



State of New Jersey  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
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Resolution No. 2022-02  
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Date: February 2, 2022  
Patron: Thomas Wright

**RESOLUTION**  
**ADOPTING THE PLAN ENDORSEMENT PETITION FOR**  
**THE BOROUGH OF ALLENTOWN, MONMOUTH COUNTY**  
**AND DESIGNATING ALLENTOWN'S VILLAGE CENTER**

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

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

**WHEREAS**, the State Plan identifies five types of centers: Urban Centers, Regional Centers, Town Centers, Village Centers, and Hamlets, and sets forth policies regarding the identification, delineation, development, and redevelopment of those centers; and,

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

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

**WHEREAS**, Plan Endorsement memorializes and recognizes consistency of local land use practices to the State Plan and the State Plan Policy Map; and,

**WHEREAS**, in June, 2019 the Borough of Allentown (Borough), in Monmouth County contacted the Office of Planning Advocacy (OPA), to request renewal of its Plan Endorsement and their designated Center; and,

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

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

**WHEREAS**, the Borough and the Staff and Executive Director of OPA, in consultation with relevant State agencies, have collaborated and refined the Village Center boundary and Planning Areas, as shown in the Map, EXHIBIT A attached hereto; and,

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

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

**WHEREAS**, on January 19, 2022, the Office presented the Recommendation Report and draft PIA to the Plan Implementation Committee (PIC), which reviewed and considered the Petition, concurred with the recommendation to approve the Petition and proposed PIA, and moved the Petition for consideration by the full Commission; and,

**WHEREAS**, the PIC has recommended that the Commission approve the Petition, grant Plan Endorsement, and formerly amend the State Plan Policy Map, EXHIBIT A attached hereto; and,

**WHEREAS**, the Commission has determined the Petition submitted by the Borough including proposed changes to the State Plan Policy Map designations and Village Center as negotiated by OPA, the Borough, and relevant State agencies, and shown in Exhibit A, is consistent with the State Plan.

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

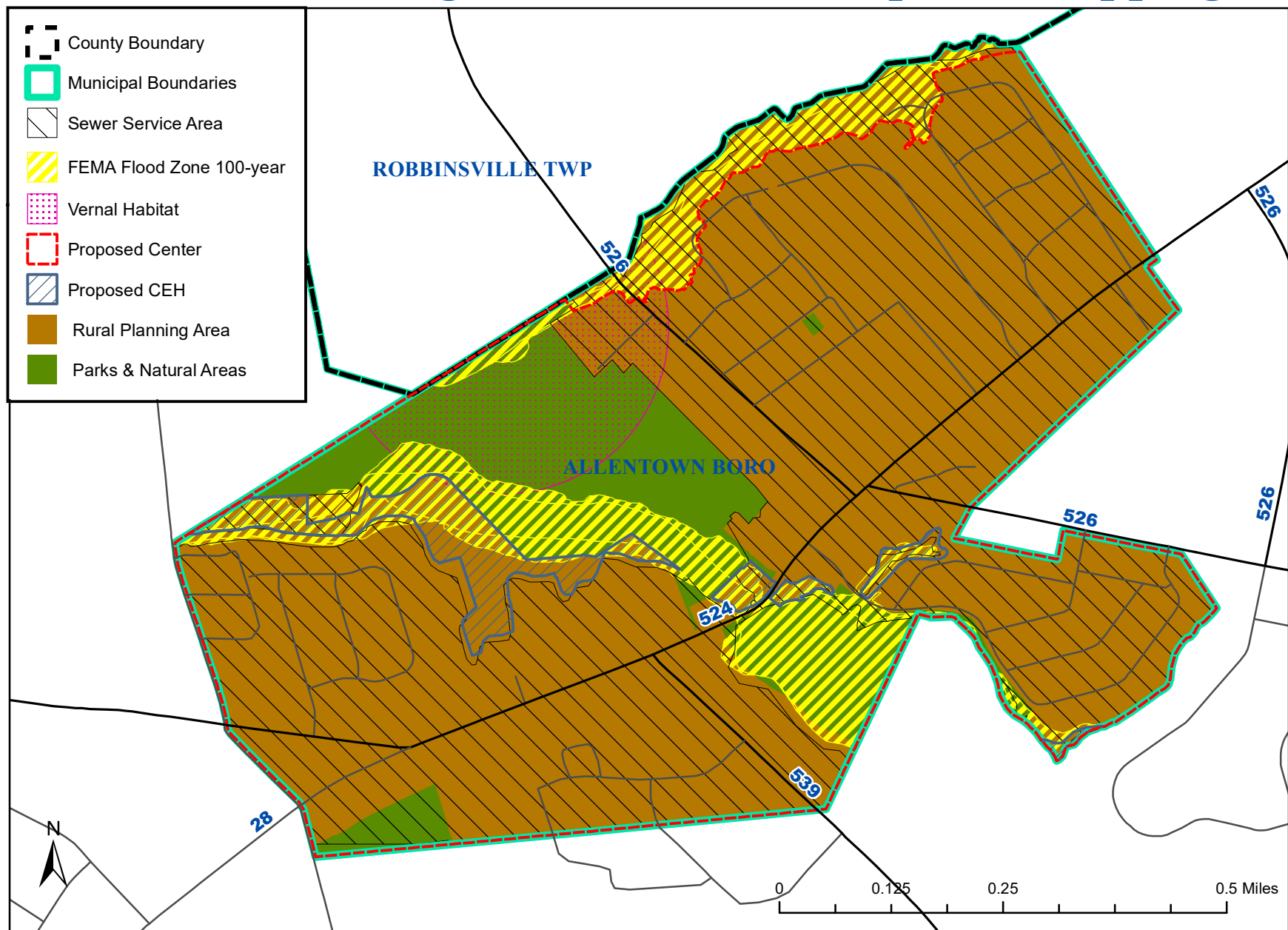
**BE IT FURTHER RESOLVED**, that the Commission acknowledges that the PIA memorializes the agreed upon planning implementation mechanisms; reflects a commitment, on the part of the Borough to implement its plan; reflects a commitment on the part of the relevant State agencies to provide agreed upon benefits;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

**BE IT FURTHER RESOLVED**, that the Commission hereby authorizes formal amendments to the State Plan Policy Map in the Borough, as shown in EXHIBIT A; and,

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

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

# Allentown Borough Endorsement Proposed Mapping



# EXHIBIT B

BOROUGH OF ALLENTOWN DRAFT PIA						
TOPIC	ITEM NO.	ACTIVITY	LOCAL EFFORT	ASSISTANCE	TIME FRAME	COMMENTS
State Plan Map		After SPC adopts resolution granting PE- OPA sends certified resolution to NJ State Register and petitioner with PIA. OPA updates GIS layer.	Petitioner receives and signs documents sends back to OPA	OPA		OPA publishes in NJ Register, sends to petitioner, updates GIS and posts on OPA website.
Monitoring and Benefits		Municipality submits first one annual report to OPA then biennial reports thereafter.	Municipality submits annual report 1 year after endorsement and first biennial is due year 2 of endorsement and every 2 years after.	OPA	Ongoing	Endorsement lasts 10 years.
Land Use/Climate Resilience and Social Equity	A1	Prepare and Complete Vulnerability Assessment	Vulnerability Assessment: The Town needs to further identify in Redevelopment Areas any vulnerable to future flooding during the planning process. Resiliency actions and restrictions should be applied to any sections in flood zones. DEP can offer Technical Assistance in clarifying development constraints for sites. Incorporate findings into master plan update and land use decisions.  Assess vulnerability to current and projected future flooding events for the following assets and areas: >> Redevelopment Areas. Resiliency actions and restrictions should be applied to any sections in flood zones. DEP can offer Technical Assistance in clarifying development constraints for sites. >> Roadways and intersections, with particular attention to evacuation routes or critical access areas. >> Infrastructure that serves the town. Work with the utility authority and water purveyor to perform a detailed vulnerability assessment. >> Sewer treatment plant, pump stations, or outfalls in the flood zone. Work with the sewer utility to do so. Identify any stormwater outfalls in the flood zone as well. >> Public potable water wells and pump stations located in the flood zone. Additionally, DEP recommends that Morristown perform a similar analysis for private wells and both inform the owners of their vulnerability and identify potential solutions to that vulnerability. >> Any other areas that currently flood regularly.  Identify steps that the Town has already taken to increase resiliency to increased temperature, precipitation, and natural hazards. Please be direct in explaining what actions have been taken.  Any component of the vulnerability assessment not addressed in the Action Plan must be addressed in the PIA. Ultimately, findings from the assessment will be incorporated into the Local Resilience Strategy.	DEP, OPA	1-3 years after PE	1st step to be completed before Master Plan Update  Vulnerability Assessment submitted and approved by DEP.
Land Use	A2	Prepare and Complete Vulnerability Assessment	Identify elements of the Master Plan that need to be modified after Vulnerability Assessment completed and Review and update Master Plan and all associated elements to consider climate resilience and social equity as necessary in accordance with EO 23, EO 89, and guidance. Update elements until all are completed.	DEP, OPA	1-3 years after PE	For this task, the Town can use NJ FloodMapper ( <a href="https://www.njfloodmapper.org/">https://www.njfloodmapper.org/</a> ) and build on the Municipal Self-Assessment, Opportunities and Constraints Assessment (SOP element), and relevant hazard mitigation plans. NJ Forest Adapt ( <a href="https://njforestadapt.rutgers.edu/#!/select">https://njforestadapt.rutgers.edu/#!/select</a> ), which illustrates precipitation and temperature change as well as ecological conditions, risks, and projected changes, is also recommended at this stage to better understand climate concerns beyond flooding.
Land Use	A3	MP Element update	Update Master Plan elements to be compliant with climate resilience and social equity as necessary in accordance with EO 23, EO 89, and guidance. Update elements until all are completed.	Planning Board OPA, DEP, DCA, DOT Monmouth County	1 year after Vulnerability completed	
Land Use	A4	MP Element update	Include a Municipal Recycling Element in Master Plan - confirm compliance with County Solid Waste Management Plan. Update the Statement of Consistency with the county to comply with current PE guidelines.	Planning Board OPA, DEP, DCA, DOT Monmouth County	Within 4 years after Vulnerability Assessment	Incorporate findings from Vulnerability Assessment
Land Use	A5	Update Recycling Statement of Consistency and Municipal Recycling Element	Continue to expand recycling efforts through education and by developing innovative ways to reduce waste and promote recycling for homeowners and businesses.	DEP	1-3 years	A 1987 Recycling Ordinance included in the Municipal SW Mtg Plan was last updated in 2010.
Land Use	A6	Review and update Master Plan goals and objectives as directed by the MLUL.	Planning Board and Municipal Committee	OPA	Immediate and Ongoing	The Town should more clearly explain in what ways it is consistent with the County Solid Waste Management Plan in their next Master Plan update.
Land Use	A7	Revise the official zoning map and ordinances based on the Land Use Plan.	Planning Board and Municipal Committee	OPA	As required by the MLUL	As required by the MLUL
Land Use	A8	Update Master Plan and zoning ordinance based on current plans for rehabilitation, development and preservation.	County, OPA and NJDEP technical assistance	County, OPA and NJDEP technical assistance	Before 2028	As required by the MLUL
Land Use	A9	Update Open Space and Recreation Plan (OSRP)	Last updated in 2018, this document should include any additional open space acquisitions, habitat corridors preserved, bike paths and public access in Allentown and shared with neighboring communities. Any update and should be consistent with the 2018 Master Plan Re-examination.	Green Acres Funding and County as applicable.	1-3 years	New open space plans should consider targeting flood prone areas of the Town for acquisition/preservation.
Land Use	A10	Update the Utilities Service Element Plan in the Master Plan	DEP will not request a comprehensive Utility Service Plan, but Allentown should: 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. Confirm the condition and capacity of these utility sites, facilities, equipment, etc. Include any relevant findings in the Land Use Element update (climate change vulnerability assessment).	DEP	1-3 years	DEP was not able to locate a Utility Service Plan for Allentown.
Land Use	A11	Update the Known Contaminated Sites Inventory	Include privately owned underground storage tanks and sanitary/industrial septic systems.	DEP	1-3 years	DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected conditions.
Land Use	A12	Update the Vacant Land Inventory	Include any updates to the Contaminated Sites list/map. Identify if any of these Known Contaminated Sites (KCS) are in a flood zone and/or meet the DEP definition of a brownfield site.	DEP	1-3 years	
Land Use	A13	Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Identify if additional unoccupied buildings are available for affordable housing.	DCA, DEP	As recommended	
Climate Resilience and Social Equity	B1	Create a Local Climate Resilience Strategy	Building on identified risks from the vulnerability assessment to mitigate risk for these assets and protect the community against future risks. Include present actions as well. Due to its large amounts of impervious cover, Allentown should also plan for significant increases in temperature and stormwater runoff from precipitation.	Work with DEP's Blue Acres program to mitigate flood-prone properties.	2-4 years	Allentown will need to evaluate and update all ordinances to consider climate change impacts accordingly. DEP can assist with this effort.
Climate Resilience and Social Equity	B2	Adopt an Environmental Justice Action Plan	In accordance with PE Part II consistency Standards pg 34-36 on comprehensively addressing Environmental Justice and Social Equity, EO-23 and related enacted legislation, State guidelines and regulation.  As discussed in the OCA, Allentown should assess social vulnerabilities for residents in hazard-prone areas that may suffer economic and health impacts of climate change, including the elderly, disabled, minorities, and those without personal transportation. Allentown shall evaluate and update all ordinances to consider environmental justice and social equity accordingly. DEP can provide assistance. Empower residents including most socially vulnerable to participate in decision making that impacts the community health and environment.  Fair Housing - Any redevelopment area should not include housing or mixed use in which road access and evacuation is adversely impacted by flood waters. Last updated in 2017, provide most recent update to Allentown's Fair Share Plan of Housing Element.  Vacant Land Inventory - update as not enough vacant land and existing properties have been identified to meet affordable housing goals. Identify realistic existing properties that can satisfy requirements.	DEP	2-4 years	The process for developing this product is as important as the final document. The process should function to empower residents, particularly the Township's most socially vulnerable residents, to meaningfully participate in decision-making that affects their environment, communities, and health.
Climate Resilience and Social Equity	B3	Create and adopt a Greenhouse Gas (GHG) Reduction Action Plan	GHG reduction actions and reduction targets should be incorporated into the land use element of MP per PE guidance Energy section (pg 36-38) >> Conduct energy audits of municipal facilities and operations, develop action plans for reducing municipal energy consumption and GHG emissions (using NJS 2020 GHG emissions reduction target goals). Funding source - NJ Board of Public Utilities (BPU) Clean Energy Program >> Utilize other data sources including NJ Transportation Planning Authority, county and municipal level GHG emissions information for major community sectors/activities.	This is explained in greater depth in the Plan Endorsement guidelines, which lays out several combinations of options under this goal. As discussed in the OCA, Allentown's redevelopment plans present the opportunity to incorporate energy efficiency, green building techniques, and green infrastructure to help reduce GHG emissions. Related GHG reduction actions include the following: >> Fleet inventory and target for green fleet conversion. >> Renewable Energy Aggregation >> Community Energy Efficiency Outreach >> Solar and Wind ordinances >> Community-led Solar Initiatives >> Public EV charging infrastructure and supporting ordinances. >> GHG and Energy Audits on municipal buildings/facilities. >> Carbon Emission Inventory	2-4 years	The Town should notify OPA and submit the updated ordinance when it is approved.
Ordinance Review	C1	Update Stormwater Protection Plan and Control Management Ordinance	The Borough submitted an updated Stormwater Control Ordinance on 09/24/21. Confirm approval by Monmouth County.	DEP, OPA	1-3 years	Review with NJ Urban and Community Forestry program recommendations for climate resilience.
Ordinance Review	C2	Update Tree Protection Ordinance, Community Tree Save Ordinance, and Community Forestry Plan.	The tree protection ordinance and community tree protection plan of 2017 should address street trees, tree removal/replacement, and logging operations, included those conducted on farm-assessed properties.  The Borough adopted a Community Forest Management Plan in 2017, but has not had the opportunity to review it. It should be updated as needed along with the Tree Protection Ordinance.	DEP	1-3 years	While a model from the state is forthcoming, Sustainable Jersey currently offers the following guidelines: <a href="https://www.sustainablejersey.com/actions/Type=133677436&amp;ex_sjcert_action%5BactionObject%5D=a&amp;ex_sjcert_action%5Baction%5D=gePDF&amp;ex_sjcert_action%5Bcontroller%5D=Action&amp;exHash=6d4375421e0d3e8a2a0e09b93025">https://www.sustainablejersey.com/actions/Type=133677436&amp;ex_sjcert_action%5BactionObject%5D=a&amp;ex_sjcert_action%5Baction%5D=gePDF&amp;ex_sjcert_action%5Bcontroller%5D=Action&amp;exHash=6d4375421e0d3e8a2a0e09b93025</a>
Ordinance Review	C3	Update Historic and Cultural Resources Inventory, Historic Preservation Plan, and Ordinance.	Historic Preservation Plan and Ordinance - 2017 update included in MP 2018; adopt historic district planning overlay in updated ordinance. Include pending amendment to add Block 17, Lot 12 to historic district  Historic Structures should be protected with enhanced stormwater management plans and flood minimization plans. Several structures of historic value have been identified in flood zone.	The DEP State Historic Preservation Office (SHPO) can support the Historic Preservation Committee and help with identification of eligible historic sites and provide guidance for plan recommendations and ordinance language.	1-3 years	NJ DEP understands that it is one of Allentown's goals to update this inventory as well as the 2017 Historic Preservation Plan and adopt an updated ordinance.
Ordinance Review	C4	Water Conservation Ordinance	The Historic Preservation Ordinance should include that historic structures be protected with enhanced stormwater management plans and flood minimization plans.	NJ DEP can provide a model ordinance to assist in development.	1-4 years	Allentown can utilize SHPO's flood elevation standards and guidelines for historic properties: <a href="https://www.state.nj.us/dpa/hps/images/MLUL_DG_82_v1_014076r.pdf">https://www.state.nj.us/dpa/hps/images/MLUL_DG_82_v1_014076r.pdf</a> Sustainable Jersey has a model ordinance available at: <a href="https://www.sustainablejersey.com/actions/flood">https://www.sustainablejersey.com/actions/flood</a>
Ordinance Review	C5	Wellhead Protection Ordinance	Allentown contains multiple community and non-community wellhead protection areas in the municipality as identified in the 2013 Environmental Resource Inventory. The Department can offer a model ordinance. There are no identified TMDLs. Update as necessary, and to address climate resilience and areas in flood zone  The MP 2018 only included a map of wellhead protection areas. Include in plan lots and blocks of public and private potable wells, capacity of public wells, proximity to flood zones and known contaminated sites and septic systems.	DEP	1-4 years	

Ordinance Review	C6	Stream Corridor Protection/Riparian Zone Ordinance	The Town's 2018 Master Plan update includes a plan, but not an ordinance. A Riparian Zone Ordinance should be adopted to be consistent with the most recent DEP model ( <a href="https://www.data.nj.us/dep/wmp/docs/mri/riparian_zone_model_ordnanco20100223.pdf">https://www.data.nj.us/dep/wmp/docs/mri/riparian_zone_model_ordnanco20100223.pdf</a> )			All surface waters in the town require at least a 50' foot riparian zone buffer and C-1 classified streams require a 300 foot buffer, which are determined and regulated in the NJDEP Flood Hazard Area Control Act Rules.
Ordinance Review	C7	Adopt a Flood Damage Protection Ordinance	This should be current with the current NJ Riverine Model Ordinance ( <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a> ), revised in 2020, in order to stay compliant with NRP. NJ DEP encourages the Town to utilize the 500-year (0.2%) floodplain for planning purposes.	DEP	3-4 years	NJ DEP is recommending the inclusion of Critical Environmental Site Overlay on all areas of the town within the 100-year (1%) floodplain and additional 500 year (0.2%) floodplain acres and areas of environmental sensitivity larger than 25 contiguous acres (mostly along stream corridors) to be incorporated into the Designated Center mapping.
Ordinance Review	C8	Adopt a Floodplain Development Ordinance	This should be in compliance with 2021 standards of the National Flood Insurance Program (NFIP).	DEP	Jul-22	
Ordinance Review	C9	Adopt a Wildlife Protection Ordinance	Adopt and Ordinance	DEP	3-4 years	
Ordinance Review	C10	Update the Zoning Ordinances	Update zoning regulations and building codes to encourage building outside the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Add historic district overlay, 100 and 500 year flood zone overlays, habitat corridor overlay, environmentally sensitive area overlay	DEP, OPA	2-4 years	
Ordinance Review	C11	Adopt a Steep Slope Ordinance	NJ DEP's 2008 Steep Slope model ordinance is available for the town to use, and while the standards defined in it are minimum requirements, the Department encourages Allentown to implement higher standards as it sees fit.	DEP	3-4 years	
Ordinance Review	C12	Adopt an Impervious Surface Reduction Ordinance	Incorporate expected increases in precipitation and temperature related to adverse impacts of climate change  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.	DEP	3-4 years	
Infrastructure	D1	Update Municipal Stormwater Management Plan (MSWP)	The Town's MSWP was adopted in 1987 and updated in 2017. The document should be updated to ensure: Consistency with the Town's Stormwater Pollution Prevention Plan and the 2021 updated Municipal Stormwater Control Ordinance.	DEP	1-2 years	As discussed in OCA, this is important to mitigate the effects of impervious surfaces. In relation to Allentown's updated stormwater control ordinance, future plans in this realm should incorporate green infrastructure where possible.
Infrastructure	D2	Develop a five year capital improvement plan with a five year planning horizon per the Municipal Land Use Law 40-55D-29	Planning Board	Technical Assistance	Ongoing	
Conservation	E1	Update Natural Resource Inventory or Environmental Resource Inventory (NRI/ERI)	Last updated in 2011, this document should be updated to include climate change observations and concerns as they are relevant as well as any changes in conditions since the last update.	DEP	3-3 years	
Conservation	E2	Update Wastewater Management Plan	Included in the 2018 MP re-examine report. Allentown should ensure that the Wastewater Management Plan is consistent with County Plans and State Rules.	DEP	3-3 years	
Conservation	E3	Update Water Supply Plan	Update 2018 plan as necessary and confirm resiliency upgrades to WWTP and potable water infrastructure. Included in 2018 MP report. Update as necessary and to address climate resilience and potable water infrastructure in flood zone	DEP	3-3 years	Although there are no immediate water supply concerns, the Town should analyze its water supply sources, current capacity, and projected build-out for planning purposes to identify any existing or potential issues. Any issues that may be identified through this analysis should be part of an action plan to address them and future deficiencies.
Conservation	E4	Conservation Plan	The Borough shall adopt a Comprehensive Conservation Plan and Easement Protection Plan as proposed in the 2018 MP update. The MP recommends a Community Stewardship Incentive Program, due to the existing environmentally sensitive areas and habitat corridors in the town particularly along stream corridors. These areas should be considered for conservation planning purposes, habitat and species tracking and monitoring and addressed in the Master Plan and Land Use Plan Element update.	DEP	3-4 years	
Conservation	E5	Adopt a Flood Control Plan	Due to projected increases in precipitation and flooding, as well as the Town's high levels of impervious cover, it is recommended that Allentown utilize the SFHA for the 0.2 % (500-year) storm and consider flood hazard area riparian buffers of any waterway for planning purposes. Further explanation is available in the OCA dated June 4, 2021.  Build on findings of climate vulnerability assessment and incorporate into Local Resilience Strategy.	DEP	3-4 years	This should build on the required climate vulnerability assessment and can be a component of the Local Resilience Strategy. Construction of new critical infrastructure and facilities should be avoided in the floodplain as a result of this plan.
Conservation	E6	Adopt a Farmland Preservation Plan	Adopt zoning and building codes that reflect climate resiliency and avoid flood zones.	DEP	3-4 years	
Conservation	E7	Adopt Green Infrastructure Plan	While only 0.9 acres of farmland is identified, the town should consider adopting a preservation plan.  Green infrastructure should be incorporated into all projects within the floodplain and elsewhere in the Borough. Municipality should seek opportunities to install green infrastructure measures to offset increased stormwater and lower impacts of the heat island effect.	DEP	3-4 years	
Conservation	E8	Prepare and adopt a Habitat Conservation Plan and protection measures to maintain habitat. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity		DEP technical assistance and funding	2-3 years	The Habitat Conservation may potentially be included as part of the Conservation Plan (P8) rather than an individual plan. NJDEP Connecting Habitats Across NJ (CHAN) mapping can be of assistance to identify potential corridors <a href="https://www.njfishandwildlife.com/emp/chans.htm">https://www.njfishandwildlife.com/emp/chans.htm</a>
Transportation	F1	Adopt a Complete Streets Policy	Improve pedestrian and bicycle mobility safety.			
Transportation	F2	Continue to explore options to address circulation along specific County and local roads	The County conducted a traffic study in 2019 recommending a bypass route around the town. Incorporate early planning and environmental constraints review of any proposed bypass route to minimize adverse impact to natural resources.	DOT	2-4 years	
Transportation	F3	Revise Circulation Element of Master Plan to address parking, including opportunities for shared parking, rail and truck freight movement, transit, and improvements to bicycle and pedestrian access along with continued growth in the community.	Planning Board and Municipal Committee	DOT	ongoing	
Transportation	F4	Develop a Complete Streets Implementation Plan	Apply for appropriate funding programs or seek NIDOT technical assistance	DOT	1 year	
Transportation	F5	Monitor Complete Streets Implementation Plan	Engineer, Municipal Committee	DOT	2 year after adoption of complete Streets Policy	
Intergovernmental Coordination	G1	Communicate with neighboring municipalities	Apply for appropriate funding programs or seek NIDOT technical assistance	DOT	Ongoing after Complete Street Implementation Plan is adopted	
Planning	H1	Update the Community Facilities Plan	Planning Board and governing body	OPA, County, NJ OCA and adjacent municipality	ongoing	Submit any new or modified land use ordinance or other planning document that supplements previously submitted material. Explore intermunicipal agreements
Historic Preservation	I1	Review the NJ Historical Commission's (NJ Department of State) grant program at <a href="http://www.nj.gov/state/divisions/historical/grants">http://www.nj.gov/state/divisions/historical/grants</a>	Planning Board	Technical assistance	3 years	
Sustainability	J1	Modify zoning code and permit forms to streamline and reduce or waive permit fees to encourage solar, wind, and geothermal.	Historic Advisory Committee and Municipal Committee	SHPO, County	Ongoing	
Sustainability	J2	Consider using Green Team to getting certification in the Sustainable Jersey program	Planning Board and Township Committee	DEP, BPU, SI	1-2 year	Sustainable Jersey points and support
Sustainability	J2	Consider using Green Team to getting certification in the Sustainable Jersey program			ongoing	Implementation of PIA items could lead to Bronze Certification