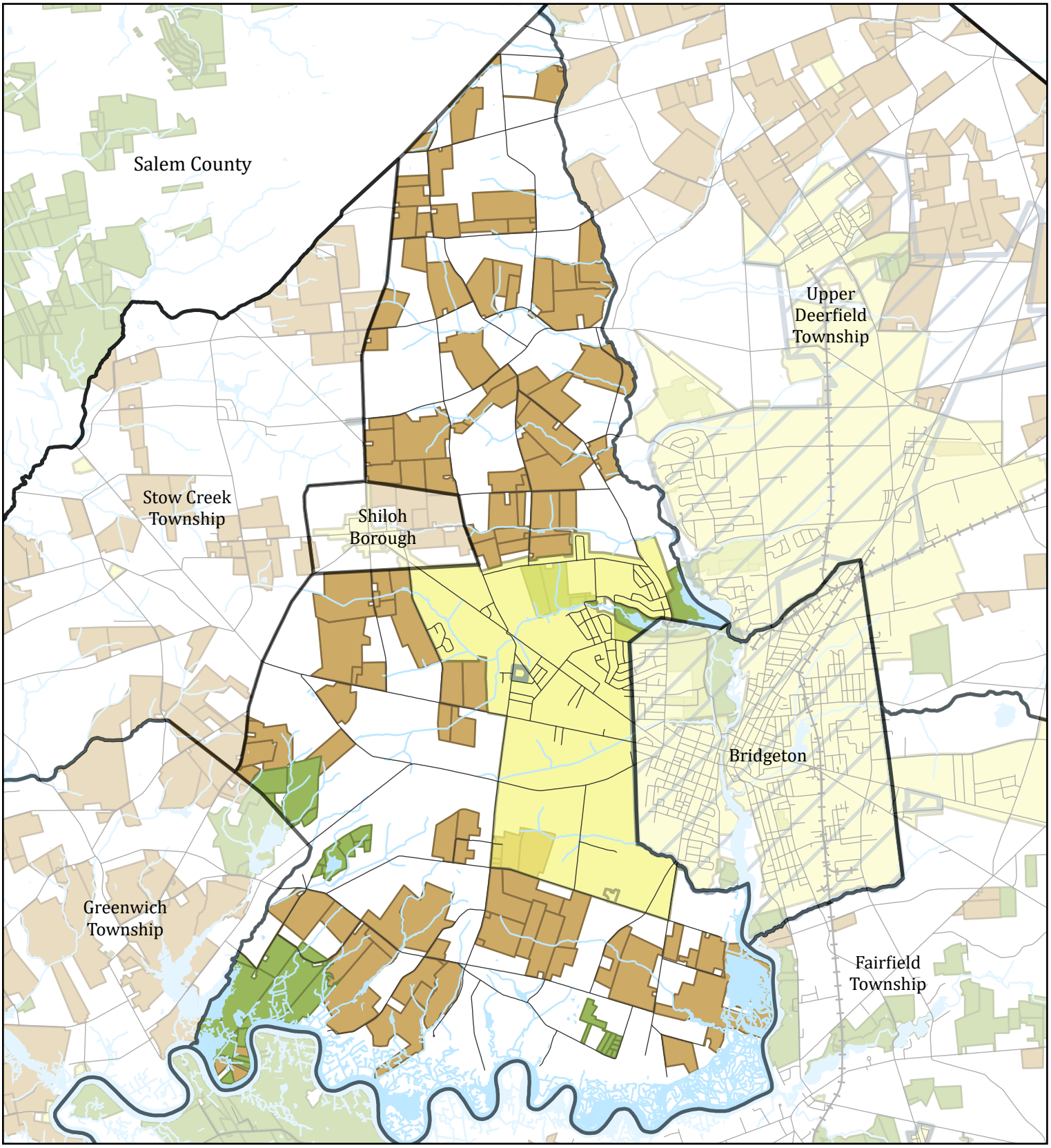
0 3,500 7,000 Feet

Source: Cumberland County GIS, NJOPA, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



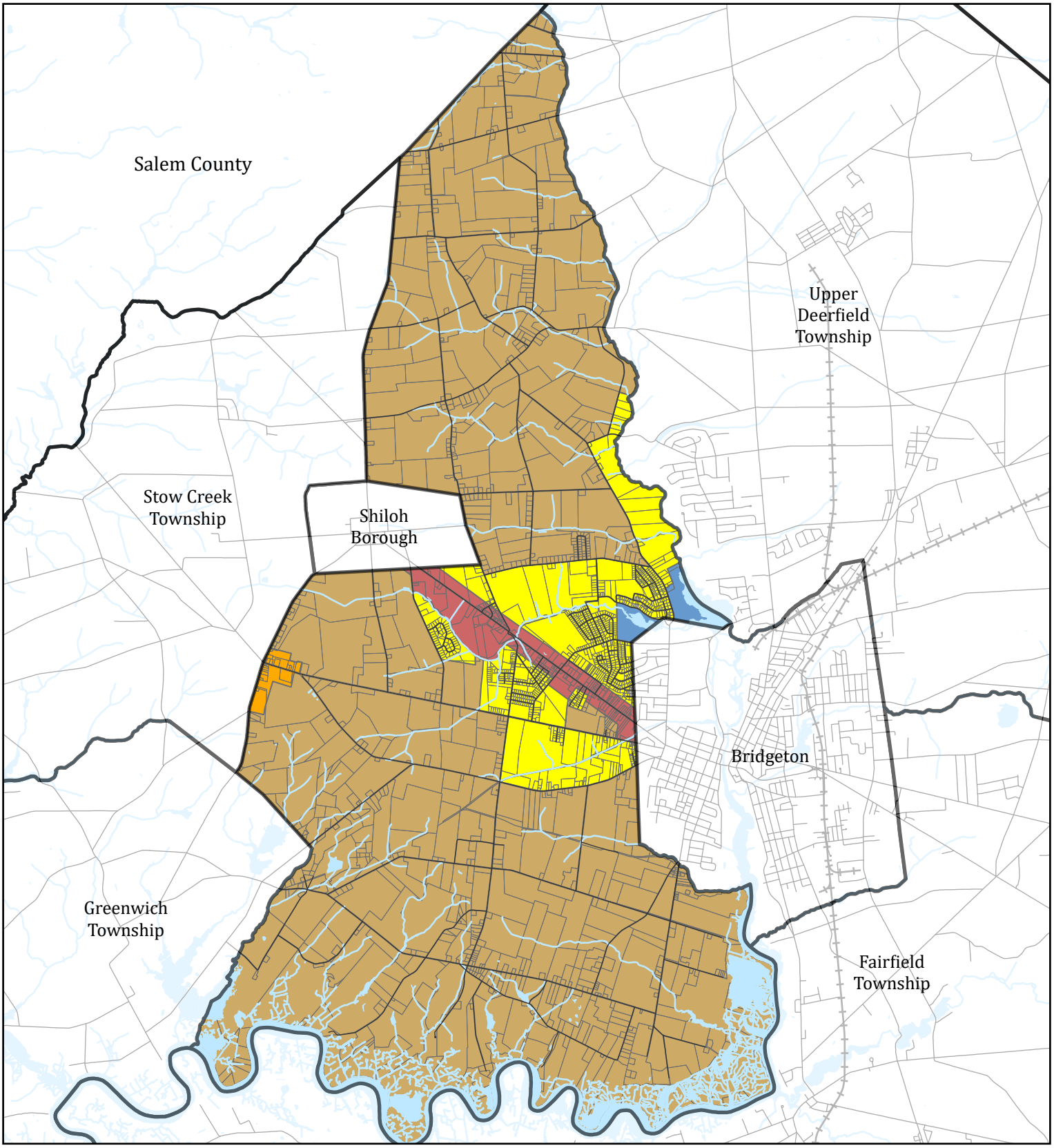
Utilities

Township of Hopewell, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJOPA, NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

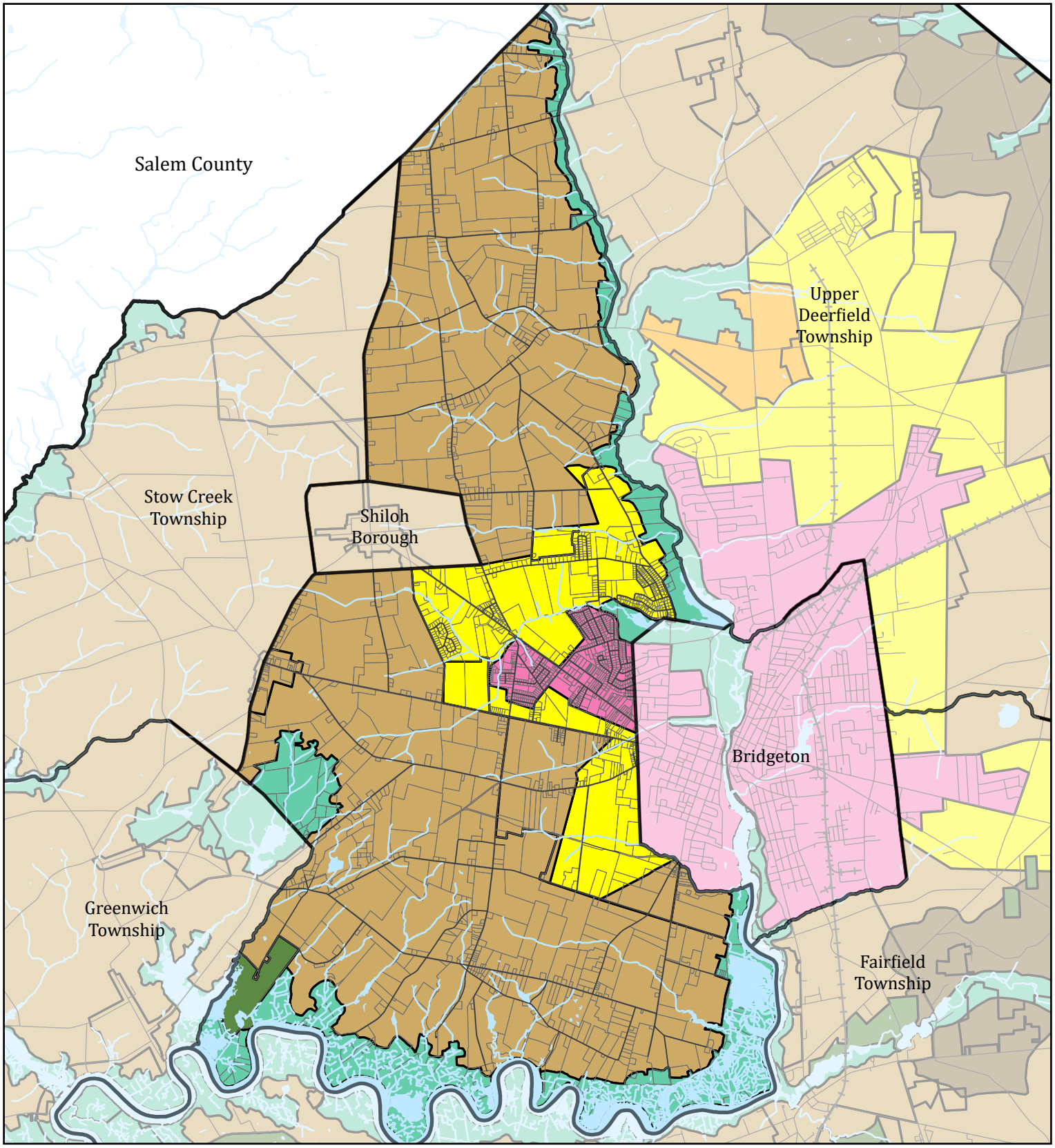
Township of Hopewell, Cumberland County

Zoning Districts

- Agriculture
- Commercial
- Public
- Residential
- Village

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJOPA, NJDEP, NJOGIS, NJOIT
May 2025



State Planning Areas

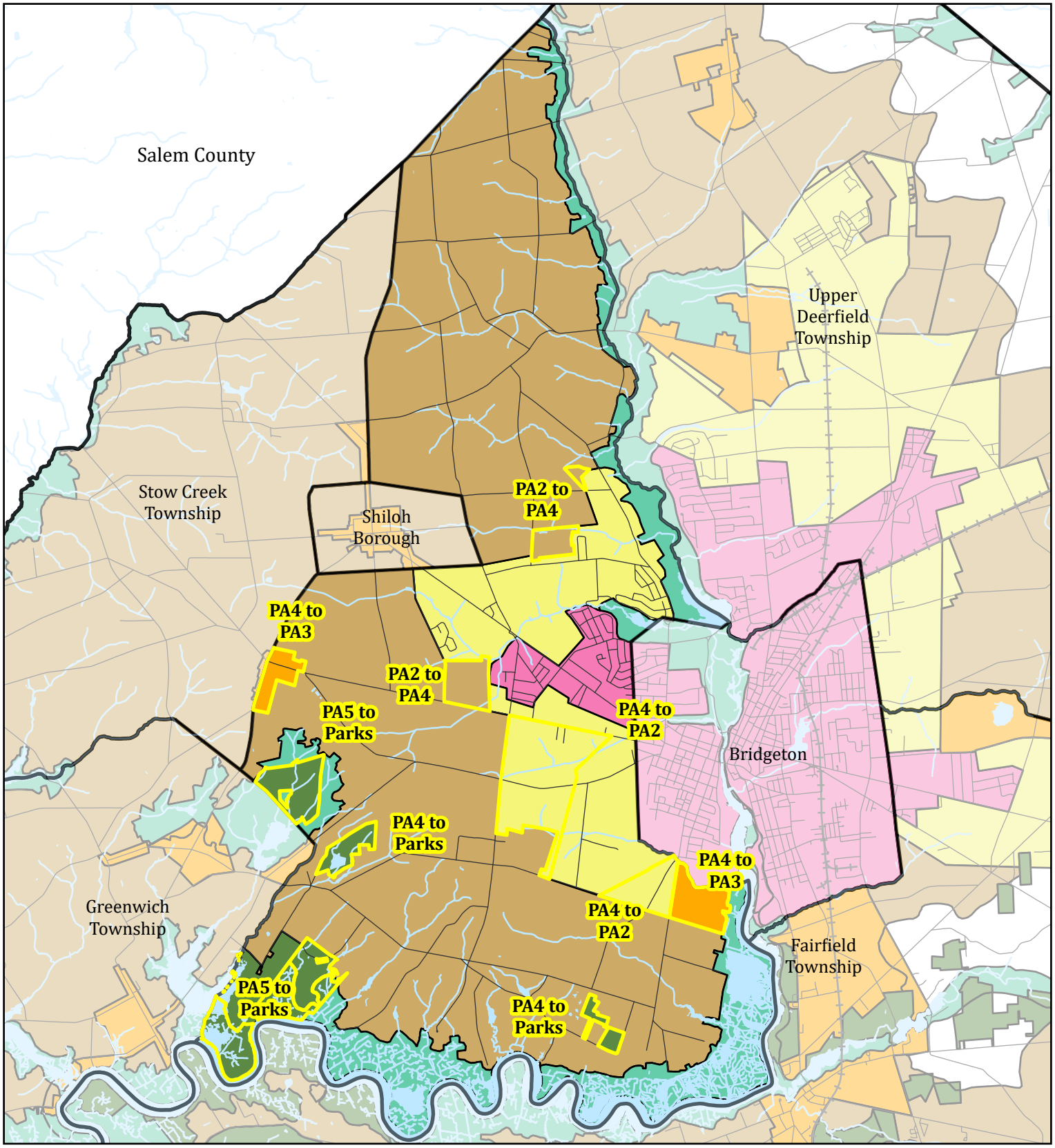
Township of Hopewell, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJOPA, NJDEP, NJOGIS, NJOIT
May 2025

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands



Assessment and Inconsistency

Township of Hopewell, Cumberland County

0 4,000 8,000 Feet

Source: Cumberland County GIS, NJOPA, NJDEP, NJOGIS, NJOIT
May 2025

Planning Area Changes

Revised Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA5: Environ. Sens.
- State Parks/Open Space

HOPEWELL

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities		Equity concerns were not explicitly mentioned in the planning documents reviewed.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration	The Land Use Board has recommended that all zones be permitted to install electric vehicle charging stations as a permitted accessory use. Additionally, in all zones where motor vehicle service stations are permitted, EV charging stations should be permitted as part of their fueling operations	The Township has provisions for the use of solar energy in any zone as an accessory use, and energy efficiency and the use of renewable energy is seen positively. It is a priority of the Township to monitor the state mandates regarding renewable energy. Another priority is the conservation of open space, environmentally sensitive areas, and protection of rural resources. The goals are mostly aligned, but more information is needed regarding mitigation intentions/priorities.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)		
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	Priority: continued attention to protecting/preserving natural resources. The Open Space and Recreation Plan outlines protection, preservation and enhancement of the non-farm rural land areas and natural resources of the Township.	Hopewell has increased its recognition of the importance of its natural resources. The Township has created an Environmental Commission and an Environmental Resources Inventory.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state's residents on the economic and environmental value of sustainable agriculture	Priority: preserving and maintaining agricultural and natural lands. As of 2023, over 5,636 acres of farmland have been deed restricted for Farmland Preservation, comprising 25% of the County total.	Farmland preservation is a significant priority for the Township, having adopted a municipal Farmland Preservation Plan and participates in the Municipal Planning Incentive Grant program with the SADC.
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots		
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	Hopewell should consider implementing additional development ordinances and land use planning tools to protect the Upper Cohansey River Corridor and environmentally sensitive areas. Open Space Goal: Preserve areas vital to the environmental health of the township, such as both ground and subsurface water supplies.	The Township has numerous goals related to protection of its natural resources, which are aligned with the State Plan's goals
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government		The Township has limited Brownfields within its municipal border. The former gas station, adjacent to the Green Olive, was a contaminated site and has since been remediated. The site is currently vacant.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents	The Township participates in a shared services agreement with Greenwich in the operation of a trash/recycling collection center located on Township property, and the center works in conjunction with the countywide landfill. The diligent use of separate containers for commingled wastes (glass, metal, plastics) and mixed papers by municipal residents has helped to make Cumberland the #3 ranked county Statewide for recycling rates.	The Township's waste management and recycling initiatives are aligned with the goals of the State Plan. The Township utilizes the The Authority for its Waste Management/Recycling center.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions		No new roads have been constructed in the Township since the last reexamination (between 2011 and 2023). The 2023 Master Plan includes a brief summary related to stormwater management, and sewer service. More information regarding these objectives could be included.
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism	Energy conservation is a goal, and objectives to meet this include connecting residents to areas in the municipality through community sidewalks and on and off-road walking/biking trails. Additionally, the Township wants to promote the development of a Town Center to support community connection.	The Township's support for creating a Town Center surrounding the intersection of West Park and Route 49 would improve some of the inefficiencies for infrastructure and circulation and would reduce vehicle trips. There is currently no NJ Transit public transportation within Hopewell Township. Transit may need to be extended to the Township should the population increase. The Township is a participant of the Cumberland Area Transit System(CATS). CATS provides limited transport services to vulnerable populations.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems	As renewable energy uses evolve, the Township's Land Use Boards and Governing Body should continue to monitor their allowance for both private and commercial use in line with state mandates and regulations in light of the overall goals of the Township's Master Plan. The Township's development ordinance makes provisions for the use of solar energy for homes and businesses in any zone as an accessory use. Wind energy apparatuses are permitted as accessory used in every zone district except residential. The Land Use Board has recommended that all zones be permitted to install electric vehicle charging stations as a permitted accessory use-structure. Additionally, in all zones where motor vehicle service stations are permitted, EV charging stations should be permitted as part of their fueling operations	The improvements and increases in sidewalks and bike/pedestrian connections and the increase in renewable energy is in line with the SDRP goals. The Township is currently look into a solar project at the Convenience Center that also utilizes the NJBPU Community Solar Energy Program.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them		The Township's Master Plan includes minimal information about Public Health. The Township is looking into creating a walking track at the school which the community can utilize.
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	The Township recognizes the need for residential housing of all types, including for low and moderate-income level residents. At the time of the reexamination, the Township stated the need to re-evaluate its requirements once that State reestablishes its directive.	Township's Housing Element and Fair Share Plan was last adopted in 2006, prior to the disbanding of COAH. The Township is participating in the Fourth Round of Affordable Housing. The 2025-2035 obligations include a present need of 31 and prospective need of 67. The Township will likely be analyzing the other housing objectives, including a rehabilitation program, public-private partnership, and redevelopment/reuse of buildings for housing as a result of their involvement in the current round.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials Promote planning, investment, and maintenance of maritime facilities and public-use airports	The County has continued to recognize agriculture's role as an economic engine in Hopewell with support and administration of various programs, such as Farmland Preservation and 4-H. Uses in the Highway Commercial Business Zone and Agricultural Business Zone should be looked upon as the areas for growth Evaluate the opportunities available for residents and visitors to enjoy our natural surroundings. Hopewell Business Park: Analyze development ordinances in the Park's district in light of the governing body's current /future vision for the park. Additionally, encourage future commercial growth in this planned area in a matter consistent with the overall goals of the Township. Current successful operations include a multi-municipal Senior Center and banking office and a retail Amish Market.	Agriculture is a clear economic driver in the Township. Modifications to zoning standards are targeted as a way to improve the economic growth and commercial activity. More information could be included on workforce development, other economic sectors being targeted, and ways businesses and other economic activities are being promoted in the Township. Of particular interest is the Business Park and what its future may become.
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems	Open Space Goal: encourage preservation of open space by programs such as Farmland Preservation, Green Acres, etc, in areas where the townships' residents are best served. Coordinate plans with adjacent municipalities and with the County. Open Space Goal: Encourage planning for improving the recreational opportunities for residents of all ages. Additional and improved active recreational facilities are required.	The Open Space Plan lays out many goals and recommendations for the expansion of open space for environmental protection while providing passive recreational uses to connect people to the natural areas.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Scenic, Recreational & Open Space Resources (cont.)	Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Open Space Goal: Encourage the township residents to recognize the many assets of the township and approve a Township open space and acquisition tax to enhance our ability to set aside valuable resources for farmland, environmental, and recreational opportunities. It is recommended that the Township work with New Jersey's Green Acres Program, NJDEP FWS, Cumberland County Improvement Authority, and other non-profits to pursue preservation and create greater opportunities for their use and enjoyment be residents and visitors alike. Hopewell should pursue the development of linear trails within the Township for walking, jogging, and biking. Hopewell should seek to establish at least one access point to the Cohansey River for its residents to enjoy its scenic shoreline and vistas.	The plan recommends an open space tax to help fund acquisitions and other open space projects. The goals related to open space are aligned with the State Plan's goals.
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture		More information could be included about any historic preservation activities. The ERI Addendum includes a partial inventory of historic structures.
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Township Town Center: Support the planning of a Town Center surrounding the intersection of West Park and Route 49	The 2023 Master Plan Reexamination Report did not make any specific recommendations for future Redevelopment. However, the document did include a discussion related to the development of a Town Center, which is aligned with the revitalization goal of the State Plan.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	The Township recognizes the need to outreach to neighboring municipalities to increase shared services for community facilities, services, and requisite utilities. Priority: Planning for a proper balance of developed and non-developed lands has been considered. Exploring the use of clustering in both the Residential and Agricultural districts should be examined.	The Township is aligned with the Comprehensive Planning Goal of the State Plan.

Cross Acceptance Response Template

Prepared for the

Township of Lawrence

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Lawrence

This document was presented to the Township of Lawrence Planning Board on April 7, 2025. The document was further revised to reflect the conversations and feedback received at the meeting.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, adopted February 2003

- Existing Conditions
- Vision of the Future- Goals and Objectives
- Conservation Plan
- Housing Plan
- Land Use Plan
- Relationship of Master Plan to Other Plans

Master Plan Reexamination Report, 2020

Redevelopment Plans: None

Zoning Map, adopted July 2003

Zoning Ordinance, adopted July 2003

Areas of Inconsistency- Goals/Objectives

Equity

The Township's Master Plan does not include goals, objectives or discussions specifically related to Equity.

- The Township's Master Plan discusses the importance of balancing land uses and development as a means to provide a stable landscape. Although equity is not specifically mentioned, themes of this goal are included in the Master Plan.

Climate Change

Lawrence Township's Master Plan lacks goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors. However, the Township is consistent with this Goal.

The Township is proactive with respect to extreme heat and wildfire management by meeting with NJ Forest Fire Service to identify hot spots near Cedarville.

Further, NJDEP recently utilized approximately $12 million in Blue Acres buyouts along the Township's Delaware Bay coastline, as a means to protect property and create habitat for horseshoe crabs and migrating bird species, such as the Red Knot. It is expected that this will increase the Township's tourism potential.

The Township will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The Township's 2020 Master Plan Reexamination Report recommends electric vehicle charging stations be permitted as accessory uses on all non-residential properties, any multi-family development, and public properties. While not mentioned in the Master Plan Reexamination Report, the Township will also become consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance[1] which the Township will review and incorporate.

The Township should review the Draft NJDEP Floodplain Management Ordinance[2] and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law.

Natural and Water Resources

The Township's Master Plan and local policies are aligned with the goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- The majority of Lawrence's coastline along the Delaware Bay is preserved by State and Non-profit entities.

Agricultural Lands- Lawrence Township is located within several of Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation.

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml
[2] https://dep.nj.gov/wlm/drec/flood-engineering/ordinances/

Air quality- Considering the amount of forested areas and preserved acreage, Lawrence Township captures far more carbon than it produces.

- Maintain SJTPO coordination with identifying/maintaining compliance with federal air quality regulations.

Water quality- The Township's Master Plan notes that the aquifers supplying local/individual wells are facing a deficit and are threatened by saltwater intrusion.

- State to provide support to municipalities. Partnership with water companies to extend water lines into Lawrence.

Pollution and Environmental Clean Up

The Township's Master Plan and Zoning Ordinance is somewhat consistent with the Pollution and Environmental Clean Up Goal of the State Development and Redevelopment Plan.

Brownfields- The Township's Master Plan and Master Plan Reexamination Report does not include information or recommendations concerning Brownfields in the Township.

The Township has minimal brownfields, but brownfield remediation/redevelopment may be appropriate at the old manufacturing facilities.

- State to provide strategic outreach and funding/support to municipalities with potential for redeveloping brownfields. State to streamline funding opportunities.

Waste Management & Recycling- While the Township's Master Plan lacks information related to waste management and recycling, the Township is consistent with this sub-goal of the State Plan. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. The Township has a convenience center, which is trucked to The Authority.

Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances are somewhat inconsistent with the Public Facilities and Infrastructure Goal.

Infrastructure Investment Priorities- The Township's Master Plan includes a discussion related to municipal water and sewer projects should growth occur, where it is envisioned to be concentrated in its residential centers. The State Plan includes an objective of creating functional plans that include capital plans (ie. schools, emergency response, community facilities), utilities, and sewer system maintenance/installation.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. Given the rural nature of Lawrence Township, Mobility and Equal Access is not a priority for the Township. While the Township is not served by NJ Transit/public transportation, the Cumberland Area Transit System provides the Township's vulnerable populations with bus transportation.

The Township received a DOT grant for the installation of a bike lane.

Clean Energy- The Township's Master Plan does not include specific goals or objectives related to clean energy. The Township's 2020 Master Plan Reexamination Report includes recommendations concerning EV charging stations. EV Charging stations are discussed above in the Climate Change section of this report.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health- The Township's Master Plan does not include recommendations or mentions for Public Health.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities, such as Lawrence Township.

Housing

The Township's Master Plan and Implementing Ordinances are somewhat consistent with the Housing Goal of the State Development and Redevelopment Plan.

Given the rural nature of the Township and the lack of infrastructure (ie. public water and sewer service), single-family residential development is the primary housing type permitted in the Township. Other housing types located in the Township are pre-existing nonconforming uses that predate modern zoning regulations, as well as state regulations concerning well and septic systems.

New housing, including multi-family housing and higher-density housing, is difficult to create on septic and requires sewer system expansion.

Further, Lawrence Township has not participated in Round 3 or the ongoing Fourth Round for Affordable Housing.

- State to provide incentives for Housing Rehabilitation Program to fix critical systems in existing dwellings.

Economic Growth

Lawrence Township is somewhat consistent with the State Development and Redevelopment Plan's goals for Economic Growth.

Many of the State Plan's sub-goals for Economic Development are focused on funding opportunities that are available at the State. It is difficult for a municipality, such as Lawrence, to attract economic development when the municipality lacks the infrastructure that provides residential and commercial stability.

- Any future Economic Development Plan for Lawrence Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Township is generally consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources- The Township's Master Plan acknowledges a desire to preserve the existing woodlands and agricultural land base while working to concentrate housing development away from these areas.

The Township is home to several Wildlife Management Areas, including Millville WMA, New Sweden WMA, Nantuxet WMA, Cedarville Ponds WMA, and Buckshutem WMA.

In addition, the Nature Conservancy and the Natural Lands Trust, nonprofit entities, have preserved open space in the Township.

Historic & Cultural Resources- The Township's Master Plan does not mention its recreational, historic or cultural resources. However, it should be noted that nearly half of the existing housing stock in the Township was built prior to 1970. While there are historical and cultural resources in the Township, it may not be documented. Further, the Township is generally consistent with the New Jersey Comprehensive Statewide Historic Preservation Plan 2023-2028.

- Future Master Planning efforts should include a comprehensive Open Space, Recreation, and Cultural Resource Plan.

Revitalization

Lawrence Township's Master Plan is somewhat consistent with the State Plan's goal of Revitalization. The Township seeks to achieve a balance of land uses and encourage concentrated development around pre-existing villages. The Master Plan also mentions that the Township should explore Redevelopment options for underutilized properties but has not started the Redevelopment Process. However, the Township has not created or implemented any programs to help achieve this.

- State to provide technical and/or grant assistance to support the Township with revitalization efforts.

Sound and Integrated Planning

Lawrence is consistent with the State Plan's goal of Sound and Integrated Planning. The Township. Makes efforts to preserve farmland, conserve natural ecosystems, and concentrate development.

However, the Township faces a predicament- there is limited available infrastructure (ie. public water and sewer) to attract and support development opportunities in the existing residential and commercial zoning districts. Further, nearly 44% of the Township consists of preserved open space, with the State (NJDEP) owning nearly 70% of all preserved open space in the Township.

While the Township is supportive of preserving open space, it is difficult to attract compatible commercial opportunities given the limited resources and infrastructure available in the Township.

- State to provide annual and reliable PILOT payments to municipalities for preserved open space.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Lawrence is located in PA 4: Rural and PA 5: Environmentally Sensitive Planning Areas. The majority of Lawrence Township is appropriate to be categorized as PA4: Rural, given the agronomic industry in the County. The PA4 encompasses the majority of the Township's upland areas, with PA5 occupying the lower lying Bayshore area of the Township and the area along Cedar Creek. Cedar Creek is classified by NJDEP as s FW2-NT/SE1 waterway (Freshwater 2- Non-trout/Saline Estuary 1).

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zone residential with existing small-lot development, industrial, and commercial, are recommended to be revised from PA4 Rural to PA3 Fringe. In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansion of the Wildlife Management Areas, be categorized as Public Parks.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA3: Fringe, are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA3 areas should also be prioritized for water and sewer expansion in the future.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the updated FEMA flood maps.

Open Space Plan/Open Space Tax

Lawrence Township adopted a Conservation Plan Element as part of its 2002 Comprehensive Master Plan. However, the Township does not have an Open Space and Recreation Plan.

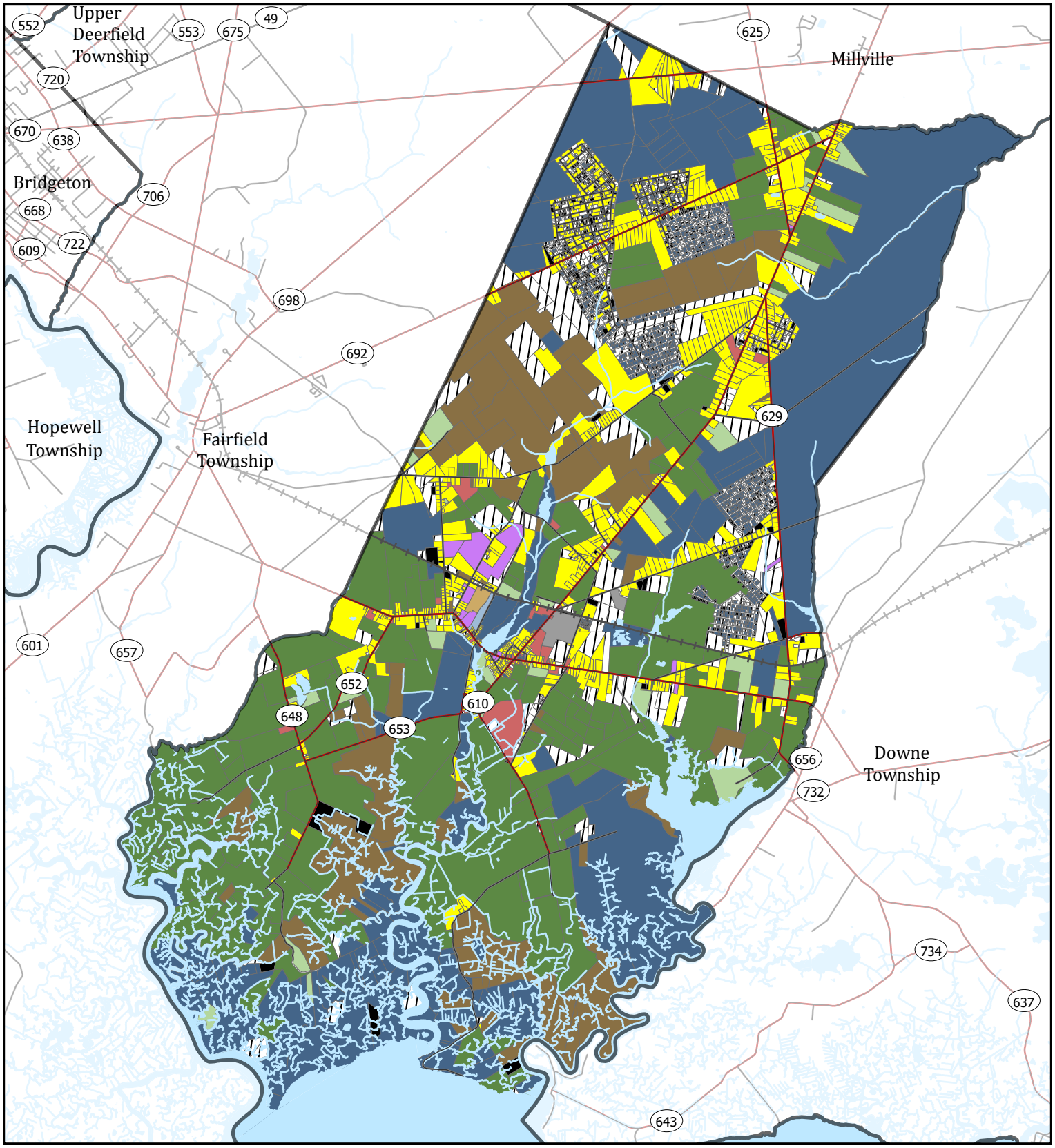
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Lawrence does not participate in Sustainable Jersey, nor do they have an active Environmental Commission.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Industry and economic development are important to the Township. The Township seeks appropriate commercial and industrial ratables that will attract employment opportunities.
- The Township is supportive of its public school system and seeks to prioritize the services it provides to its residents and their families.
- The Township seeks to maintain its rural nature and complimentary outdoor recreation, including hunting, fishing, walking, hiking, and bike riding, to name a few.



Existing Land Use

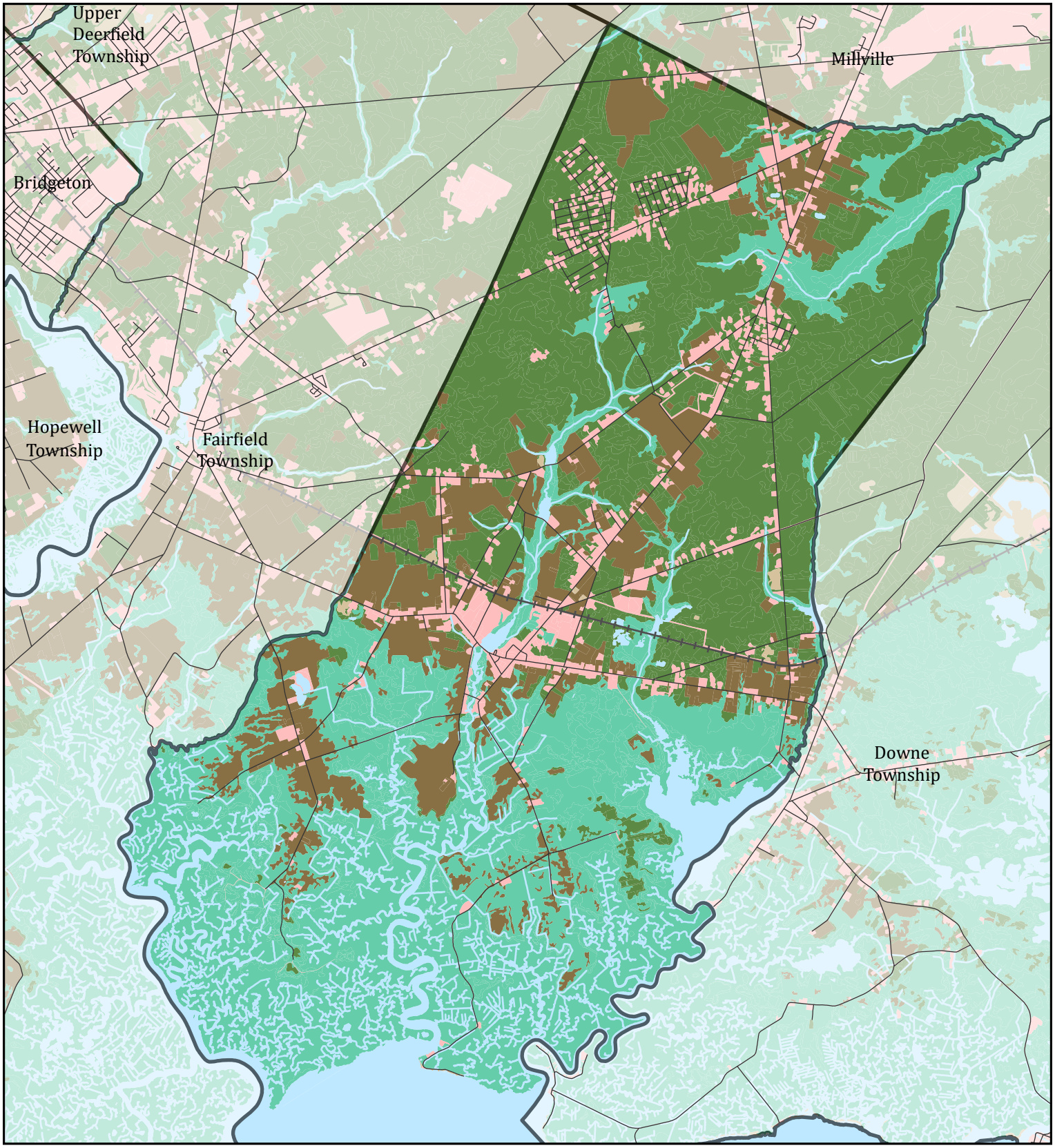
Township of Lawrence, Cumberland County

0 3,000 6,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown



2020 Land Use Land Cover

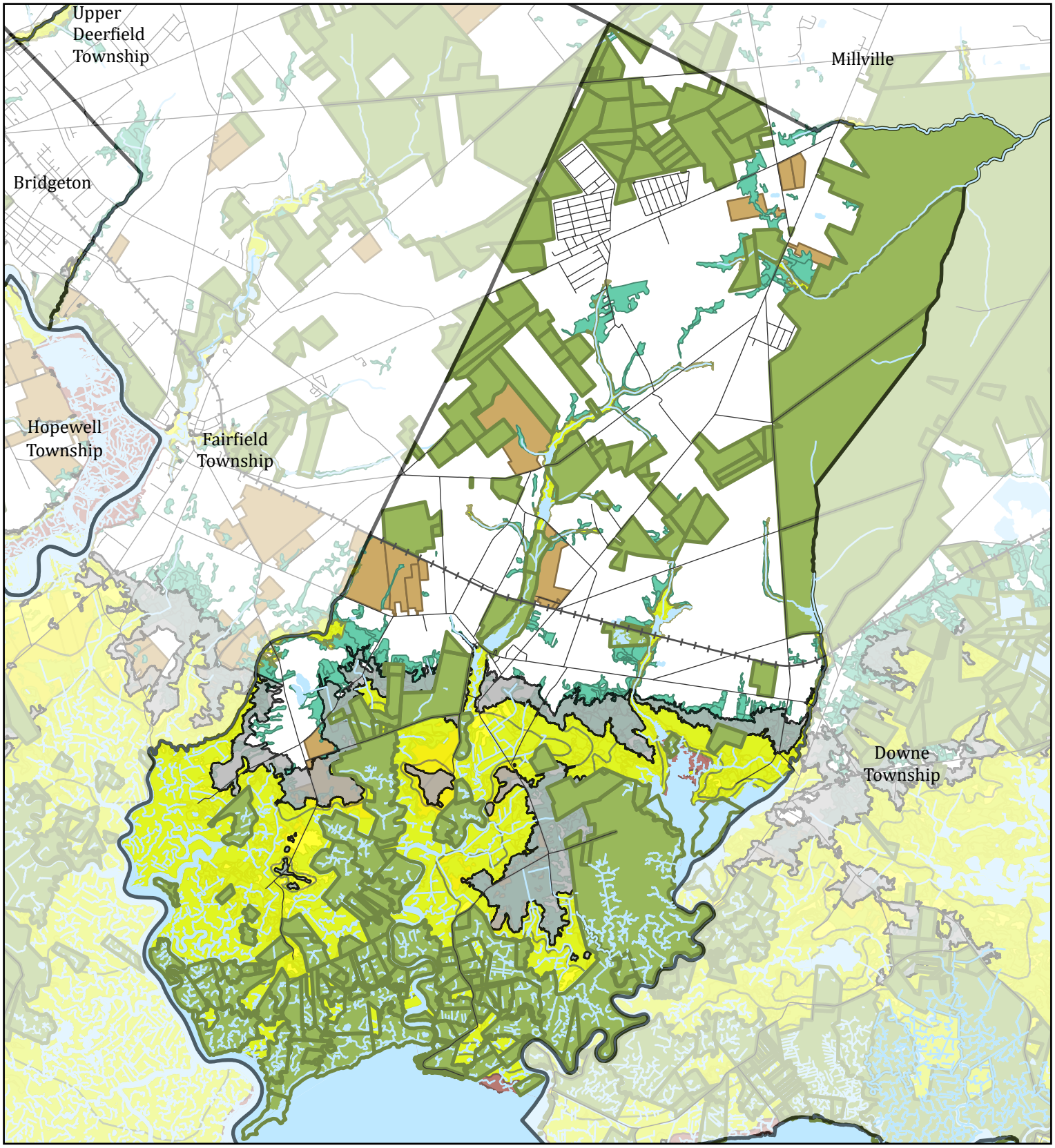
Township of Lawrence, Cumberland County

0 3,000 6,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

Township of Lawrence, Cumberland County

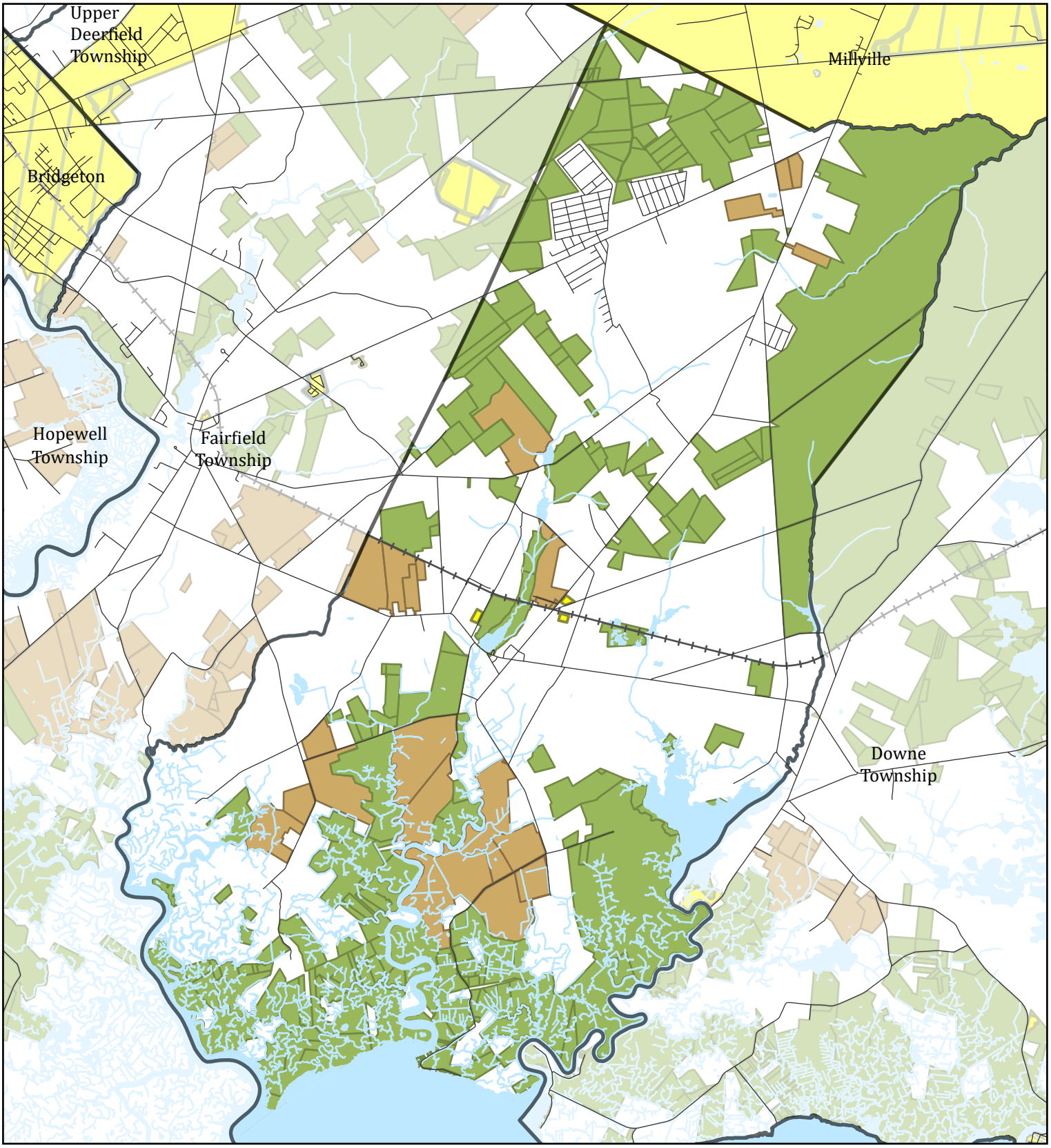
0 1,000 2,000 Feet

Source: Cumberland County GIS, NJOPA, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



Utilities

Township of Lawrence, Cumberland County

Water Purveyor Service Area

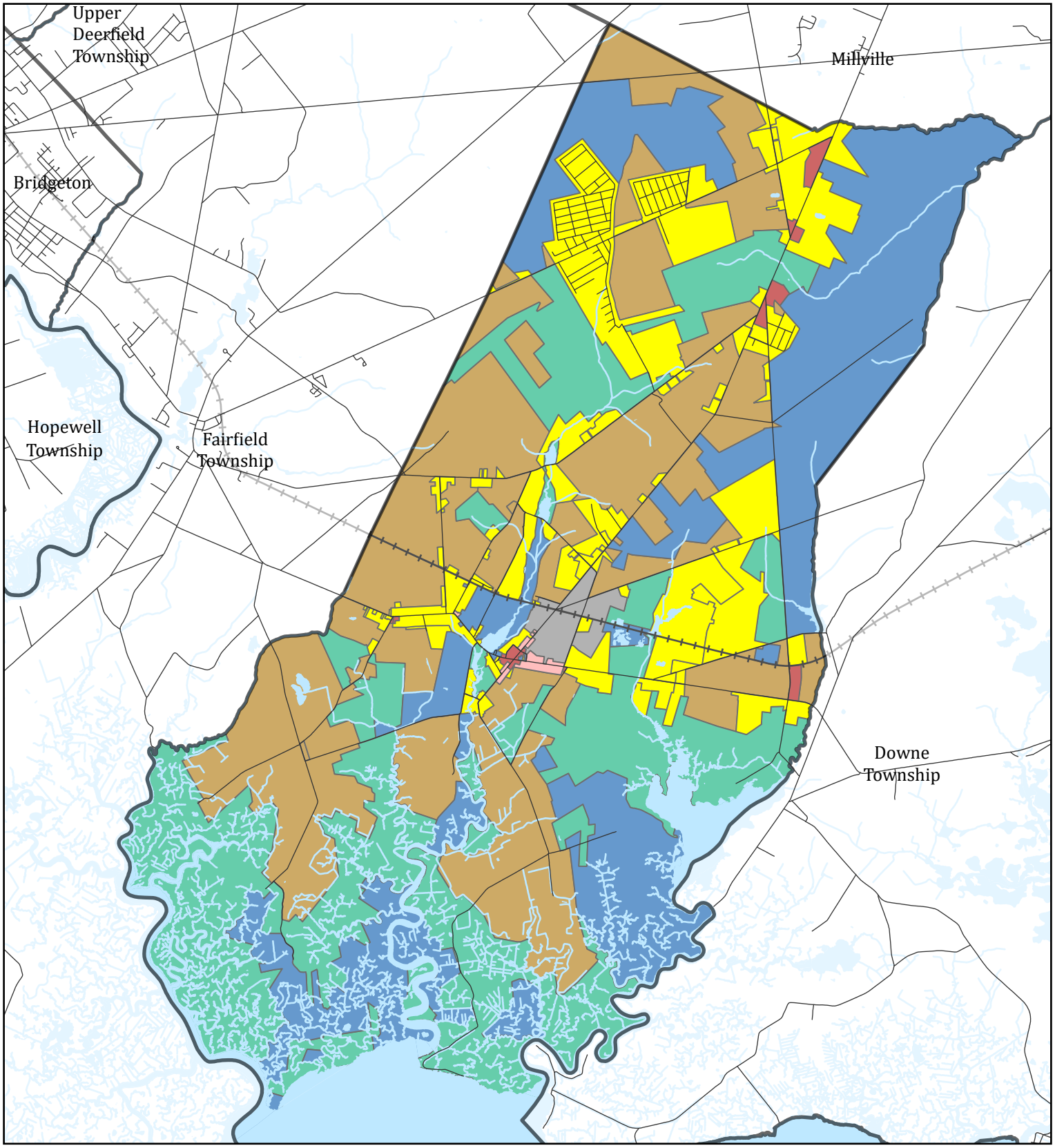
Sewer Service Areas

Preserved Open Space

Preserved Farmland

0 3,000 6,000 Feet

Source: Cumberland County GIS, NJOPA, NJDEP, NJOGIS, NJOIT
May 2025



Zoning

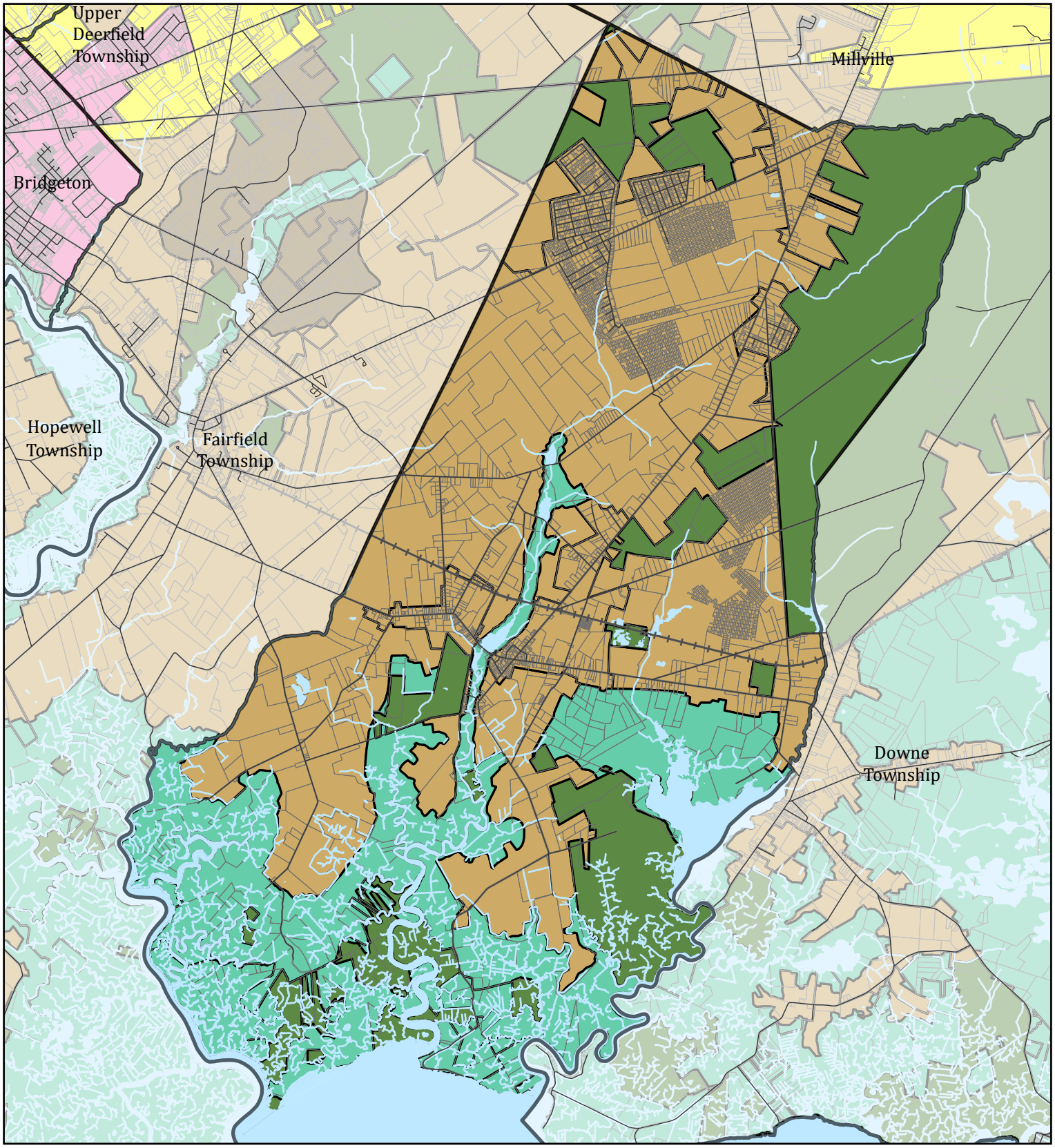
Township of Lawrence, Cumberland County

Zoning Districts

- Agriculture
- Commercial
- Conservation
- Industrial
- Mixed Use
- Public
- Residential

0 3,000 6,000 Feet

Source: Cumberland County GIS, NJOPA, NJDEP, NJOGIS, NJOIT
May 2025



State Planning Areas

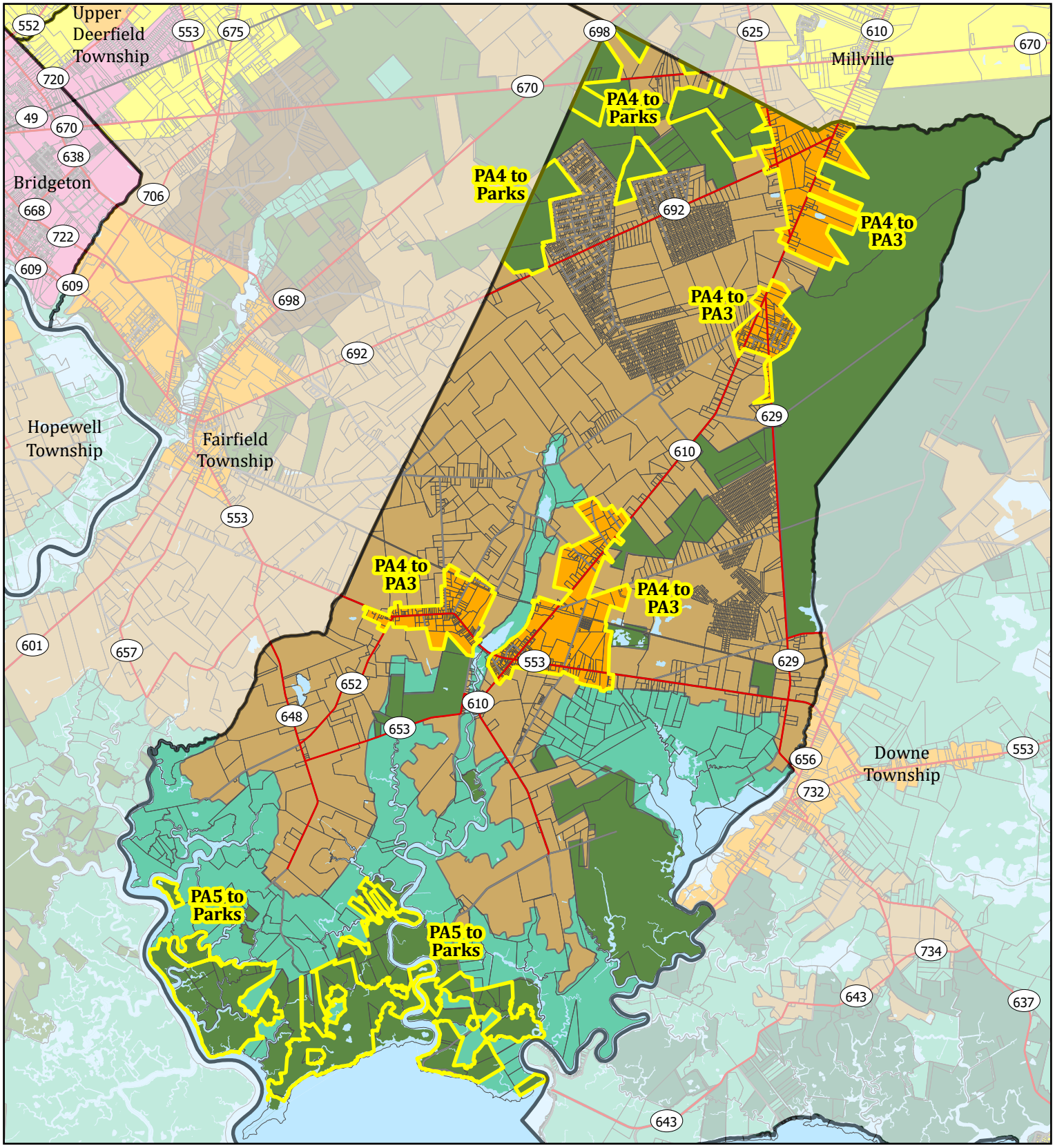
Township of Lawrence, Cumberland County

State Planning Areas - DRAFT

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands

0 3,000 6,000 Feet

Source: Cumberland County GIS, NJOPA, NJDEP, NJOGIS, NJOIT
May 2025



Assessment and Inconsistency

Township of Lawrence, Cumberland County

Revised Planning Areas

Planning Areas

- PA 3: Fringe
- PA4: Rural
- PA 5: Environmentally Sensitive
- Parks (State)

0 3,000 6,000 Feet

Source: Cumberland County GIS, NJOPA, NJDEP, NJOGIS, NJOIT
May 2025

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities		No real discussion of equity
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration		No discussion of climate change or hazard mitigation. This is especially important to look at for a municipality like Lawrence.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		The Township has been meeting with NJ Forest Fire to identify hot spots near Cedarville.
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)	Conservation areas in place over the wetlands and tidal lands in the CAFRA area and along Bayshore, and most major streams are identified and heritage priority sites	The wetlands, shore, and tidal lands are protected with a combination of CAFRA, NJDEP, Nature Conservancy, Cumberland County target areas, and protected agricultural wetlands. NJDEP Blue Acres invested $12 million to preserve bayfront properties and restore horseshoe carb/red knot habitat. More detailed municipal-level conservation efforts have not been included although this does not appear necessary given how heavily protected the coastal and riverine areas are by other mechanisms. There is an ordinance regarding floodplain development.
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	Lawrence Township is home to ecologically valuable woodlands, wetlands and agricultural lands. These areas allow a diverse array of plants, animals and insects to flourish. It is a fundamental goal of Lawrence Township top protect its extensive environmentally sensitive lands. To that end, it is the objective of the Township to maintain or enact ordinances that promote the preservation of environmentally sensitive lands while accommodating land uses in those lands which are compatible with this objective Woodlands around DeCarlo tracts are within conservation zone. Would like to implement a plan which will prevent scattered development in non-residential areas of the community and prevent leapfrog type development in the economically viable regions of the community, along with maintaining ample open space	Township has clearly stated objectives to protect natural and water resources. These resources are at least partially protected by CAFRA, NJDEP, Cumberland County target areas, the nature conservancy, and farmland protection of wetlands used for agriculture. Further protection is needed of certain woodlands which have been the targets of housing development.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state's residents on the economic and environmental value of sustainable agriculture	Lawrence Township's agricultural lands are a precious resource, which have long been an economic .resource and now, in addition to their economic benefits, provide open space in a State characterized by sprawling growth. To that end, ordinances that protect and encourage farming should be enacted and maintained.	Plans clearly state goals to protect farmlands and accompanying ordinances have been passed to protect the right to farm and limit development in farming zones. Encourage participation in the County Farmland Preservation Program and the establishment of a Country Code Ordinance.
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots	SJTPO has a study focusing on federal attainment standards	With the amount of forested area and preserved land acreage, the Township captures far more carbon than it produces.
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	Would like to obtain federal assistance to formulate a plan of how to protect Bay Point area from flooding. Cumberland is handling wastewater management at the county level. Has adopted required flood ordinances. Watershed supplying Lawrence faces deficit. Important because the township is completely dependent on on-site wells Aquifers supplying town threatened by salt water intrusion, contamination from development, contamination from agricultural practices etc. Wetlands used heavily for farming, lands are protected as farmland preservation target Water protection is being accomplished with state and county level policies, nothing specific to Lawrence.	Watershed and water supply issues are being left to the county and the state. Lawrence does not have municipality level initiatives in place. Lawrence has recently adopted stormwater management plans and related ordinances. The Township's zoned aras for development avoid floodplrone areas. Where residential does exist in proximity to floodprone areas, the structures and development patterns are historic. Where feasible, septic should be replaced by batch plants or sewer lines. Where feasible, drinking water should be provided by a water utility company. The north side of the Township has water service. Lawrence adopted update Stormwater Management regulations.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government		No mention of brownfield remediation although given the rural nature of Lawrence. However, Brownfield remediation/redevelopment may be appropriate at the old manufacturing facilities.
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents		The Township utilizes the Cumberland County Authority for waste management and recycling services. The Township has a convenience center, which is trucked to The Authority.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	Lawrence Township recognizes that municipal water and sewer projects may become necessary in the future and as a result of growth should be concentrated in existing residential centers Care must be taken to ensure that the Township is not forced into an economically difficult situation where the density of on-site disposal systems becomes a problem in limited areas, yet it is too costly to provide sewer services. The Township must continue to look into the possibility of sewers or some other type of waste disposal system for these areas.	Only discussion of infrastructure/investment is the acknowledgement of needing municipal water and sewer if growth of the villages continues. Allowance of windmills but no initiatives for other clean energy topics like EV's, solar panels etc.
Mobility & Equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities		There is no public transportation in Lawrence Township. The Township is serviced by CATS- the Cumberland Area Transit System (a service of the County Office on Aging and Disability Service)- which provides bus transport to underserved populations. Nearly all roads in Lawrence Township are County Routes. The County is working to re-evaluate its transportation planning and encourage multi-modal design. SJTPO recently completed the Local Road Safety Plan for Cumberland County. The Township recieved a DOT grant for the installation of a bike lane.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Mobility & Equal Access (cont.)	Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism		
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems	Ordinance under Section 13.18 allows for windmills in certain zoning districts. Addresses solar heating panels but not solar as an energy source	The Township encourages solar generation where feasible, energy efficient building construction, and personal electric vehicle charging stations.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them	Would like to build a proposed health station.	State to provide assistance and resources in preparing Health Food Systems Master Plan Elements in Cumberland County.
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	Traditionally, Lawrence Township has been characterized by housing stock related to farming activities as well as a mixture of homes reflecting the Township's rich heritage of residents from a diverse variety of economic and social groups. Lawrence Township seeks to continue to provide a full range of housing concentrated in the Township's two historically identified centers. Fair share allocation from 3rd round is 26 units which they had not met. Housing in the municipality is relatively affordable Large portion of housing is old. Most housing development has been in wooded areas and around Center Grove, neither of which have center-qualities	Efforts to concentrate housing in the pre-existing villages. The Township is not participing in the current Round of affordable housing as there has been minimal new construction in the Township over the years. Old housing stock but no housing rehabilitation plan/assistance in place.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials Promote planning, investment, and maintenance of maritime facilities and public-use airports	Cedar Grove lacks commercial services needed to support residential area. Lawrence wants to encourage limited business development in the area. Lawrence is not a major site of employment and due to rural nature will likely not ever become one In Cedarville there is a Center Business zone to be a general commercial area, limited commercial activity thus far.	Lack of commercial hubs but this is appropriate given the rural nature of Lawrence. Efforts to encourage limited business development where housing is concentrated although this does not seem to have panned out yet. Ordinances to protect farming and farm land. No further assistance programs in place to support the farming industry. Expansion of PA3 where appropriate to provide residential and commercial stability.
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	To preserve its open space and woodlands, Lawrence Township seeks to limit growth in traditionally agricultural areas and seeks to limit the loss of woodlands	Township clearly acknowledges desire to preserve woodland open space and is working to concentrate housing development away from it. Some areas of woodlands are within nature conservancy. No mention of recreational, historic, or cultural resources. May not be any given the township's rural nature but it would be better if Lawrence could clearly document that this is the case. Over 43% of the Township's tax base is preserved, with the majority (nearly 6,900 acres) preserved by the NJDEP as Wildlife Managment Areas.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture		Township has historic clusters of development.
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Promote a mix of agricultural, residential, commercial, and industrial uses within the village of Cedarville Encourage the development of Center Grove as a diverse center with limited business uses which are consistent with the needs of the surrounding areas There are two villages, Cedarville and Cedar Grove. Cedarville was previously approved as a Village Center. Wants to create redevelopment plan for properties on Factory Road.	Lawrence clearly states wanting to achieve a balance of land uses and encourage concentrated development around pre-existing villages. No detail on what is being done within the villages to make them more center-like. Mention of wanting redevelopment in underutilized parcels around Factory Road but no programming in place to do so.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	Land use mostly consistent with the State Plan PA Areas of PA4 and PA 5 except for some industrial development outside of Cedarville. Conservation goals of Lawrence work in tandem with those of the County. Most land on Downe border is owned by NJDEP. Border with Fairfield and Millville generally matches where residential vs conservation/agricultural uses are zoned. Lawrence Township's goal is to maintain the unique mix of agricultural, commercial, light industrial, recreational, residential, and ecological lands uses essential for a dynamic rural community.	Efforts to preserve farmland, conserve natural ecosystems, and concentrate development. Planning is on par with the State Plan and with surrounding municipalities.

Cross Acceptance Response Template

Prepared for the

Township of Maurice River

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Maurice River

This document was discussed with the Maurice River Township Cross-Acceptance Subcommittee on March 26, 2025, and presented to the Maurice River Township Planning Board on May 7, 2025. Changes were made to this document to reflect those conversations.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, adopted April 2000

- Goal, Objectives & Vision
- Background Features, including Natural and Cultural Features
- Future Land Use Plan
- Housing Element
- Conservation Element
- Relationship to Other Plans

Master Plan Reexamination Report, adopted February 2013

Master Plan Reexamination Report, adopted February 2024

Open Space and Recreation Plan, adopted 2015

Redevelopment Plans

- Ackley Garage Redevelopment, September 2014
- Sapello Foundry Redevelopment, September 2014
- Town Wide Rehabilitation, June 2018

Environmental Resource Inventory- 2015

Zoning Map, adopted October 2005

Zoning Ordinance, adopted May 2000, as amended through June 2024

Note: Maurice River Township received Plan Endorsement on March 1, 2023. Plan Endorsement resulted in refinement to the Township's Center Boundaries, Nodes and Planning Areas. The designated Centers and Nodes are effective for a period of 10 years. The following chart details the Name, type, and expiration date of Centers and Nodes in Maurice River Township.

Maurice River Township - Centers and Nodes		
Type	**Name**	**Expiration**
Node- Commercial	Mauricetown Station	March 2033
Node- Commercial	Leesburg-River Road- South	March 2033
Node- Commercial	Dorchester- North	March 2033
Node- Commercial	Penny Hill- Central	March 2033
Center- Designated Village	Port Elizabeth	March 2033
Center- Designated Village	Dorchester-Leesburg	March 2033
Center- Designated Village	Heislerville	March 2033

Areas of Inconsistency- Goals/Objectives

Equity

The Township's Master Plan discusses themes of equity as it relates to creating and improving public access to waterways. However, the Township could strengthen themes of equity throughout their Master Plan to align more with the State Plan.

- The Township will work to incorporate equity language into the Climate Change Hazard Vulnerability Assessment.
- The State should provide resources to assist municipalities in becoming consistent with this goal of the State Plan.

Climate Change

Through the Plan Endorsement Process, the Township added goals and objectives to their Master Plan concerning Climate change and Coastal/Riverine Corridor. However, the Township could include more information regarding extreme heat and decarbonization. It should be noted that a large portion of the Township's forested lands are located within Pinelands jurisdiction.

It's important to note that the 2023 Master Plan Reexamination Report recommends the Township adopt a revised Land Use Plan Element which would include the Climate Change Related Hazard Vulnerability Assessment.

Future Master Plan revisions should also look to include recently completed studies at the County, including:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022

The Township is consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, and the Model Municipal EV Ordinance[1].

The Township has concerns related to the NJDEP REAL and PACT legislation, as it relates to elevation projections. The Township feels this legislation has requirements that are too dramatic from existing conditions and have drastic implications on economic development and the viability of existing communities.

- The State to create a home elevation program for vulnerable communities to raise homes to the mandated base flood elevation as required by FEMA and NJDEP.

Natural and Water Resources

The Township's Master Plan is consistent with the State Plan's goals and objectives related to habitat preservation, agriculture and food production, air quality, and water quality.

The Township falls within the jurisdiction of CAFRA and Pinelands and is subject to those natural protection rules. In addition, more than 50% of the Township consists of preserved open space, most of which is owned by NJDEP.

The Township also participates in the County's Farmland Preservation Program.

- State to provide annual and reliable PILOT payments to municipalities for preserved open space.

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml

Pollution and Environmental Clean Up

The Township's Master Plan is somewhat aligned with the Goals of the State Plan concerning Pollution and Environmental Clean Up.

Brownfields- The Township's Master Plan notes that the sand mines would serve as good opportunities as future redevelopment and brownfield remediation areas.

While not explicitly stated in the Township's Master Plan, the Township has a Hardware/Gas Station in Delmont and Brown's Getty Station in Dorchester that are in the process of being remediated. The Ackley Site and Sapello Site remediation are nearly completed.

- State to provide strategic outreach and funding/support to municipalities with potential for redeveloping brownfields. State to streamline funding opportunities.

Waste Management & Recycling- The Township's Master Plan lacks information related to waste management and recycling.

It should be noted that the Cumberland County Authority provides Trash and Recycling services to all municipalities in the County, which includes Maurice River Township.

Public Facilities/Infrastructure

The Township's Master Plan is in agreement with the Infrastructure Goals of the State Plan.

Infrastructure Investment Priorities- The Township's Master Plan seeks to improve cellular and internet coverage in the Township and create wi-fi hot spots.

- State to provide assistance and information related to potential programs and funding that can serve to improve cellular and internet coverage in rural parts of the state, such as Maurice River Township.
- State to assist the Township with flood mitigation projects, especially along roadways that also serve as hurricane evacuation routes, such as Route 47.

Mobility and Equal Access- Maurice River Township's goals are aligned with the subgoal of mobility and equal access. The Township's Master Plan include goals related to public parking facilities, improving access to roadways that support business opportunities, maintain and extend bicycle routes, working with NJ Transit to provide year-round public transportation, balancing transportation improvements with the existing community, and alleviating seasonal shore-bound traffic.

- State to provide funding/assistance to Maurice River to meet these initiatives.

Capital Improvements- The State Plan includes an objective of creating functional plans that include capital plans (ie. schools, emergency response, community facilities), utilities, and sewer system maintenance/installation.

- The Township seeks to provide regional sanitary sewer to portions of Leesburg, Dorchester, and Port Elizabeth, requiring State and Federal permitting and assistance.

Clean Energy- The Township's Master Plan does not include specific goals or objectives related to clean energy.

Public Health- The Township's Master Plan could incorporate more details related to public health to better align with the State Plan. Specifically, lead abatement, improving obesity and relocating air polluting facilities could be addressed in a Food System Master Plan Element.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities, such as Maurice River Township.

Housing

The Township's Master Plan and Implementing Ordinances are somewhat consistent with the Housing Goal of the State Development and Redevelopment Plan.

Given the rural nature of the Township and the lack of infrastructure (ie. public water and sewer service), single-family residential development is the primary housing type permitted in the Township. Other housing types located in the Township are pre-existing nonconforming uses that predate modern zoning regulations, as well as state regulations concerning well and septic systems. New housing, including multi-family housing and higher-density housing, is difficult to create on septic and requires sewer system expansion.

During the Township's Plan Endorsement process, the State reduced and concentrated the Township's Centers where higher density housing would be more appropriate, provided sewer infrastructure could be extended, or a package treatment plant be accommodated. All other lands in the Township are PA 5: Environmentally Sensitive, where higher density housing is not consistent with the goals and objectives of the State Plan or is located in the Pinelands. In the Pinelands, the Township has limited areas for housing as there is no sewer infrastructure and the depth to groundwater precludes alternatives which would support the infrastructure necessary for higher density housing.

The Township is in the process of conforming with the rules and regulations of the State's 4th Round of Affordable Housing. However, the lack of developable land area leaves little to no areas for the Township to fully invest into good economic development, of which the tax ratables would offset the costs of new housing growth. It is a circle; the State buys up land or restricts it out of development but then mandates housing diversity and affordable housing in areas that cannot reasonably accommodate the housing through both infrastructure needs and fiscally responsible development.

- While Maurice River does not have an existing Rehabilitation Obligation, the State should look into creating a state-wide home rehabilitation program utilizing the State Affordable Housing Trust Fund. There are many existing units in the Township that would benefit from such a program.

Economic Growth

Maurice River Township's local policies are aligned with the Economic Growth goals and objectives of the State Plan. Specifically, the Township's goals are focused on ecotourism, promoting commercial activity complimentary to tourists shore bound, and maintaining and enhancing the maritime industry.

Given the Township's lack of available and developable land areas from either environmental constraints, or as a result of open space preservation, the Township has limited availability for good economic development.

- State to streamline the permitting process, especially as it relates to NJDEP permits and its procedures which often impede economic development initiatives in the Township. An educational component would be helpful, in addition to revising the timeline to produce quicker communications.
- Assistance is needed from the State to implement these goals.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Township's local policies are aligned with the Archeological, historic, cultural, scenic, open space and recreation goals of the State Plan.

Scenic, Recreational & Open Space Resources- The Township's Master Plan seeks to provide recreational opportunities throughout the Township and expand existing parks where appropriate to meet the needs of the residents. The Township also seeks to create new and improve existing public access points. The Township also continues to work with the County on trail initiatives.

Historic & Cultural Resources- The Township's Master Plan has a goal of promoting cultural resources and historical heritage of the Township. The Township seeks to work with State and Federal entities to protect endangered historic sites, such as the East Point Light house, which has been a point of contention in recent months. Port Elizabeth, Bricksboro and Dorchester were identified by SHPO in 1993 as potential historic districts during a survey of historic resources in the Pinelands. The Dorchester Shipyard was identified as an eligible historic district in 2023.

Revitalization

The Township's policies are supportive of the State Plan's Revitalization Goal. During the Township's Cross Acceptance Process, the Township created Nodes and Centers, where economic, business, and residential growth is encouraged.

Sound and Integrated Planning

The Township's local policies are aligned with the State's Plan goal of Sound and Integrated Planning. The Township seeks collaboration for many aspects of improving the built environment. The Master Plan Reexamination Report recommends compatible architecture standards for new development and encouraging growth within designated nodes and centers.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Maurice River is located in PA 5: Environmentally Sensitive Planning Area and State Parks designation. Maurice River Township also has 4 commercial nodes and 3 designated villages (centers). All nodes and centers are approved through the year 2033.

The Township remains committed to pursuing the expansion of the recently approved Center's to recapture the areas which were approved in 2000 and discussed in the 2000 Master Plan as part of the Village Corridor. The Township understands, as is expressed in the 2024 Master Plan Reexamination Report, that there are land areas in the Village Corridor that should remain undeveloped. However, the most recent Plan Endorsement process has shrunk the existing villages and increased the area of undevelopable land.

Should the existing Centers and Nodes expire in Maurice River Township, it's recommended that the underlying Planning Areas be changed to PA3: Fringe- as these are areas where there are existing homes, businesses, and communities that would greatly benefit from the extension of infrastructure (sewer, water, internet, etc.)

It is recommended that the large tracts of permanently preserved open space, such NJDEP-owned Wildlife Management Areas, be categorized as Public Parks.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified that are Vulnerable to Flooding

Around the Maurice River- check SJTPO Hazard Vulnerability Framework Data for local flooding areas based upon topography.

- NJDEP/FEMA on going study for Cohansey/Maurice River watersheds- nearly all of the County is within the study area boundaries.

Open Space Plan/Open Space Tax

The Township of Maurice River adopted an Open Space and Recreation Plan in 2014. The Township does not have an Open Space Trust Fund.

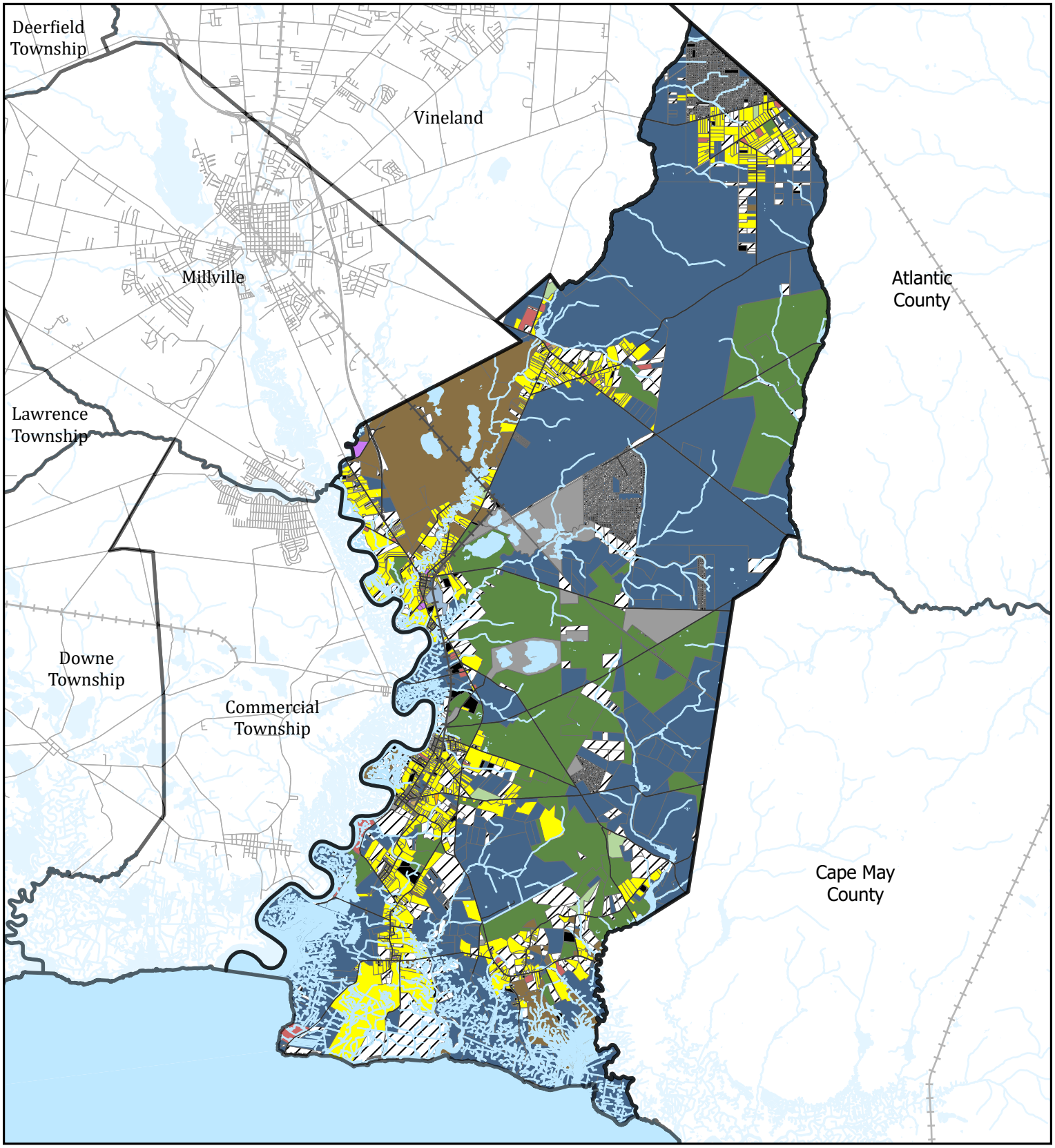
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Maurice River is a registered municipality in the Sustainable Jersey program. The Township has an Environmental Committee, but it is not active. CU Maurice River, Partners of the Delaware Estuaries, and the American Littoral Society are active environmental groups in the Township.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Economic development opportunities are limited in the Township given the environmental constraints and regulatory implications at the State. Further, the State continues to purchase land for open space, which includes upland/non-constrained areas, hindering available and potential sites that could be utilized for future businesses.
- The permitting process at the State, especially as it relates to NJDEP, is cumbersome- in both requirements and timeline.
- Given the Township's unique location and the number of vehicles that pass-through on the way to the shore, the Township is limited in capturing that potential economic activity. Further, the Township expresses frustration with the Hurricane Evacuation Routes that assist shore-bound traffic that are subject to flooding.



Existing Land Use

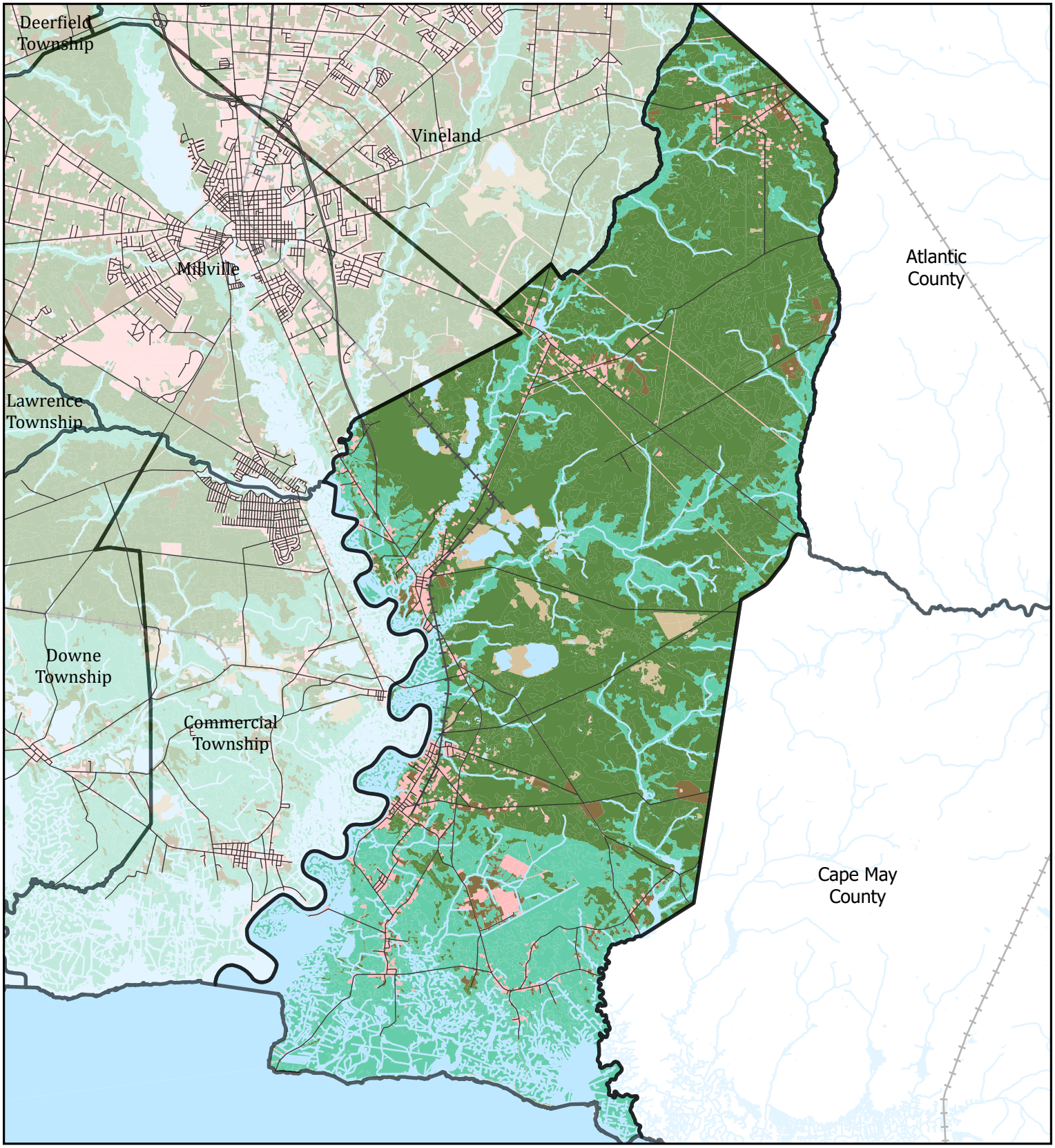
Township of Maurice River, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown



2020 Land Use Land Cover

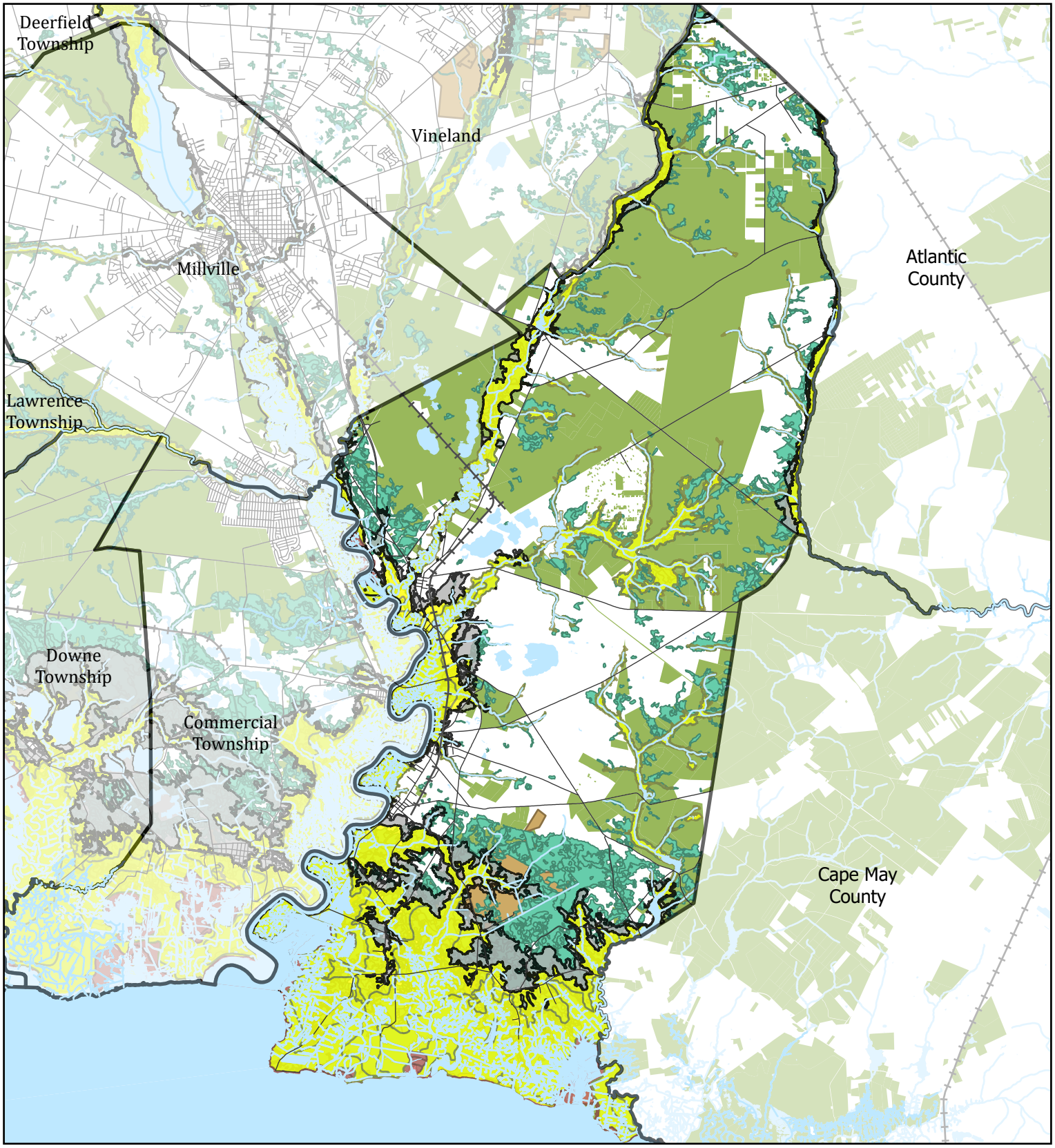
Township of Maurice River, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

Township of Maurice River, Cumberland County

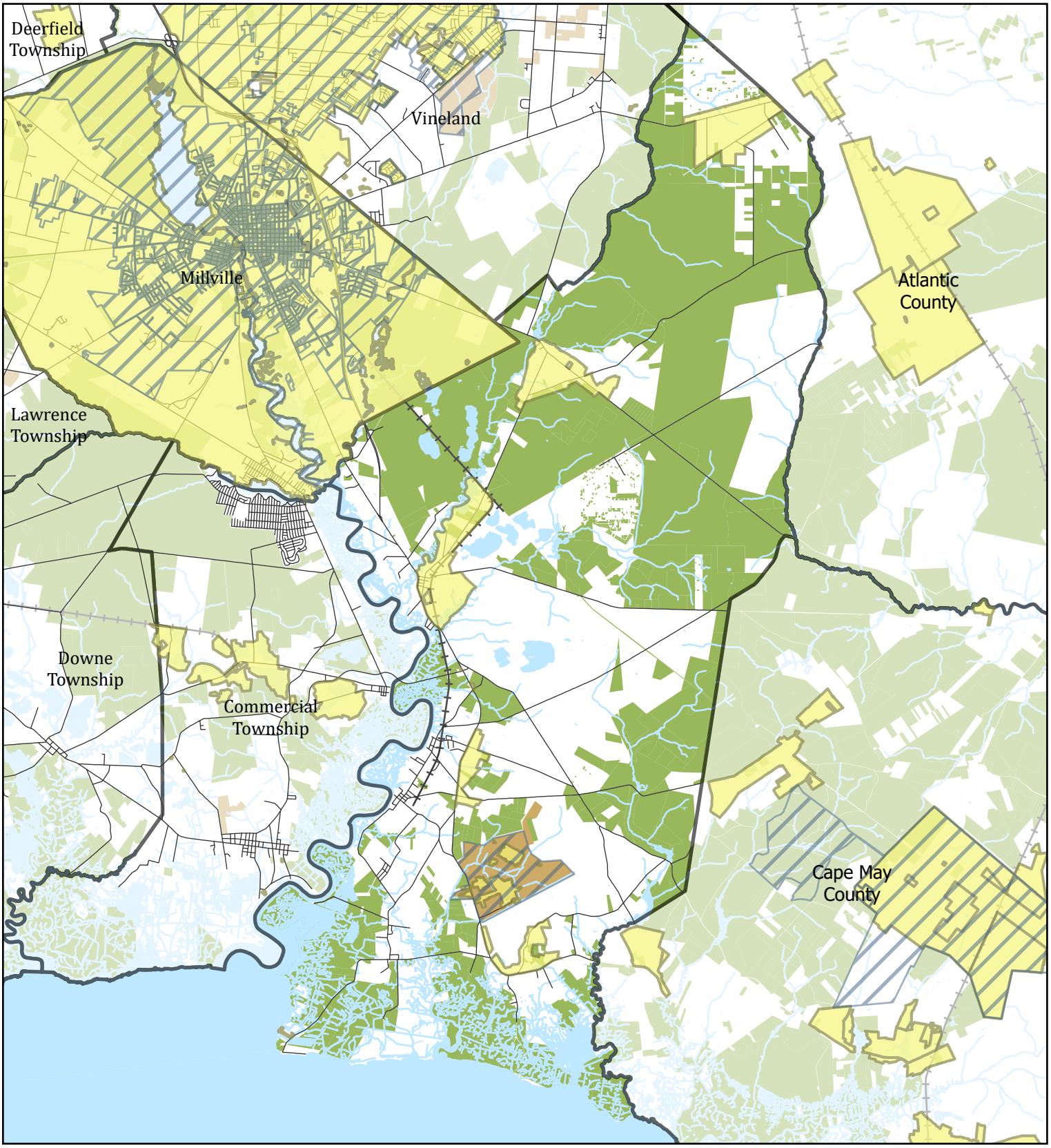
0 5,000 10,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



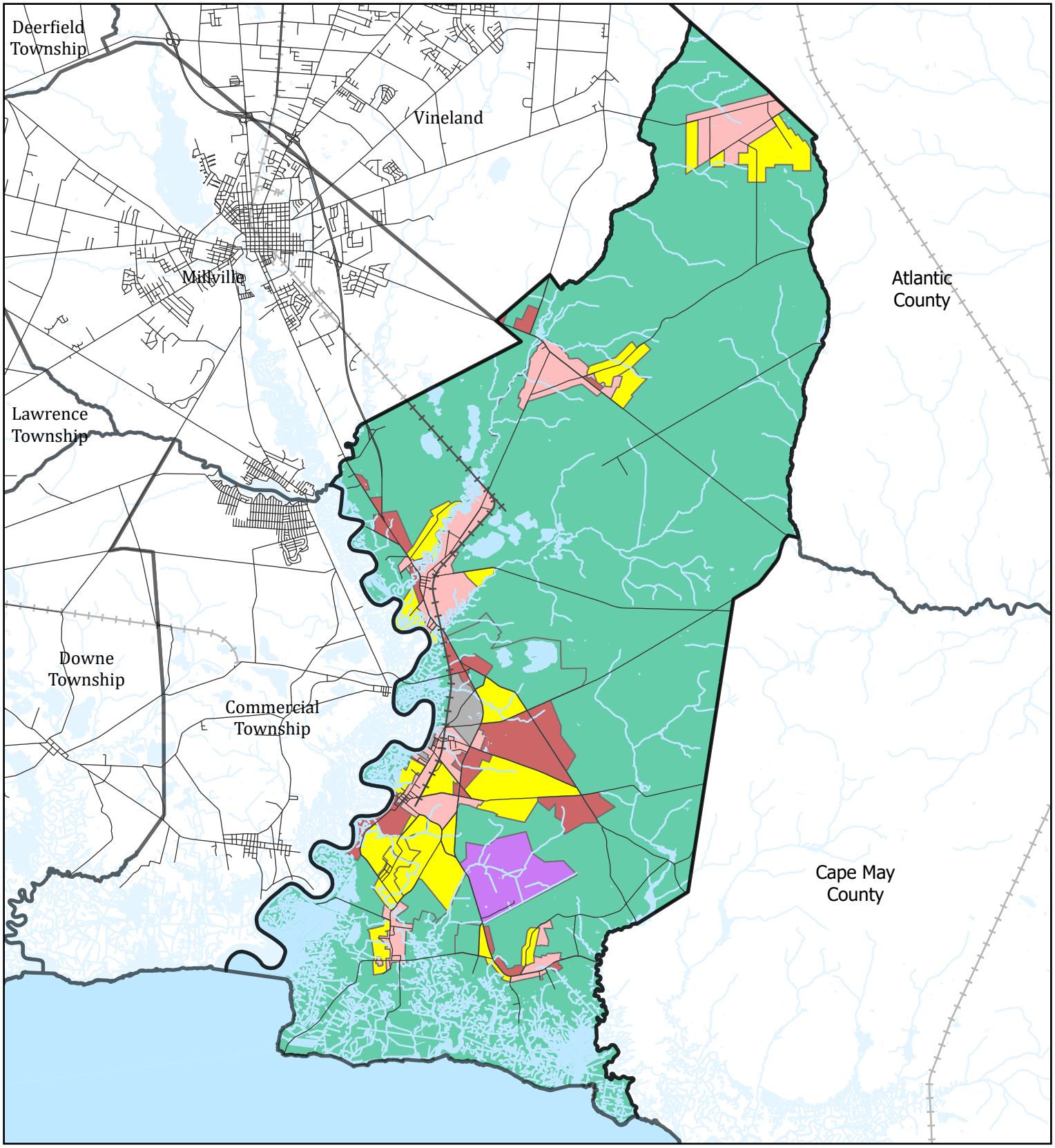
Utilities

Township of Maurice River, Cumberland County

- Water Purveyor Service Area
- Sewer Service Areas/NJPDES Permits
- Preserved Open Space
- Preserved Farmland

0 5,000 10,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025



Zoning

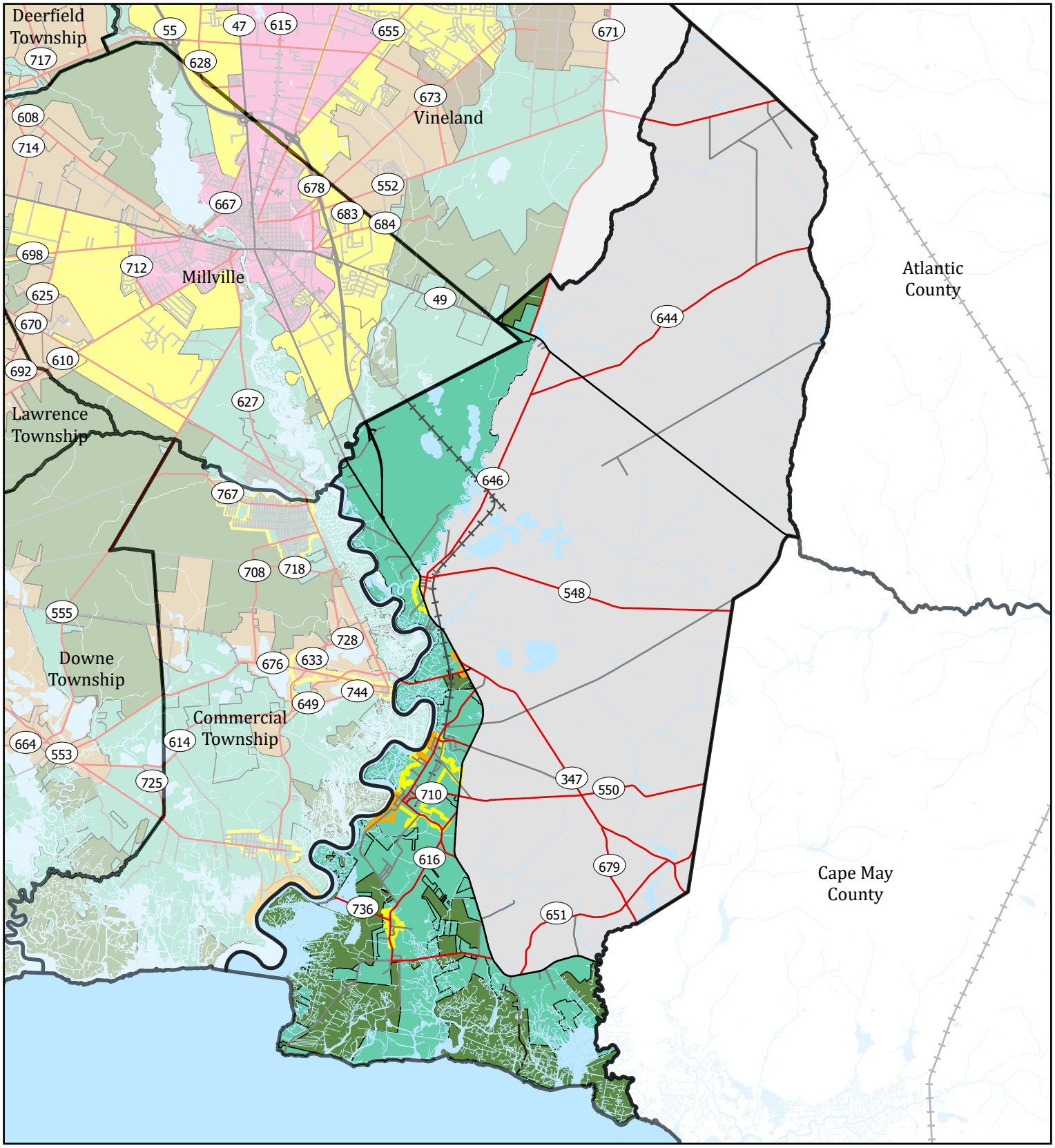
Township of Maurice River, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS
NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

- Commercial
- Conservation
- Industrial
- Mixed Use
- Residential
- Institutional



State Planning Areas

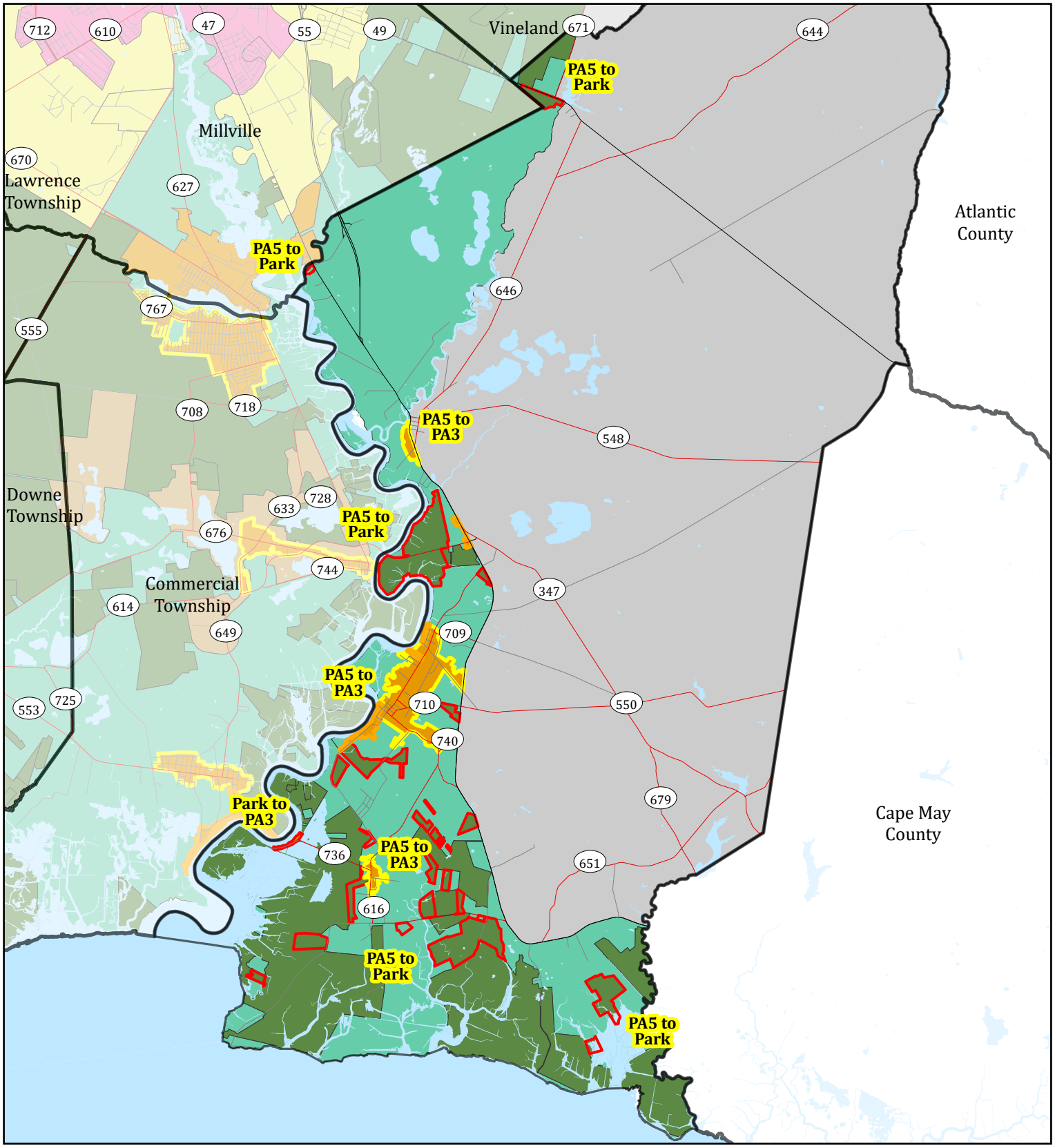
Township of Maurice River, Cumberland County

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA4: Rural
- PA4B: Rural Environ. Sensitive
- PA5: Environ. Sensitive
- State Parks/Open Space
- Pinelands
- Designated Nodes (effective)
- Desginated Centers (effective)

0 5,000 10,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025



Assessment and Inconsistency

Township of Maurice River, Cumberland County

0 4,500 9,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

- Revised Planning Areas
- Designated Centers (effective)
- Designated Nodes (effective)

Proposed Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Envion. Sens.
- PA5: Environ. Sens.
- State Parks/Open Space
- Pinelands

MAURICE RIVER TOWNSHIP

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities	Develop new and improve upon the existing public access points to the waterways in the Township.	More information on equity efforts could make the alignment stronger.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration	Recognize and address the impact future global warming will have on the Township.	Resiliency and climate change-informed planning are important for the future of the Township. In the Reexam, Township recommends including a CCRHVA, and Conservation Element incorporating any resiliency planning, and a Sustainability Element. Goals are in line with the State Plan, but more information could be included related to heat and decarbonization. The Township has major concerns related to the pending NJDEP REAL and PACT legislation as it relates to the elevation projections and requirements. The Township feels this requirements are too dramatic from existing conditions, especially in communities in like Maurice River.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)	Continually monitor the actual sea level rise to evaluate the regulations and identify any modifications that may be appropriate. Work with the County and State agencies to review and elevate roadways that habitually flood such as Glade Road, Mauricetown Causeway approach to the Mauricetown Bridge, Main Street in Dorchester and Route 47 in Bricksboro and any other area prone to flooding. Primary focus should be given to the evacuation routes for the Township and the Southern Cape May Region. Update stormwater regulations and design standards to account for higher rainfall amounts consistent with regulations adopted by NJDEP and Pinelands Work with State and Federal agencies to study and construct flood protection measures along the Delaware Bay shore and other areas where property is subject to storm tidal flooding such as Bricksboro.	
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	Protect wetlands, woodlands, stream corridors and beach areas from inappropriate development. Protect wildlife. Buffer environmentally sensitive areas from development. Maintain the existing development pattern of primarily forest land, open space and other low intensity uses east of Route 47.	Township places protection of natural resources high on priority list. Protection of its natural resources supports economic/ecotourism activities. Township is within CAFRA and Pinelands and is subject to those natural resource protection rules. More than 50% of the Township is permenantly preserved open space.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state's residents on the economic and environmental value of sustainable agriculture		The Township also participates in the County's Farmland Preservation Program.
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots		Township places protection of natural resources high on priority list. Protection of its natural resources supports economic/ecotourism activities. Township is within CAFRA and Pinelands and is subject to those natural resource protection rules.
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	Conserve utilization of water resources. Require environmental controls on development to limit the impacts of land clearing, grading, septic systems and stormwater runoff and to conserve water.	Township places protection of natural resources high on priority list. Protection of its natural resources supports economic/ecotourism activities. Township is within CAFRA and Pinelands and is subject to those natural resource protection rules.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government	Require sand mine property to be maintained as a usable and productive land resource for post-mining land uses. Continue to work with the Pinelands Commission, NJDEP, and other state agencies to create opportunities for active recreation on former mining sites	Township has sand mining areas as good opportunities for current and future redevelopment/ brownfield remediation. The Township has a Hardware/Gas Station in Delmont and Brown's Getty Station in Dorchester that are in the process of being remediated. The Ackley Site and Sapello Site remediation are nearly completed.
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents		The Township's Master Plan includes little to no information on waste management. However, the Cumberland County Authority provides Trash and Recycling services to all municipalities in the County, which includes Maurice River Township.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	Provide and encourage opportunities to create improved cellular and internet coverage throughout the developed portions of the Township. Create wi-fi hotspots for convenience to residences, businesses, and visitors. Work with the County and State agencies to review and elevate roadways that habitually flood such as Glade Road, Mauricetown Causeway approach to the Mauricetown Bridge, Main Street in Dorchester and Route 47 in Bricksboro and any other area prone to flooding - primary focus should be given to the evacuation routes for the Township and the Southern Cape May Region. Providing regional sanitary sewer service to those portions of Leesburg, Dorchester and Port Elizabeth that are mapped as being within a Future Sewer Service Area of the Cumberland County Wastewater Management Plan.	Infrastructure goals are aligned with the State Plan.
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists	Establish public parking at various locations so that township residents can park their vehicles and access NJ Transit bus service, and if feasible incorporate electric vehicle charging stations. Improve access to Route 55 and Route 347 for business opportunities along "old" Route 47. Maintain and extend the existing bike routes within the township and work with neighboring municipalities on interconnecting bike routes.	Mobility goals are aligned with the State Plan. Addition of bus stops along Route 47 in Spring of 2025- appearance of increased ridership.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Mobility & equal Access (cont.)	Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism	Work with NJTransit to maintain the existing year-round public transportation along Route 47 and to expand public transportation to the local villages and businesses areas within the Township. Participate in discussions of options and alternatives to southern completion of Route 55 into Cape May County. Require transportation improvements to be sensitive to the existing community settings. Encourage alternatives to Route 47 and Route 55 for shore bound traffic to relieve congestion around Port Elizabeth and Bricksboro.	Mobility goals are aligned with the State Plan.
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems		More information could be included on clean energy goals/objectives.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them		More information could be included on public health goals/objectives.
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment	Meet the housing needs of the local population. Identify zoning districts where new construction can meet affordable housing requirements. Continue the trend for the majority of new housing to be individual, owner-occupied single-family dwellings. Encourage rehabilitation and restoration of vacant and underutilized buildings and properties. Renovate existing substandard housing stock. Return abandoned houses to the available housing stock.	Rehabilitation and utilization of the existing housing stock is aligned with the goals of the State Plan, as best as it can be. Given the lack of infrastructure, the Township does not have the ability to provide for a variety of housing types, which are recommended by the State Plan. The Township's 2025-2035 affordable housing obligation includes a present need of 0 and a prospective need of 8 units. Township is participating in the 4th Round of Affordable Housing, accepting State numbers, which will include Prior Round obligations.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Housing (cont.)	Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	To serve the multi-family rental market, the conversion of large dwellings should be considered before new rental complexes are constructed.	Given the lack of infrastructure (ie. water/sewer) in the Township, the cost associated with new sewer or package treatment plants that can accommodate higher density housing is often prohibitive.
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials	Tap the shore traffic passing through the Township on state highways as a market for local business. Encourage new business and commercial development along "old" Route 47 to attract and serve customers from the shore traffic using Route 347. Have Township residents make full use of employment and business opportunities generated by the prison facilities located within the Township. Use the township's natural and cultural resources as a basis for sustainable economic development opportunities such as ecotourism. Make the Township a visitor destination, using small town rural atmosphere and natural resources such as the Pinelands and Maurice River as attractions. Use the benefits of ecotourism to offset the impacts of environmental regulations on the community. Protect the access to the Maurice River and its natural opportunities for river-related activities for recreation and ecotourism like marinas, fishing industries, and boat yards Work with the Pinelands Commission to improve upon the existing commercial zoning districts located along Route 347 by reducing restrictions and improving development opportunities as appropriate and where feasible. This would include encouraging the expansion of infrastructure such as electric and gas, to service the existing business zone.	Economic growth goals are focused on ecotourism, promoting commercial activity for people going to the shore, and maintaining/enhancing maritime uses. These goals are in line with the State Plan.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Economic Development (cont.)	Promote planning, investment, and maintenance of maritime facilities and public-use airports	Maintain, enhance, preserve and protect the maritime commercial uses along the Maurice River. Encourage the protection and continued viability of the existing maritime businesses in Matt's Landing. Protect the access to the Maurice River and its natural opportunities for river-related activities for recreation and ecotourism like marinas, fishing industries, and boat yards.	
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Provide recreational opportunities for all areas of the Township whether passive or active. Expand the existing recreational parks and facilities where appropriate to meet the needs of the community. Develop new and improve upon the existing public access points to the waterways in the Township. The Township will continue to work with the County and property owners to implement the proposed trail systems and intends to create a rail to trail system.	Open Space Plan (2014) and the goals stated in the Master Plan Reexam (2024) support historic preservation and recreation/open space resources. The goals are in line with the State Plan.
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	Promote the cultural resources and historical heritage of the Township. Establish a local forum to address historical and cultural issues. Identify Historic Sites for preservation and protection which contribute to the Township's historical heritage. Work with State and Federal agencies to protect endangered historic sites such as East Point Lighthouse.	Port Elizabeth, Bricksboro and Dorchester were identified by SHPO in 1993 as potential historic districts during a survey of historic resources in the Pinelands. The Dorchester Shipyard was identified as an eligible historic district in 2023.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Encourage development within the Township's designated Nodes and Centers. Encourage most future commercial, business and residential developments to locate in the exiting towns and villages along Route 47, Route 49, and Mays Landing Road. Encourage the redevelopment of the Township Recycling Center along Route 47 as a viable non-residential use which would provide a service to the Township and motorists along Route 47.	Future development and redevelopment is encouraged in certain growth areas in order to protect the natural areas of the Township.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	Require new development to be architecturally compatible with the surrounding community.	Collaboration on roads and plans is demonstrated in many areas of the Master Plan Reexam. Compatible architecture standards are encouraged for new development. Growth is encouraged within designated nodes and centers.

Cross Acceptance Response Template

Prepared for the

City of Millville

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

City of Millville

This document was presented to the City of Millville Planning Board on June 9, 2025. The document was further revised to reflect the conversations and feedback received at the meeting.

Approved by the Cumberland County Planning Board on July 2, 2025.

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, 2005

- Community Facilities Plan Element
- Utility Service Plan Element
- Circulation Element
- Historic Preservation Plan Element
- Recreation Plan Element
- Conservation Element
- Economic Development Element
- Housing Plan
- Farmland Preservation Element
- Recycling Plan
- Land Use Plan Element

Stormwater Management Plan, 2006

Housing Element and Fair Share Plan, 2008

Environmental Sustainability Plan Element, 2009

Master Plan Reexamination, 2012

Transportation Study Final Report, 2013

Public Access Plan Draft, 2015

Land Use Plan Element, 2017

Coastal Community Vulnerability Assessment Report, 2017

James R. Hurley Industrial Park Redevelopment Plan, 2019

Center City Neighborhood Plan, 2019 (indeterminant adoption)

Master Plan Reexamination Report, 2025

Land Use and Development Regulations, 1990, amended through 2024

Stormwater Control Ordinance, 2021

Areas of Inconsistency- Goals/Objectives

Equity

The City's Center City Neighborhood Plan (prepared in 2019) addresses many equity concerns and provides strategies to address those issues. However, it is unclear whether the Center City Plan was adopted as part of the Master Plan. The City's Master Plan, including the 2025 Master Plan Reexamination Report, includes little information related to equity.

- The City to incorporate Equity into future planning efforts.

Climate Change

Millville's Master Plan includes themes related to the goals and objectives pertaining to climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors.

The City completed a Coastal Community Vulnerability Assessment in 2017, which focused primarily on flooding events but noted Millville's participation in regional Hazard Mitigation Plans. The City has also preserved waterfront property, Captain Joseph Buck Park, adjacent to Union Lake, where a waterfront trail is in the process of being constructed.

The City's 2025 Master Plan Reexamination Report includes summaries of studies completed at the County and Regional level, including:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022

The City is also compliant with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). Millville adopted the Model Municipal EV Ordinance which is incorporated into the City's Land Development Standards.

The City will also review the Draft NJDEP Floodplain Management Ordinance[1] and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law.

Natural and Water Resources

The State Plan includes goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- The City has several open space properties that are preserved as a wildlife refuges. The City also has waterfront open space. The City also has several Wildlife Management Areas within Millville's border, including Buckshutem WMA, Menantico Ponds WMA, Millville WMA, Peaslee WMA, and Union Lake WMA. Non-profit owned open space consists of properties owned by the Nature Conservancy (Manumuskin River Preserve, Maurice River Bluffs), and the Natural Lands Trust (Peek Preserve), to name a few.

Agricultural Lands- Millville is not located in one of the County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. However, there is one application that is being processed as a Direct Easement application through the State Agriculture Development Committee. The City is proposing to rezone additional properties to Agricultural Production through the 2025 Master Plan Reexamination Report.

Air quality- The City is consistent with this objective of the State Plan.

[1] https://dep.nj.gov/wlm/drec/flood-engineering/ordinances/

- The City will coordinate with the County and SJTPO to identify and maintain compliance with federal air quality regulations.

Water quality- The City's Master Plan notes that the protection of natural resources is important. The City has a dedicated water purveyor and is compliant with their stormwater management ordinance.

- State to provide support to municipalities for Environmental/Natural Resource Inventories, which would include up-to-date information pertaining to water quality.

Pollution and Environmental Clean Up

The State Plan includes goals and objectives related to Pollution and Environmental Clean Up.

Brownfields- The City's 2025 Master Plan Reexamination Report includes an inventory of sites having known contamination. The City's Master Plan further recommends these areas be studied and potentially be redeveloped in accordance with the Local Redevelopment and Housing Law.

- State to provide strategic outreach and funding/support to municipalities with potential for redeveloping brownfields. State to streamline funding opportunities.

Waste Management & Recycling- The City's 2025 Master Plan notes changes made to their local ordinance related to recyclable materials. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. However, The Authority does not provide "pick-up" services, rather it manages the landfill and recycling center. The City utilizes Atlantic County Utilities Authority to collect trash weekly and recycling bi-weekly. The City also has a Clean Communities/Recycling Coordinator.

Public Facilities/Infrastructure

Infrastructure Investment Priorities- The City's Master Plan includes recommendations for infrastructure, including the need to improve the electric grid, a bustling downtown that supports the Levoy Theater, the Nabb Avenue extension, and also a parking study for the downtown. Improvements were made to the High School, and the NJ Department of Education approved a 5-year Long Range Plan for the schools in 2020. Renovations and expansion were made to the City Library, and a ribbon cutting was held in 2024.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The City is served by NJ Transit Bus Routes, including the 313, 408, and 553 lines. These bus lines provide service to Atlantic City, Wildwood/Cape May, and north into Camden and Philadelphia. The city requires sidewalks along all streets in their Land Development Ordinance, however, the 2025 Reexamination Report recommends changes be made as waivers are often sought and granted by the Board. Millville is also serviced by the Cumberland Area Transit System (CATS), which is a shuttle service for vulnerable populations. The City was a key stakeholder in the SJTPO-led Bicycle and Pedestrian Safety Action Plan (2023), and in the Maurice River Corridor Study (2024).

Clean Energy- The City's Master Plan is consistent with the State Plan's objectives for Clean Energy. The Land Development Ordinance includes provisions related to solar energy, wind energy systems, and Electric Vehicle Charging Stations.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health- The City's Master Plan does not include recommendations for Public Health. The City is consistent with lead abatement programs in older rental dwellings. The City has an extensive trail and park system, with multi-modal transportation options.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities.

Housing

The City's previous Master Planning efforts prioritize affordable housing for its residents and has been committed to meeting their obligations.

Millville is participating in the current Fourth Round for Affordable Housing and is in the process of conforming to those regulations. Based upon the DCA calculations, Millville's 4th Round Affordable Housing obligation consists of a Present Need (rehabilitation) of 132 units, and a Prospective Need (New) of 118 units. It should further be noted that the City has participated in prior rounds as an Urban Aid Community. The City utilizes CDBG funds for housing rehabilitation.

- State to provide incentives and funding for Housing Rehabilitation Program to fix critical systems in existing dwellings.

Economic Growth

Millville is consistent with the State Development and Redevelopment Plan's goals for Economic Growth, especially as its related to the Glasstown Arts District, increasing access to jobs and educational opportunities, and attracting businesses and retailers to the Downtown Business Districts, commercial corridors and industrial centers. The 2025 Master Plan Reexamination Report prioritizes development to the Airport Enterprise and Business Enterprise Zones. Additional development is noted to occur along Route 47 near the Route 55 interchange. The City has Opportunity Zones and participates in the State's Urban Enterprise Zone (UEZ).

- Any future Economic Development Plan for Millville should include an assessment that targets economic sectors with the greatest growth potential and public benefit.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

Scenic, Recreational & Open Space Resources: The City's Master Planning efforts are aligned with the goals for scenic, recreational and open space resources. The City has a goal related to protecting open space and critical habitats around the Maurice River. Investments have been made into the City's park system, especially as it relates to the Millyard Riverfront Walk, a multi-modal bicycling/pedestrian walkway. The City should consider preparing a comprehensive Open Space and Recreation Plan (OSRP) that includes goals and objectives, a catalog of existing preserved lands by ownership, existing and proposed multi-modal trails, and information pertaining to available community facilities used for recreation purposes. The OSRP could be a tool that the City could use to identify potential locations for new parks, bikeways, trails, etc. and also determine whether there are any needs for recreational services.

- State to continue to fund Green Acres projects for both land acquisition and park/trail development.

Historic & Cultural Resources: The City's 2005 Master Plan includes an inventory of historic structures as well as areas that could be potential districts. However, no ordinance has been adopted that incorporates design standards or model building guidelines for new development that would enhance the City's historic character in those areas.

- State to provide historic preservation assistance to rehabilitate historic structures.
- Future Master Planning efforts should include an updated comprehensive Open Space, Recreation, Historic, and Cultural Resource Plan.

Revitalization

The city has several areas designated as Areas In Need of Redevelopment or Rehabilitation. It should be noted that Cumberland County has a mural arts grant program funded through County's Cultural and Heritage Commission. Several projects have received funding in Millville, including the Airport Aviation Museum and City Hall.

- State to provide technical and/or grant assistance to support the City with revitalization efforts.

Sound and Integrated Planning

The State Plan recognizes the need to utilize shared service agreements with adjacent municipalities and increase collaboration between municipalities and regional entities. The City also makes efforts through its zoning to preserve its character and balance land use appropriately.

Planning Area Assessment

How do Planning Areas suit current and future needs

The City of Millville is located entirely within several Planning Areas, including PA1: Metropolitan, PA2: Suburban, PA4: Rural, PA4: Environmentally Sensitive, and PA8: Stat Parks/Open Space.

The core of the City is within the PA1 category, surrounded by areas of PA2. The western quadrant of the City is located in PA4. The area along the Maurice River and to the east towards Maurice River Township is located in PA5. The Parks/Open Space categories are areas where there are Wildlife Management Areas.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing and proposed infrastructure. Specifically, portions of neighborhoods with small lots should be relocated from PA2 to PA1, as these areas have similar levels of density as their adjacent neighbors. Other areas should be relocated from PA4 to PA2, given development that has occurred and these areas have access to sewer/water infrastructure. Areas of the City where it is zoned residential, such as Laurel Lake, or commercial/industrial (along Route 49, Carmel Road, Sugarman Avenue, Route 47), are recommended to be changed from PA4 or PA 5 to PA3: Fringe. The Fringe Planning Area consists of areas targeted for development or where there is existing development that needs infrastructure. Further, state-owned open space should be reclassified as PA8: State Parks/Open Space.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain Planning Areas 4: Rural or PA5: Environmentally Sensitive should experience limited future development. Areas proposed to be classified as PA3: Fringe are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment provided there is available infrastructure. Areas classified as PA1: Metropolitan or PA2: Suburban should be targeted for redevelopment and revitalization, as needed.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

Cumberland County also identified areas susceptible to flooding in its Hazard Mitigation Plan (2022).

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the update to the FEMA flood maps.

Open Space Plan/Open Space Tax

The City of Millville does not have an Open Space and Recreation Plan, nor do they have a local Open Space Tax. However, the 2005 Master Plan includes information related to a Natural Resource Inventory.

Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

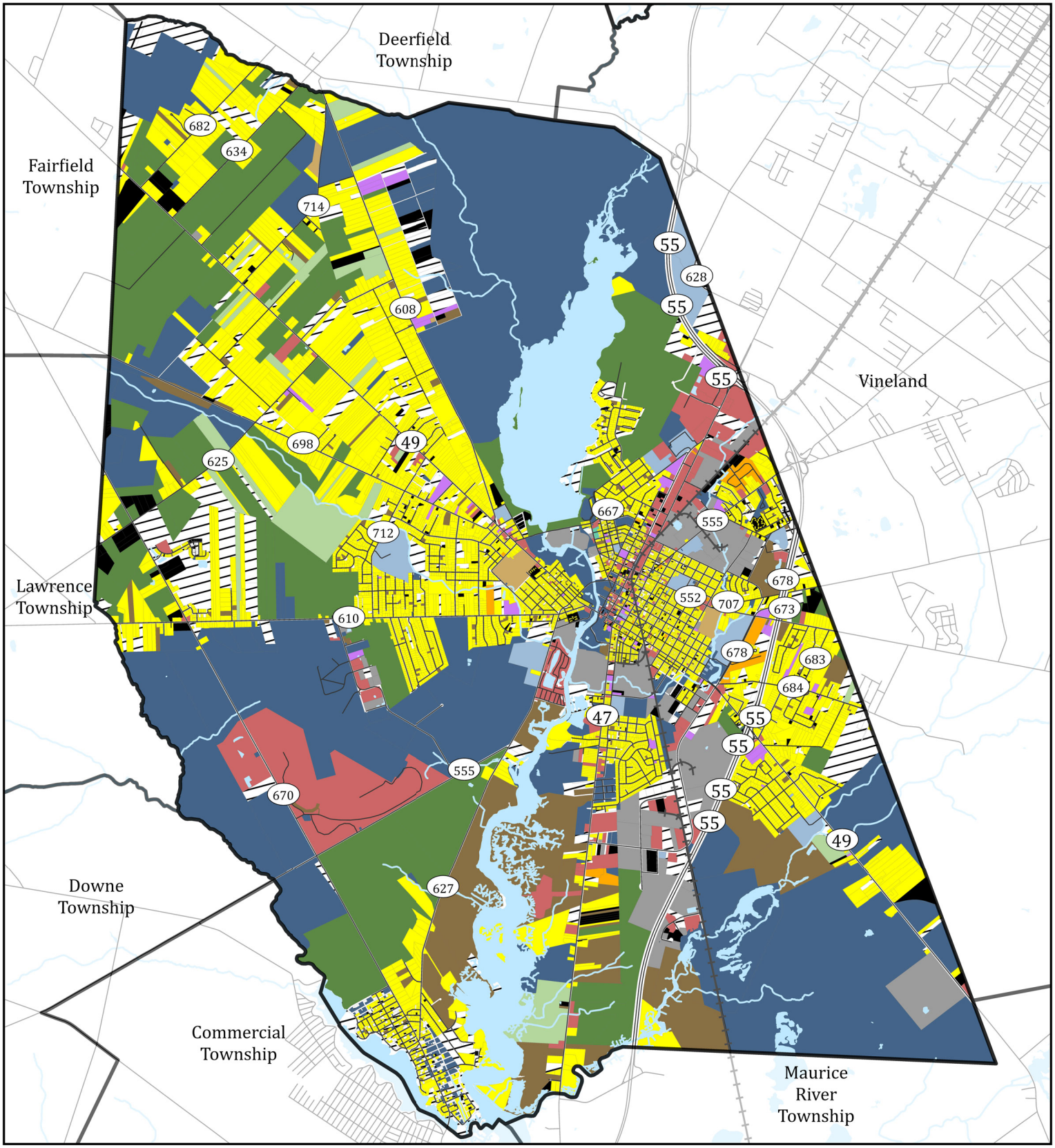
Sustainable Jersey Participation / Environmental Commission

The City of Millville does not participate in Sustainable Jersey, nor do they have a Green Team or Environmental Commission. The City does have a Shade Tree Commission.

Citizens United to Protect the Maurice River (CU Maurice River) is an active environmental group whose headquarters are located in downtown Millville. CU Maurice River is a nonprofit entity that is dedicated to protecting the watershed of the Maurice River, ensuring that current and future generations enjoy the environmental, recreational, cultural, and scenic resources of the Wild and Scenic River.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Economic Development and the utilization of brownfields, including utility-scale solar over contaminated sites and parking lots.
- Infrastructure improvements, especially as it relates to the City's circulation, traffic infrastructure (ie. bridges), and parking, as well as increasing the capacity of utilities (ie. Atlantic City Electric). ACE capacity often hinders economic development initiatives (ie. data centers that support AI)
- Utilization of open space and recreation as it relates to access to trails and the waterfront. The city feels as though the Maurice River and Union Lake are underutilized and have the capability to support the maritime industry and recreational boating (both motorized and non-motorized).



Existing Land Use

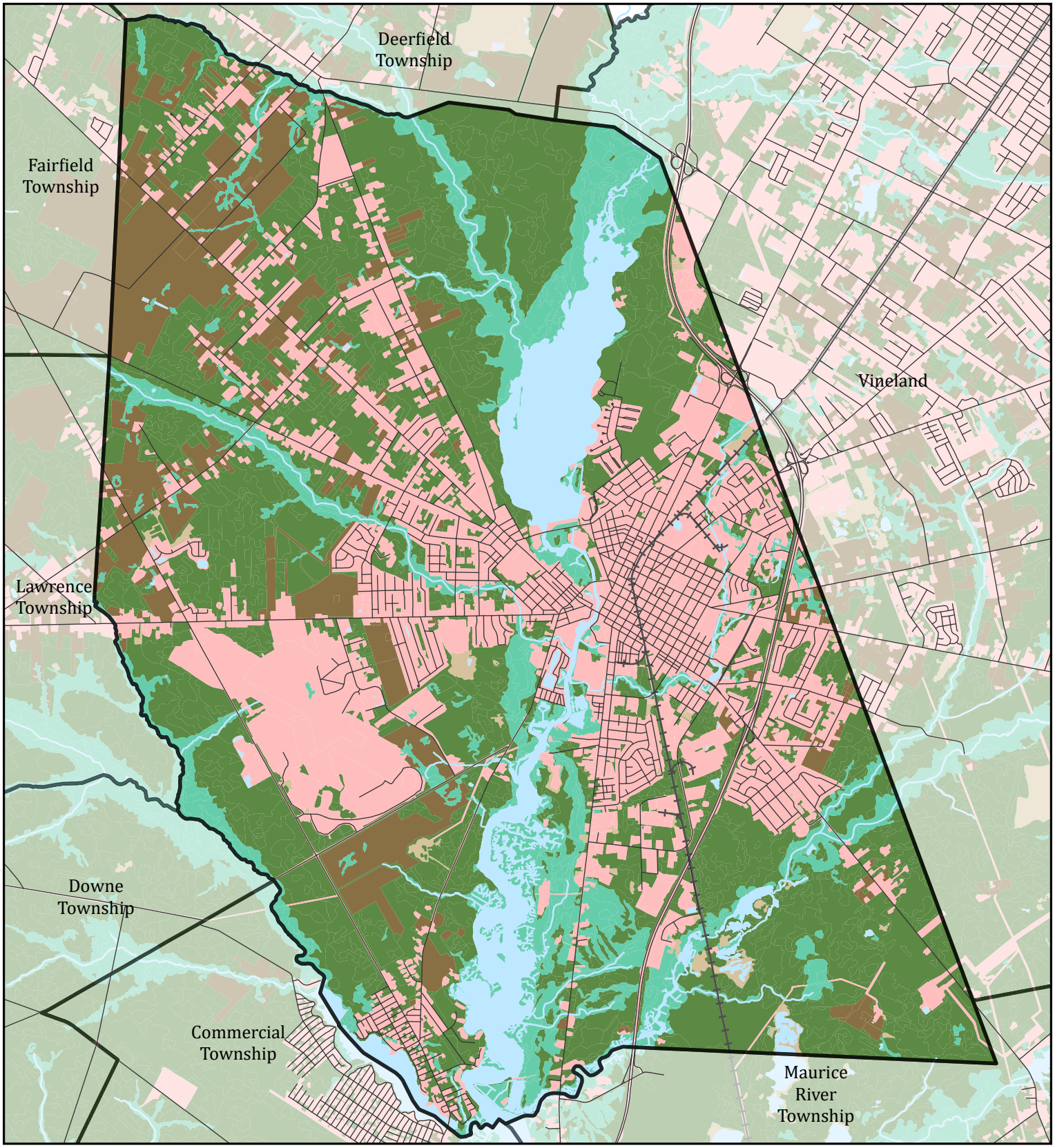
City of Millville, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown



2020 Land Use Land Cover

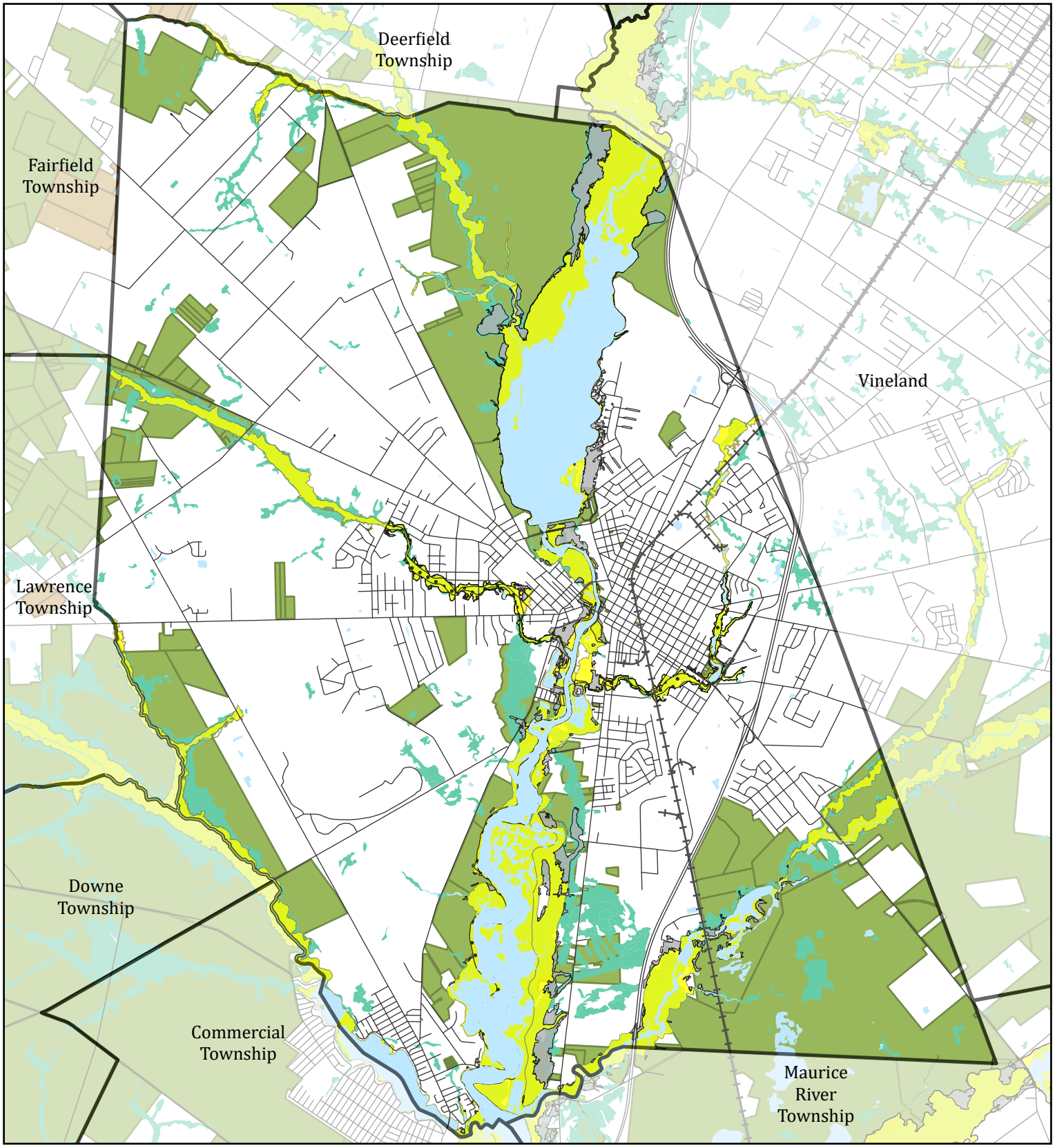
City of Millville, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

City of Millville, Cumberland County

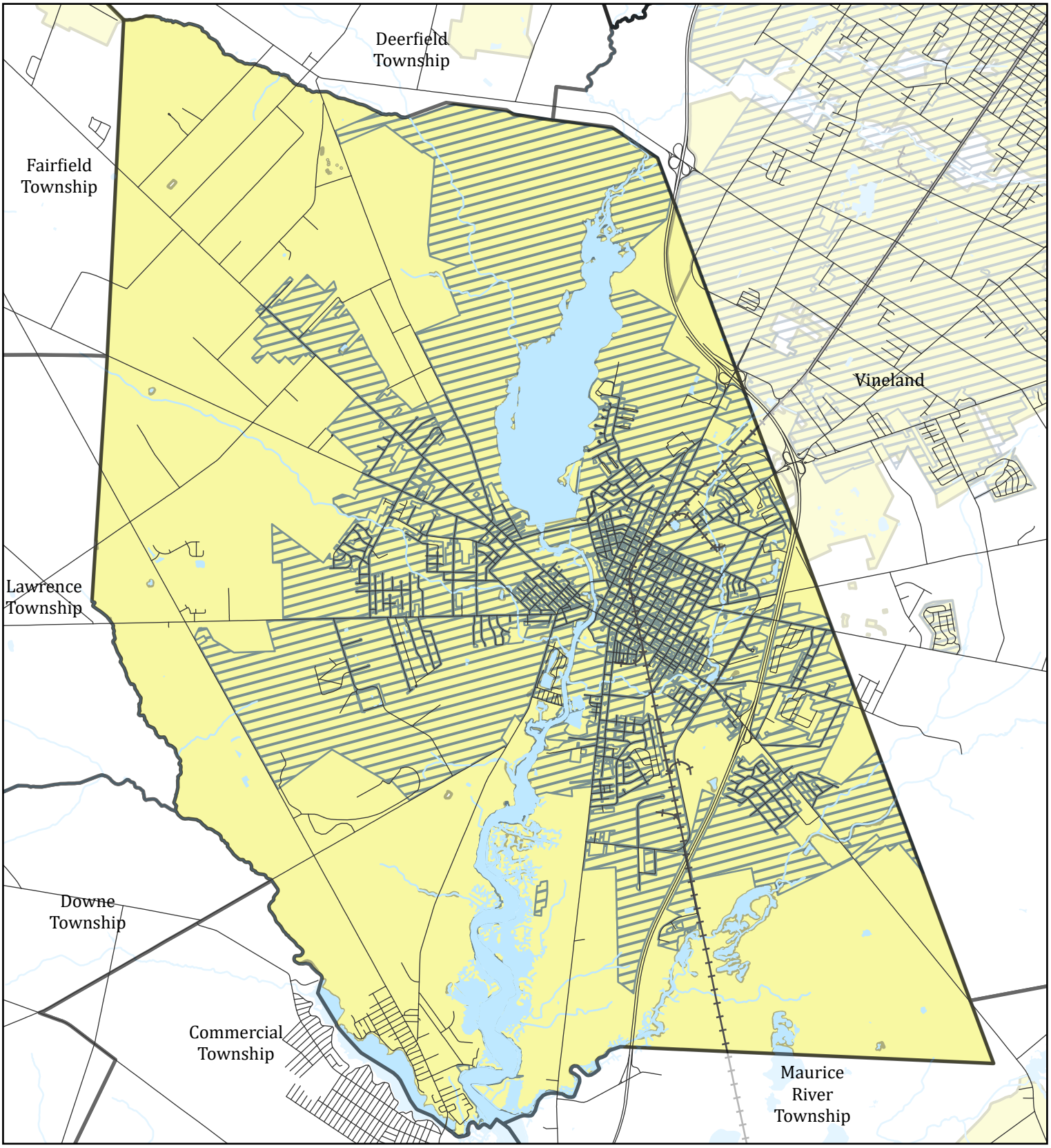
0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
Map 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



Utilities

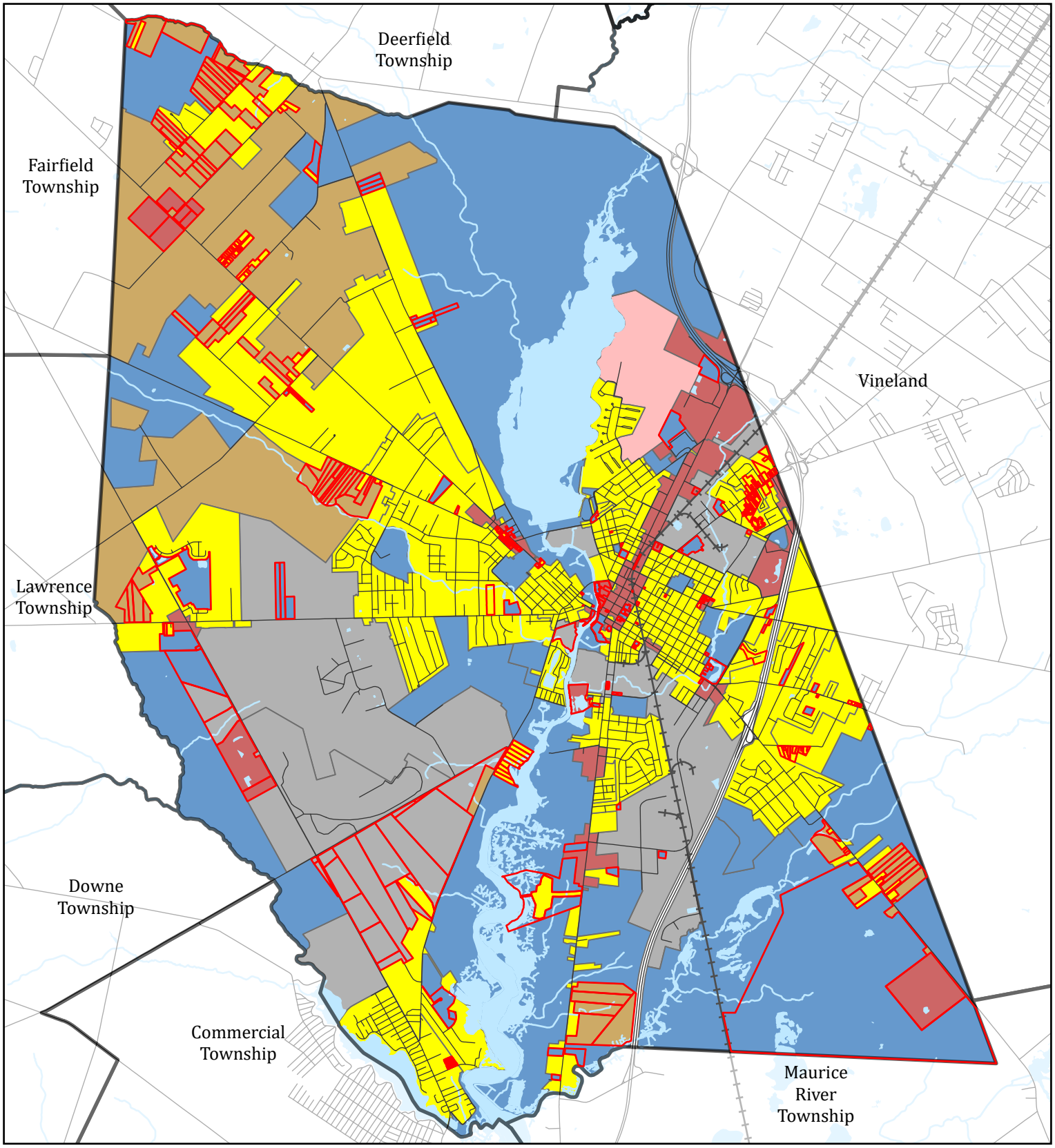
City of Millville, Cumberland County

Water Purveyor Service Area

Sewer Service Areas

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025



Zoning

City of Millville, Cumberland County

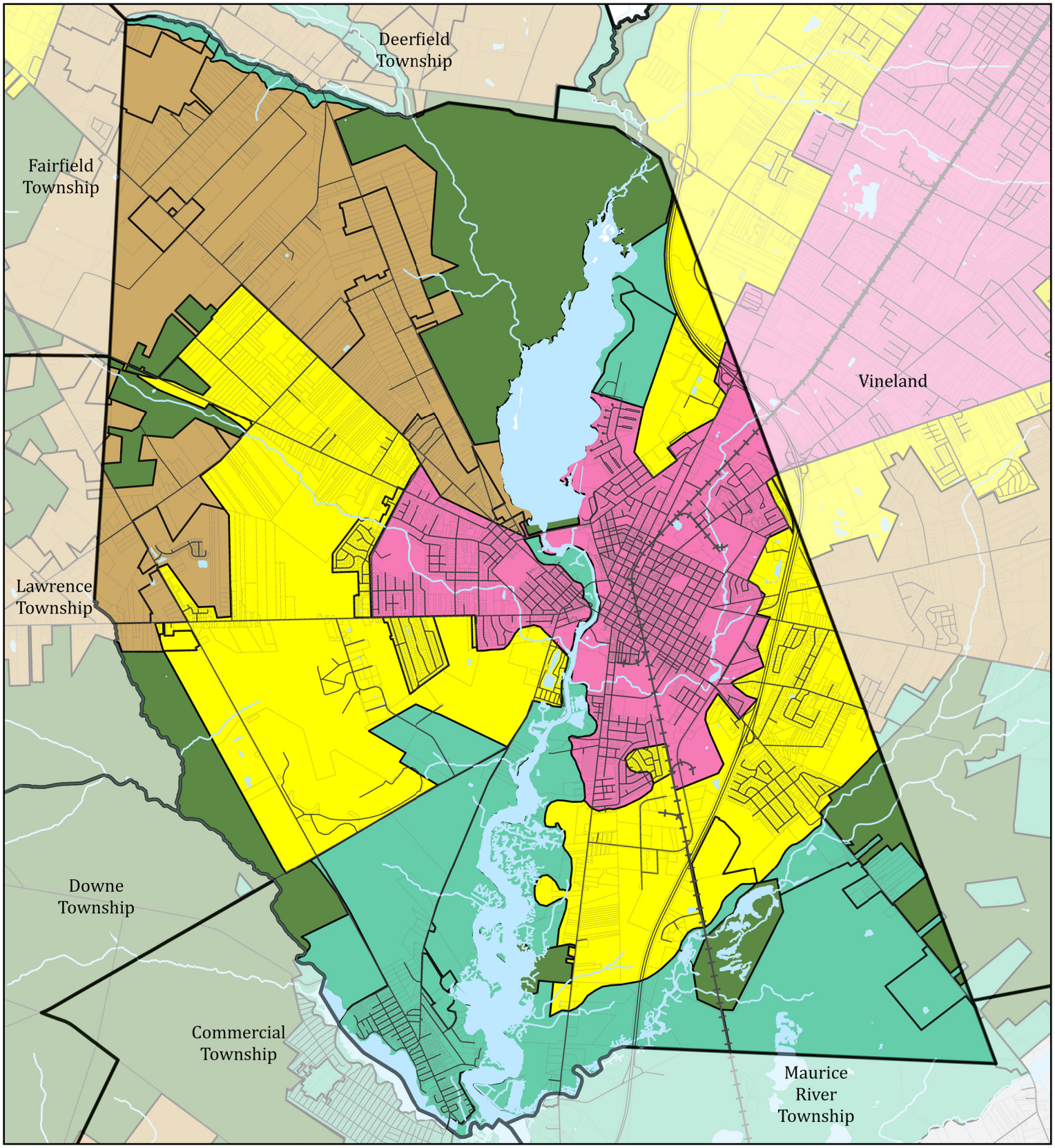
2025 Proposed Zoning Revisions

Zoning Districts

- Agriculture
- Commercial
- Conservation
- Industrial
- Mixed Use
- Public/Institutional
- Residential

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
June 2025



State Planning Areas

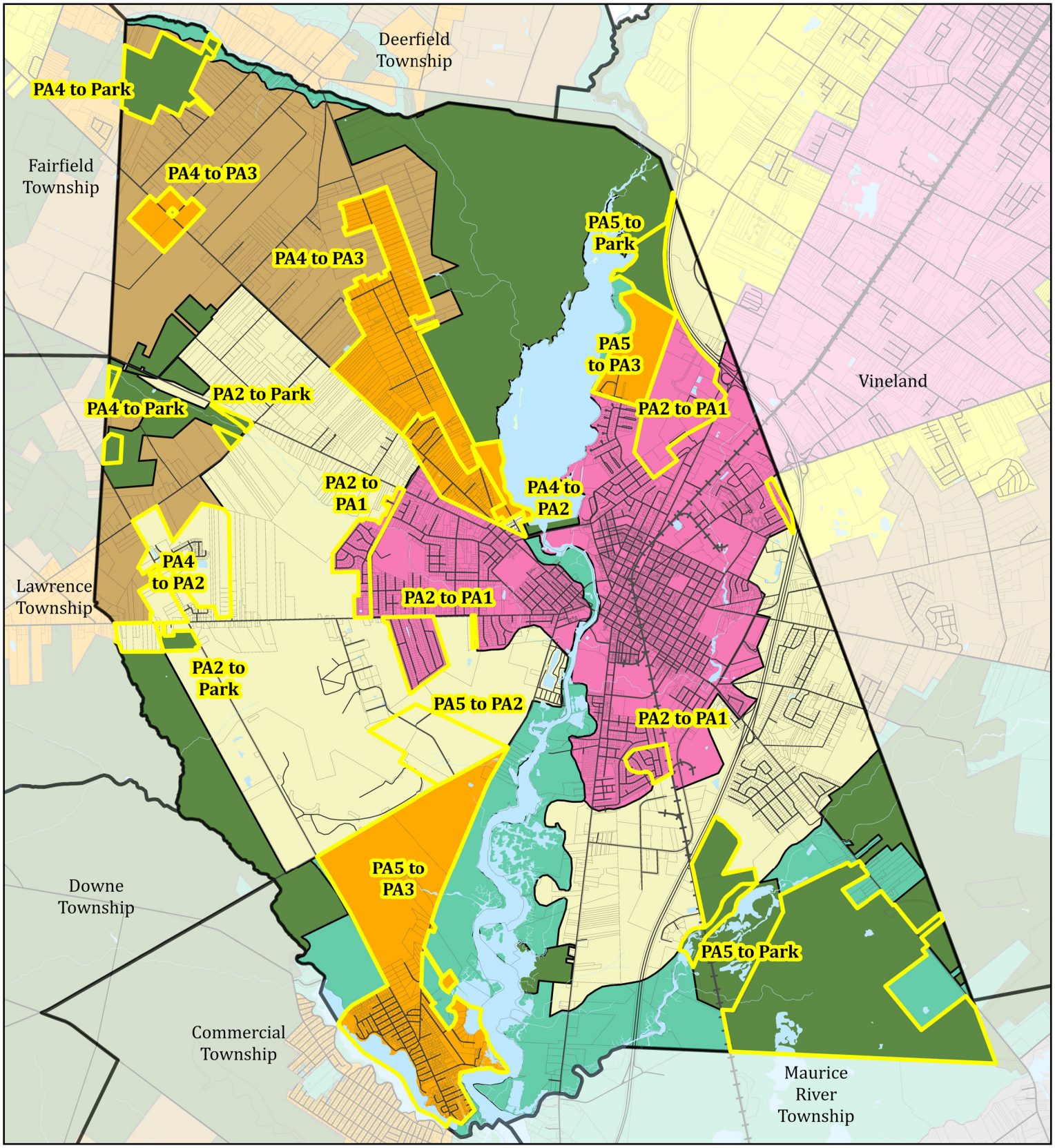
City of Millville, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA4: Rural
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands



Assessment and Inconsistency

City of Millville, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
June 2025

- Planning Area Changes
- Revised Planning Area
- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA5: Environ. Sens.
- Stae Parks/Open Space

Millville

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities	Public Access Plan (increasing waterfront access to public.) Millville Neighborhood Plan (2019): building a fun and healthy community, create a market for homeownership & investment, improving public spaces for everyone, increase access to jobs & education for equal access to economic opportunity, and increase opportunities for civic leadership.	Millville Neighborhood Plan (2019) addresses and provides plans for addressing many issues related to equity. Limited information found in master plan on equity. Water capacity is noted as a limit to development and thus is likely an equity concern for the future growth of Millville.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration	Make sea level rise part of Master Planning so that it can act as a basis for Ordinances geared to making the City more resilient.	The Coastal Community Vulnerability Assessment Report (2017) provides most of the content on climate change and hazard mitigation planning for climate change. The main focus of this report is on flooding events, but it addresses many aspects of vulnerabilities including the risks and the actions for managing risk through updated communication between government departments and the public. The 2025 Master Plan Reexam acknowledges the SJTPO Regional Vulnerability Framework, and the Cumberland County Hazard Mitigation Plan (2022).
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)	Digitize and make available to municipal officials and to all departments' staff historic facts about flooding as well as the expanding knowledge base of actual and potential vulnerability to flooding and storm events. Keep up to date flood maps and ensure updates and changes are available to the public. Increase public awareness of vulnerabilities through a municipally sponsored program of outreach which is geared towards updating the public regularly. Identify areas of erosion, stream channel change and sites of repetitive loss to understand how the estuary is changing in order to plan for sea level rise and future storms by protecting new infrastructure and reinforcing older infrastructure.	
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	The Master Plan sets a goal of preserving 50% of Millville's land in open space, farmland and forest.	There are numerous wildlife areas, including NJDEP WMAs in and around Millville. The City is home to several properties owned and managed by non-profits. The City has additional municipal parks and is home to the Cumberland County Fairgrounds.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state's residents on the economic and environmental value of sustainable agriculture	Develop a new farmland preservation plan meeting the planning incentive grant requirements of the State Agricultural Development Committee should the Village Node concept be modified or eliminated.	2025 Reexamination Report prioritizes farmland production, as the proposed zoning map includes rezonings to effectuate this goal.
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots		
Water Quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	Protect open space and critical habitats around the Maurice River and preserve the remaining active farmland by encouraging low densities or clustered development in rural areas.	There are buffer areas along the Maurice River. The City has a dedicated Water Purveyor. The City updated their stormwater management ordinance in 2024 to be consistent with State Law requirements.
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government		The 2025 Master Plan Reexam includes an inventory of contaminated sites in the City and recommends redevelopment as appropriate.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents	2025 Reexam note changes to the City's recycling program.	The City utilizes the Authority for waste management and recycling.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	Complete negotiations with NJDEP on the sanitary sewer service areas of Millville and amend the Utility Service Plan Element as necessary. Areas where service will be provided should be depicted on a map, with phasing if warranted. The per previous master plan efforts, the City was constructing an additional well at the location of the Geissinger Avenue storage tank with a minimum expected capacity of 1,000 gpm. Additional treatment capacity would also be developed at this location. The 2008 plan indicates the need for at least one more municipal well. Work more proactively with the Board of Education in determining the best outcome for improving antiquated high school facilities. Revise the Community Facility Element concerning the library study. Revise the Community Facility Element concerning an additional fire house for the City. Update the Utility Service Plan element to indicate the infrastructure improvements made since the Master Plan was adopted. At some point, the national and state economies will rebalance and more robust growth will return. In order to capture its share, Millville will need to ensure that it has sufficient water capacity for development. There is a limited ability on the part of the City government to build infrastructure in advance of development, so by necessity, Millville will need to rely on private developers to fund it.	The 2025 Master Plan Reexamination Report includes recommendations for infrastructure, including the need to improve the electric grid, a bustling downtown that supports the Levoy Theater, parking study in the Downtown, and the Nabb Avenue Extension. The 2025 Reexam notes that improvements were made to the High School facilities and a 5-Year Long Range Plan was approved in 2020 by the NJ Dept. of Education. The 2025 Reexam notes that the 210 Buck Street Library recieved major improvements and a ribbon cutting was held in 2024.
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists	Continue the process of creating a north/south street from Rt. 55 to Sharp Street and create the new intersection of Sharp Street and Rt. 47. Ensure the retention of an appropriate right-of-way for the extension of Nabb Avenue in the event that Crystal Village does not proceed to development. Create a tie-in to the Recreation Element on the proposed trail and bicycle path system. Review means to improve bicycle and pedestrian safety throughout Millville.	The City incorporated recommendations from the Maurice River Corridor Study into the 2025 Master Plan Reexamination Report. The City was a key stakeholder in the SJTPO led Bicycle and Pedestrian Safety Action Plan.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Mobility & equal Access (cont.)	Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism	NJDOT Study completed in 2013 related to bike/ped improvements; 2015 Reexam notes many of these improvements have been completed.	The City completed the majority of the recommendations from the DOT-funded Transportation Improvement Study, which includes side walk and crosswalk improvements, traffic signal and pedestrian improvements, and stormwater improvements. The city is working with the NJDOT for improvements to Sharp Street and Route 47.
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems	2025 Reexam recommendeds standards be created for rooftop solar uses and solar canopies above parking lots.	The 2025 Reexamination notes that standards were created in 2020 for utility-scale solar energy facilities. The City approved 2 utility scale projects in 2021.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them		The City has an extensive trail and park system with dedication of multi-model transportation. The City participates in a lead abatement program for older rental properties.
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	Millville received a housing plan certification from COAH for the “third” round prior to COAH being disbanded. The City and the Millville Housing Authority have persistently developed affordable housing. The 2019 Neighborhood Plan: create a market for homeownership and investment to foster a neighborhood of well-kept, affordable homes and safe streets. Millville has the benefit of non-profit groups working to provide affordable housing. Multiple redevelopment projects for housing in the center city redevelopment area.	For the current round (2025-2035), Millville's Present Need is 132 and Prospective need is 118. Housing is a primary goal for Millville as indicated by the numerous redevelopment plans, initiatives in the Neighborhood Plan, work with non-profits groups to provide affordable housing, and commitment to affordable housing obligations. The Township is in the process of conforming to the 4th Round. The Township utilizes CDBG funds for housing rehabilitation, neighborhood revitalization tax credit program, and Habitat for Humanity Homeownership Program.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials Promote planning, investment, and maintenance of maritime facilities and public-use airports	Neighborhood Plan: leveraging arts and economic development to improve our economy and create beautiful, inspiring places together. Neighborhood Plan: increasing access to jobs and education to ensure that no matter your age, you can gain access to economic opportunity. Encourage economic development and investment by attracting businesses and retailers to the Downtown Business District, commercial corridors and industrial centers. Encourage domestic tourism related to the arts Levoy Theater, Center City Redevelopment Area Resolve waste water management planning issues by designing land use boundaries that are consistent with current infrastructure and future sewer service areas boundaries.	Efforts to increase economic development related to the arts. Neighborhood Plan includes goals and ideas to encourage this economic growth, and this plan overall supports the goals of the State Plan. The 2025 Master Plan Reexamination Report notes that the City is focusing on attracting new development to the Airport Enterprise and Business Enterprise zoning districtions. Additional development has occured along Route 47 near the Route 55 interchange. The City has Opportunity Zones, as delineated in the federal Tax Cuts and Job Acts of 2017, aiming to attact long-term capital investments into low-income rural and urban communities. The Vineland-Millville Joint Urban Enterprise Zone was approved in the 2024-2029 5-year plan.
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Create a tie-in to the Circulation Element on the proposed train and bicycle path system. Protect open space and critical habitats around the Maurice River and preserve the remaining active farmland by encouraging low densities or clustered development in rural areas. Create a combined Recreational and Community Facilities Map suitable for web-based viewing. Update the Recreation Element to include new municipal facilities and any governmental or non-profit land acquisitions, and known easements. Revise any descriptions to reflect current conditions.	The Master Plan has a goal of protecting open space and critical habitats around the Maurice River. The City has made investments in its park systems, especially as it relates to the Millyard Riverfront Walk.
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	Rebuilding of the Levoy Theater was a major historic preservation project.	The City has a historic district which encompasses the Army Airfield.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Provide a blueprint for the City to accommodate a variety of land uses and densities in the appropriate locations while maintaining a balance between development and land conservation. Direct large-scale, higher density development towards the Downtown Business District and other already developed areas of the City that are served or are logical for sewer extensions. Sunset outdates redevelopment plans, which are no longer relevant, while recognizing the continuation of the Area in Need of Redevelopment designations.	The City is consistent with this goal of the State Plan.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale		The City is consistent with this goal of the State Plan.

Cross Acceptance Response Template

Prepared for the

Borough of Shiloh

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Borough of Shiloh

This document was presented to the Borough of Shiloh Planning Board on April 22, 2025. The document was further revised to reflect the conversations and feedback received at the meeting.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Interlocal Services Agreement, 1995

Master Plan, 1998

- Natural Features
- Demographic Trends
- Economic Base Analysis
- Community Facilities & Services
- Existing Land Use
- Development and Redevelopment Plan
- Regional Plan Analysis

Master Plan Reexamination, 2005

Municipal Stormwater Management Plan, 2005

Development Ordinance, adopted 1979, amended through 1999

Zoning Map, 1998

Area in Need of Rehabilitation Investigation Study, 2016

Stormwater Management Ordinance, 2024

Areas of Inconsistency- Goals/Objectives

Equity

The Borough's Master Plan does not include goals, objectives or discussions specifically related to Equity. The Borough's Master Plan raises the issue of land equity as it relates to farmland preservation and the sustainability of the farming industry.

- The Borough to incorporate Equity in future planning efforts.

Climate Change

Shiloh's Master Plan is inconsistent with the goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors.

The Borough will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The Borough will also look into becoming compliant with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance[1] which the Borough will review and incorporate.

The Borough will also review the Draft NJDEP Floodplain Management Ordinance[2] and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law.

Natural and Water Resources

The Borough's Master Plan and local policies are somewhat consistent with the goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- The Borough has limited opportunities for habitat preservation. The majority of the Borough's land area consists of farmland assessed properties, of which over 250 acres are preserved. The Borough has a Natural Features ordinance and requires an Environmental Impact Statement for all major subdivision and site plan applications.

Agricultural Lands- Shiloh is located within two of Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. The Borough prioritizes its agricultural lands as an asset, an economic generator, and its importance in maintaining its rural qualities. The Borough is aligned with the agriculture and food production subgoal of the State Plan.

Air quality- The Borough is somewhat consistent with this objective of the State Plan.

- The Borough will coordinate with the County and SJTPO to identify and maintain compliance with federal air quality regulations.

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml
[2] https://dep.nj.gov/wlm/drec/flood-engineering/ordinances/

Water quality- The Borough's Master Plan notes that the protection of natural resources is important, however, there is limited information regarding surface water and sub-surface water (aquifer) quality.

- State to provide support to municipalities by creating partnerships with water companies and local water authorities to extend water lines into Shiloh, especially where there is approved sewer service areas, as deemed appropriate.

Pollution and Environmental Clean Up

The Borough's Master Plan and Zoning Ordinance is somewhat consistent with the Pollution and Environmental Clean Up Goal of the State Development and Redevelopment Plan.

Brownfields- The Township's Master Plan and Master Plan Reexamination Report includes limited information or recommendations concerning Brownfields in the Borough. Based upon conversations with the Planning Board, there are no known Brownfield sites in the Borough, and therefore this item is not applicable.

Waste Management & Recycling- The Borough's Master Plan does not include specific information related waste management and recycling. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. However, The Authority does not provide "pick-up" services, rather it manages the landfill and recycling center. Shiloh Borough and Stow Creek Township utilize a shared service agreement for the Convenience Collection Center.

Public Facilities/Infrastructure

The Borough's Master Plan and implementing ordinances are somewhat inconsistent as it relates to Public Facilities and Infrastructure.

Infrastructure Investment Priorities- The Borough's Master Plan does not include a discussion related to future infrastructure investment priorities. The Master Plan includes some information on the Sewer Service Area, however, sewer lines have yet to be extended into Shiloh. The Master Plan also include limited information related to roadway improvements. More information could be included in the Master Plan related to utilities, roadway improvements, and community facilities.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The Borough's Land Development Ordinance includes standards for sidewalks and bikeways. Shiloh is also serviced by the Cumberland Area Transit System (CATS), which is a shuttle service for vulnerable populations.

- State assistance is needed for walkability and traffic calming along Route 49 through the Borough, especially at its 6-point intersection. Borough added speed limit signs to help make the area safer, but additional assistance is needed to reduce speeding.

Clean Energy- The Borough's Master Plan is consistent with the State Plan's objectives for Clean Energy. While the Land Development Ordinance allows solar energy and wind energy systems, the Master Plan and Development Ordinance lacks information related to Electric Vehicle Charging Stations.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health- The Borough's Master Plan does not include recommendations or mentions for Public Health. The Borough notes that the extension of sewer and water service would improve public health, as there are numerous small lots with residential dwellings that utilize septic and private wells. The Borough also installed a sidewalk system and has interest in development recreation programs for its residents.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities.
- The State to be a resource to provide assistance to replace lead pipes from older dwellings.

Housing

The Borough's Master Plan and Implementing Ordinances are somewhat consistent with the Housing Goal of the State Development and Redevelopment Plan.

Given the rural nature of the Borough and the lack of infrastructure (ie. public water and sewer service), single-family residential development is the primary housing type permitted in the Borough. New housing, including multi-family housing and higher-density housing, is difficult to create on septic and requires sewer system expansion.

Shiloh is not participating in the current Fourth Round for Affordable Housing, nor have they participated in prior rounds.

- State to provide incentives and funding for Housing Rehabilitation Program to fix critical systems in existing dwellings.

Economic Growth

Shiloh is somewhat consistent with the State Development and Redevelopment Plan's goals for Economic Growth. The Borough's 1998 Master Plan includes an economic base analysis. The Borough may want to consider updating this assessment as the basis of preparing a revised Economic Development Master Plan Element.

Many of the State Plan's sub-goals for Economic Development are focused on funding opportunities that are available at the State. The Borough's Master Planning efforts also prioritize agriculture as not just a preferred land use, but as an economic generator.

The Borough notes that sewer service expansion into the Borough would be beneficial to economic development initiatives. The Borough conducted a Study that determined an Area in Need of Rehabilitation, which can be a tool use for economic development.

- Any future Economic Development Plan for Shiloh should include an assessment that targets economic sectors with the greatest growth potential and public benefit.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Borough is somewhat consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The Borough prioritizes preserving the environment surrounding its village, and providing community facilities that meet the recreational needs of its residents. The Borough does not have a municipal Open Space and Recreation Plan (OSRP). An OSRP could be a tool that the Borough could use to

identify potential locations for new parks, bikeways, trails, etc. and also determine whether there are any needs for recreational services.

The Borough has utilized DCA and Green Acres funding for recreation development. For example, the Borough installed a sidewalk system and playground to promote and provide outdoor recreation and exercise opportunities. The Borough is currently seeking additional recreation opportunities at its municipal building to create a park with amenities.

- State to continue to fund Green Acres projects for both land acquisition and park/trail development.

Historic & Cultural Resources: The Borough's 1998 Master Plan includes an inventory of historic structures. However, no ordinance has been adopted that incorporates design standards or model building guidelines for new development that would enhance the Borough's historic character.

- State to provide historic preservation assistance to rehabilitate historic structures.
- Future Master Planning efforts should include a comprehensive Open Space, Recreation, Historic, and Cultural Resource Plan.

Revitalization

Shiloh is consistent with the State Plan's goal of Revitalization. The Borough makes efforts to maintain their farmland and natural environs while concentrating development within its "center". While the Borough does not make recommendations for future or potential Redevelopment Areas, they may want to consider designating areas In Need of Redevelopment or Rehabilitation as a means to generate economic development and/or investment into their community.

- State to provide technical and/or grant assistance to support the Borough with revitalization efforts.

Sound and Integrated Planning

Shiloh is consistent with the State Plan's goal of Sound and Integrated Planning. The State Plan recognizes the need to utilize shared service agreements with adjacent municipalities. Shiloh and Stow Creek share a municipal building and meeting room, as well as the waste/recycling Convenience Center. The Borough also makes efforts through its zoning to preserve its character and balance land use appropriately.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Borough of Shiloh is located entirely within Planning Area 4: Rural.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is proposed infrastructure. Specifically, the area that is located within the County's approved and proposed Sewer Service Area, which the Borough has zoned residential, commercial, and industrial, is recommended to be placed in the PA3: Fringe Planning Area.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural should experience limited future development. Areas proposed to be classified as PA3: Fringe are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the updated FEMA flood maps.

Open Space Plan/Open Space Tax

The Borough of Shiloh does not have an Open Space and Recreation Plan, nor do they have an Environmental/ Natural Resource Inventory. However, the 1998 Master Plan includes information related to climate, topography, soils, drainage basins, geology, hydrology, wildlife, vegetation, floodplains, and wetlands, all of which are typically found in an ERI/NRI.

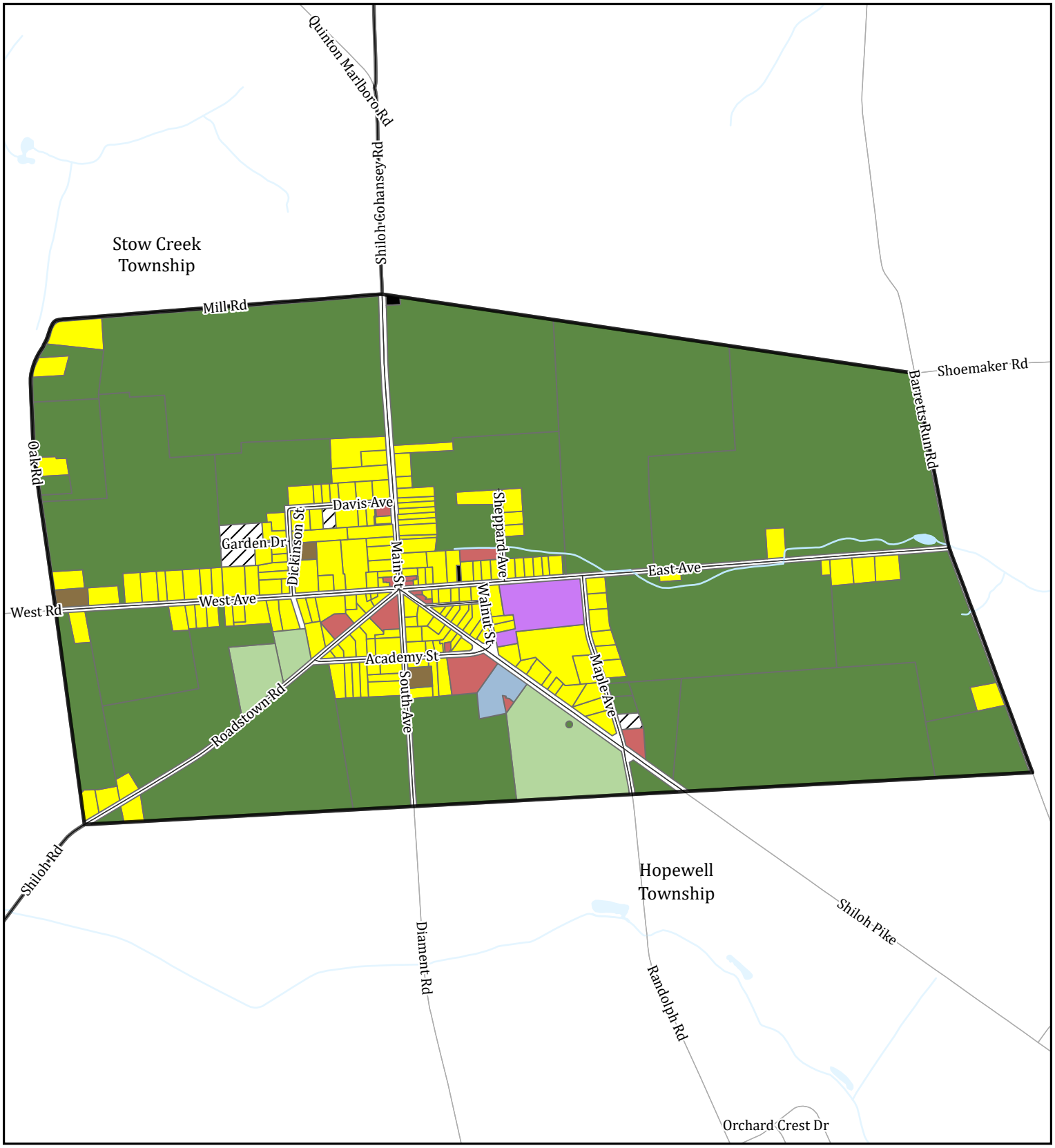
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Borough of Shiloh does not participate in Sustainable Jersey, nor do they have a Green Team or Environmental Commission.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Balancing preservation and economic development.
- Revitalizing, rehabilitating and enhancing the Borough's historic core.
- Work with NJDOT to make Route 49 safer, particularly as it relates to pedestrian and multi-modal abilities, as well as making this corridor more aesthetically pleasing.



Existing Land Use

Borough of Shiloh, Cumberland County

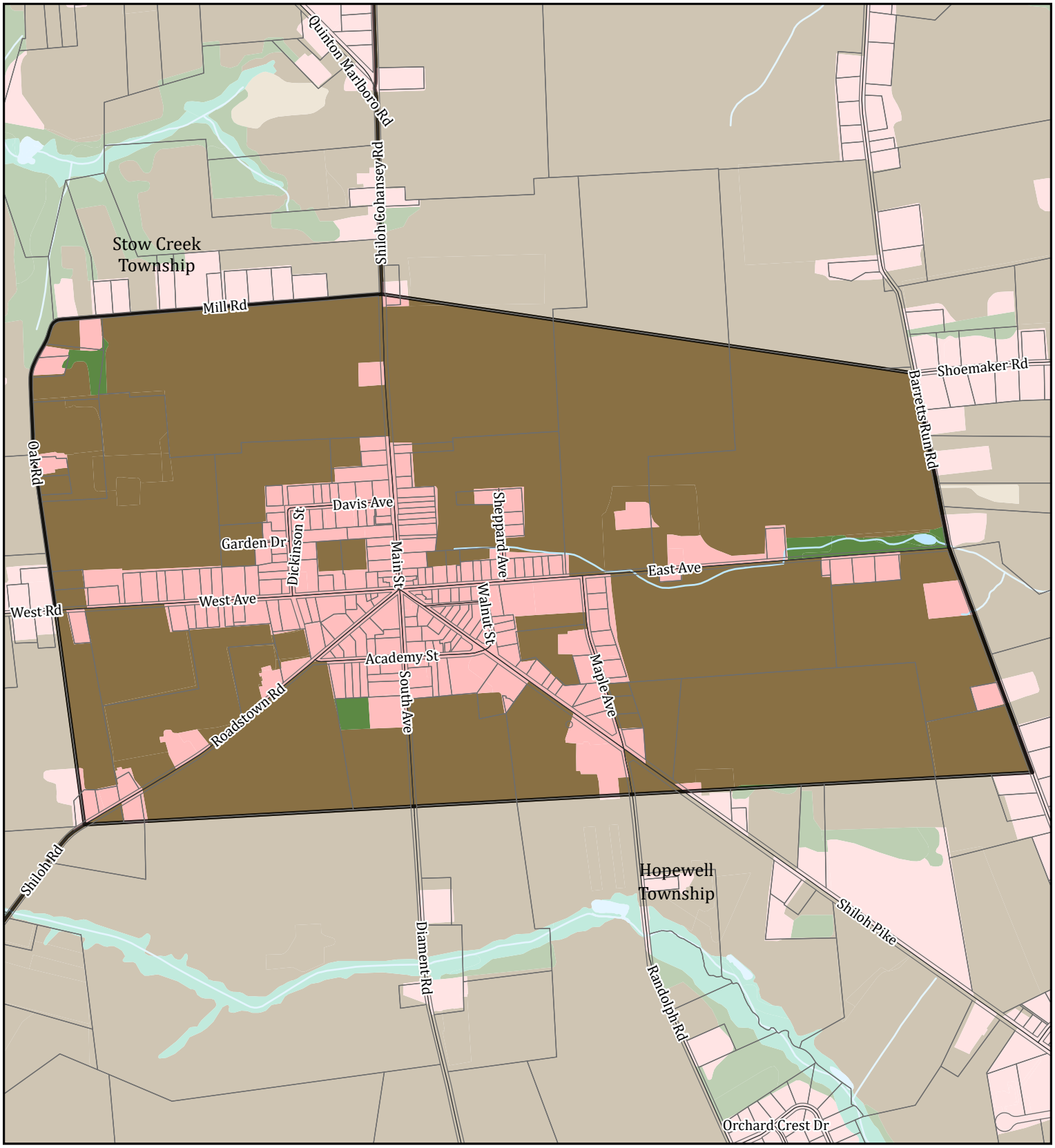
0 1,000 2,000 Feet

N

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Public School
- Church & Charitable
- Other Exempt
- Unknown



2020 Land Use Land Cover

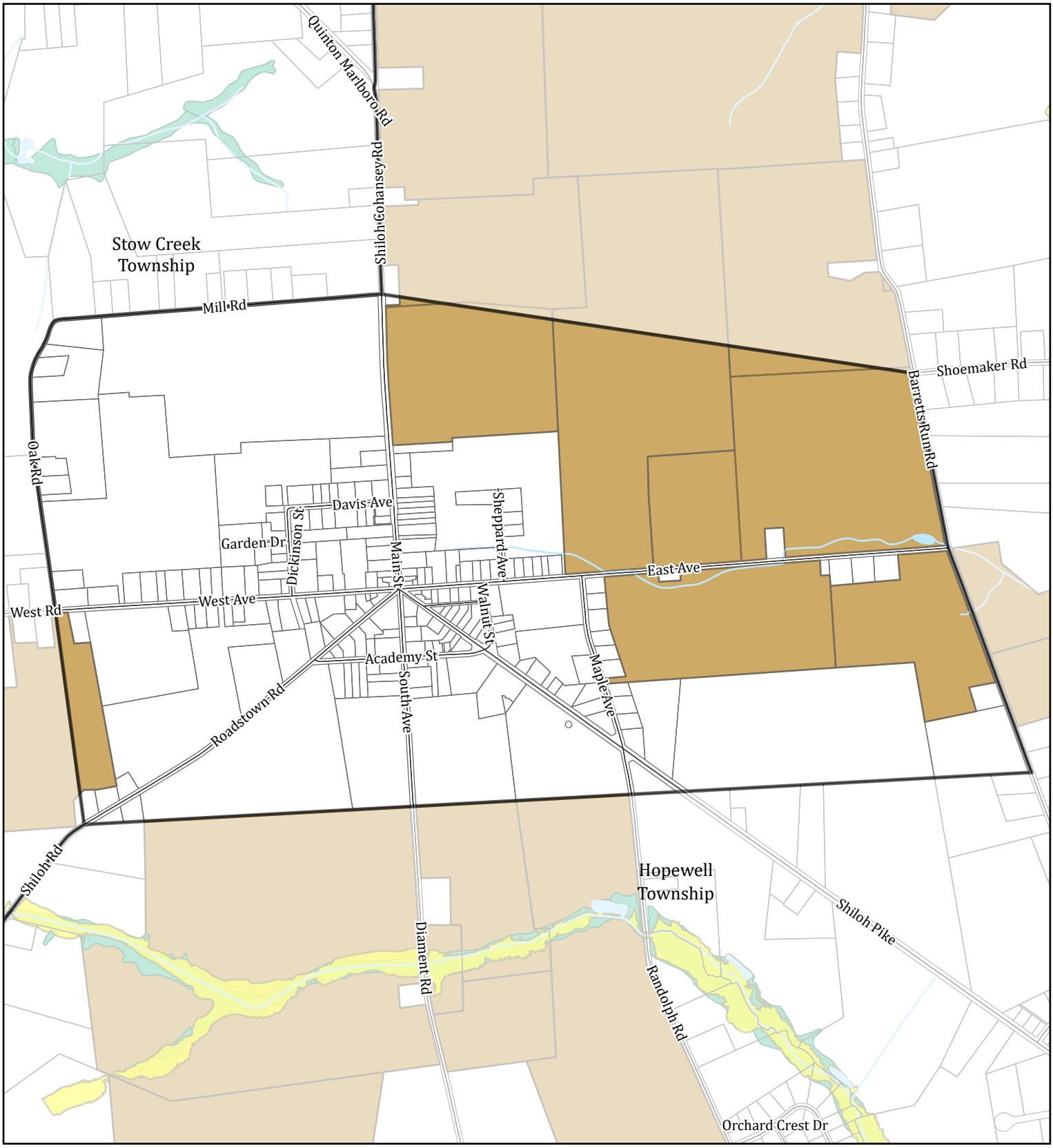
Borough of Shiloh, Cumberland County

0 1,000 2,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

Borough of Shiloh, Cumberland County

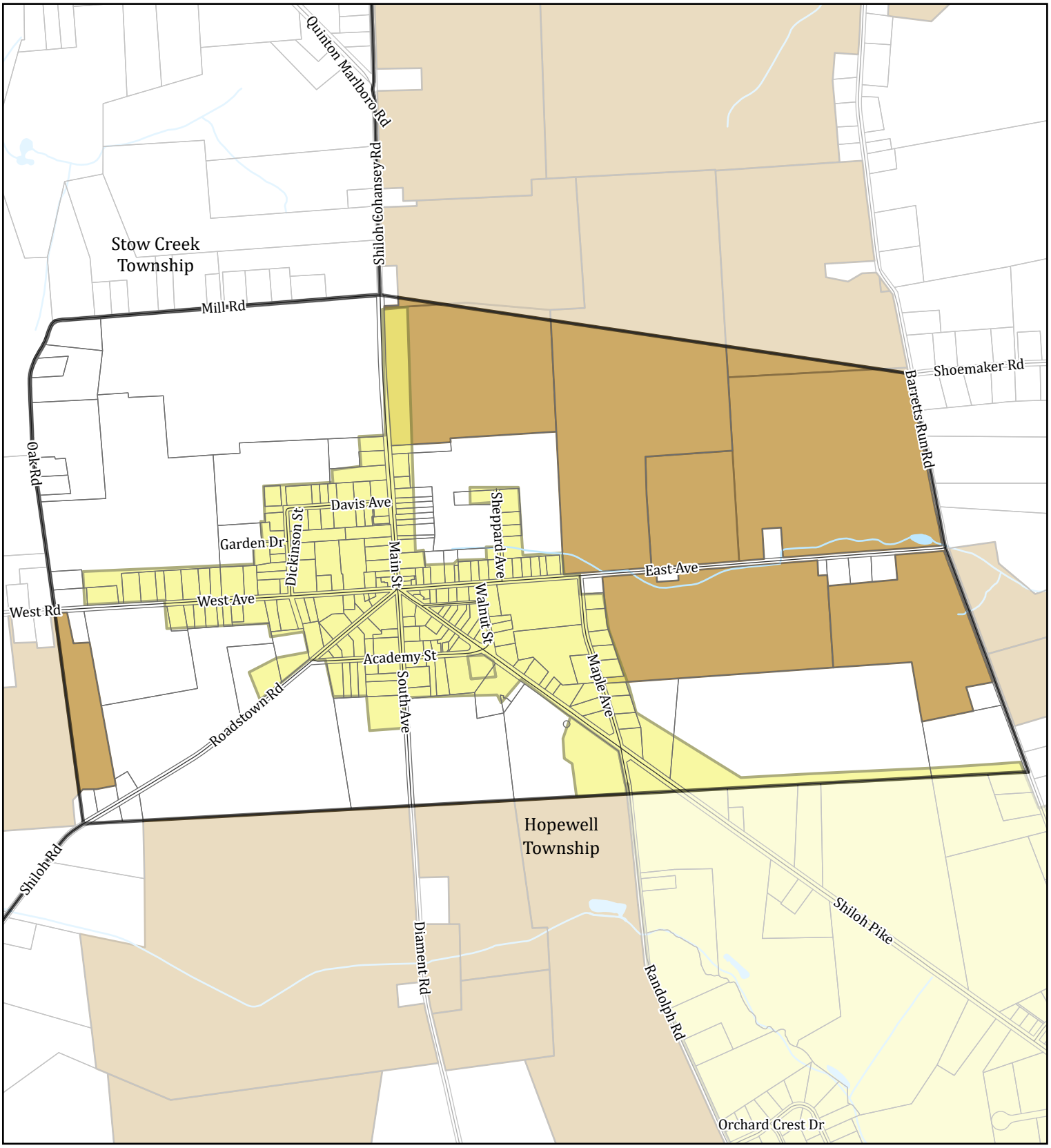
0 1,000 2,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

Preserved Farmland



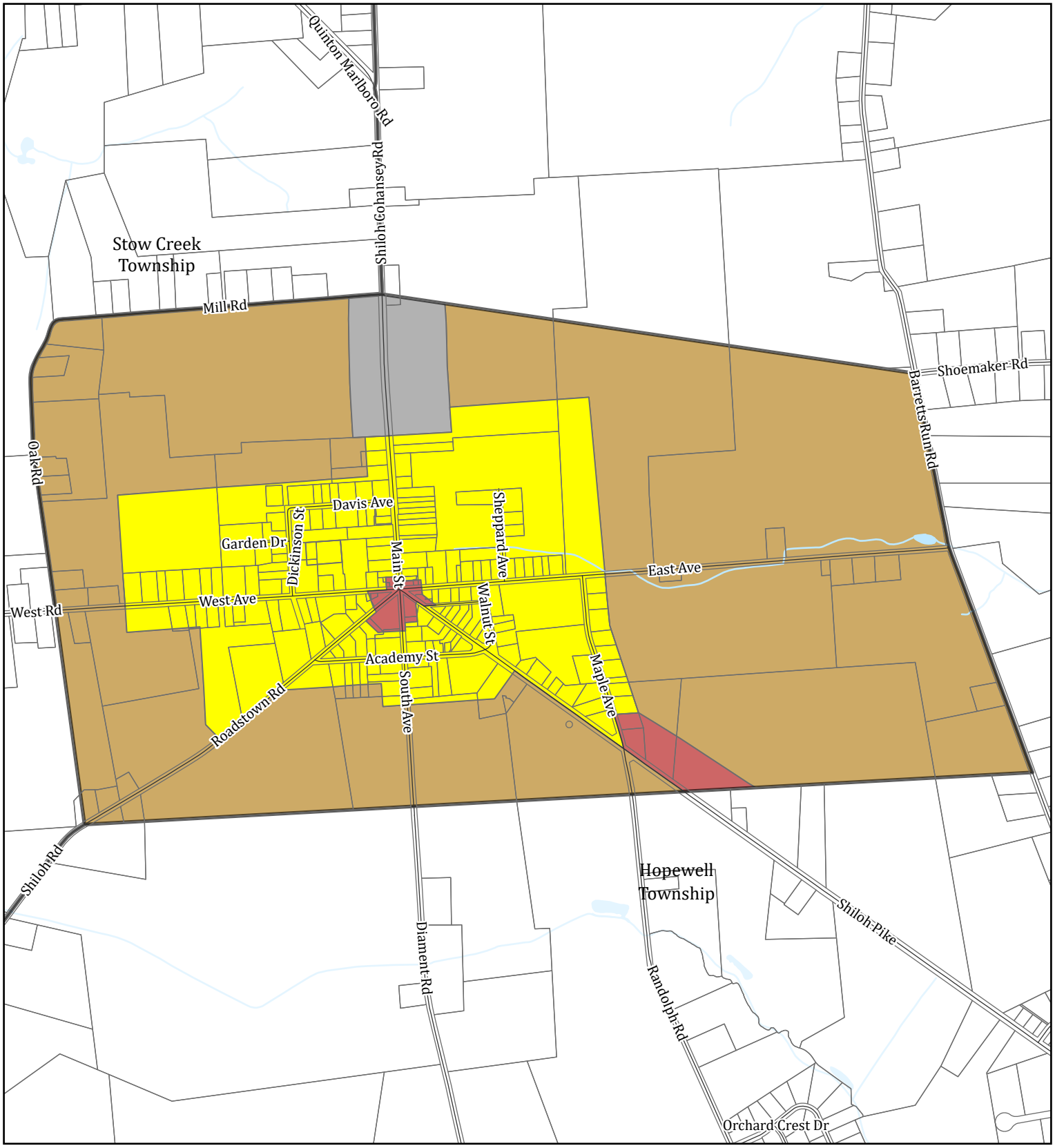
Utilities

Borough of Shiloh, Cumberland County

0 1,000 2,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

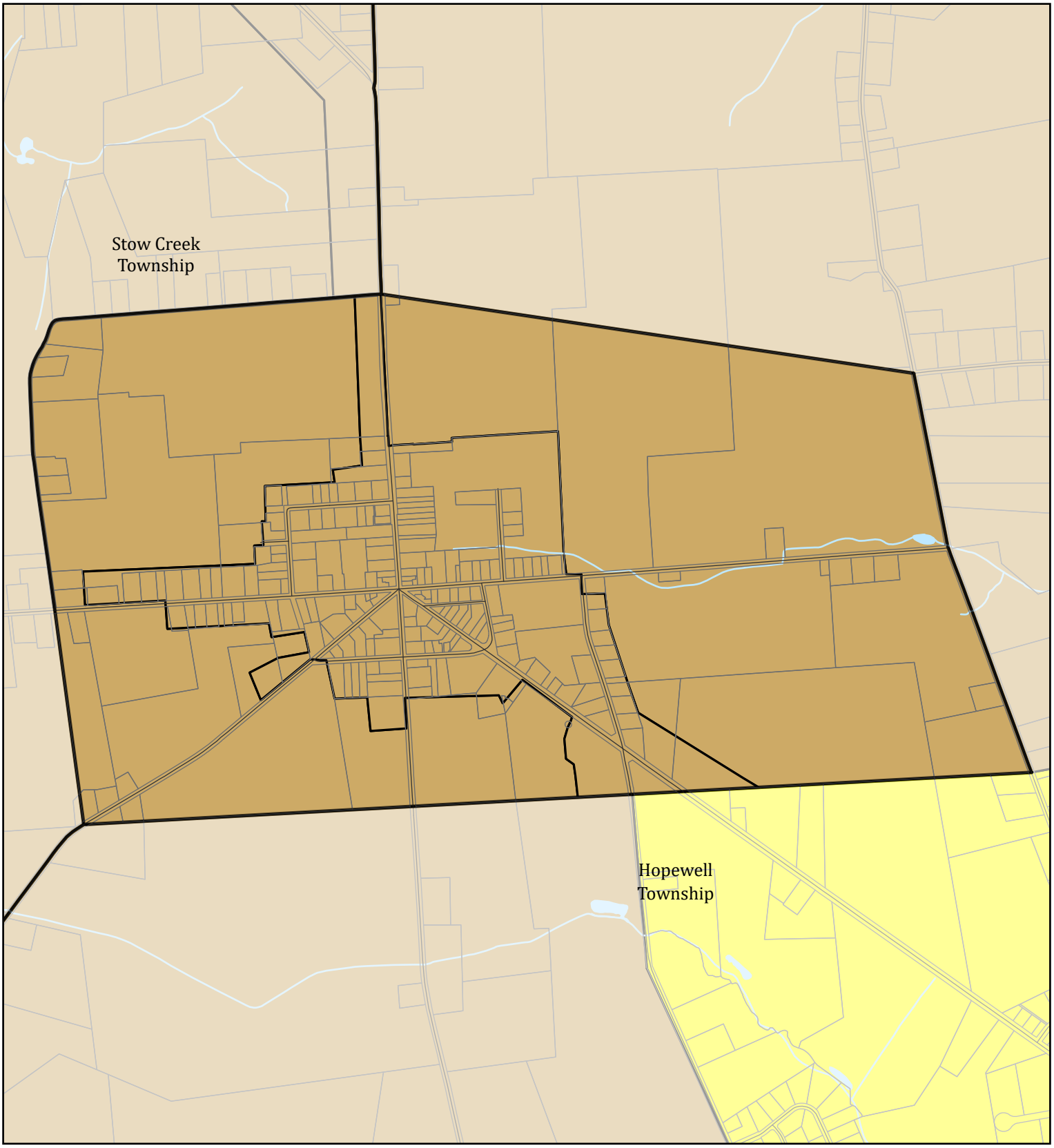
Borough of Shiloh, Cumberland County

0 1,000 2,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

- Agriculture
- Commercial
- Industrial
- Residential



State Planning Areas

Borough of Shiloh, Cumberland County

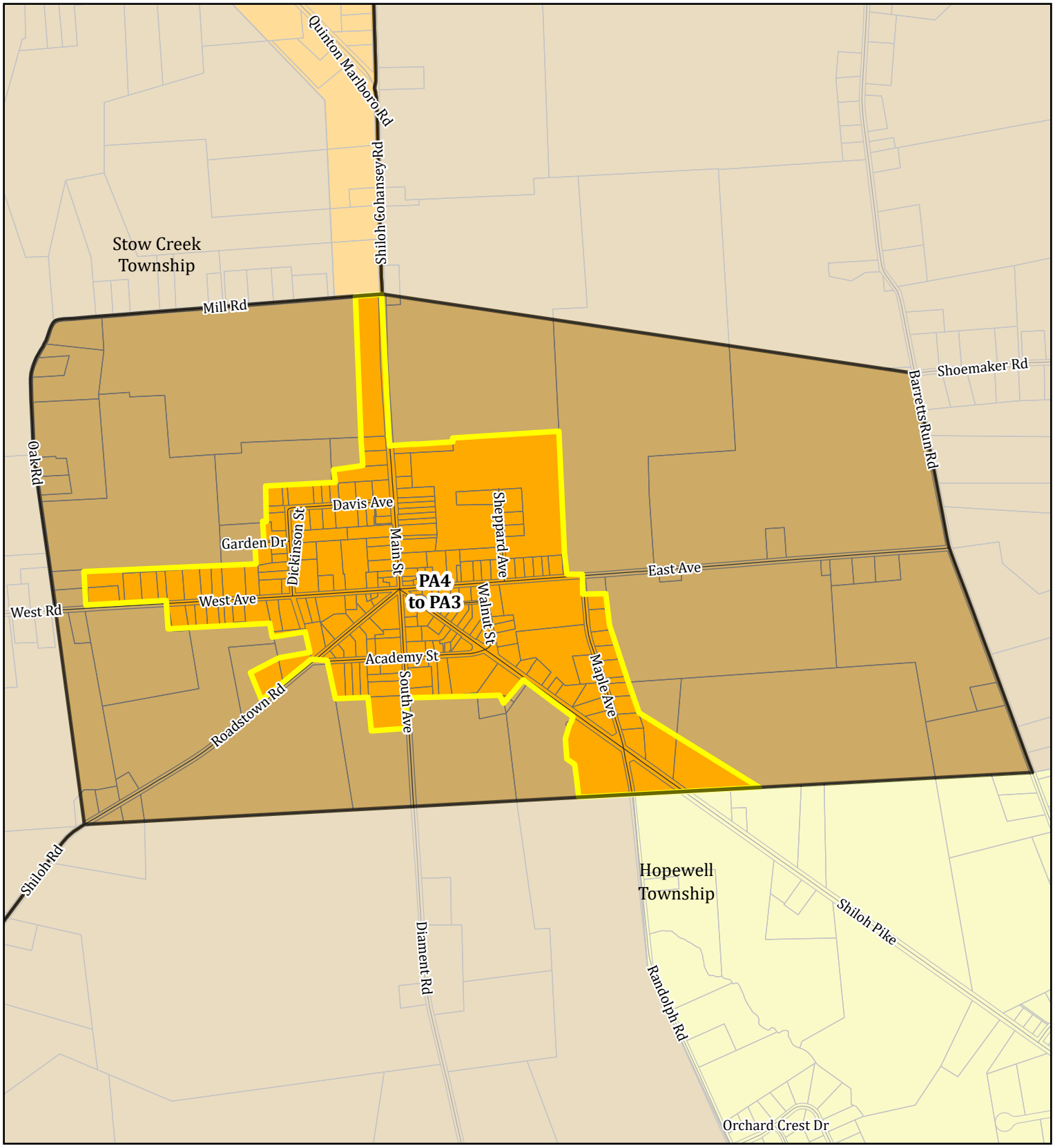
State Planning Areas

PA2: Suburban

PA4: Rural

0 1,000 2,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025



Assessment and Inconsistency

Township of Shiloh, Cumberland County

Planning Area Changes

Proposed State Planning Areas

- PA2: Suburban
- PA3: Fringe
- PA4: Rural

0 1,000 2,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

SHILOH

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities	Has goals that relate to equity, but not explicitly stated.	Although equity is not an explicit goal of the Master Plan, there are themes of equity, specifically as it relates to land equity concerns for farmland preservation.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration	Has an energy conservation ordinance allowing wind and solar	The Master Plan does not discuss climate change.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		There is no mention of hazard mitigation.
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)	Shiloh has no wetlands or floodplains 2005 Reexamination Report notes revised Stormwater Management Rules.	Floodplain and wetland management are not applicable
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	1998 Master Plan includes information related to wildlife and vegetation; Land Development Ordinance requiring Environmental Impact Report for all major subdivision and site plan applicationsl; Natural Features ordinance requiring preservation of natural features where ever possible.	Borough is somewhat consistent; incorporate more up-to-date information related to habitat preservation.
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state’s residents on the economic and environmental value of sustainable agriculture	Shiloh has lost little agricultural land over time. Much of the municipality is zoned for agriculture outside of its rural core.	Shiloh participates in the County's Farmland Preservation Program; maintained its rural nature throughout the decades.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots		SJTPO has an air quality study for federal attainment standards.
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	Hydrology section in Borough's 1998 Master Plan	2005 Reexamination notes Stormwater Management Regulations from the 2000's; Stormwater Management ordinance not up-to-date. Not much information related to water quality concerns of aquifers for individual wells.
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government		No mention of brownfield remediation although this may not be applicable to Shiloh
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents	Have a shared convience facility with Stow Creek utilizing The Authority for waste management	Shiloh participates in county waste management plan but does not have any municipal-specific initiatives.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure	A sewer line was added along Route 49 which will likely impact development. Overall though it is served by individual wells and septic systems even though Shiloh is located in a sewer service area.	Shiloh does not discuss future investment priorities in their master plan. It does state that its roads are in fair condition. Completed sidewalk projects around the core of the Borough.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Infrastructure Investment Priorities (cont.)	Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	There is one school	Shiloh is located in the Sewer Service Area, but service has not been extended to the Borough.
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism	the village still contains the original street patterns which has led to more concentrated development, but also means the roads are overly narrow. Shiloh has a sidewalk network and many residences are in walking distance of the commercial hub on Route 49	Borough has sidewalk and bikeway ordinances. Borough completed sidewalk project. Participates with Cumberland Area Transit Systems (CATS) for shuttle servies for vulnerable populations. Could provide additional information in the Master Plan for better consistency with the State Plan. Assistance needed for walkability and traffic calming along Route 49 through the Borough, especially at its 6-point intersection. Borough added speed limit signs to help make the area safer.
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems		Energy Conservation Ordinance permitting solar and wind energy systems throughout the municipality. No mention of EV charging stations.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them		No discussion related to public health. Borough notes that sewer would be beneficial to public health. The Borough also has sidewalks and an interest in providing expanded recreation services to its residents.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	The residential area is zoned to contain development to the pre-existing village center Per the 4th Round of Affordable Housing, Shiloh has a Prespective Need of 5 units.	Zoning is being used to concentrate housing around the village center and in a way that preserves the municipal character. No further housing initiatives are being pursued. Borough is not participating in the 4th Round of Affordable Housing. Housing stock in Shiloh is older, with 92% of all housing units built before 1980, and 83% built before 1970. Since 1990, only 8 new dwellings have been built (per ACS 2023 5-year estimates).
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism Provide support to the State’s Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials Promote planning, investment, and maintenance of maritime facilities and public-use airports	Heavy reliance on the area's agricultural uses. Shiloh's development as a village means it contains some businesses. Any future development in commercial uses though would have to take place on Route 49 because the village center does not have the needed infrastructure	Economic Development Plan from 1998 includes an economic base analysis- the assessment may be outdated and in need of an update to represent the changes that have occurred over the past 20+ years. Zoning prioritizes agriculture, the primary economic activity, to occur on most land. Commercial development is being concentrated appropriately along Route 49 within Shiloh's "center". The Borough notes that sewer service accessibility would be beneficial to economic development in the center. The Borough also has a Area in Need of Rehabilitation designation.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Borough has a natural features ordinance & Shade Tree Ordinance.	Shiloh's 1998 Master Plan includes goals stating that "Community facilties which meet the recreation and service needs of all Borough residents should be available" and that "open space around the Borough should be preserved." Borough does not have a specific Open Space and Recreation Plan.
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	Shiloh contains a variety of historic sites and structures- 1998 Master Plan includes an inventory of these resources.	1998 Master Plan states that historic preservation is an important issue in the Borough; Master Plan recommends incorporating model guidelines into the Zoning Ordinance, which hasn't been completed.
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Acknowledgement that future development should be centered around the pre-existing development on Route 49 to preserve the rest of the municipality's rural character. Goal: Motor vehicle circualtion/parking be coordinated and designed to insure efficeint flow and minimmize safety and environmetnal hazards. Pedestrian and bicycle circulation are to be encouraged.	There are efforts to concentrate residential development in the village center and commercial development on Route 49, thereby encouraging center-like qualities.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	Shiloh should conserve and reinforce its identity as a rural center containing commercial, residential, public, and agricultural uses.	Shiloh makes efforts through zoning to preserve its character and balance land use appropriately.

Cross Acceptance Response Template

Prepared for the

Township of Stow Creek

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Stow Creek

This document was discussed with members of the Stow Creek Township Cross-Acceptance Subcommittee on May 13, 2025, and presented to the Stow Creek Township Planning Board on May 20, 2025. Changes were made to this document to reflect those conversations.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, adopted March 2007

- Vision
- Land Use Element
- Housing Element
- Transportation Element
- Community Facilities Element
- Economic Development and Employment Element
- Historic Preservation Element
- Farmland Preservation Element
- Future Land Use Element
- Relation to Zoning

Master Plan Reexamination, 2005

Zoning Ordinance, 2017

Zoning Map, May 2016

Stormwater Management Plan, 2005

Assessment of Local Planning Goals and Objectives

Equity

The Stow Creek Township Master Plan does not explicitly reference "equity" because the New Jersey Constitution (Article IV, Section 6, paragraph 2) provides that the state's laws under which municipalities may adopt zoning ordinances can permit the establishment of zoning districts, and the regulation of buildings and structures, only "according to their construction, and the nature and extent of their use, and the nature and extent of the uses of land," without any mention of "equity." Accordingly, the New Jersey Municipal Land Use Law makes no mention of "equity" in its *N.J.S.A.* 40:55D-2 "purposes," nor in any of its other numerous sections and subsections. Finally, the MLUL has been consistently interpreted by New Jersey courts only as authorizing regulation of "uses" of land (meaning the activities thereon), and as prohibiting any land use regulation that is based on the identities of specific persons or any persons' particular characteristics, creeds, etc.

Climate Change

Stow Creek Township's Master Plan does not include specific goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors. However, the Township feels it is consistent with this goal. Stow Creek is an agricultural community, where the farmers are the stewards of the land, and adapt to modern challenges which include climate change. Further, in accordance with Township policies, development has been prevented around environmentally sensitive areas, such as the Township's floodplains and wetlands.

The Township will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The Township will also become consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance[1] which the Township will review and incorporate into their local Land Development Ordinances.

The Township should review the Draft NJDEP Floodplain Management Ordinance[2] and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law.

Natural and Water Resources

The Township's Master Plan and local policies are aligned with the goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- the majority of the Township's municipal border along the Stow Creek consists of floodplains and wetlands, with the majority of the coastline preserved by the NJDEP as the Gum Tree Corner Wildlife Management Area and Stow Creek State Park. The Township's Land Development Ordinance also highlight discourage the removal of trees.

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml
[2] https://dep.nj.gov/wlm/drec/flood-engineering/ordinances/

Agricultural Lands- Stow Creek Township is located within several of Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. The Township also has clear objectives to support and protect agricultural activities.

Air quality- Considering the amount of forested land and associated preserved open space mass, Stow Creek Township captures far more carbon than it produces. The Township's ordinance include performance standards for air pollution.

- SJTPO coordination with identifying/maintaining compliance with federal air quality regulations.

Water quality- The entirety of the Township utilizes individual wells for their water supply. As noted in the Master Plan, the surficial aquifer, the Kirkwood Cohansey, is susceptible to saltwater intrusion in Stow Creek due to its proximity to the Delaware Bay. Therefore, wells are drilled into the deeper Piney Point aquifer. The Township also has performance standards regulated water pollution.

Pollution and Environmental Clean Up

The Township's Master Plan and Zoning Ordinance is consistent with the Pollution and Environmental Clean Up Goal of the State Development and Redevelopment Plan.

Brownfields- The Township's Master Plan does not include information or recommendations concerning Brownfields in the Township, as there are no brownfields in the Township.

Waste Management & Recycling- The Township's Master Plan lacks information related to waste management and recycling. However, The Cumberland County Authority provides waste management and recycling services to the County's municipalities. It should be noted that the municipalities are responsible for collecting trash and recycling and transporting it to The Authority. Stow Creek's Master Plan indicates that the Township has a waste collection center, which it shares with Shiloh.

Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances are consistent with Goals and Objectives related to Public Facilities and Infrastructure.

Infrastructure Investment Priorities- The Township's Master Plan includes an objective to limit the need for municipal services and infrastructure to maintain its rural characteristics and to maintain its agricultural industry. The Township has high-speed FIOS internet for all its residents.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. Given the rural nature of Stow Creek Township, Mobility and Equal Access is not a priority for the Township. While the Township does not NJ Transit services, the Cumberland Area Transit System (CATS) provides transportation for vulnerable populations. The Township also has a sidewalk ordinance, and maintains a park with trails near one of its densest neighborhoods.

Clean Energy- The Township's Master Plan does not include specific goals or objectives related to clean energy. The Township allows solar energy and wind energy systems in the Township, subject to terms and conditions. Solar systems are permitted throughout the Township, while wind systems are permitted in all zoning districts with the exception of the Residential and Historic Residential Zones. The Township does not permit utlitly scale solar fields as a means to protect the agricultural landscape. EV Charging stations are discussed above in the Climate Change section of this report.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health- The Township's Master Plan does not include recommendations for Public Health. Given the Township's rural nature, there is no sanitary sewer or public drinking water. The Township does have a recreation area with amenities for active and passive recreation.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities, such as Stow Creek Township.

Housing

The Township's Master Plan and Implementing Ordinances are somewhat inconsistent with the Housing Goal of the State Development and Redevelopment Plan.

Stow Creek Township has reviewed and evaluated the New Jersey Supreme Court's "Mount Laurel" doctrine and the recently amended Fair Housing Act, and will continue to do so, to determine whether, when, and by what methods the Township might appropriately seek the FHA's optional protections from "builder's remedy" lawsuits.

Given the rural nature of the Township and the lack of infrastructure (ie. public water and sewer service), single-family residential development is the primary housing type permitted in the Township. New housing, including multi-family housing and higher-density housing, is difficult to create on septic and requires sewer system expansion.

However, the Township's Master Plan includes discussions related to concentrating development away from environmentally sensitive lands and agricultural lands, as a means to protect the agriculture industry.

- State to provide incentives for Housing Rehabilitation Program to fix critical systems in existing dwellings.

Economic Growth

Stow Creek Township is consistent with the State Development and Redevelopment Plan's goals for Economic Growth.

Many of the State Plan's sub-goals for Economic Development are focused towards funding opportunities that are available through the State. It is difficult for a municipality, such as Stow Creek, to attract appropriately scaled economic development when the municipality lacks the infrastructure that provides residential and commercial stability.

The lack of infrastructure (ie. water and sewer) makes it difficult to attract desirable and appropriate economic land uses.

The Township is supportive of the agriculture industry and believes that new development should not threaten the integrity and viability of this industry. Rather, the Township seeks to attract agriculture-related businesses that are supportive of the ag industry.

- Any future Economic Development Plan for Stow Creek Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit.

- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Township is generally consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources- The Master Plan seeks to protect and maintain the environment and natural resource base, to maintain Stow Creek as a rural, agricultural community, and to encourage continued agriculture production.

The Township is home to several State-Owned facilities, including the Stow Creek State Park and the Gum Tree Corner Wildlife Management Area.

The County and the State Agriculture Development Committee (SADC) has preserved 2,300 acres of farmland in Stow Creek Township.

The Township Park, behind Arrowhead Lake, has amenities for both active and passive recreation. In Stow Creek, hunting, fishing, birding, walking, and hiking are prominent activities. The Township is also supportive of agritourism and ecotourism initiatives.

Historic & Cultural Resources: The Township's Master Plan includes a Historic Preservation Element, which notes that the Township's historic resources dates back to the early 1700's. However, none of these resources are listed on the New Jersey Register or the National Register of Historic Places, but several of these resources are listed on the County Register of Historic Structures and Sites. Stow Creek has limited ordinances that protect its historic resources, such as a Historic Residential zoning district. As noted in the Master Plan (albeit from 2007), the Township has not experienced significant growth when compared to other areas of the County or other southern New Jersey communities.

At present, Stow Creek Township's historic resources are protected by the care and custodianship of private land owners and other non-municipal persons and entities. The Township will review and consider for implementation various alternate forms of regulation that are being utilized by other similarly situated Cumberland County municipalities to protect historic properties without establishing historic districts and historic preservation commissions.

- State to provide education/assistance related to preserving and conserving natural resources and historic structures.
- State Historic Preservation Office (SHPO) resources and assistance needed to conduct a study to document historic structures and potential districts for small communities, such as Stow Creek.

Revitalization

Stow Creek Township's Master Plan is consistent with the State Plan's goal of Revitalization. While the Township is a primarily rural municipality, the Township encourages center-like qualities within the Roadstown area and along Route 49, which is also zoned for commercial and residential development.

Sound and Integrated Planning

Stow Creek is consistent with the State Plan's goal of Sound and Integrated Planning. The Township makes efforts to balance its agricultural industry, conserve and protect environmentally sensitive lands, and balance its development.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Stow Creek is located in PA 4: Rural, PA 5: Environmentally Sensitive Planning Areas and State Park Planning Areas. The majority of Stow Creek Township is appropriate to be categorized as PA4: Rural, given the agronomic industry in the County. The PA4 encompasses the majority of the Township's upland areas, with PA5 occupying the lower lying riverine area of the Township along the Stow Creek. Stow Creek is classified by NJDEP as an SE1 waterway (Saline Estuary 1) and FW2-NT (Freshwater 2- Non Trout).

After careful consideration, the Township seeks to change a portion of the PA4 Rural to PA3 Fringe along Route 49 near the Township's border with Hopewell and Shiloh.

In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansions of State Parks and Wildlife Management Areas, be categorized as PA8. There are areas of NJDEP-owned land that are leased to local farmers, which present unique challenges to the balance of private industry on public land. Therefore, it is recommended that the PA8 State Park category be broadened to state PA8 State-Owned Lands and Open Space, as not all NJDEP-owned land is publicly accessible.

The previous State Park mapping incorrectly identified privately-owned properties as State-owned lands, and should be revised to reflect either the PA4 Rural Planning Area or PA5 Environmentally Sensitive Planning Area, depending upon their location.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA3: Fringe, are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA3 areas should also be prioritized for water and sewer expansion in the future.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the updated FEMA flood maps.

Open Space Plan/Open Space Tax

Stow Creek Township incorporated themes of a Conservation Plan Element as part of its 2007 Comprehensive Master Plan. However, the Township does not have an Open Space and Recreation Plan.

Stow Creek does not have a local Open Space Trust Fund.

Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Stow Creek does not participate in Sustainable Jersey, nor do they have an active Environmental Commission.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- To maintain Stow Creek as a rural, agricultural community by encouraging continued agriculture production:
    - ensure ordinances are ag-friendly;
    - support those interested in the Farmland Preservation Program;
    - acknowledge the significant economic impact of our agricultural land base;
    - raise awareness of local food security.

- To increase utilization of the agriculture/commercial and commercial zones along Route 49.
- To ensure recreational activities, especially in government-owned areas, are compatible with the production activities and private land rights of the surrounding farms.

Additional Comments

- Insufficient priority is given to the retention of farmland beyond the Farmland Preservation Program. The state must recognize that there are many other factors affecting the viability of the agricultural industry, not the least of which is overregulation.
- Nowhere amongst the goals and subgoals is there mention of supporting a stable property tax base. This is a glaring omission in any strategic plan related to land use.



Existing Land Use

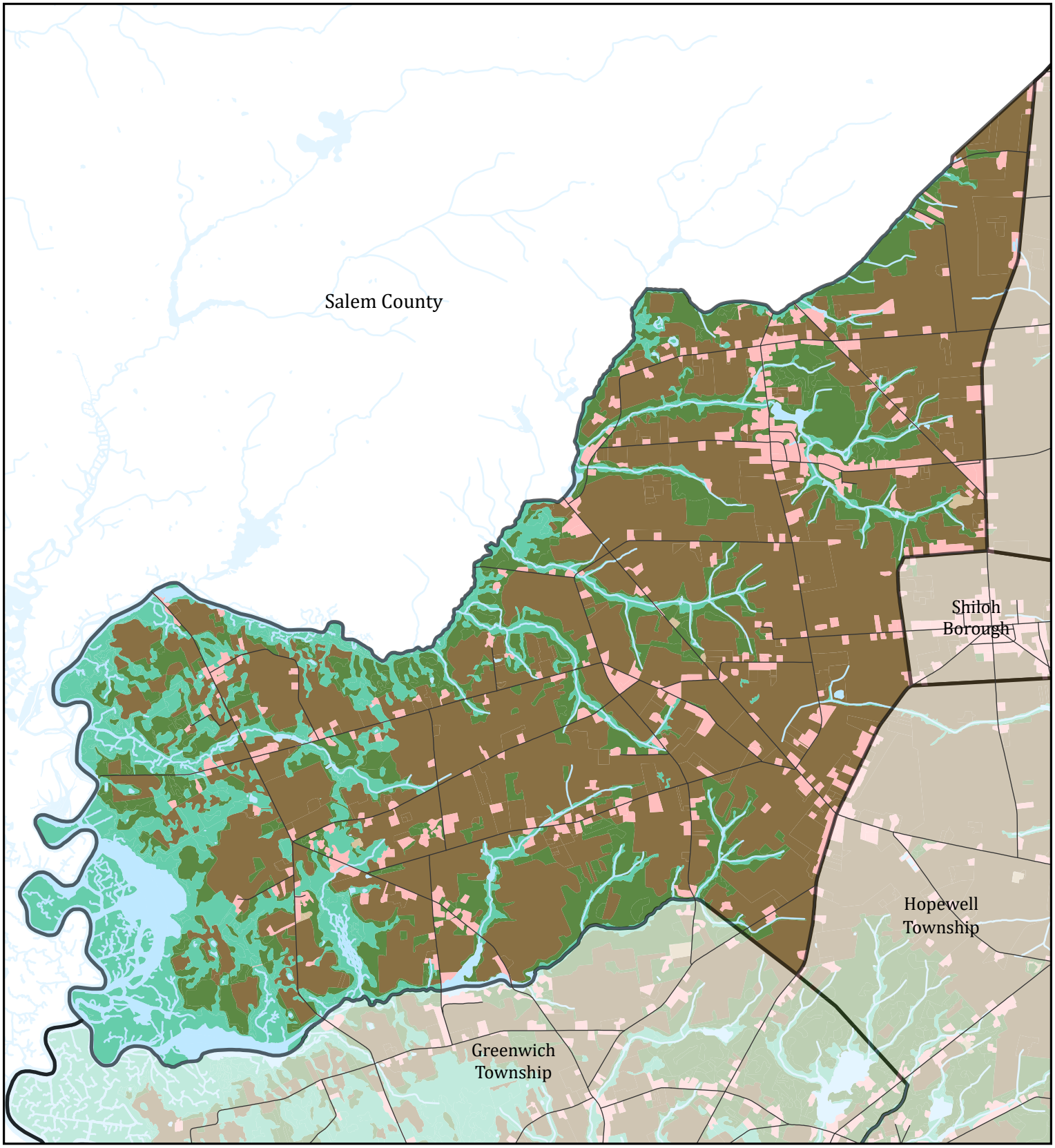
Township of Stow Creek, Cumberland County

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown

0 2,500 5,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025



2020 Land Use Land Cover

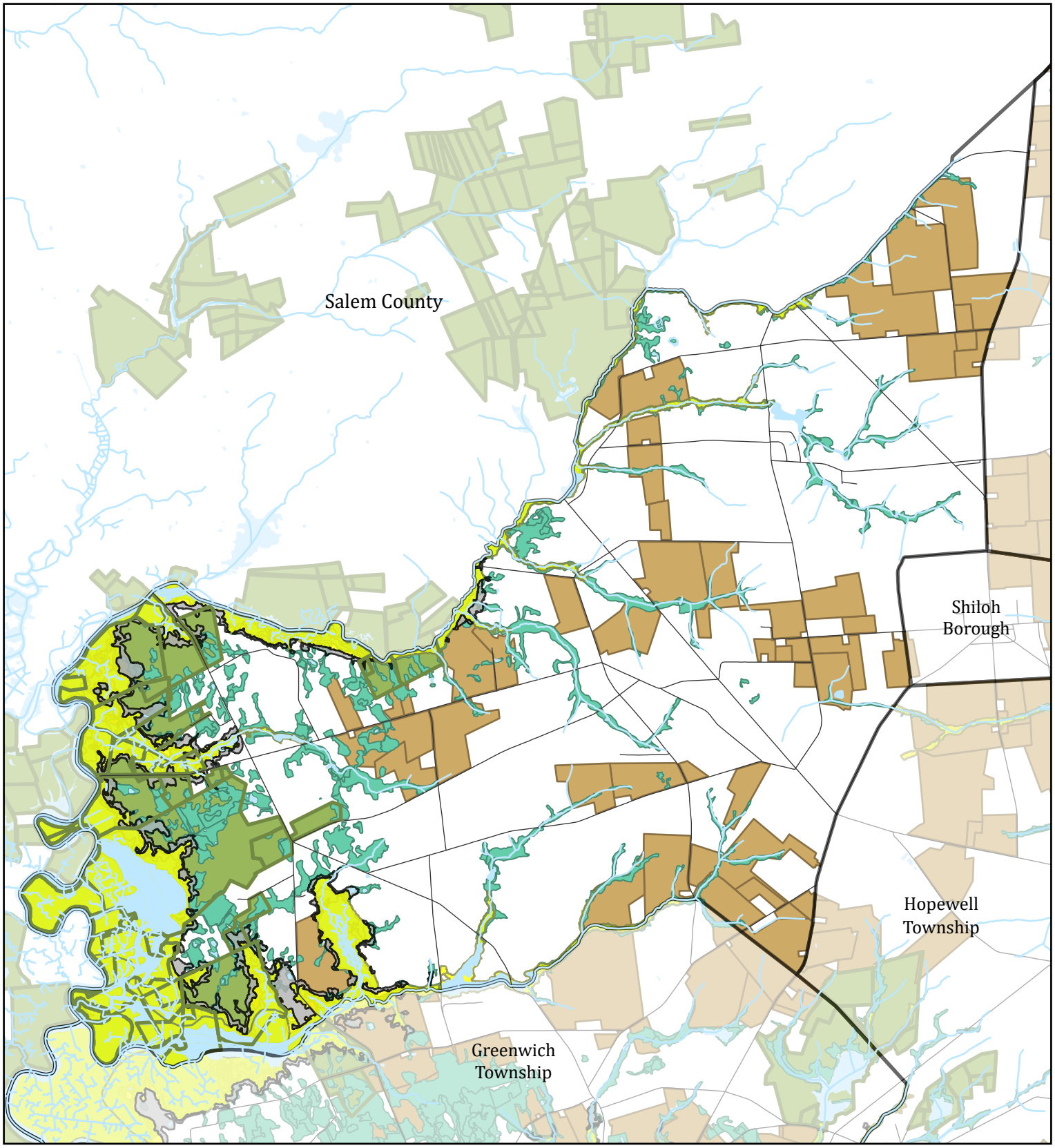
Township of Stow Creek, Cumberland County

0 2,500 5,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

Township of Stow Creek, Cumberland County

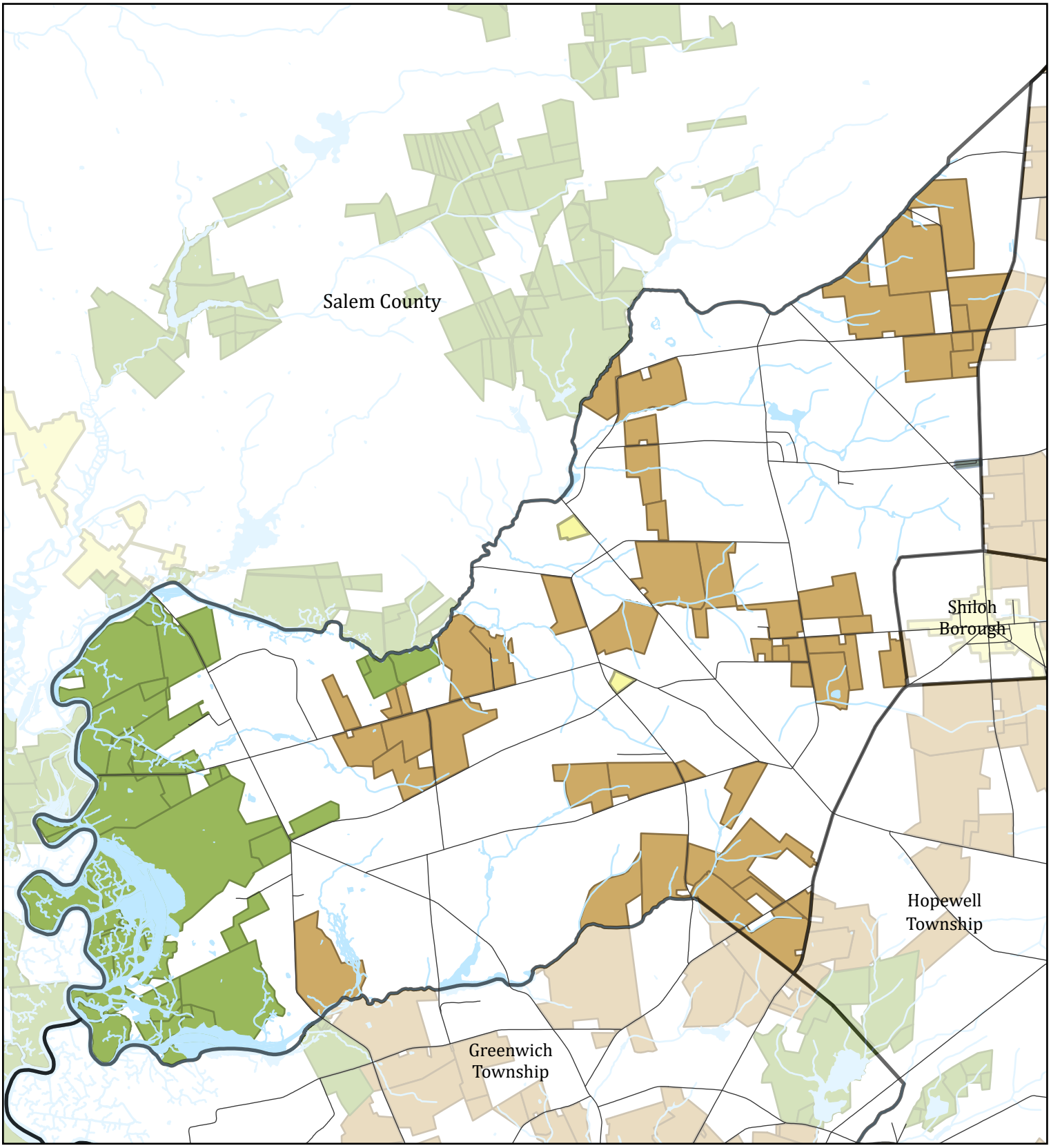
0 2,500 5,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



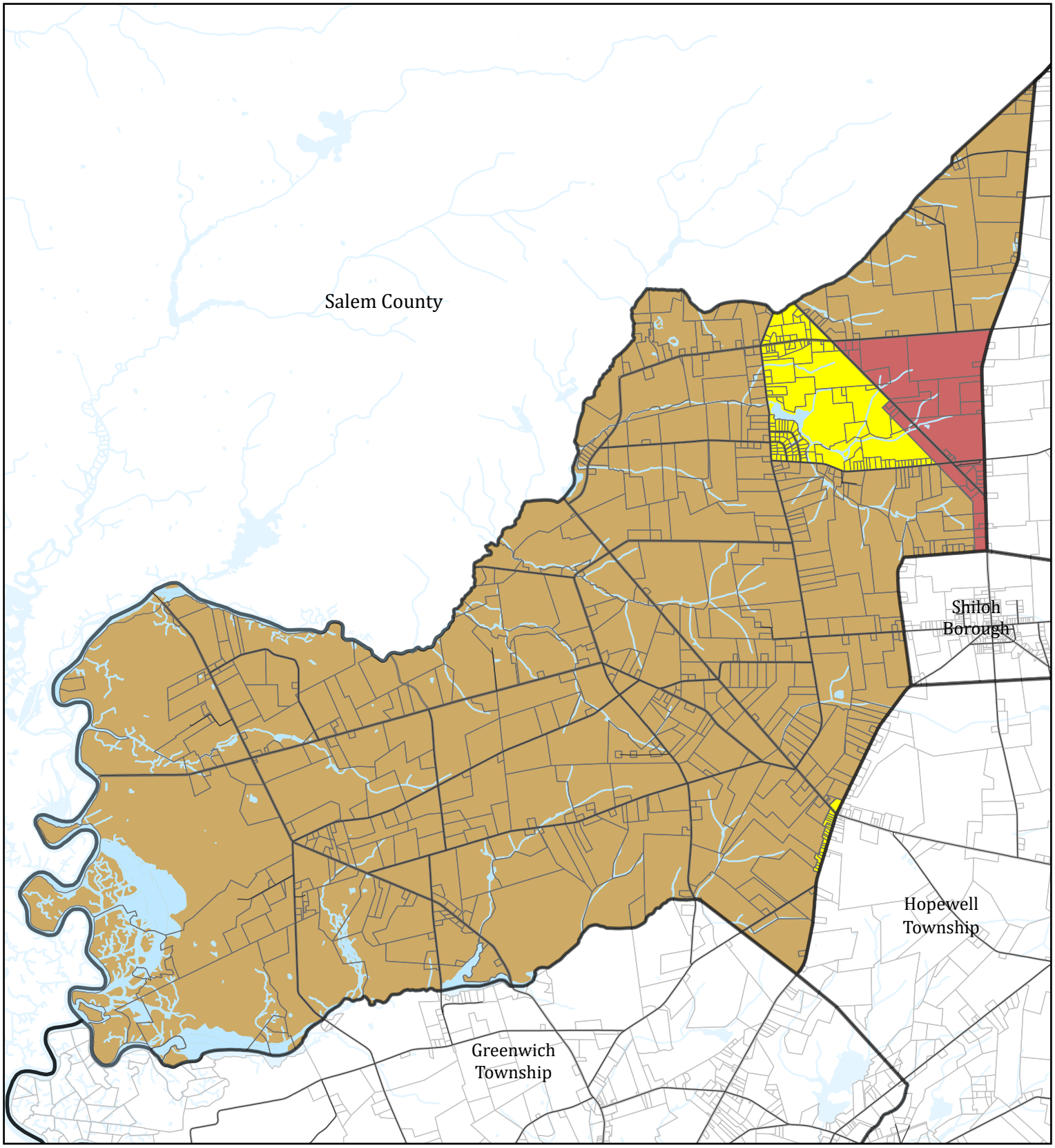
Utilities

Township of Stow Creek, Cumberland County

0 2,500 5,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

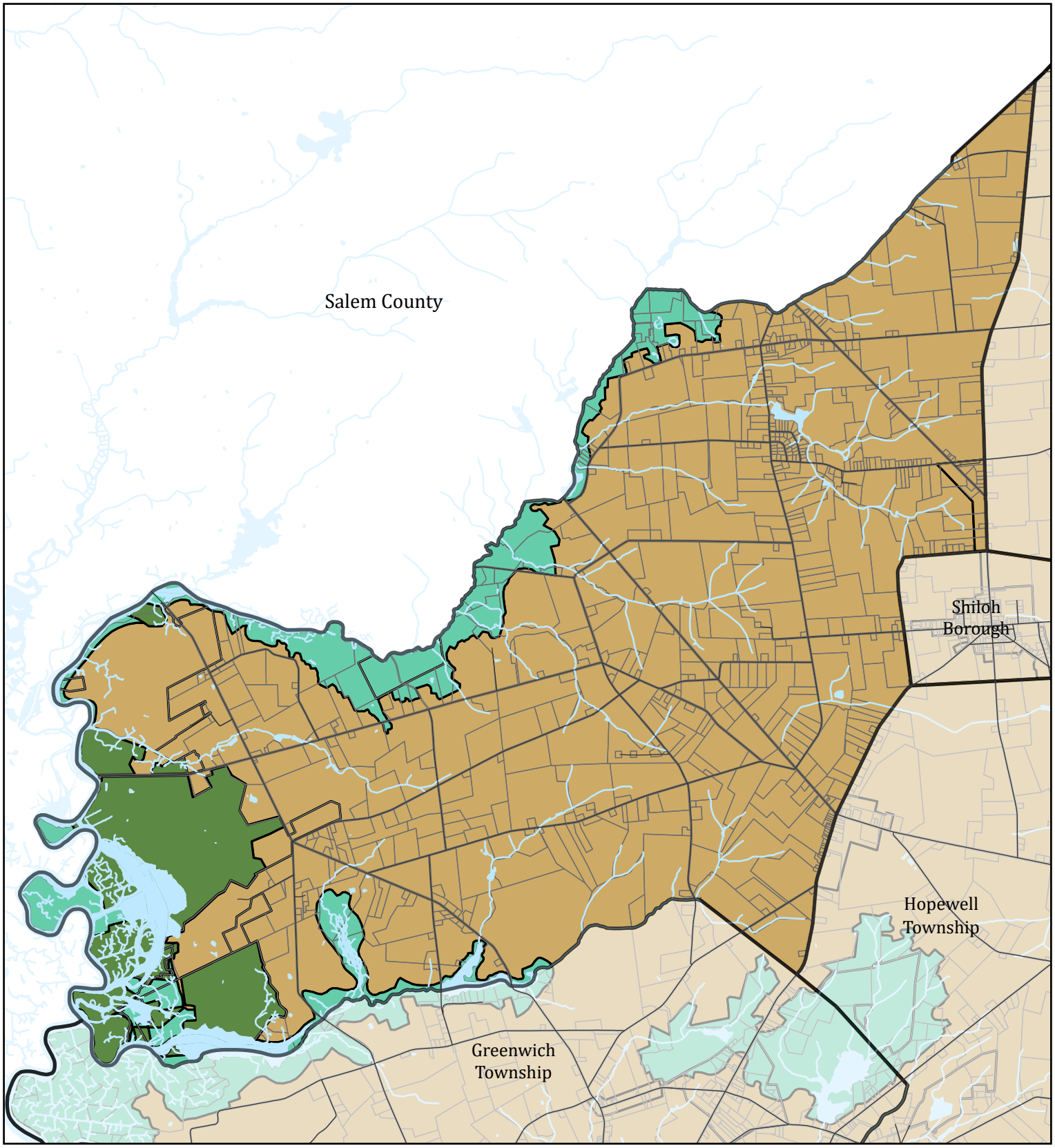
Township of Stow Creek, Cumberland County

Zoning Districts

- Agriculture
- Commercial
- Residential

0 2,500 5,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025



State Planning Areas

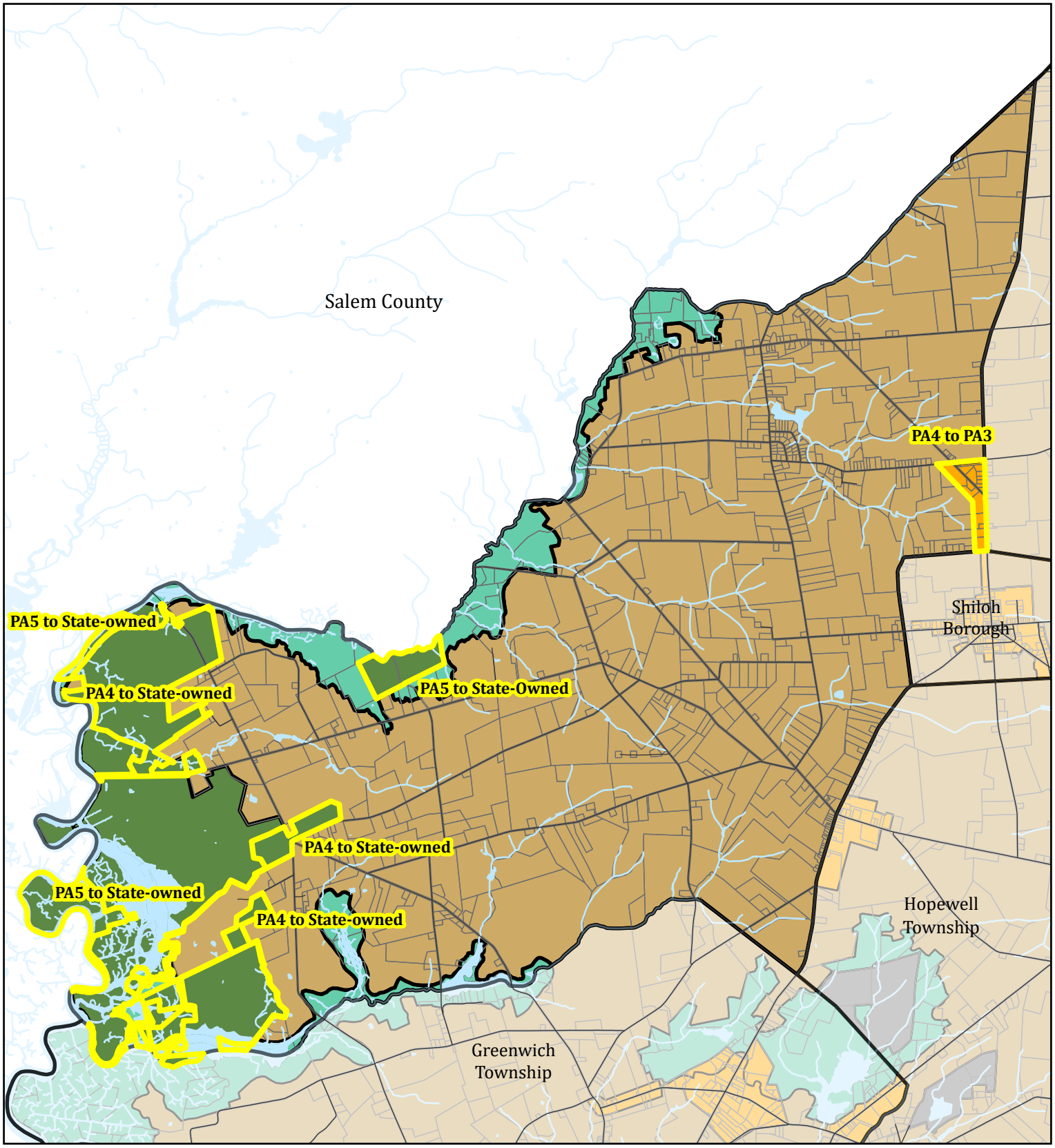
Township of Stow Creek, Cumberland County

0 2,500 5,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands



Assessment and Inconsistency

Township of Stow Creek, Cumberland County

0 2,500 5,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Planning Area Changes

Revised Planning Area

- PA3: Fringe
- PA4: Rural
- PA5: Environ. Sens.
- State-Owned Land and Open Space*

* NJDEP owns land in Stow Creek that is leased to local farmers and actively farmed

STOW CREEK

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities		The Stow Creek Township Master Plan does not explicitly reference "equity" because the New Jersey Constitution (Article IV, Section 6, paragraph 2) provides that the state's laws under which municipalities may adopt zoning ordinances can permit the establishment of zoning districts, and the regulation of buildings and structures, only "according to their construction, and the nature and extent of their use, and the nature and extent of the uses of land," without any mention of "equity." Accordingly, the New Jersey Municipal Land Use Law makes no mention of "equity" in its N.J.S.A. 40:55D-2 "purposes," nor in any of its other numerous sections and subsections. Finally, the MLUL has been consistently interpreted by New Jersey courts only as authorizing regulation of "uses" of land (meaning the activities thereon), and as prohibiting any land use regulation that is based on the identities of specific persons or any persons' particular characteristics, creeds, etc.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration	Objective To encourage continued agriculture production. Ordinances in place to protect sensitive areas.	Although there is no explicit mention of climate change or planning around climate change effects, the Township feels that it is consistent with this goal. Stow Creek is an agricultural community, where the farmers are the stewards of the land, and adapt to modern challenges, which includes impacts of climate change. Development has been prevented around the Stow Creek floodplains and wetlands.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)	Objective To maintain Stow Creek as a rural, agricultural community. Objective To protect and maintain the environment and natural resource base.	

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	Objective To protect and maintain the environment and natural resource base. The wetlands and floodplains have been protected from most development.	Development in the floodplains and wetlands has been prevented. The Township has Design and Performance Standards in the Land Development Ordinance that discourage the removal of trees.
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state's residents on the economic and environmental value of sustainable agriculture	Stow Creek Township will continue as a productive agricultural community where its residents live in very low density rural settings amid a landscape of farm fields, woods, and streams Objective to maintain Stow Creek as a rural, agricultural community Over 9,000 acres of agricultural farmland in Stow Creek, about 500 have been preserved through county program. Zoning allows agriculture in all districts Objective to encourage continued agricultural production Objective to allow for housing opportunities that are compatible with natural conditions and do not cause a loss of the agricultural land base.	Clear objectives to continue, support, and protect agricultural activity in the township. Portion of farmlands have been preserved. Township has a Right to Farm ordinance.
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots	Objective to protect and maintain the environment and natural resource base.	The Township values its environment and notes there are no air quality issues. The Township has performance standards regulating air pollution (§7.21)
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan	Township is bordered by Stow Creek and contains three lakes. The areas around the creek and branching waterways are flood prone and wetlands. Almost no development has been conducted in flood plains or wetlands Objective to protect and maintain the environment and natural resource base.	Township's Master Plan includes mapping that shows wetlands, waterways, and forested areas. It also includes information pertaining to watersheds, aquifers and ground water, geology, soils, and floodplains. The Master Plan expresses that wells located closer to the bay region may be subject to salt water intrusion, and therefore development was not encouraged in that region.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Water quality (cont.)	Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities		The Township has performance standards regulating water pollution (§7.21)
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government		No mention of brownfield redevelopment in planning documents since there are no known brownfields in Stow Creek.
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents	There is Stow Creek Convenience Center to collect waste and transport out of township. Working in concert with county waste management plan.	Township share a Convenience Center on Jericho Road with Shiloh, which is processed by the Cumberland County Authority.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	Objective To limit the need for municipal services and infrastructure to a level consistent with a rural township Two schools in township.	No plans in place to improve or expand infrastructure. Stow Creek is not intended to grow though so these kinds of investments may not be applicable. The Township has high-speed FIOS internet for all its residents.
Mobility & Equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation	Residents have access to bike trails. No mass transit available. Objective to maintain transportation access to employment opportunities outside of the Township. Roads are lightly used. There are two small privately-owned craft landing strips.	No mass transit, which is on par for rural communities. No discussion of what mobility is like in the more concentrated residential areas. The Township is serviced by the Cumberland Area Transit System (CATS), providing transportation services for vulnerable populations. The Township has a sidewalk ordinance in the Performance Standards of the Land Use Ordinance (§7-26)

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Mobility & Equal Access (cont.)	Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism		The Township owns and maintains a park with trails near one if its densest neighborhoods, which provides outdoor recreation to its residents.
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems		Township's ordinance permits solar and wind as accessory uses throughout the Township. The Township does not allow utility scale as a means to protect the farmland. Township intends to amend ordinance to conform with EV Law.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them		The Township has no public drinking water infrastructure. The Township has recreation area with basketball courts and trails. Additional information related to public health initiatives could be added to local planning policies.
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	Objective To maintain the neighborhood scale of the existing residential communities at Roadstown and near Lake Arrowhead Objective to allow for housing opportunities that are compatible with natural conditions and that do not cause a loss of the agricultural base	Township goal to continue concentrating residential development in the two center-like regions. Housing development is being limited to preserve agricultural and environmentally sensitive lands. Stow Creek Township has reviewed and evaluated the New Jersey Supreme Court's "Mount Laurel" doctrine and the recently amended Fair Housing Act, and will continue to do so, to determine whether, when, and by what methods the Township might appropriately seek the FHA's optional protections from "builder's remedy" lawsuits.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism	Opportunities for small scale retail shops, local services, and home occupation may occur throughout the Township with concentrations in the hamlet center of Roadstown and the potential future Route 49 – Arrowhead Lake village center. Objective to increase employment opportunities within the Township compatible with its rural style Objective To allow for small scale commercial development opportunities along Route 49 and in Roadstown	Township identified center-like areas to direct commercial development. Goals to encourage employment opportunities that are compatible with the township's character. Efforts also being made to support the agriculture industry overall.
Economic Development (cont.)	Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials Promote planning, investment, and maintenance of maritime facilities and public-use airports		The Township is mostly aligned with the Economic Development Goals of the State Plan, however a lack of infrastructure (ie. sewer service and public drinking water) makes it difficult to attract desirable economic land uses.
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Residents will continue to travel to surrounding areas for employment and shopping while outdoor recreation such as fishing, biking, and hiking remain locally available. Land dedicated to Stow Creek Landing State Park. One municipally maintained park behind Lake Arrowhead.	Recreational opportunities are limited to the park behind Lake Arrowhead and the state park. The Township park has recreational amenities for active recreation, as well as trails for passive recreational uses. Hunting, fishing, birding, walking, hiking, in additional to agritourism and ecotourism are available in the Township. State Park offers potential for recreation that is appropriate for a rural area.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	Objective To generate public awareness and appreciation for the culture and history of the Township. Township has historic resources but none are officially listed.	At present, Stow Creek Township's historic resources are protected by the care and custodianship of private land owners and other non-municipal persons and entities. The Township will review and consider for implementation various alternate forms of regulation that are being utilized by other similarly situated Cumberland County municipalities to protect historic properties without establishing historic districts and historic preservation commissions.
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Objective to allow for small scale commercial development opportunities along Route 49 and in Roadstown.	No real centers in the area. Center-like qualities appearing in Roadstown and Route 49 which the township seeks to encourage.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	Border with Greenwich is zoned for agriculture on both sides. Land use conditions on Hopewell border is nearly identical. Lower Alloway border is Stow Creek. Quinton border has residential on their side and agricultural on Stow Creek's. Shiloh border shares many land uses on both sides. Stow Creek works with county plan to concentrate development Stow Creek is designated as rural and environmentally sensitive planning areas which is in line with the development patterns of the township. Trying to establish Roadstown and the area near Route 49 as centers in order to continue the center-like development that has begun.	Planning is aligned with State and neighboring municipalities. Overall land use patterns are appropriate for the area and work to balance the needs of agricultural vs residential vs environmentally sensitive lands.

Cross Acceptance Response Template

Prepared for the

Township of Upper Deerfield

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Upper Deerfield

This document was discussed with the Upper Deerfield Township Cross-Acceptance Subcommittee on April 16, 2025, and presented to the Upper Deerfield Township Planning Board on April 21, 2025. Changes were made to this document to reflect those conversations.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, 1988

- The Natural Setting (Geology, Hydrology, Soils Etc.)
- Agriculture
- Existing Land Use and Development Capability
- The Circulation Plan
- Housing Plan
- Community Facilities Plan
- Utilities Plan
- Conservation and Open Space Plan
- Recreation Plan
- Energy Conservation
- Future Land Use Plan

Water and Sewer Master Plan, 1991

Master Traffic Plan, 1992

Redevelopment Plan, 2005

Environmental Resource Inventory, 2006

Open Space & Recreation Plan, 2007

Farmland Preservation Plan, 2008

Housing Element & Fair Share Plan, 2019

Master Plan Reexamination Report, 1994, 2002, 2003, 2010, 2017

Recreational/Open Space Ordinance, 2006

Zoning Ordinance, revised through 2022

Zoning Map, 2022

Stormwater Management Ordinance, 20024

State Plan Assessment with Goals/Objectives

Equity

The Township's Master Plan does not include specific discussions related to Equity. However, the themes of equity are apparent in the Township's Master Plan. Specifically, the Master Plan includes goals related to maintaining a well-balanced community in which to live, work and recreate in a clean and safe environment. This theme is applied to housing, business, industrial, recreational, and open space opportunities to meet the diverse needs of the local population as it applies to age, ethnic groups, and income levels.

Climate Change

Upper Deerfield Township's Master Plan is somewhat consistent with the goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors.

The Township will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
    - The Township notes that many of the Hazard Mitigation issues are under state/county jurisdiction.
    - The Hildreth Tract is an identified hazard, as it is an older development in the Township. It has sewer/water service, but its stormwater pipes are collapsing. The total cost of the project is approximately $2 million over the course of 4 years. The Township has received a Small Cities Facilities Grant and will be utilizing funding out of the Transportation Trust Fund.
    - In general, the Township has minimal floodplain issues. Only a few properties along a Cohansey River tributary are located in the floodplain.
- State of New Jersey Climate Change Resilience Strategy, 2021

The Township will also review the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance[1] which the Township will review and incorporate into their local development ordinances. It should be noted that the Township has been complying with the law as development review applications are processed.

The Township should review the Draft NJDEP Floodplain Management Ordinance[2] and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law.

The Township will also incorporate the Climate Change Hazard Vulnerability Assessment with their next Land Use Plan Element, as required by the Municipal Land Use Law.

Natural and Water Resources

The Township's Master Plan and local policies are aligned with the goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality. The Township also has an Environmental Commission.

Habitat Preservation- As noted in the Master Plan Reexamination Report, the Township preserved 120 acres of public parkland between 2010 and 2017. Between 2010 and 2025, the Township preserved approximately 200 acres. The

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml
[2] https://dep.nj.gov/wlm/drec/flood-engineering/ordinances/

Township currently exceeds its assessment of preserved open space, based upon its Open Space and Recreation Plan.

Agricultural Lands- Upper Deerfield Township is located within several of Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. There are approximately 5,000 acres of preserved farmland in the Township.

Air quality- The Township is consistent with this objective of the State Plan.

- The Township will continue coordinating with the County and SJTPO to identify and maintain compliance with federal air quality regulations.

Water quality- The Township's Environmental Resource Inventory includes information related to surface and ground water quality. The Township should review and update the water quality information using the best available data and resources.

- State to provide assistance and resources related to surface and ground water quality for environmental resource inventory and planning purposes.

A portion of the Township is serviced by the Upper Deerfield Township Water Department, which reduces the risk of drinking water contamination.

- State to provide support and assistance to municipalities that extend water lines into the portions of the Township where there is approved sewer service areas.

Pollution and Environmental Clean Up

The Township's Master Plan and Zoning Ordinance is consistent with the Pollution and Environmental Clean Up Goal of the State Development and Redevelopment Plan.

Brownfields- The Township's Master Plan and Master Plan Reexamination Report includes limited information or recommendations concerning Brownfields in the Township because there are minimal brownfields. The Township's ERI lists six (6) NJDEP-identified known contaminated sites. The Upper Deerfield Sanitary Landfill (inactive since 1960) was once categorized as an EPA Superfund Site but was deleted from the National Priorities List in 2000. The Township provided public water service to the impacted communities as the groundwater was contaminated. The former landfill was cleaned to acceptable industry standards. NJDEP is currently reviewing the long-term monitoring (30-years). The site also has deed and zoning restrictions.

- State to provide strategic outreach and funding/support to municipalities with potential for redeveloping brownfields. State to streamline funding opportunities.

Waste Management & Recycling- The Township's Master Plan includes a discussion on waste management and recycling in the 1990 Master Plan. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. However, The Authority does not provide "pick-up" services, rather it manages the landfill and recycling plant. Therefore, the Township has a Convenience Center and Recycling Center.

- The Township should incorporate information related to the Cumberland County Authority in their Master Planning documents.

Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances are somewhat inconsistent as it relates to Public Facilities and Infrastructure.

Infrastructure Investment Priorities- The Township has a municipal Water and Sewer Utility that oversees water and sewer service within Upper Deerfield. Portions of the Township that are more rural utilize individual septic systems and well water. The State Plan includes an objective of creating functional plans that include capital plans (ie. schools, emergency response, community facilities, utilities, and sewer system maintenance/installation.)

The Township has not experienced significant change to its Transportation System over the years. The Township's population remained relatively steady. According to the US Censes, between 2000 and 2020, the Township's population increased by 50 people.

The Township continues to work with the County to ensure that appropriate Right-of-Way Easements are received as new development applications are processed.

- More information could be included in the Master Plan related to community facilities and utilities.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The Township's Master Plan includes limited information pertaining to mobility and equal access.

- Upper Deerfield Township is serviced by the Cumberland Area Transit System, also known as CATS. CATS is a service offered by the Cumberland County Office on Aging and Disability Services and provides bus transportation to county residents aged 60 or older, veterans, persons with disabilities, and the general public.
- Cumberland County was a partner in the SJTPO-led Study, "Access for All Transit Plan" that was completed in 2021. Upper Deerfield Township should consider incorporating this study into its Master Planning efforts.

Clean Energy- The Township's Master Plan is consistent with the State Plan's objectives for Clean Energy. The 2023 Master Plan Reexamination Report includes recommendations concerning EV charging stations. EV Charging stations are discussed above in the Climate Change section of this report.

The Upper Deerfield Planning Board approved a large solar field on Love Lane, which will be used to supply power to Cumberland Regional High School. The High School also added solar panels over their entire parking lot which has been operational since 2024. The system uses net metering.

There are other large solar fields in the Township that are utilized by local industry- Seabrook Brothers has the largest field in the Township- which was installed by South Jersey Energy.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health- The Township's Master Plan does not include recommendations or mentions for Public Health. However, the Township is consistent and proactive with respect to public health initiatives.

The Township's water purveyor system is relatively new; The system was installed in the 1990s and all pipes are plastic, not lead. The Township also provided support to Seabrook, which replaced their water systems in the late 2000's.

Township received $400k in Small Cities for Home Rehabilitation Program, which can be used to remediate lead paint exposure for qualified homes.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities, such as Upper Deerfield Township.

Housing

The Township's Master Plan and Implementing Ordinances are consistent with the Housing Goal of the State Development and Redevelopment Plan.

Upper Deerfield Township is participating in the current Fourth Round for Affordable Housing. The Township partially agreed with the Department of Community Affairs (DCA) with respect to the calculation of required units for the Fourth Round. The Township submitted documentation supporting that the Present or Rehabilitation Obligation is 19 units (as opposed to DCA's 31 units), and the Prospective or New Construction Obligation is 75 units, as opposed to 118 units. The Township reached a Settlement Agreement with Fair Share Housing Center which stipulates a Present Need (Rehabilitation) of 31 units and a Prospective Need of 95.

It is anticipated that the Township will become more aligned with the Housing Goal as a result of meeting their obligation.

- State to continue to provide incentives and funding for Housing Rehabilitation Program to fix critical systems in existing dwellings.

Economic Growth

Upper Deerfield Township is consistent with the State Development and Redevelopment Plan's goals for Economic Growth.

- The Township's Redevelopment Plan is Economic Development Plan that has been extremely successful at attracting new development (including commercial/industrial users such as Sika[3], Pappas[4], Cumberland Dairy/Lark Development[5]). It is expected that there will be additional development along Silver Lake/Love Lane later this year.

Many of the State Plan's sub-goals for Economic Development are focused on funding opportunities that are available at the State. The Township's Master Planning efforts also prioritize preserving agriculture not just a land use, but as an economic generator.

- Any future Economic Development Plan for Upper Deerfield Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit- especially noting on changes in the economic market.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

[3] www.usa.sika.com/
[4] https://lassondepappas.com/
[5] https://cumberlanddairy.com/

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Township is consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The Township has an Open Space and Recreation Plan, adopted in 2007, that includes numerous goals and objectives related to the expansion of open space for environmental protection and recreational opportunities, and encouraging passive recreational uses.

Historic & Cultural Resources: The Township's Master Plan includes limited information related to its historic or cultural resources

- Future Master Planning efforts should include a comprehensive Open Space, Recreation, Historic, and Cultural Resource Plan.

Revitalization

Upper Deerfield's Master Plan is consistent with the State Plan's goal of Revitalization. The Township makes efforts to preserve farmland, conserve natural ecosystems, and concentrate development. The Township could benefit from analyzing their Redevelopment Plan and zoning ordinance to ensure that new development has center-like qualities (ie. walkability, housing types, density, reliable infrastructure, parks, etc.)

- State to provide technical and/or grant assistance to support the Township with revitalization efforts.

Sound and Integrated Planning

Upper Deerfield is consistent with the State Plan's goal of Sound and Integrated Planning. The Township recognizes the need for balanced land uses that supports the community's needs. However, more information could be added as it relates to adjacent municipalities, Cumberland County, and regional plans.

- Township to consider creating an updated Vision Statement and revised Goals and Objectives for its Master Plan.
- Incorporate regional plans into local plans, as appropriate.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Upper Deerfield is located within a variety of Planning Areas, including PA1: Metropolitan, PA2: Suburban, PA3: Fringe, PA4: Rural, PA4B: Rural Environmentally Sensitive, and PA5: Environmentally Sensitive.

PA 1: Metropolitan is located adjacent to the PA 1 in Bridgeton. PA 2: Suburban areas are located adjacent to the PA 1 and where there is existing Sewer Service Area. PA3: Fringe is located around the intersection of Finley Road and Deerfield Bridgeton Pike. PA 4: Rural and PA4B: Rural Environmentally Sensitive consists of the bulk of the Township, primarily where farmland is prioritized for preservation. PA 5: Environmentally Sensitive is located adjacent to rivers, streams and lakes, primarily along the Township's municipal boundary with the Cohansey River as well on either side of Parsonage Run and Foster Run.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing infrastructure. Specifically, PA 2: Suburban should be revised to remove any preserved farms and those areas be changed to PA 4 Rural. In addition, portions of the Township that are located within the Sewer Service Area should be removed from PA 4: Rural or PA3: Fringe and placed in PA 2: Suburban Planning Area. It is also recommended that the portion of the Township near the intersection of Route 77 and

Deerfield/Cohansey Deerfield Road that is currently zoned residential and commercial, be changed from PA4: Rural to PA3: Fringe, to better align the state plan with local planning policies.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc. See comments in Section 1.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural, 4B: Rural Environmentally Sensitive, and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA 1: Metropolitan, PA 2: Suburban, and PA 3: Fringe are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA 2 and PA 3 areas should also be prioritized for water and sewer expansion, if not already in existence.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the updated FEMA flood maps.

Open Space Plan/Open Space Tax

Upper Deerfield Township adopted an Open Space and Recreation Element in 2007 and completed an Environmental Resource Inventory in 2006.

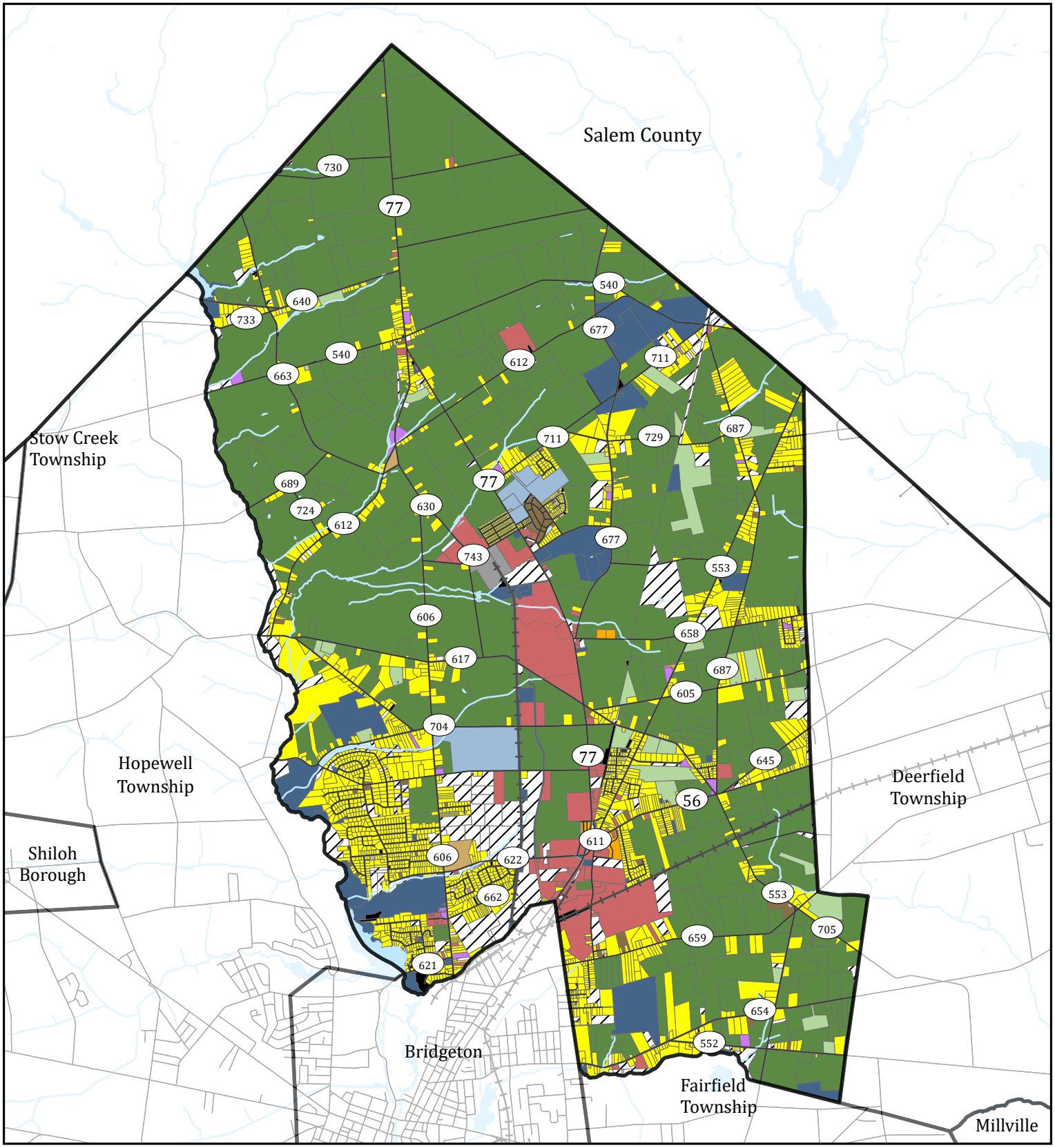
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Upper Deerfield does not participate in Sustainable Jersey. However, the Township does have an active Environmental Commission.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Economic Development is a priority and one of the most important goals of the Township– success with attracting new development such as Sika and Cumberland Dairy- and expansion of existing businesses, such as Ultra Clean Technology.
    - Economic Development is prioritized where infrastructure exists and can support new development.
- Open space is important to the Township. The Township made considerable investments in its parks.
- Balancing a need for growth while proposing conservation and preservation for other areas of the Township.



Existing Land Use

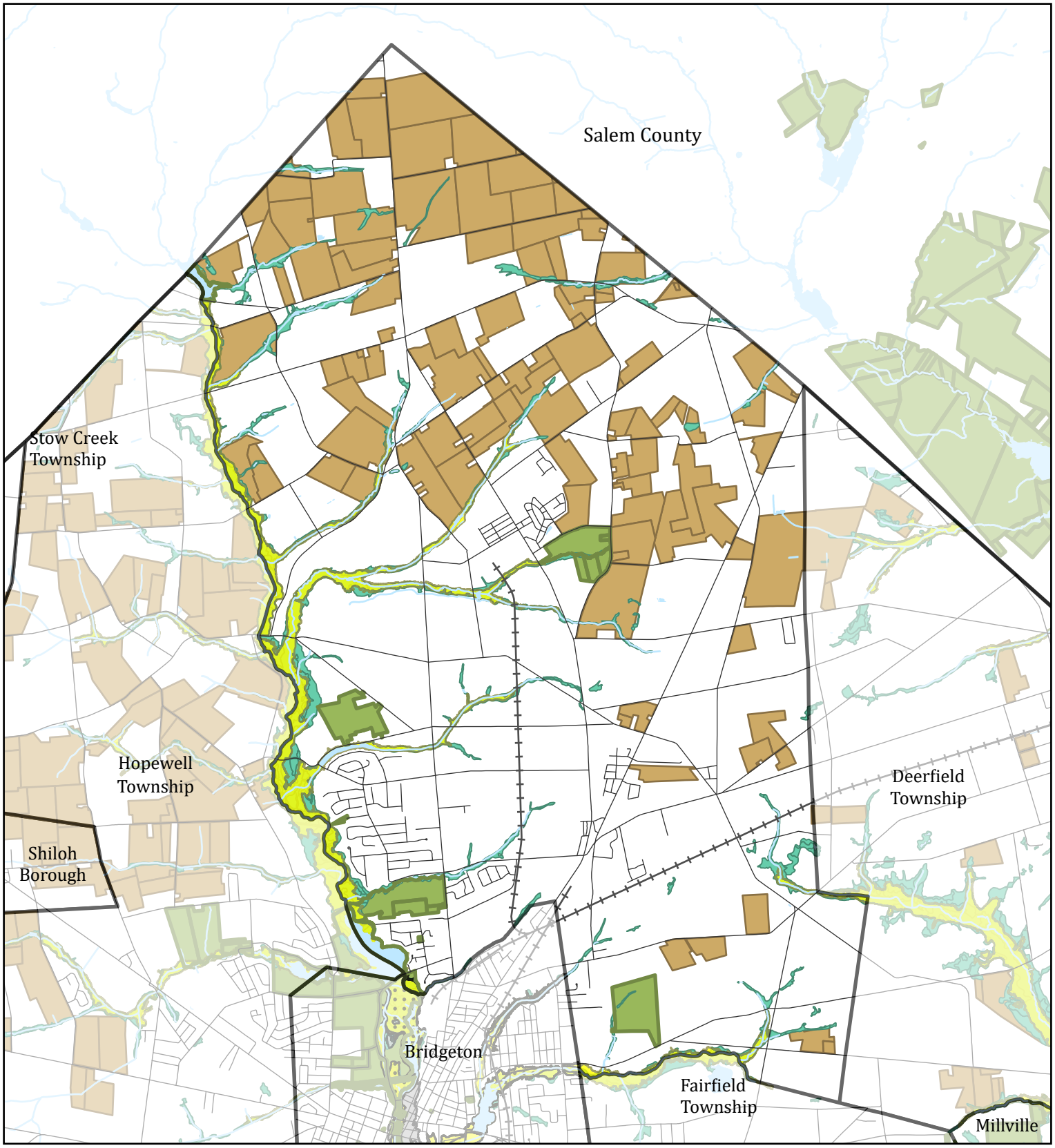
Township of Upper Deerfield, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- Unknown



Environmental Features

Township of Upper Deerfield, Cumberland County

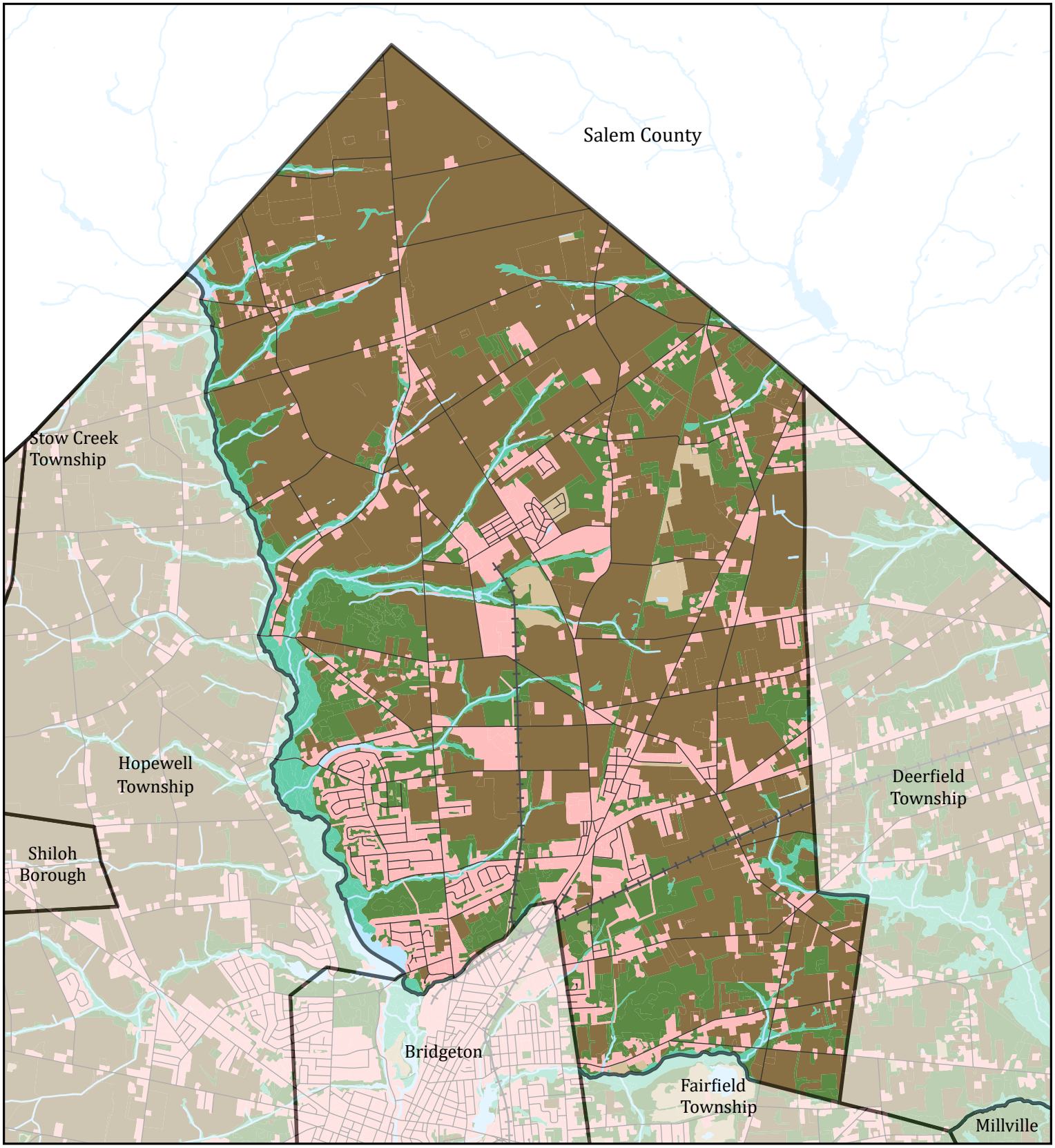
0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



2020 Land Use Land Cover

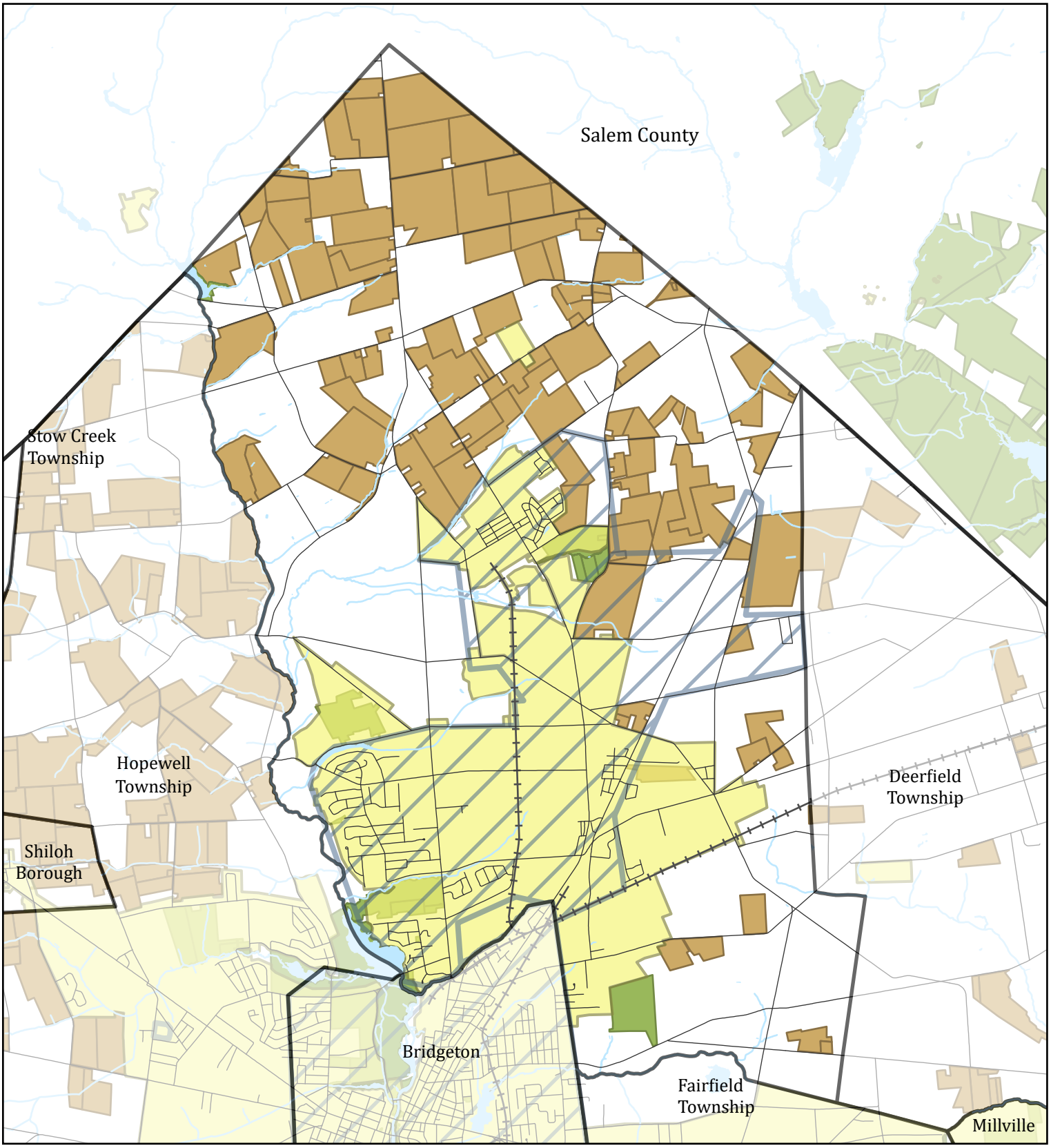
Township of Upper Deerfield, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



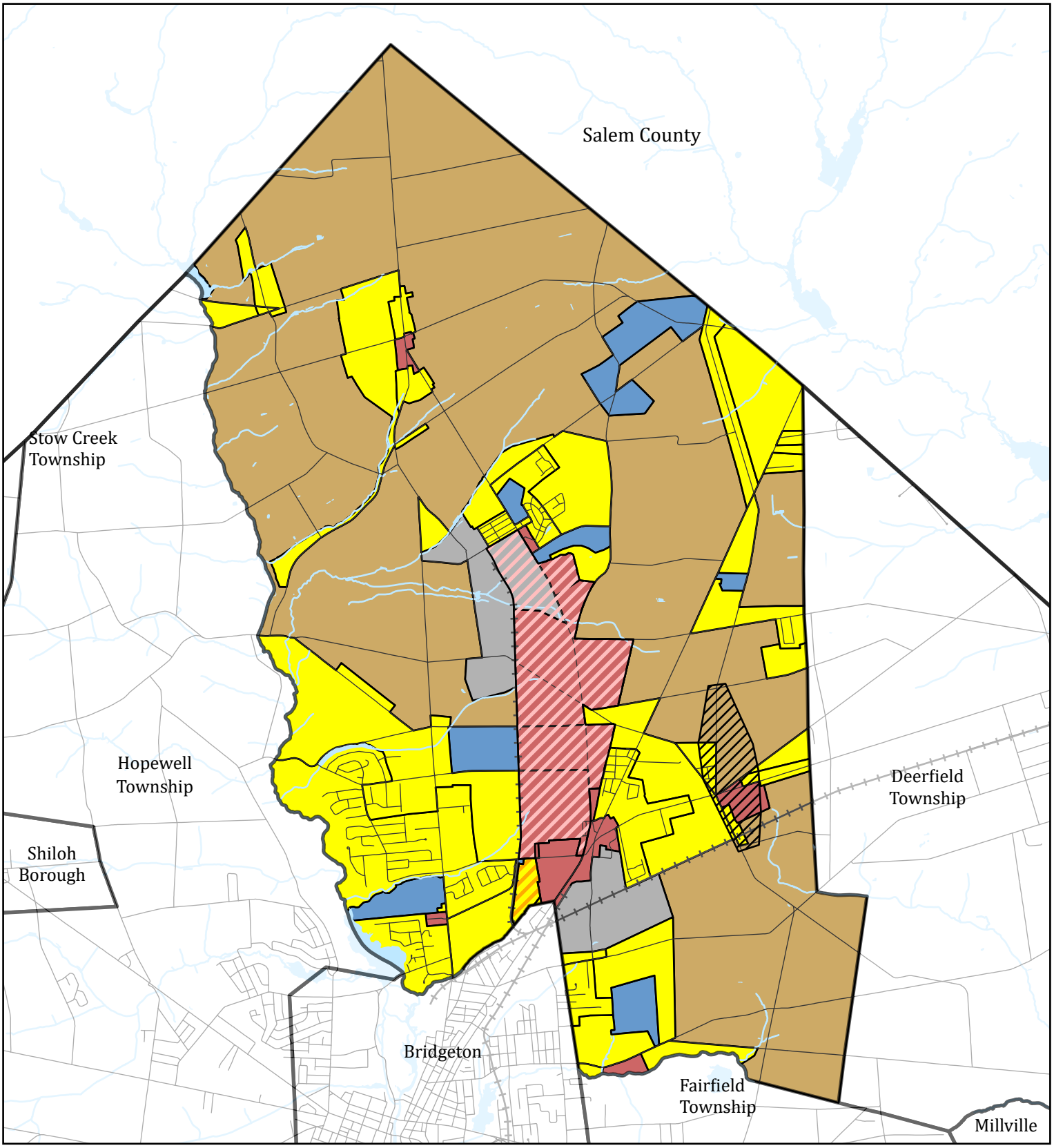
Utilities

Township of Upper Deerfield, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

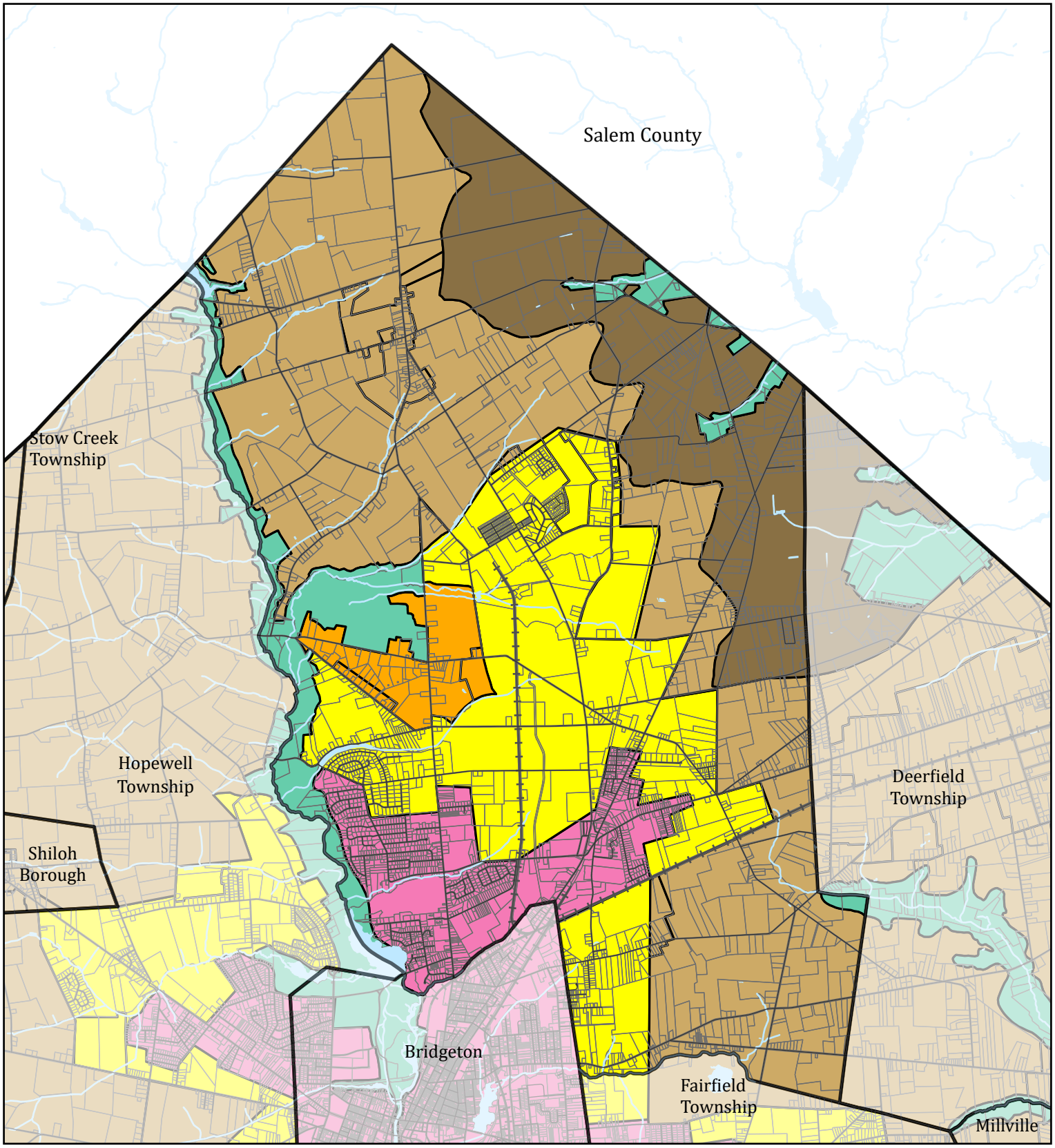
Township of Upper Deerfield, Cumberland County

Zoning Districts
- Agriculture
- Commercial
- Industrial
- Public
- Residential

Overlay Zones
- Air Hazard
- Highway 77 Redevelopment Area
- Inclusionary Residential

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025



State Planning Areas

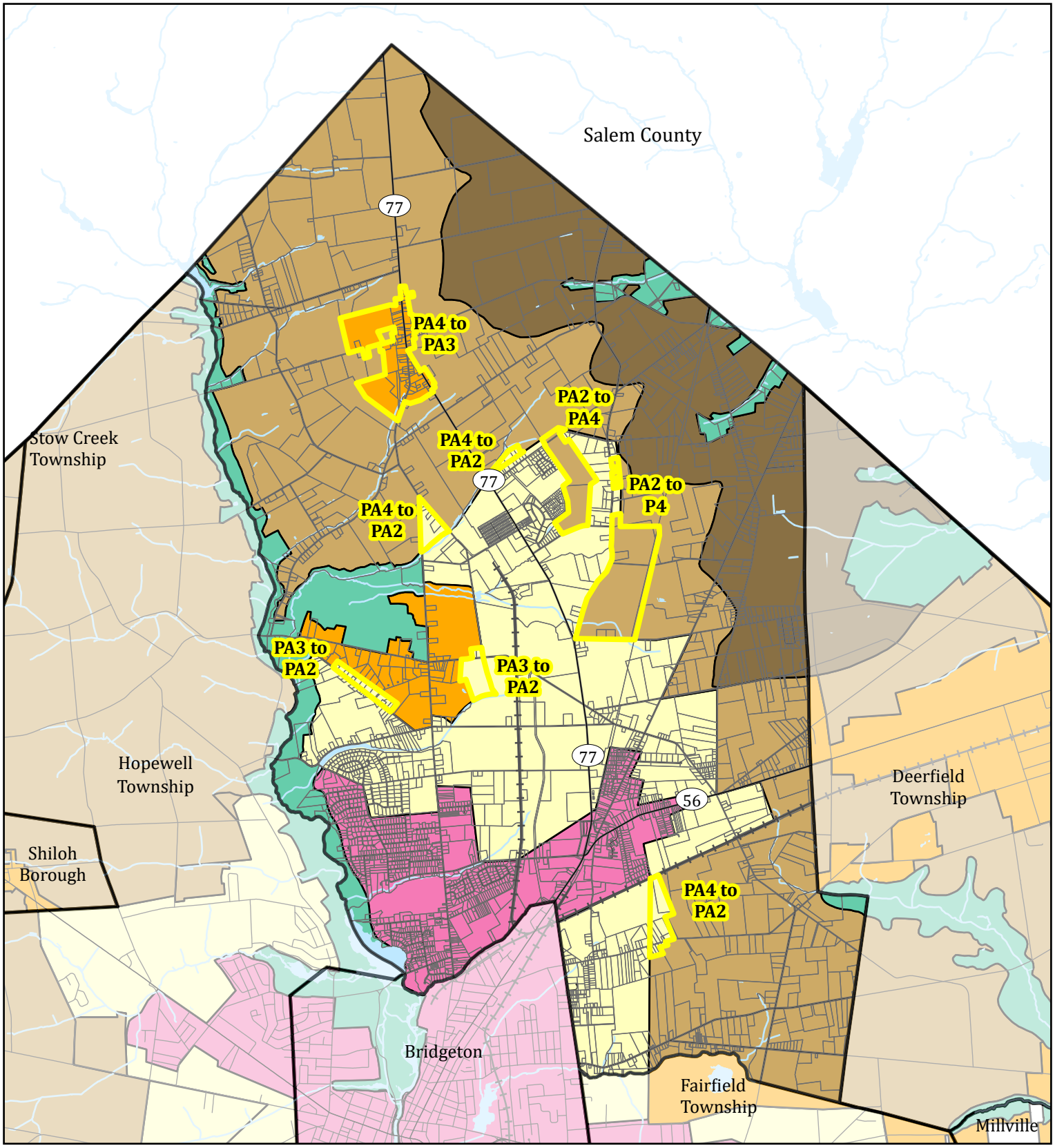
Township of Upper Deerfield, Cumberland County

State Planning Areas - DRAFT

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025



Assessment and Inconsistency

Township of Upper Deerfield, Cumberland County

0 3,500 7,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Planning Area Changes

Draft Revised Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environ. Sens.
- PA5: Environ. Sens.

UPPER DEERFIELD

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities	The Township seeks to maintain a well-balanced community in which to live, work, and recreate in a clean and safe environment. This includes housing, business, industrial, recreation, and open space opportunities to meet the diverse needs of the citizenry's dissimilar ages, ethnic groups, and income levels.	The overall goal of the Township supports the equity goal of the SDRP, but lacks details important for implementation.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration	Master Plan noted the development and adoption of a sustainable energy ordinance are deferred indefinitely.	A major goal of the Township is the protection of natural features, and this can be seen through the creation of recreation and open space plans as well as the environmental resource inventory. That being said, the Township is lacking information directly related to climate change including increasing hazards and potential solutions. The note about the deferral of the sustainable energy ordinance goes against the SDRP goals. Because of previous environmental efforts combined with a lack of current efforts towards climate-change related hazards/conditions, a medium score is given, but more climate-change related elements are strongly suggested.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)		
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas		The conservation goal from the previous SDRP is listed in the 2017 Reexamination as being very aligned with the Township's goals. "Environmental protection and centers-based growth…is closely aligned with and is supported by the primary goals of the Township master plan." This is demonstrated in the Open Space Plan and Environmental Resource Inventory. The Township prioritizes the natural and water resources, but more up-to-date information is encouraged.
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state’s residents on the economic and environmental value of sustainable agriculture	Township is an active participant in retention of agriculture and continues to encourage farmland owners to participate in the County's Farmland Preservation Program.	

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots	Revise and update Township air hazard safety code.	Air quality information is provided in the ERI, but could be updated with more recent statistics.
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities		2017 Master Plan Reexamination notes NJDEP's Surface Water Quality Protection rules, noting that the Township does not have any Category-1 waterways. Information related to water quality is also located in the Township's ERI. The ERI could be updated with more recent statistics.
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government		There is little mention of Brownfield remediation because there are limited brownfield sites in the Township. The former landfill was classified as a Superfund Site, but has since been remediated to acceptable standards. Other contaminated sites in the Township are privately owned.
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents	1990 Goal: The provision of improved and equal service for all residents in the Township designed to minimize impetus for illegal dumping of solid waste. Selection of a program which is readily implementable and commensurate with activities being undertaken on the County level. 1990 Goal: reduction to the greatest extent possible the landfilling of solid waste, thereby saving on disposal costs.	Solid Waste Management and Recycling Master Plan Element from 1990. The goals of this plan generally support the SDRP, but they are very out-of-date. The Township utilizes the Cumberland County Authority for waste management and reycling services and has an expansive conveniece center in the Township.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions		The Township has a Sewer and Water Utility.
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism		Master Plan includes limited information related to mobility and equal access. The NJ Transit 410 Bus Route runs along Route 77 through the Township. Cumberland County Office on Aging and Disability Services has CATS, a bus transportation service available to seniors, veterans, and persons with disabilities.
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems	Changes to development regulation: for solar or wind generating facilities, the line "to occupying no more than 1% of the subject parcel" was removed.	The Township has ordinances that permit solar and wind energy systems (§405-34), and renewable energy systems (§405-35).
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them		No public health information found in Master Plan. However, Township maintains their water purveyor system, which uses plastic pipes; has a home rehabilitation program which can be used to address lead paint in homes.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	Master plan mentions a balance of uses. Despite ongoing litigation at the time of the Master Plan reexamination, the Township continues to pursue a reasonable determination of its affordable housing obligation and remains committed to developing a plan that addresses its affordable housing obligation once established.	Housing and Fair Share Element noted as "being updated to address Hollyview settlement and recent court decisions." The Township's current housing obligations for 2025-2035 are Present Need: 31, Prospective Need: 118. The Township is participating in the Fourth Round for affordable housing. The Township partially agreed with DCA's methodology, but submitted documentation to the Court requesting a change in both Present Need/Rehabilitation obligation of 19 units, and a Present Need (new) obligation of 75 units.
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials Promote planning, investment, and maintenance of maritime facilities and public-use airports		The Township is consistent with Economic Development Goal of the State Plan. The Township has been successful with attracting new businesses and retaining/expanding existing businesses and industries, especially as it relates to their Redevelopment Plan.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Since August 2010, the Township has increased its inventory of public open space by 598 acres which includes 120 acres of public parkland and 478 acres of preserved farmland.	Township has Open Space and Recreation plan, has increased the inventory of public open space. One of the major goals of the Township includes enhancing the historical, environmental, and cultural resources of the community.
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	The preservation of the Township's character and the physical features, both natural and man-made, from which it [the community's character] emanates and is derived. The Planning Board and governing body seek to enhance the historical, environmental, and cultural resources of the community. Preservation of these resources is integral to maintaining the character and quality of life that is identified with the community.	More information could be provided as it relates to historic and cultural resources.
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	The Highway 77 Redevelopment Plan, Environmental Resources Inventory, Open Space and Recreation Plan, and Farmland Preservation Plan emphasize the Township's strong commitment to balance development, maintain community character and protect natural resources.	Township has redevelopment plans from the early 2000s. Updated information could help to meet the revitalization goals.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	The Township seeks to maintain a well-balanced community in which to live, work, and recreate in a clean and safe environment. This includes housing, business, industrial, recreation, and open space opportunities to meet the diverse needs of the citizenry's dissimilar ages, ethnic groups, and income levels.	Balance is important to the Township and to the State. More relevant and tangible details, goals, and objectives could help to meet more of the State's comprehensive planning goals,

Cross Acceptance Response Template

Prepared for the

City of Vineland

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

City of Vineland

This document was discussed with the Vineland Cross-Acceptance Subcommittee on May 13, 2025, and presented to the Vineland Planning Board on May 14, 2025. Changes were made to this document to reflect those conversations.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Center City Redevelopment Plan, 2004

Stormwater Management Plan, 2005

Master Plan, 2008

- Land Use Element
- Future Land Use
- Zoning
- Economic Base
- Natural Resources and Environmental Conditions
- Sewer Infrastructure Map
- Public Water Infrastructure Map
- Housing Plan and Fair Share Plan
- Conservation Plan Element
- Farmland Preservation Plan
- Plan Relationships

Circulation Element, 2009

Housing Element and Fair Share Plan, 2015

Energy & Minerals Redevelopment Plan, 2017

Master Plan Reexamination, 2018

Amendment to Housing Element and Fair Share Plan, 2020

Amendment to Land Use Element, 2020

Municipal Landfill Redevelopment Study, 2023

Vineland Environmental Resource Inventory, 2025

Stormwater Control Ordinance, 2021

Zoning Map, 2020

Land Use Ordinances, including Zoning, amended through 2024

Note: Vineland City received Plan Endorsement on February 1, 2023. Plan Endorsement resulted in refinement to the City's Regional Center Boundary. The Designated Vineland Regional Center is effective for a period of 10 years, resulting in its expiration on February 1, 2033.

Areas of Inconsistency- Goals/Objectives

Equity

Vineland's Master Plan incorporates themes of equity, especially as it relates balancing development with the conservation of open spaces.

Vineland has designated overburdened census tracts, which improves the scoring of South Jersey Transportation Organization funded projects. The City also goes above and beyond that is required by state law to provide affordable housing units which help improve the livelihoods of economically disadvantaged residents. The City is also working on a new Code Blue facility by rehabilitation a building to house the homeless in the summer months.

- State to provide resources/information to support Vineland becoming aligned with this Goal.
- Vineland to incorporate on going initiatives into future master planning efforts.

Climate Change

Vineland's Master Plan is somewhat consistent with the goals and objectives pertaining to the climate change, and hazard mitigation & extreme heat. The City is compliant with respect to the subgoal of coastal areas & riverine corridors. The City has Stream Corridor standards requiring wider buffers on certain streams, specifically along a portion of the Blackwater Branch closest to the confluence with the Maurice River and along the main stem of the Menantico Creek. The City also updated its Floodplain Management Ordinance in 2024 to require stricter standards than the minimum required.

The City will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- SJTPO Maurice River Corridor Study, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The City is also somewhat compliant with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance[1] which the City will review and look into incorporating into its Land Development Ordinance. Currently, the City incorporates the law into all applicable land development review applications to ensure compliance.

Natural and Water Resources

The City's Master Plan and local policies are somewhat consistent with the goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- There are several non-profit owned open spaces in the City which include entities such as New Jersey Conservation Foundation, New Jersey Natural Lands Trust and The Nature Conservancy. The NJDEP also has several Wildlife Management Areas within Vineland's border, including Peaslee WMA and Union Lake WMA. The City also owns and operates several parks, consisting of both active and passive recreation.

Agricultural Lands- Vineland is located within one of the County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. Vineland has been successful with farmland preservation,

[1] https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml

having approximately 850 acres of preserved farmland within its border. The City is also home to the Vineland Co-Op Produce Auction. The City has numerous food processing and food-related businesses, supportive of the farming industry.

Air quality- The City is consistent with this objective of the State Plan. The City's electric utility recently converted the majority of its operations to natural gas and seldomly uses coal for energy generation, improving air quality near its facility in center city.

- The City will coordinate with the County and SJTPO to identify and maintain compliance with federal air quality regulations.

Water quality- The City's Master Plan notes that the protection of natural resources is important, however, there is limited information regarding water quality. Vineland adopted the revised Stormwater Management rules in 2024. A portion of the City is located within Pinelands jurisdiction, which is subject to Pinelands water quality rules and regulations.

Vineland has a water company that provides potable water supply to the more urban areas of the City. The water quality of the treatment plant meets all required standards. Any known issues are addressed in a timely fashion to protect public health.

- State to maintain relationships with its municipal water departments to assist with addressing water quality concerns.

Pollution and Environmental Clean Up

The City's Master Plan and Zoning Ordinance is consistent with the Pollution and Environmental Clean Up Goal of the State Development and Redevelopment Plan.

Brownfields- The City's Master Plan and Master Plan Reexamination Report includes information or recommendations concerning Brownfields. Specifically, the 2008 Master Plan discussed reclaiming brownfields and gray fields for beneficial economic development. The Township is redeveloping the former landfill as a solar field.

- State to provide strategic outreach and funding/support to municipalities with potential for redeveloping brownfields. State to streamline funding opportunities.

Waste Management & Recycling- The City's Master Plan does not include specific information related waste management and recycling, but the City is consistent with the goal of the State Plan. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. However, The Authority does not provide "pick-up" services, rather it manages the landfill and recycling center. The City utilizes a garbage contractor to collect trash and recycling weekly. The City also has a Clean Communities/Recycling Coordinator. The City also operates two (2) composting facilities for leaves, brush and grass cuttings. At one-time, the City instituted a demonstration project for industrial-scale food waste. However, the program has since been canceled.

Public Facilities/Infrastructure

The City's Master Plan and implementing ordinances are mostly consistent as it relates to Public Facilities and Infrastructure.

Infrastructure Investment Priorities- The City's Master Plan is mostly aligned with the sub-goal of Infrastructure Investment Priorities. Vineland seeks sewer service expansion in designated areas as a means to preserve and maintain the rural/agricultural areas of the City.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The City is served by NJ Transit Bus Routes, including the 313, 408, and 553 lines. These bus lines provide service to Atlantic City, Wildwood/Cape May, and north into Camden and Philadelphia. The City also has Bus Transportation Center. The City's Land Use Ordinance requires sidewalks where either sidewalk exists along the frontage of the abutting property, and/or the Board finds that sidewalks are required to protect the public safety. Vineland is also serviced by the Cumberland Area Transit System (CATS), which is a shuttle service for vulnerable populations. This information could be incorporated into an updated Master Plan Reexamination Report.

Clean Energy- The City's Master Plan is consistent with the State Plan's objectives for Clean Energy. The Land Use Ordinance includes provisions related to solar energy in all zoning districts.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health- The City's Master Plan does not include recommendations or mentions for Public Health. The City does have its own Health Department[2] that strives to be community-health oriented. The Health Department offers free rabies vaccination clinics, free STD testing clinics, indoor air quality program, and inspections for body art establishments, kennels/pet shops, tanning facilities, and food safety, along with many other services. The Health Department is working with corner stores and bodegas to provide readily available access to healthy foods as a means to combat symptoms of a food desert.

The City's water utility is working on a lead abatement program in older homes.

The City has a park network with walking trails, playground equipment, and sports fields which can be used to combat obesity and provide an outlet for exercise. As mentioned previously, the electric utility only uses coal for energy generation on a demand basis, reducing particulate matter in the center city.

The City is consistent with this goal of the State Plan.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities.

Housing

The City's Master Plan and Implementing Ordinances are consistent with the Housing Goal of the State Development and Redevelopment Plan. The City's previous Master Planning efforts prioritize affordable housing for its residents and have been committed to meeting their obligations.

Vineland is participating in the current Fourth Round for Affordable Housing and is considered a Qualified Urban Aid municipality. Vineland's 4th Round Affordable Housing obligation consists of a Present Need (rehabilitation) of 276 units, and due to its qualification of a Qualified Urban Aid community, has a prospective need of 0 units.

However, the City continues to create deed-restricted affordable housing units, which consists of single-family housing, veterans housing, and senior housing. The City has a robust Affordable Housing Trust Fund, which is uses to fund its rehabilitation projects in accordance with State law.

[2] https://health.vinelandcity.org/

The following chart details affordable housing units in Vineland:

Development Name	Type		Number of Units	Status
Newcomb I	100% Affordable	Senior Housing	68 units	Opened 2022
Newcomb II	100% Affordable	Senior Housing	68 units	Opened 2023
New single-family homes	2 low/2 mod income	Family Housing	4 units	Sold 2024
Newcomb III	100% Affordable	Senior Housing	60 units	LIHTC Application submitted
Oak Hill Farms	100% Affordable	Family Housing	56 townhomes	Under construction
Veterans Housing	100% Affordable	Senior Housing	28 units	Planning

Economic Growth

Vineland is consistent with the State Development and Redevelopment Plan's goals for Economic Growth, especially as its related to Vineland Downtown Improvement District and Opportunity Zones. The city also participates in the State's Urban Enterprise Zone (UEZ). The city has an Economic Development Department that provides outreach to new and existing businesses. The City offers financial incentives, job training, and acts as a catalyst for public and private initiatives.

Vineland has excellent relationship with the Vineland Chamber of Commerce, Business Action Center, and Vineland downtown Improvement District to forward resources available to make sure the community is aware of funding opportunities and resources.

- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The City is somewhat consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The City's Master Planning efforts are aligned with the goals for scenic, recreational and open space resources, however, more information could be included into local planning documents. The City has undertaken massive efforts with an expansive park system and active recreational leagues.

- These initiatives could be incorporated into an update Open Space and Recreation Plan (OSRP). The OSRP includes goals and objectives, a catalog of existing preserved lands by ownership, existing and proposed multi-modal trails, and information pertaining to available community facilities used for recreation purposes. The OSRP could be a tool that the City could use to identify potential locations for new parks, bikeways, trails, etc. and also determine whether there are any needs for recreational services.
- State to continue to fund Green Acres projects for both land acquisition and park/trail development.

Historic & Cultural Resources: The City's Master Plan includes limited information pertaining to historic or cultural areas. Vineland does not have an ordinance that incorporates design standards or model building guidelines for new development that would enhance the City's historic character in those areas.

The City, through its Development Corporation, rehabilitated the Landis Theater, a building of significant historical significance. The Theater is still utilized for productions.

- State to provide historic preservation assistance to rehabilitate historic structures.
- Future Master Planning efforts should include an updated comprehensive Open Space, Recreation, Historic, and Cultural Resource Plan.

Revitalization

Vineland is consistent with the State Plan's goal of Revitalization. The city has several areas designated as Areas In Need of Redevelopment or Rehabilitation.

- State to provide technical and/or grant assistance to support the City with revitalization efforts.

Sound and Integrated Planning

Vineland is consistent with the State Plan's goal of Sound and Integrated Planning. The State Plan recognizes the need to utilize shared service agreements with adjacent municipalities and increase collaboration between municipalities and regional entities.

Planning Area Assessment

How do Planning Areas suit current and future needs

The City of Vineland is located entirely within several Planning Areas, including PA1: Metropolitan, PA2: Suburban, PA4: Rural, PA4B: Rural Environmentally Sensitive, PA5: Environmentally Sensitive, and PA8: State Parks/Open Space.

The majority of the City is located within PA1 and PA2. The City's border along the Maurice River is classified as PA5 or PA8. The boundary of the City consists of PA4 around its northern and northeastern border with Gloucester County and Atlantic County and the Pinelands along the eastern boundary with Maurice River Township. Adjacent to the Pinelands in Vineland are PA5, PA4B and Parks (Peaslee WMA).

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing and proposed infrastructure. Specifically, there are several areas in the north western portion of the City that are within the sewer service area. These areas are recommended to be classified as PA2 from PA4.

The City will be submitting an application for a Site-Specific Amendment to the Wastewater Management Plan for the area north of the existing center and PA2, adjacent to Route 55 along Delsea Drive (Route 47), to include Malaga Campground and the area south of it into the sewer service area. The area north of here, located at the northwestern corner of the municipality along Route 55 and Route 47 is recommended to be reclassified as PA3, given that Gloucester County's sewer service area meets this corner of the City and there are areas of small lot development along these roadways.

It is also recommended to reclassify an area south of Maple Avenue and west of N. Lincon Ave from PA4 to PA3- the City has this area zoned for residential, however, it is not currently located in the sewer service area.

There is also an existing application that is pending approved by NJDEP to add the area surrounding Utopia Lane in eastern Vineland to the Sewer Service Area. This area is proposed to be changed from PA4 or PA4B to PA2, given the location of existing development and the pending application.

It is also recommended that areas owned by the State or NJDEP be reclassified as PA8 State-Owned Land/Parks/ Open Space.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural, PA4B: Rural Environmentally Sensitive, or PA5: Environmentally Sensitive should experience limited future development. Areas proposed to be classified as PA3: Fringe are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment provided there is available infrastructure. Areas classified as PA1: Metropolitan, PA2: Suburban or within the City's Regional Center should be targeted for redevelopment and revitalization, as needed.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

Cumberland County also identified areas susceptible to flooding in its Hazard Mitigation Plan (2022).

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the update to the FEMA flood maps.

Open Space Plan/Open Space Tax

The City of Vineland does not have an Open Space and Recreation Plan, nor do they have a local Open Space Tax. However, the 2008 Master Plan includes information related to a Natural Resource Inventory and recommendations pertaining to a City Open Space and Preservation Program and park system as part of the Conservation Plan Element. The City updated its ERI in March 2025. This document may be used to inform land development ordinances.

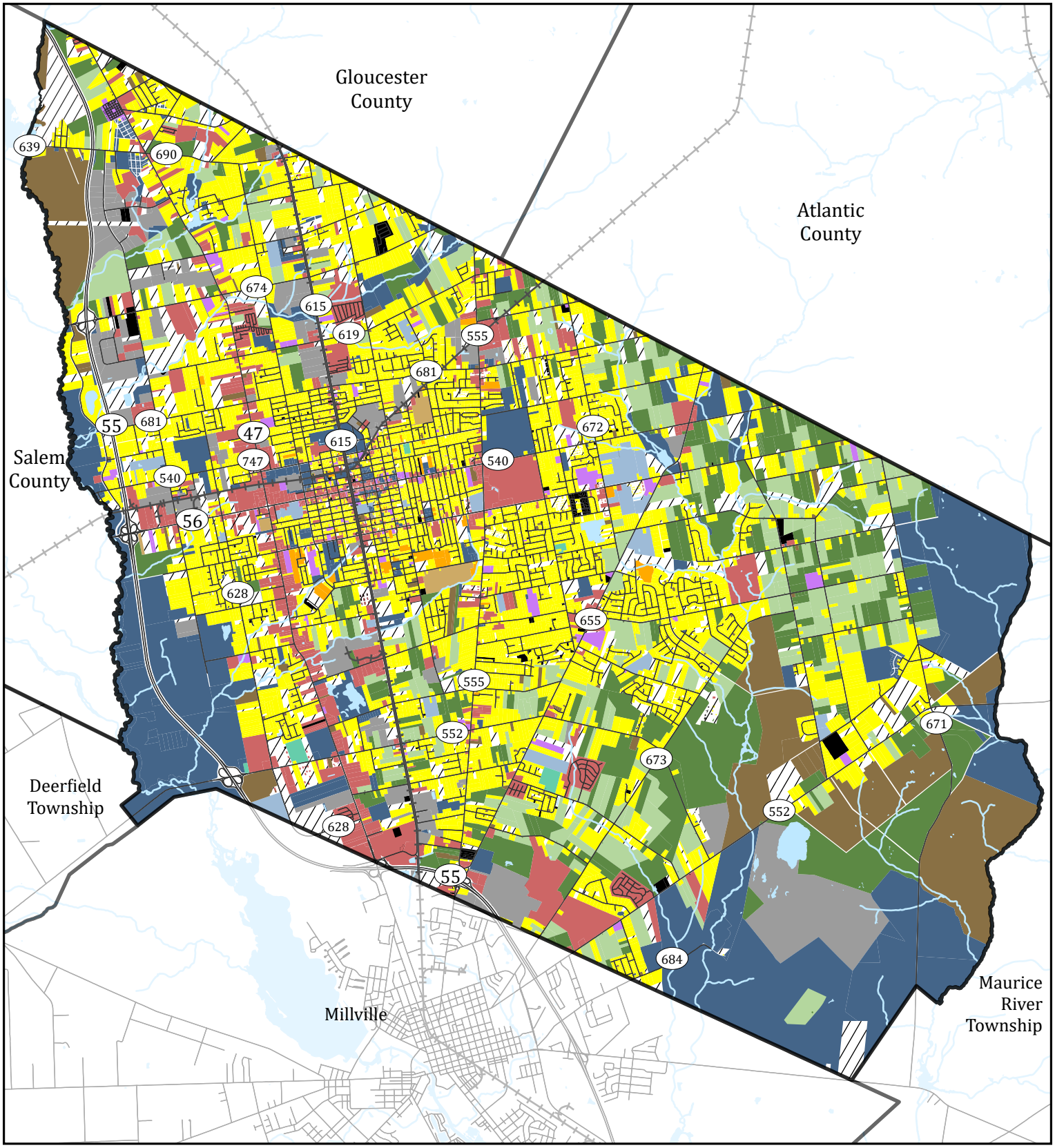
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The City of Vineland participates in Sustainable Jersey and recently received a Bronze Certification in 2021. The City has an active Green Team and a separate Environmental Commission.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Maximizing industrial development along our Route 55 interchanges.
- Preserving our farmland and environmentally restrictive areas
- Prioritizing recreational amenities for our residents



Existing Land Use

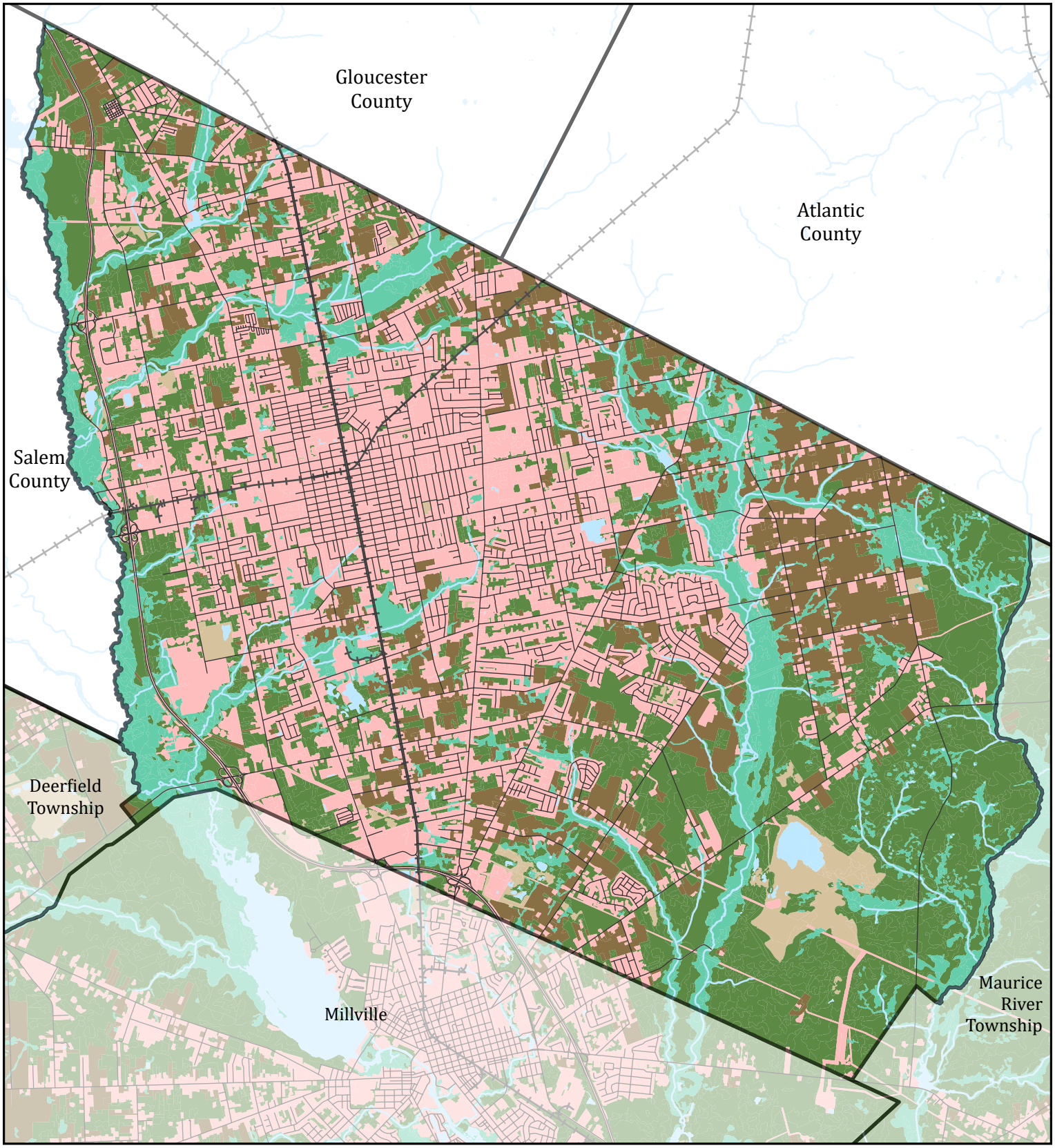
City of Vineland, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)
- Farmland (Qualified)
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property
- Church & Charity
- Cemeteries & Graveyards
- Other Exempt
- Unknown



2020 Land Use Land Cover

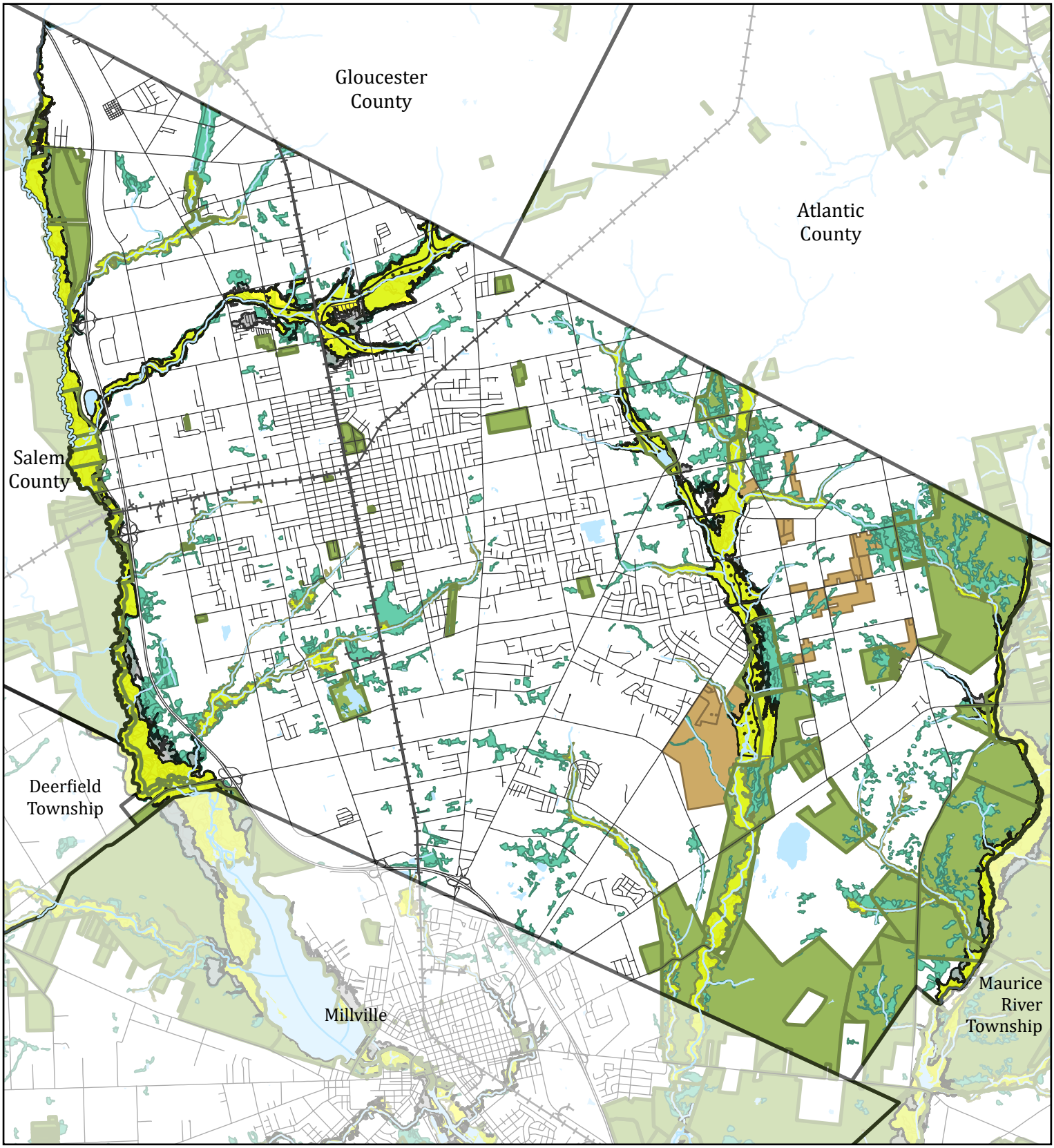
City of Vineland, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025

Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Environmental Features

City of Vineland, Cumberland County

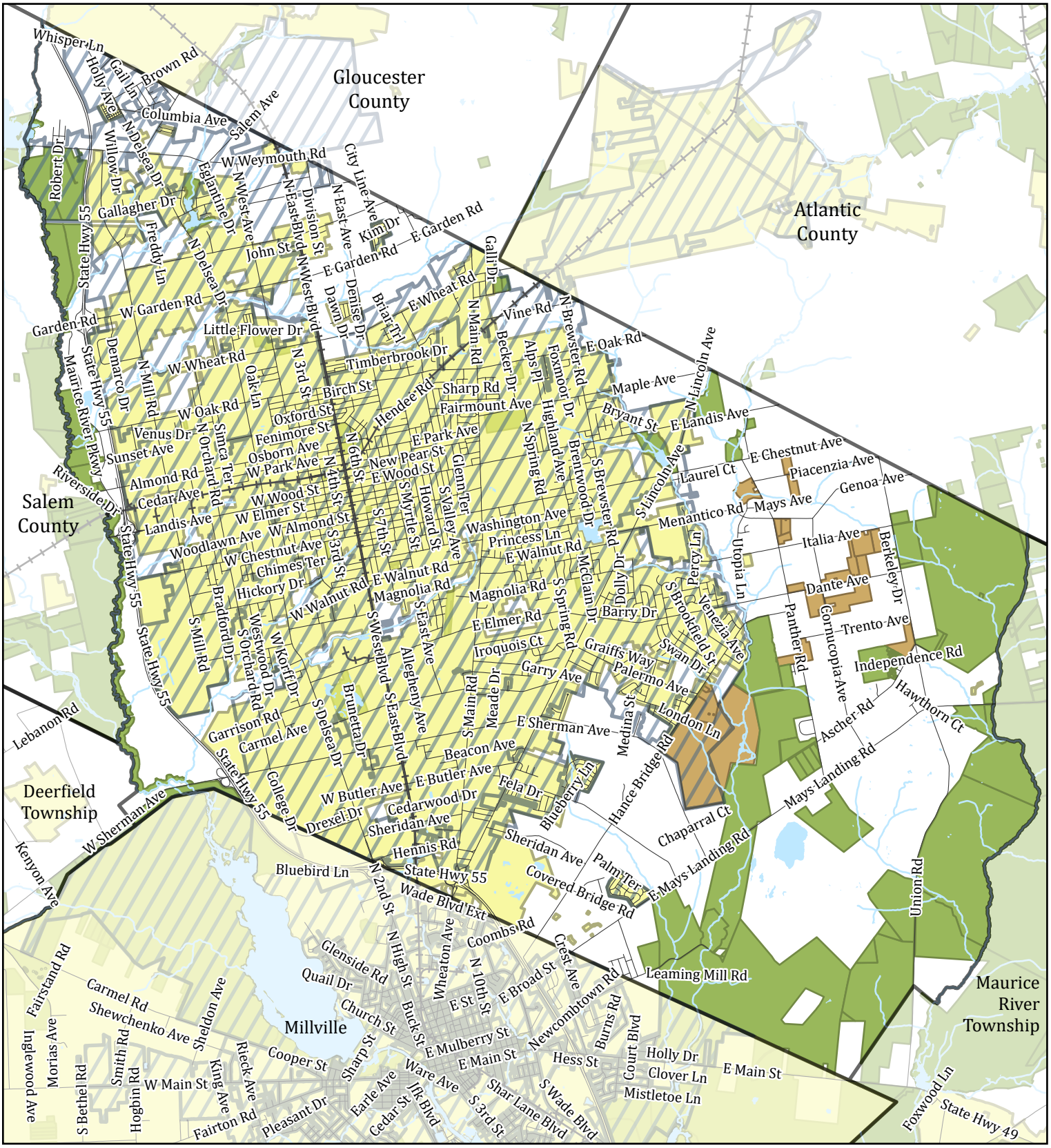
0 4,500 9,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

FEMA Floodplains

- Zone A, AE, AO: 100-Year Floodplain
- Zone VE: 100-Year Floodplain with Wave Action
- 0.2% Chance Annual Floodplain (500-Year Flood)
- Floodway

- Preserved Farmland
- Preserved Open Space
- Wetlands



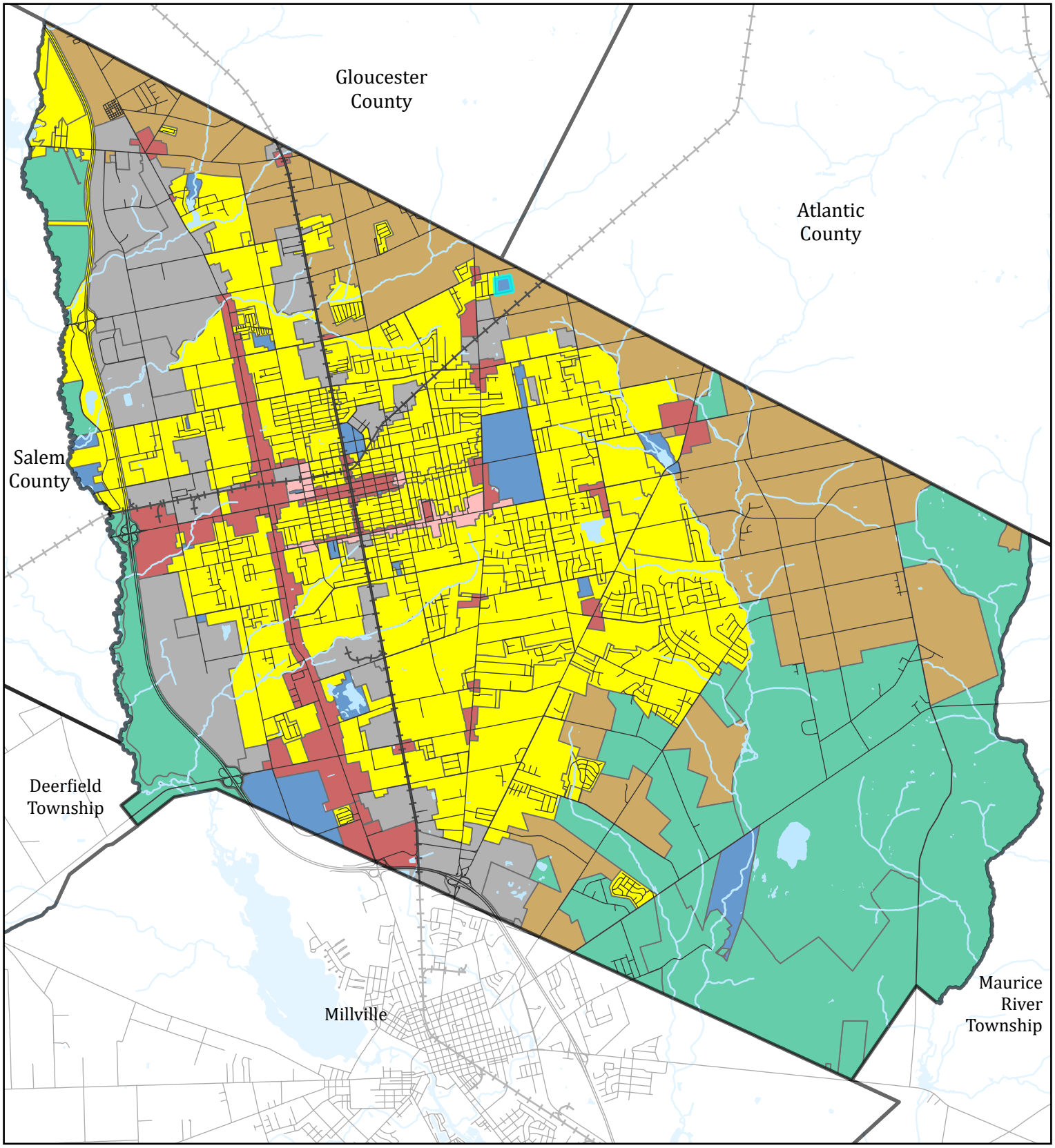
Utilities

City of Vineland, Cumberland County

0 4,500 9,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

- Water Purveyor Service Area
- Sewer Service Areas
- Preserved Open Space
- Preserved Farmland



Zoning

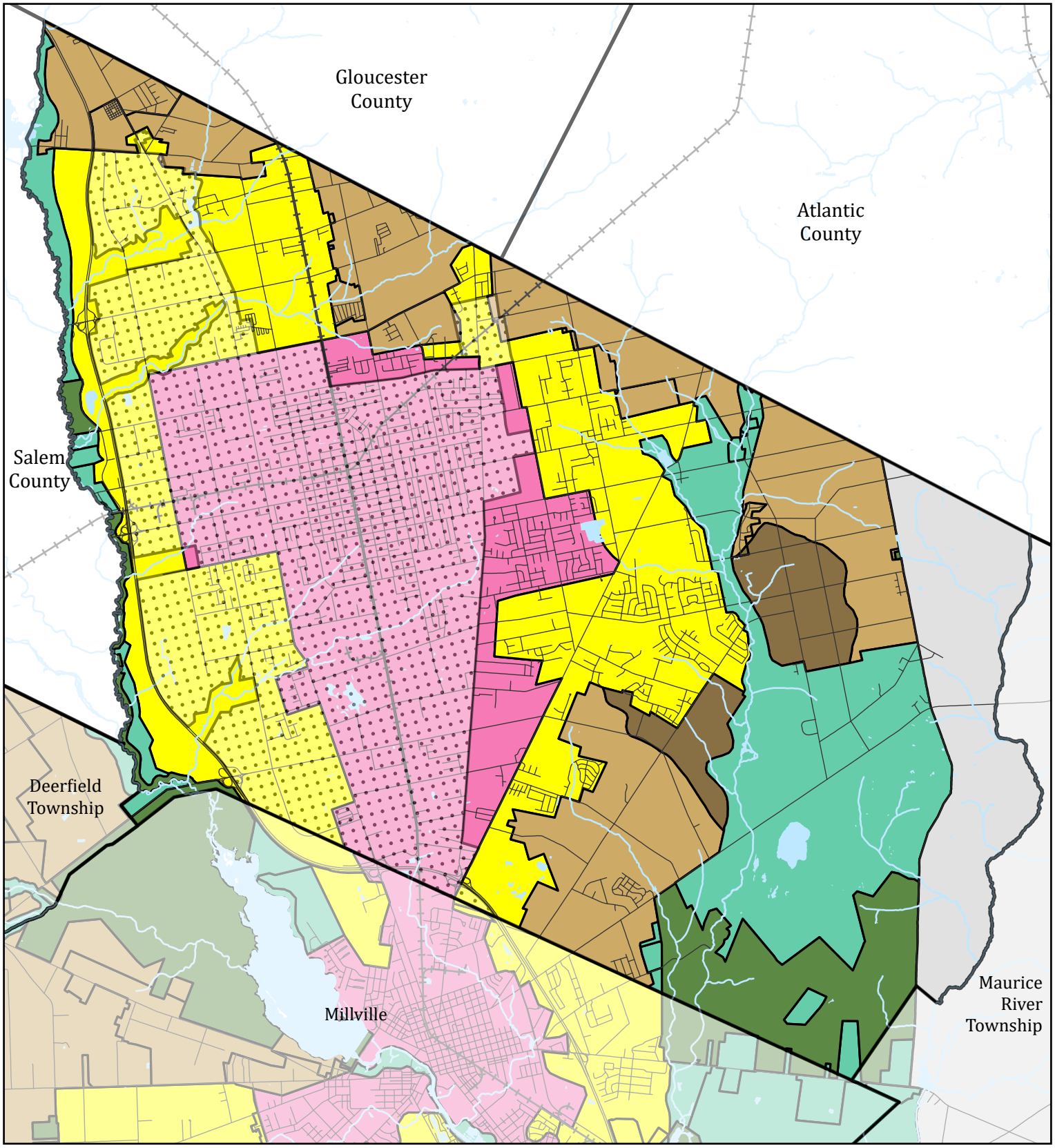
City of Vineland, Cumberland County

Zoning Districts

- Agriculture
- Commercial
- Conservation
- Industrial
- Mixed Use
- Public/Institutional
- Residential

0 5,000 10,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025



State Planning Areas

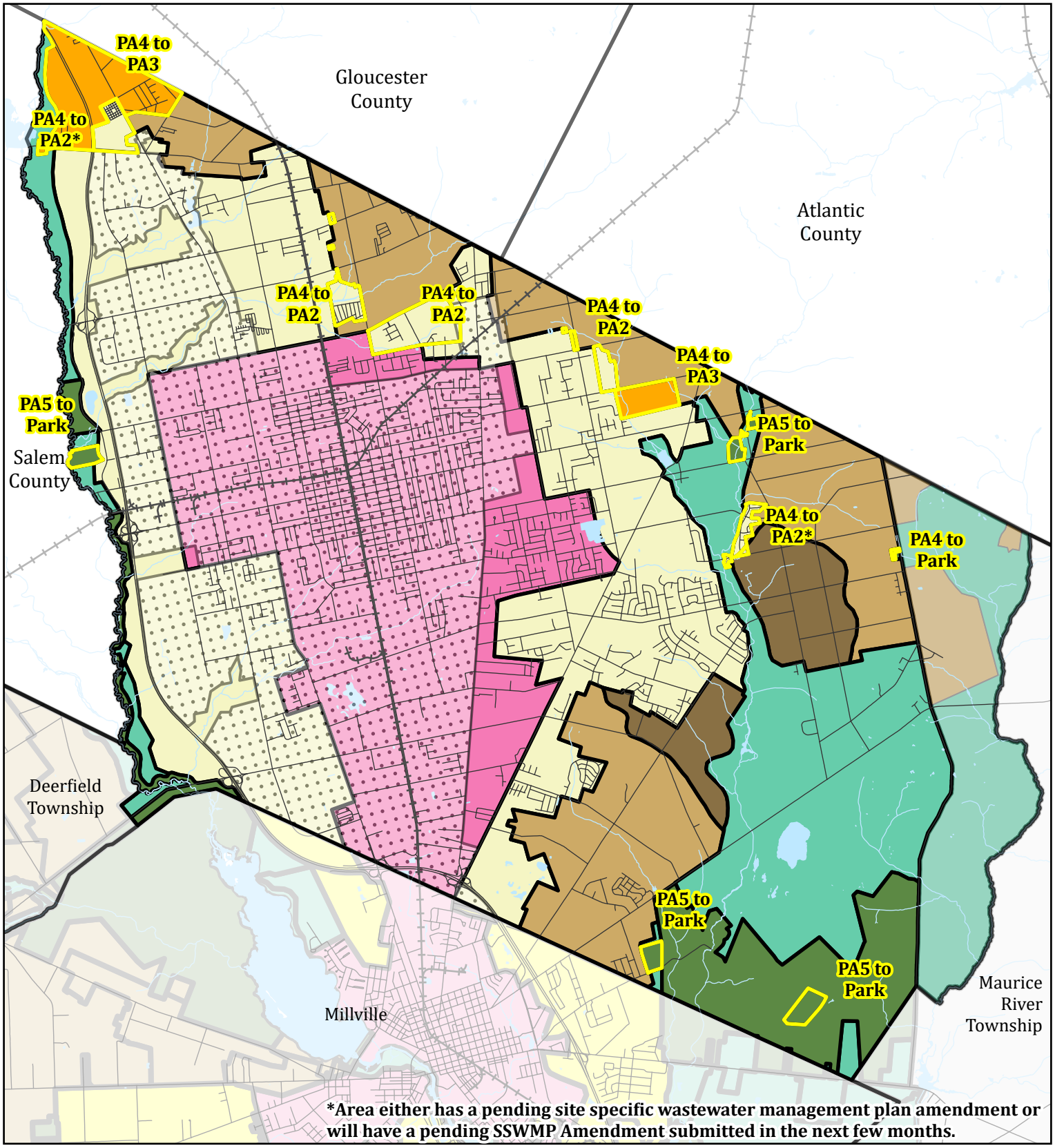
City of Vineland, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands
- Vineland Center Boundary



Assessment and Inconsistency

City of Vineland, Cumberland County

0 5,000 10,000 Feet

Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
May 2025

Planning Area Changes

Revised Planning Area

- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environ. Sens.
- PA5: Environ. Sens.
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Vineland

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities	Promote the improvement of the Delsea Drive corridor to establish a positive visual image for the City, improve mobility for all modes of transportation, and capture opportunities for the enhancement and development of the City's economic base	Master Plan could use additional information incorporating ongoing initiatives, including excess affordable housing, Code Blue facilities, and overburdened census tracts.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration	Promote utilization of renewable energy resources	The City's 2016 Reexamination Report includes minimumal information related to climate change mitigation and adaptation. SJTPO completed Regional Vulnerability Framework study in 2024.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion…) and protect coastal water quality (i.e. pollution controls)		The City has stream corridor standards that require wider buffers along the portion of Blackwater Branch closest to the confluence with the Maurice River, and along the main stem of the Menantico Creek in order to protect and improve the ecological integrity. City updated Floodplain Management Ordinance that requires stricter standards than the minimum required in 2024.
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas		Little mention of natural resource conservation in the Master Plan Reexam. However, nonprofits such as NJ Conservation Foundation, Natural Lands Trust, and Nature Conservancy have preserved open space, in addition to land preserved by NJDEP.
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning	As of 2008, 17.4% of the city's total land area is agriculture. The development of an Agricultural Development Committee was recommended, but it had not been implemented as of 2018.	Vineland participates in the County's Farmland Preservation Program. The City is home to the Vineland Cooperative Produce Auction. The City is also home to numerous food processing and food related businesses, supportive of the agriculture industry.

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Ag & Food (cont.)	Educate the state's residents on the economic and environmental value of sustainable agriculture		
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots		Air quality likely improved in the City; Vineland Electric seldomly utilizes coal for energy generation, which has improved overall air quality.
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	Conserve, protect, and promote the wise use of water resources.	Vineland is partially in the Pinelands area and is subject to those resource protection rules. The City adopted amended Stormwater Management Rules in 2024. Water company provides potable water to the city and addresses any known issues in a timely fashion to protect public health.
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government	There are 94 known contaminated sites in the city. The land use plan should indicate those areas where commercial uses are not needed and either rezone them to other uses, such as residential or industrial depending on their context, or to reduce the allowed intensity of development in more environmentally sensitive areas.	Brownfield remediation and redevelopment is included in Master Plan.
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents		Little information related to Waste Management in Master Plan- The City utilizes The Authority for Waste Management/Recycing. The City has an Active Recycling Coordinator.

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PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	Create a right-of-way management and telecommunications ordinance to create standards for the use and development of the next generation wireless systems while continuing to ensure the existing utilities are not compromised. Limit expansion of sanitary sewers to the sanitary sewer service areas proposed by the City Master Plan Plan for and locate new facilities for the institutions of society, including educational, cultural, historic sites, library services, hospital facilities, firehouses, public works, municipal public safety, and similar uses. A community facilities plan element can provide a blueprint for the timely consideration of the needs of the population and the means of addressing them from a land use standpoint	Vineland's goals related to infrastructure are mostly aligned with State Plan Goals. Sewer service expansion in only designated areas helps to preserve rural/agricultural portions of the City while controlling sprawl.
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism	Promote the improvement of the Delsea Drive corridor to establish a positive visual image for the City, improve mobility for all modes of transportation, and capture opportunities for the enhancement and development of the City's economic base. Provide a network of streets, pedestrian paths, trails and bike paths and lanes that interconnect community facilities and link to the center city	The City of Vineland has a Bus Transportation Center, and is serviced by several NJTransit bus lines.

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Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems		The City is supportive of solar and wind energy systems and permits solar energy systems in all zoning districts as an accessory use.
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them		Master Plan to include more information on Public Health. Vineland has its own Health Department which is proactive in conducting outreach with corner stores to provide readily available access to healthy foods. Water Utility is working on lead abatement in homes.
HOUSING GOAL			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	Create infill townhouse development in reasonable proximity to the hospital to support staff housing needs that are beyond detached single-family homes Reuse of Airport: redevelopment of the site for relatively low density residential development at 2-3 units per acre would complement the existing neighborhood and provide a means for the existing small lots to be connected to a public sewer. Rezoning should be contemplated, however, only if the sanitary sewer service area is extended	Infill development and reuse of the now defunct Rudy's Airport for housing are mostly aligned with the goals of the State Plan, but more information should be included on other housing efforts. Vineland has a present need obligation of 276 units for the current round of affordable housing. The prospective need is 0 since it is a qualified urban aid municipality. Vineland is participating in the Current Round of Affordable Housing. While Vineland has not had a prospective need for the past 2 rounds, the City is proactive with the creation of affordable housing, including creating deed-restricted single family homes, 28 units for homeless veterans, and additional affordable senior housing units that promotes aging in place.
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	Support the need for more industrial purposes through amendment of the zoning map to address the areas found suitable for additional industrial development. Establish a local business incubator with support and shared services to help foster the development of fledgling businesses. The incubator would be located near the hospital and community college (two institutional uses.)	

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Economic Development (cont.)	Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials Promote planning, investment, and maintenance of maritime facilities and public-use airports		Current information supports some of the State Plan's goals. The City utilizes UEZs, has an Vineland Downtown Improvement District, and Opportunity Zones. The City has an Economic Developemnt Department that provides outreach to new and existing businesses. The City offers financial incentives, job training, and act as a catalyst for public and private initiatives.
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Develop an Open Space and Recreation Plan Element to address the adequacy of recreation with input from the citizenry, the Recreation Commission and Department, and Planning Board	The City has undertaken massive efforts with an expansive park system and active recreational leagues. Development of an open space plan should aim to address some of the objectives of the SDRP.
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture		Little mention of any historic or cultural areas being developed, promoted, or protected.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Create more demand and services in the downtown Encourage improvements to neighborhoods throughout the City by providing for appropriate redevelopment, reinvestment, revitalization and capital improvements. Concentrate on redevelopment of underutilized and vacant property in the downtown rather than extend such infrastructure to more outlying locations. The redevelopment plan for Center City should be evaluated to determine if it should continue, and if not, the zoning regulations that would replace it. Redevelopment of the Vineland Developmental Center West Campus should be considered	Redevelopment and goals are aligned with State Plan goals. More detail could be given on current conditions and updated goals.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale		The City is aligned with this goal of the State Plan.