

Plan Endorsement Recommendation Report for Township of Florence



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

This document is a recommendation report prepared by the Office of Planning Advocacy (OPA) as staff to the State Planning Commission (SPC) based on input of our partner agencies, Township of Florence, Burlington County Bridge Commission, and members of the public. OPA will post this report and other materials related to Township of Florence's Plan Endorsement petition on our website. You can contact our office by email regarding petitions for Plan Endorsement by providing contact information, including name, organization, address, and e-mail address to osgmail@sos.state.nj.us.

Documents submitted by Township of Florence can be found here:

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

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

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INTRODUCTION

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

This report contains findings and conclusions concerning consistency of the Township's plans with the State Development and Redevelopment Plan (State Plan). The review of the petition is based on information submitted by the petitioner and information otherwise available to the Office of Planning Advocacy (OPA).

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

BACKGROUND

The Township of Florence initiated the Plan Endorsement process by attending a pre-petition meeting with OPA and our partner State agencies on March 10, 2020. The Township established their Plan Endorsement Citizens' Advisory Committee on May 19, 2021, via resolution 2021-05. The MSA was authorized by the Township of Florence on August 11, 2021, via resolution 2021-170. OPA and our State agency partners responded with an Opportunity and Constraints Report on September 28, 2022. Florence formally approved the Plan Implementation Agreement (PIA) on February 8, 2023. The PIA includes items that OPA and our State agencies believe will achieve consistency with the New Jersey State Development and Redevelopment Plan (State Plan), as well as the recently updated Plan Endorsement Guidelines, which address State priorities for environmental justice and climate resiliency, including recent amendments to the New Jersey Municipal Land Use Law (MLUL).

CHRONOLOGY

Event(s)	Date	Notes
Town Center Designation	4/28/1999	
Burlington County Wastewater Management Plan	5/24/2017	With Build-out analysis
Burlington County Hazard Mitigation Plan	2019	
Pre-petition Meeting	3/10/2020	
Municipal Self-Assessment	8/11/2021	
Master Plan	6/28/2022	Updated June 28, 2022
Land Use Inventory	6/28/2022	
Recreation Plan Element	6/28/2022	
Recycling Plan Element	6/28/2022	
Historic Preservation Plan Element	6/28/2022	
Plan Implementation Agreement	2/8/2023	
PIC Approval	2/15/23	With mapping & PIA
SPC Adoption	TBD	

PUBLIC PARTICIPATION

As part of the Plan Endorsement process, the Township completed their Community Visioning sessions. The Township held their local visioning session on March 22, 2022, and participated in the regional visioning session on July 27, 2022, along with the Township of Willingboro, City of Burlington, Township of Burlington, and Township of Edgewater Park.

LOCATION & REGIONAL CONTEXT

The Route 130/Delaware River or River Route Corridor lies in the western portion of Burlington County. The Corridor is located along U.S. Route 130 and the Delaware River and extends approximately 16 miles



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

Township of Florence is approximately 10.17 square miles, including 9.77 square miles of land and .41 square miles of water. The Township borders Bordentown Township, Burlington Township, Mansfield Township, and Springfield Township in Burlington County; and Bristol Township, Falls Township, and Tullytown in Pennsylvania. Over the last twenty years,

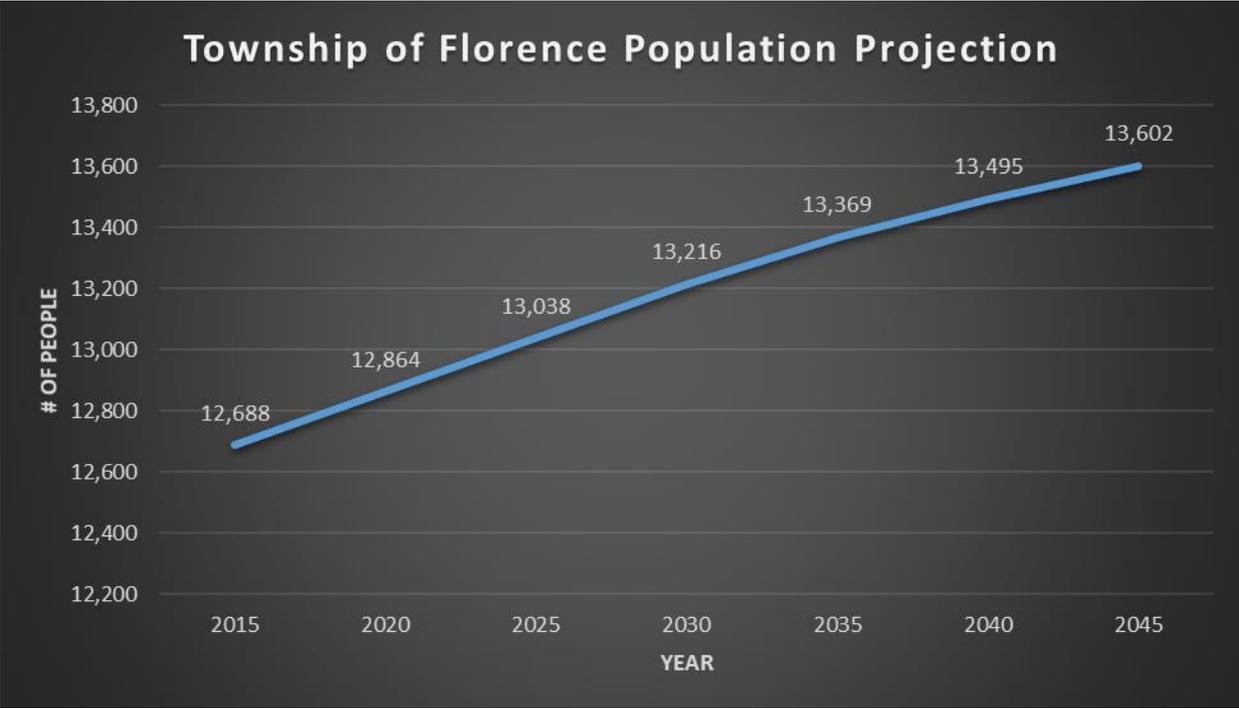
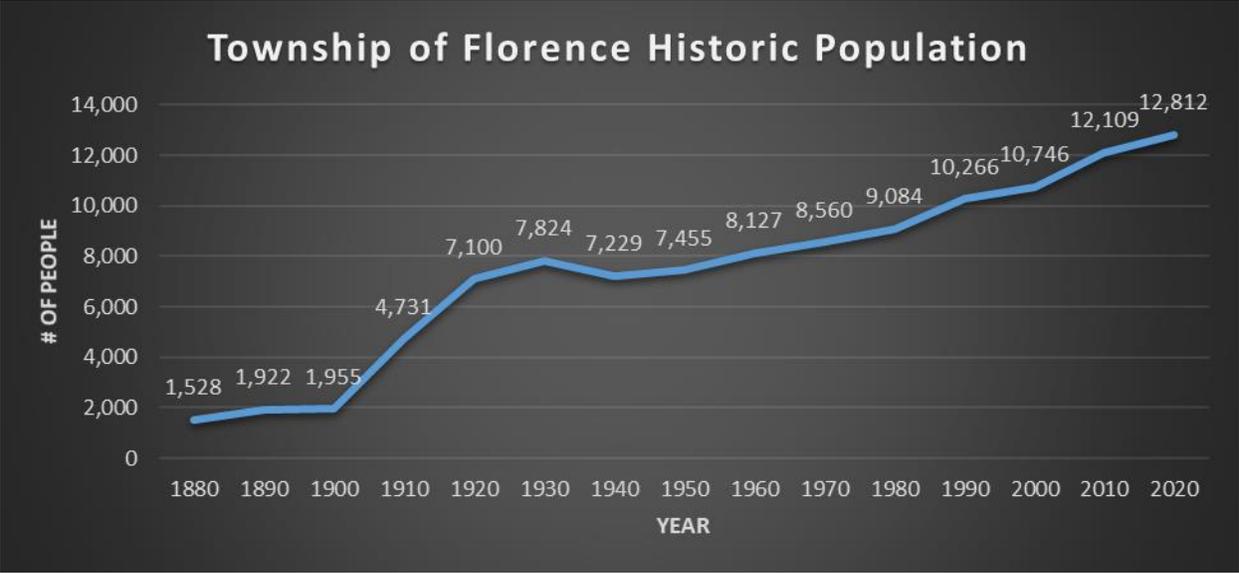
suburbanization has occurred in Florence and Burlington Township, which has consumed significant amounts of undeveloped land on the eastside of U.S. Route 130 scattered along the various county roads.

	Township of Florence	Burlington County
Land Area (sq. mile)	10.17	827
Population	12,540	445,702
Households	4,941	166,391
Average Household Size	2.54	2.61
Population Density (Persons/Sq. Mile)	1,233	538.94
Housing Units	5,363	179,414
Home Ownership Rate	78.40%	75.40%
Vacancy Rate	7.9%	7.3%
Median Household Income	\$84,897	\$87,416
Per Capita Income	\$41,597	\$43,187
Persons Below Poverty Rate	5.8%	6.1%
Unemployment Rate	4.4%	5.7%

Sources: U.S. Census Bureau, 2010 Census Summary File 1 and 2006-2010 American Community Survey; Route 130 Corridor Assessment Report

DEMOGRAPHICS AND TOWNSHIP OF FLORENCE'S FUTURE

According to the Route 130 Regional Municipal Self-Assessment, the Township is in the top 5 River Route Corridor municipalities with the largest number of residents. By 2045, it is expected that Florence's population will reach 13,602.



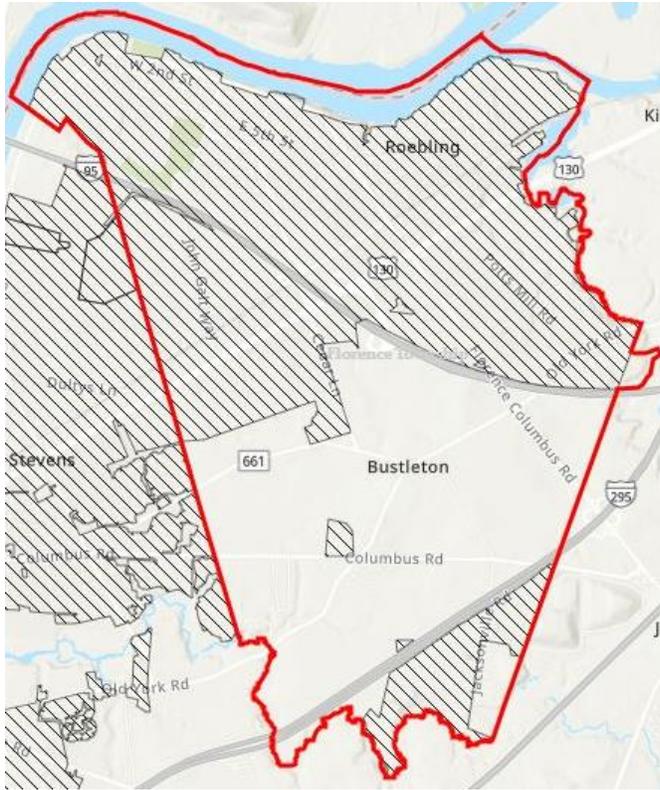
INFRASTRUCTURE

Water

Most of the households in the Corridor rely on public water systems, apart from the southern portion of Florence Township, where individual wells prevail. Florence Township MUA provides both water and wastewater services to nearly 11,214 customers. The MUA’s mission is to provide safe, dependable and

affordable water and wastewater treatment services in a manner consistent with applicable standards for public health and environmental quality standards.

Sewer Service Area



Almost the entire Corridor is within an approved sewer service area, except for the agricultural areas in the southern portion of Florence Township, which rely on individual septic systems. There are ten wastewater treatment plants in Corridor, which are operated by either the local municipality or an independent utility authority. As stated above, Florence Township MUA provides both water and wastewater services to nearly 11,214 customers.

Water Quality Management Planning

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

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

TRANSPORTATION

Circulation

As of May 2010, the Township had a total of 67.24 miles of roadways, of which 45.31 miles were maintained by the municipality, 14.11 miles by Burlington County, 4.52 miles by the New Jersey Department of Transportation and 3.30 miles by the New Jersey Turnpike Authority.

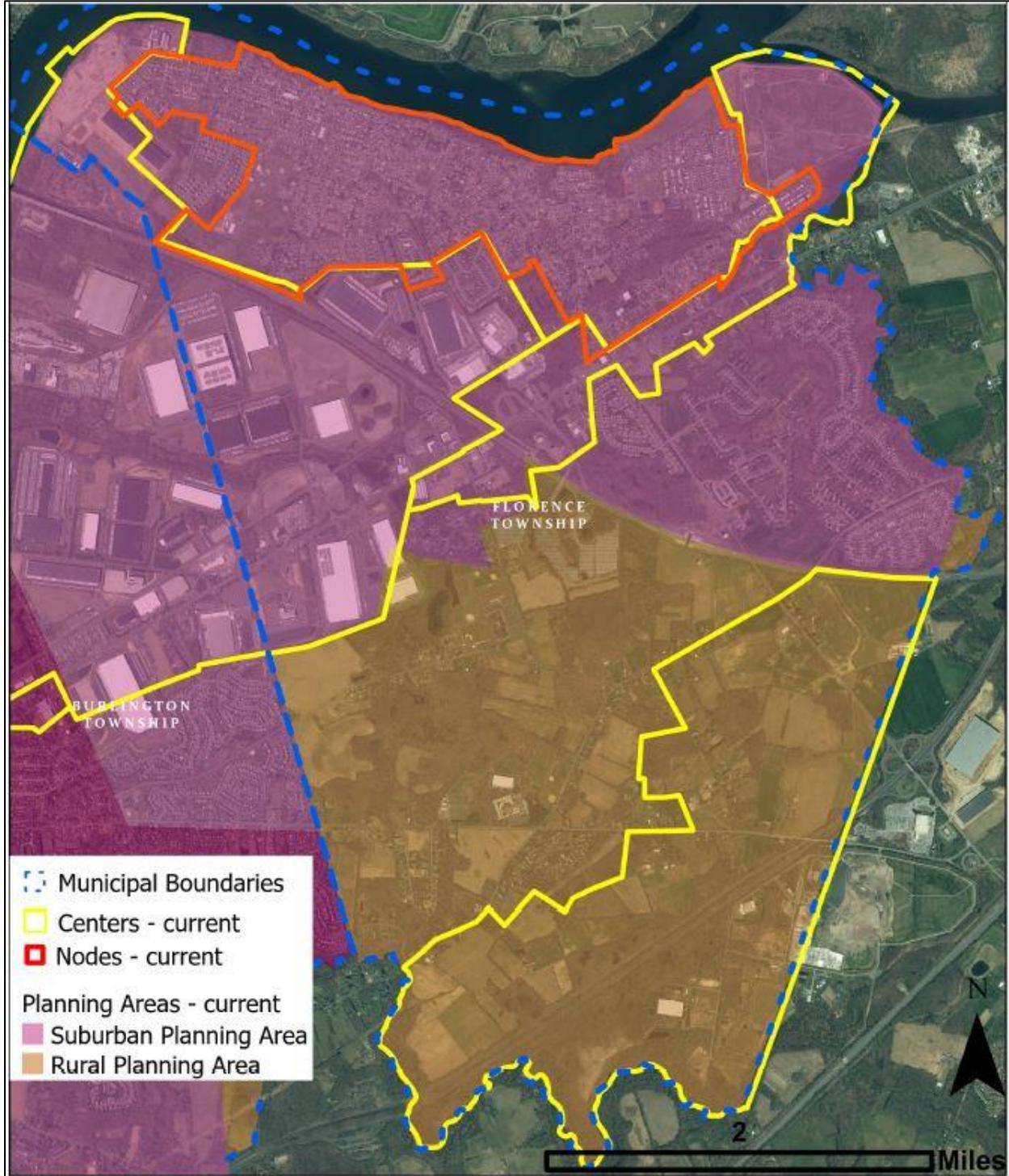
Public Transportation

The NJ Transit River Line light rail system offers service in Florence Township at the Florence Station at U.S. Route 130 and at the Roebling Station at Hornberger Avenue providing southbound service to Camden and the Walter Rand Transportation Center and northbound service to the Trenton Rail Station. NJ Transit provides bus service on the 409 route between Trenton and Philadelphia. BurLink bus service is offered on the B5 route between the Florence light rail station and Haines Industrial Center.

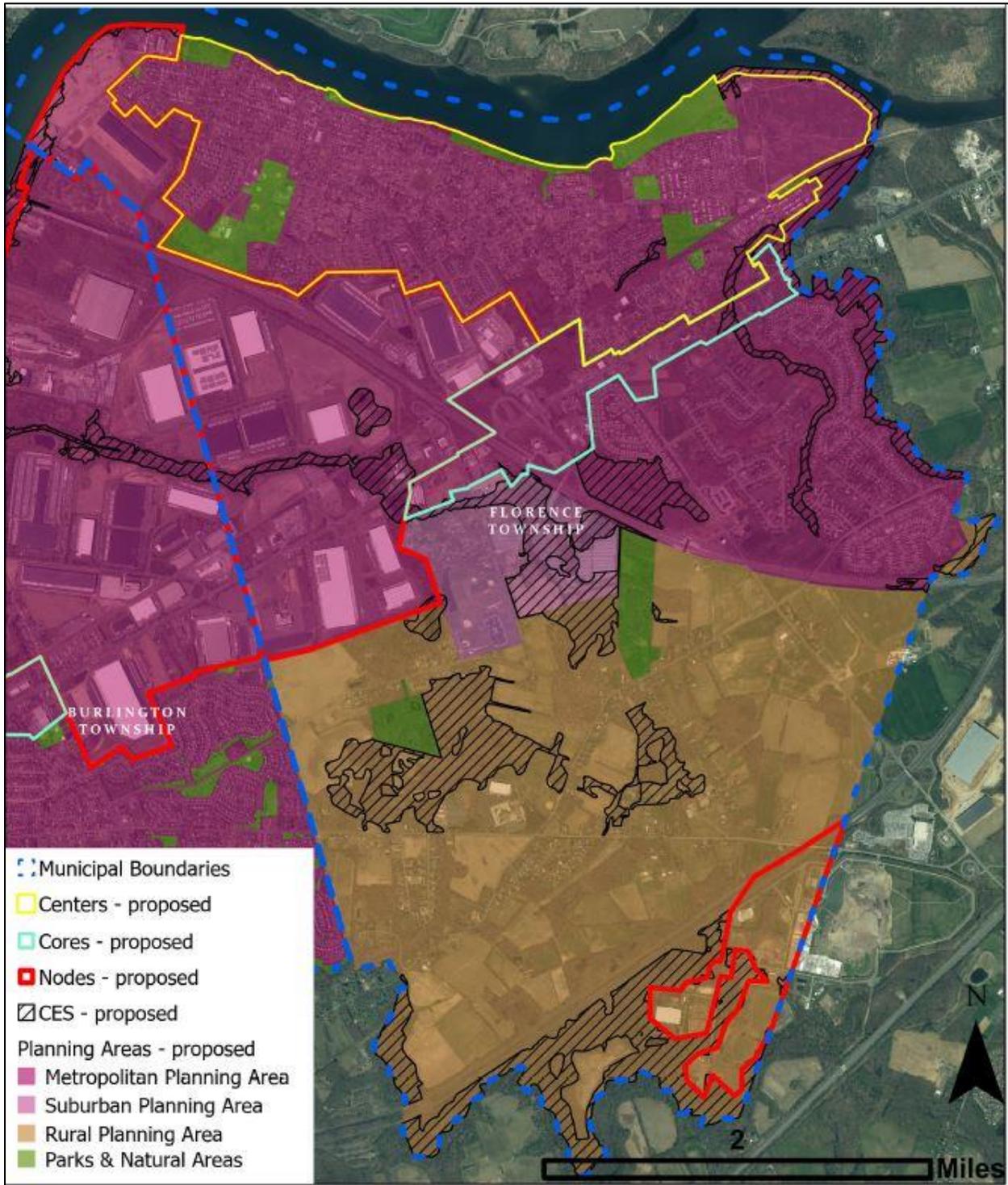
PROPOSED MAP AMENDMENTS

In 1999, the State Planning Commission designated 1,007.05 acres of Florence Township a Town Center and 2,992.14 acres split between three nodes.

Township of Florence Plan Endorsement Existing Mapping



Township of Florence Plan Endorsement Proposed Mapping



Summary of Proposed Map Amendments

Planning Area	Label	Existing Acreage	Proposed Acreage
PA 1	Metropolitan	-	3,268.67
PA 2	Suburban	3,426.07	254.39
PA 4	Rural	2,835.89	2,504.56
Parks & Open Space	Parks & Open Space	-	234.34
CES	Critical Environmental Site	-	828.04

Center Designation	Existing Acreage	Proposed Acreage	Change in Acreage
Town Center	1,007.05	1,261.22	+ 254.17
Cores	-	237.24	+ 237.24
Nodes	2,992.14	1,250.19	- 1,741.95

STATE PLAN GOALS AND REVIEW

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

- Town Center Designation in the PA-1 Metropolitan Planning Area has the intention to provide for much of the State's future redevelopment, revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities.
- Florence Township has recognized the desirability of revitalizing and enhancing economic opportunities and effectively planning development in areas of existing development and growth where utilities and services are available. The Township has been extremely proactive in its revitalization efforts.
- In 2009, the Township embarked on a plan to redevelop and revitalize the Route 130 Corridor. A Preliminary Investigation for the Determination of An Area in Need of Redevelopment for 56 lots was prepared and approved. In 2013, these efforts were expanded along Route 130 and in other areas of the Township that were in Need of Redevelopment. The 2013 investigation included 109 lots. As a result of the Determination, numerous Redevelopment Plans were prepared for development and redevelopment within the Township.

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

- The Township is aware of the need to conserve its natural resources and systems. Preservation of farmland and targeting development to those areas of the Township that are developed and within existing utility service areas is identified in the Objectives, Principles, Assumptions, Policies and Standards identified by the Planning Board for its 2021 Master Plan.
- Environmental Commission: This Commission was adopted by the Mayor and Council of Florence Township by Ordinance No. 1983-12 on 12/21/1983. The Commission promotes the conservation and development of the natural resources of the Township; plans, implements and informs the general public with respect to local conservation programs, takes responsibility in compiling and maintaining an index of all open area, publicly or privately owned, including marsh, swamps, and other wetlands; conducts all appropriate research into the possible uses of open space in the Township; submits recommendations to the Planning Board of appropriate plans and programs

for inclusion in the Township Master Plan and for the general development and use of such areas; prepares advertisements, books, maps, charts and other appropriate material necessary to the discharge of its duties within the limits of funds appropriated to it for such purpose by the Township Council; acts as coordinating agency in the community with respect to conservation matters and as a liaison between local conservation needs and the regional, state, and federal agencies responsible for administering to those needs. The Commission shall act and discharge its duties within the limits of funds appropriated to it for such purpose by the Township Council and the Commission may adopt by-laws to provide for procedures, a copy of which shall be provided to the Mayor and the Township Council.

- Conservation Plan Element: Adopted in 2022, as part of the Township's Master Plan, this Element provides for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers, and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systemically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation, and utilization of those resources.

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

- Economic Development Committee: The mission of the Florence Township Economic Development Committee is to enhance the many attributes that the Township of Florence has to offer. They are dedicated to help create opportunities for economic development through desirable business growth, expansion, retention and attraction in working as partners to develop a climate conducive in maintaining the quality of life. They are dedicated to creating a more vibrant and cultivated community by: serving as a conduit between the commercial economic interests in Florence Township and the municipal government; encouraging the economic well-being and expansion of the existing commercial businesses located within the Township; responsibly assisting in developing properties within Florence Township in an effort to improve the aesthetics of the township while providing additional revenue; and, reviewing Township ordinances, policies, and practices to determine their impact on existing and proposed commercial businesses.

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

- Environmental Commission: This Commission was adopted by the Mayor and Council of Florence Township by Ordinance No. 1983-12 on 12/21/1983. The Commission promotes the conservation and development of the natural resources of the Township; plans, implements and informs the general public with respect to local conservation programs, takes responsibility in compiling and maintaining and index of all open area, publicly or privately owned, including marsh, swamps, and other wetlands; conducts all appropriate research into the possible uses of open space in the Township; submits recommendations to the Planning Board of appropriate plans and programs for inclusion in the Township Master Plan and for the general development and use of such areas; prepares advertisements, books, maps, charts and other appropriate material necessary to the discharge of its duties within the limits of funds appropriated to it for such purpose by the Township Council; acts as coordinating agency in the community with respect to conservation matters and as a liaison between local conservation needs and the regional, state, and federal agencies responsible for administering to those needs. The Commission shall act and discharge its

duties within the limits of funds appropriated to it for such purpose by the Township Council and the Commission may adopt by-laws to provide for procedures, a copy of which shall be provided to the Mayor and the Township Council.

- The Township has been working with US EPA for years to remediate and clean up the Roebing Steel Plant site and to convert portions of it to a premier waterfront park along the Delaware River.
- A redeveloper worked with the Township to clean up pollution at the Griffin Pipe Plant and redevelop it to warehousing. The redevelopment was mindful of sensitive environmental areas and protected those areas while providing economic opportunities to the Township. These are just two examples of the Township efforts.

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

- Municipal Building – located at 711 Broad Street
- Florence Township Community Center – located at 69 Main Street
- 3 public schools serving students from pre-kindergarten – 12th grade

Goal #6: Provide Adequate Housing at a Reasonable Cost

- The Township provides a wide range of housing at reasonable costs: from historically significant townhouse style housing units in Roebing constructed for the workforce at Roebing Steel Plant, to the age restricted, owner occupied community on the western side of the Township, to the planned community at Mallard Creek.
- The Township seeks opportunities to develop or redevelop sites for affordable housing. A prime example of this is the reconstruction of the Duffy School into affordable age-restricted rental units.
- The Township's Housing Element and Fair Share Plan has been revised a number of times due to Rounds One, Two and Three of the Council on Affordable Housing (COAH) regulations and the more recent requirement that municipalities obtain approval of their affordable housing obligation from the Court. The Township reached a Settlement Agreement with Fair Share Housing Center on 11/10/2016 and in 2018 the Court approved the Housing Element and Fair Share Plan and received Third Round Judgment of Compliance and Repose. The Township has in the past and continues to participate in providing affordable housing in accordance with its Fair Share Plan.
 - Present Need, 2015 – 46 units
 - Prior Round Obligation, 1987-1999 – 114 units
 - Cumulative Prospective Need, 1999-2025 – 737 units

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

- The Township is proud of its past and protective of its scenic views of the Delaware River, preserved farmlands and its open space and recreational areas.
- Recreation Plan Element of the Master Plan shows a comprehensive system of areas and public sites for recreation. Information for this plan element was obtained from the NJ Department of Environmental Protection Green Acres Program.

- Historic Preservation Plan Element: examines the historic resources in the Township, which indicated the need to create an awareness of these resources and a method of their basic protection.
- Historic Preservation Commission: This Commission makes recommendations to the appropriate individuals and/or reviewing boards on pending development applications involving new construction, demolition of structures or the construction, alteration, relocation or demolition of signs which affect landmarks or historic sites through the issuance or denial of certificate of appropriateness, pursuant to Subsection; recommends, as circumstances warrant, amendments to the list of landmarks specified in the community facility plan, amendments to the Historic District Map or the creation of new historic districts to the appropriate governmental body charged with the responsibility of implementing those recommendations; reports, at least annually to the Planning Board and the Township Council, on the state of historic preservation in Florence and make recommendations to improve it; prepares and distributes material on the importance of historic preservation and techniques for achieving same and purpose of the Historic Preservation Commission; advises all Township agencies regarding goals and techniques of historic preservation; adopts and promulgates such regulations and procedures, not inconsistent with this chapter, as are necessary and proper for the effective and efficient performance of the duties expressed herein; and promulgates guidelines for financial assistance eligibility for those persons who voluntarily participate in the Historic Preservation Program.

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

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

STAFF RECOMMENDATION

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

PLANNING & IMPLEMENTATION AGREEMENT

See attached PIA

Township of Florence Plan & Implementation Agreement

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your planning efforts, ordinance adoption and other accomplishments form the PIA.	Planning Board and governing body	OPA	Continuous, see comments.	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status.
A2	Administrative	*	After adoption, the municipality shall submit any new or modified land use ordinance or other planning documents to OPA.	Planning Board and governing body	OPA	Include in biennial report.	
B1	Public Info & Community Engagement		Begin participating in the Sustainable Jersey program by engaging a Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.	Governing body, Green Team	OPA, SJ	ongoing	Is community currently registered with Sustainable Jersey? Certified? (check report for list of actions completed.) Many PE actions could be undertaken by a Green Team and gain significant points for Bronze or even Silver certification and maybe even a Gold Star. If no Green Team, could an environmental Commission or equivalent serve?
B2	Public Info & Community Engagement		Many actions would benefit from public engagement including education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed to recruit short and long-term public engagement, sharing information/goals, highlighting opportunities for participation, volunteerism and meaningful involvement in community planning and decision making.	Governing body, Planning Board, Green Team, chamber (s), churches, schools, other local and regional organizations as partners/invitees.	OPA, DEP, local groups & regional NGOs/universities	Year 1 and periodically thereafter to update/engage residents on progress on key issues.	Forum(s) should be designed with a well developed outreach element to ensure equitable inclusion and meaningful turn out and facilitated to maximize results.
B3	Public Info & Community Engagement		Consider uploading municipal codes to Ecode360 or equivalent searchable online storage system	Governing Body with Clerk			Access to ordinances creates a better informed and engaged citizenry and assists professionals and volunteers when working for the city.
C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRHVA) that meets the requirements of the MLUL per P.L.2021, c.6.	All municipal hands should be engaged.	BCBC, OPA, DVRPC, SJ,	1-4 years	Municipality will review its existing data, maps, HMP Annex and assessments and compile any additional data into an assessment and strategy to satisfy the requirements for the CCRHVA in the MLUL per NJDEP. Expand on the local annex to the county HMP to include climate impacts for temperature, precipitation, flooding, heat island, and vulnerability of public and private potable wells, pump stations and wastewater treatment. o Identify and document any utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. o Confirm the condition and capacity of these utility sites, facilities, equipment, etc. o DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected condition. Findings from the CCRHVA should guide strategies and actions to increase resiliency and reduce risk moving forward.
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Model Ordinance (revised 2020) at in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	1-4, contingent on DEP assistance	Date of Flood Loss ordinance? (Ecode360) NJDEP updated the model ordinance in December 2020 to be compliant with NFIP. The model ordinance provided by NJDEP can be found at https://www.nj.gov/dep/floodcontrol/modelord.htm
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for the Non-mitigated repetitive loss properties in the community.	Governing Body	DEP, OEM, FEMA		Check HMP for # Repetitive loss properties and Severe Repetitive Loss property, # NFIP properties; # claims etc.
D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the community. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Consider approving incentives for using innovative roofing alternatives and materials.	Planning Board and governing Body	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board and governing Body	DEP, Sustainable NJ, BCBC	1-4 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements, address vulnerabilities and build on strategies identified in CCRHVA. Items G2, I1, and M2 complement this action.
D3	Land Use	*	The municipality shall enhance its zoning regulations and building codes to encourage building outside of the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration and areas of severe flooding. Placement of critical facilities and utilities in flood zones should be avoided whenever possible. Affordable housing should be sited to avoid flood zone and hazardous areas.	Planning Board and governing body	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA (years 3-6)	The municipality follows all regulations set forth by the NJDEP with regards to flood hazard area regulation, wetlands, etc. It does not site or recommend siting any affordable housing projects within a flood zone or a hazardous area.

D5	Land Use		Update the Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities with the State and County. Explore purchases of additional properties for active recreation, preservation and flood protection.	Work with County	Green Acres Funding and County as applicable.	1-3 years after CCRHVA	Petitioner will work closely with Green Acres, local advisory committee, County, County Improvement Authority and property owners to negotiate the purchase of properties to be permanent open space. Expand corridors of open space a natural features to support habitat connectivity and adaptation to changing conditions.
D6	Land Use	*	Add appropriate Overlay Zones to Zoning Ordinance/Map.	Planning Board and governing body	County	Ongoing. Up to 6 years after Plan Endorsement	The municipality's zoning ordinance should be updated to include overlays that address stormwater management, aquifer recharge, steep slopes, 100 year and 500 year flood zones and critical habitat and habitat corridors. This includes a CES overlay for structures in the 100 year and 500 year flood zone and environmentally sensitive areas (ESA). This should also include adding any buffer requirements for Roebling site.
D8	Land Use		Develop a Vacant Land Inventory and identify any unoccupied structures that would lend themselves to affordable housing. & for economic development	Governing body, planning board	DCA, OPA, DEP		
D9	Land Use	*	Adopt a Housing Plan/Element if not in place	Governing Body/Land use Board		3-6 years	
D10	Land Use		It is recommended that municipality consider going to the courts for a fair Share Housing Judgement of Compliance and Repose.	Governing Body/Land Use Board			
E1	Energy	*	Public EV charging infrastructure feasibility and supporting ordinances	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Sustainable Jersey points and support
E2	Energy		Make your town EV Friendly (choose 3) *update zoning ordinances to require pre-wiring for EV chargers as part of a redevelopment plan or for a specific zone(1-2 yrs.) *Adopt a PEV ordinance to include regulation and design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs.) * Training for local officials and require local first responders to participate in education on PE and EVSE(1-2 yrs.) *Incentivize EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs.) *Commitment from 3 or more partners for workplace or multi-family chargers (2-5 yrs.).	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible \$\$	(Endorsed communities must do at least 3.)	Sustainable Jersey points and support
E3	Energy	*	Conduct Local Government Energy Audit (LGEA) of municipal facilities and operations, at a minimum, and community-wide audits, if feasible.	Planning Board, Governing Body & Green Team	Bd of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit)	Timeline as provided PE guidelines (2 years with phasing)	see DVRPC report
E4	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Governing Body		Year 1	https://www.sustainablejersey.com/actions/#open/action/482
E5	Energy	*	Greening the municipal fleet: * Fleet Inventory and target for green fleet conversion.	Governing Body	Sustainable Jersey points and support	must do within 3 years	
E6	Energy	*	Renewable Energy Generation: *Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy Aggregation	Governing Body	BPU, DEP, SJ possible \$\$	1-3 items within 6 years	Sustainable Jersey points and support
E7	Energy		Implement energy efficiency measure for facilities as considered Sustainable Jersey	Governing Body	BPU, DEP, SJ possible \$\$		Sustainable Jersey points and support
E8	Energy		Greening the municipal fleet: * Trip optimization software * Proper vehicle maintenance * Driver training *purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing Body	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support
E9	Energy		Greening the municipal fleet: * purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing Body	BPU, DEP, SJ possible \$\$	must initiate by yr. 2 (can be multi-year)	Sustainable Jersey points and support
E10	Energy		Municipality should investigate State grant opportunities for the installation of publicly accessible electric vehicle charging stations in the downtown area.	Governing Body & Green Team, (if applicable)	BPU, DEP, SJ		

F1	Conservation	*	Tree Protection Ordinance , Tree Risk Assessment Plan as needed. Consider NJUCG accreditation	Planning Board, Governing Body & Green Team	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	Compare to Woolwich (https://ecode360.com/14140851) or Haddonfield (https://ecode360.com/10200060). Also, NJDEP Urban and Community Forestry guidelines are here: https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html
F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F3	Conservation	*	Develop and adopt a Water Conservation Ordinance that is mutually agreeable to the Township and DEP	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F5	Conservation	*	Review and update as necessary the Natural Resource Inventory, including climate change observations and concerns as they are relevant. DEP can assist with identifying what to update.	Planning Board, Governing Body & Green Team	DEP, BCBC has offered to do this regionally for the 12 communities, just need to request assistance.	3-5 years after CCRHVA	Incorporate findings from the CCRHVA, and CES overlays as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites, identify if any of these Known Contaminated Sites (KCS) are within the proposed center and/or are vulnerable to climate change.	Planning Board, Governing Body & Green Team	DEP	1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. The Township follows the mapping and inventory provided by the NJDEP.
G1	Transportation & Circulation	*	Adopt/Incorporate Complete and Green Streets policy and Implementation Plan into the Circulation Element of the Master Plan.	Planning Board, Governing Body & Green Team	NJDOT, SJ, SJTPO	3-6 years	Samples provided
G2	Transportation & Circulation	*	Create/Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, improvements to bicycle and pedestrian access and transit, along with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board, Governing Body & Green Team	NJDOT, SJTPO	3-6 years	Municipality agrees to work on the Circulation Element.
I1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.	Governing Body, Planning Board, Municipal utilities authority	NJ American Water, County, DEP, American Rescue Plan	1-3 years after CCRHVA	New utility lines and associated infrastructure should be planned to avoid flood prone areas and existing utility infrastructure currently in or projected to be flood prone in the future should be addressed.
I2	Infrastructure	*	Confirm that the County has submitted a WMP with a local Chapter and a new FWSA map pursuant to 7:15-4.2 (c)	County with municipal	NJDEP		
I3	Infrastructure	*	Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Be sure to submit MS-4 Permit reports each May.	Engineer, Governing Body and Planning Board	DEP and County	Ongoing	
I4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance. Incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance. Include measures to manage stormwater on-site rather than as runoff ; Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Governing body	NJDEP		
J1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.	Planning Board, Governing Body & Green Team	SJ, OPA		Sustainable Jersey points and support
J2	Sustainability	*	Streamline zoning code and permitting requirements to encourage solar, wind and geothermal.	Planning Board, Governing Body & Green Team	DEP, BPU, SJ	3-6 years	Tied to Land Use Element update. Sustainable Jersey points and support
K1	Economic Development		Prepare an economic sustainability plan working regionally as appropriate.		County, OPA, DVRPC, DEP, SJ		
L1	Historic Resources	*	Create/update Historic Preservation Inventory. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing Body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/MULT_DG_32_v2_ID14078r.pdf
M1	Planning	*	Update the Community Facilities Plan with consideration to climate vulnerabilities.	Planning Board	Technical assistance	3 years	
N1	Environmental Justice	*	Develop a Municipal Environmental Justice Action Plan		NJDEP	1-3 years after provision of guidance	Guidance from DEP forthcoming.