



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

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LT. GOVERNOR

DONNA A. RENDEIRO
Executive Director/Secretary

Resolution No. 2021-11
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Date: July 7, 2021
Patron: Thomas Wright

RESOLUTION
ADOPTING THE PLAN ENDORSEMENT PETITION FOR
THE TOWNSHIP OF VERNON, SUSSEX COUNTY
AND DESIGNATING A TOWN 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 same; 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 and amendments to the State Plan Policy Map as a means to implement the State Plan and to foster cooperation and coordination of planning activities between relevant State agencies and county and local governments; and

WHEREAS, in 2020 the Township of Vernon (Township), Sussex County contacted the Office for Planning Advocacy (OPA), to seek Plan Endorsement and amend the State Plan Policy Map to expand the existing designated Town 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 Township has made significant progress in the commitment to comprehensive planning and sustainable land use, which will be further advanced through receiving Plan Endorsement; and

WHEREAS, the Township and the Staff and Executive Director of the OPA, in consultation with relevant State agencies have collaborated and refined the Town Center boundaries and Planning Ares, as shown in the Map, EXHIBIT A and B attached hereto; and

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

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

WHEREAS, on June 16, 2021, 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 at its next regularly scheduled meeting; and

WHEREAS, the PIC has recommended that the Commission approve the Petition, grant Plan Endorsement of the Plan, and formerly amend the State Plan Policy Map, EXHIBITS A and B attached here to; and

WHEREAS, the Commission has determined the Petition submitted by the Township including proposed changes to the State Plan Policy Map designations and Town Center boundaries as negotiated by the OPA, Township, and relevant State agencies, and shown in Exhibit A and B, is consistent with the State Plan, provided the terms of the PIA, EXHIBIT C, and this Resolution are satisfied, and the Memorandum of Understanding as provided by the Commission, is executed by the Township, pursuant to 5:85-7.15.

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, thus granting Plan Endorsement to the Petition submitted by the Township; and

BE IT FURTHER RESOLVED, that the Commission acknowledges that the PIA:

- Memorializes the agreed upon planning implementation mechanisms;
- Reflects a commitment, on the part of the Township to implement its plan;
- Reflects a commitment, on the part of the relevant State agencies, to provide agreed upon benefits; and
- Reflects a commitment, on the part of the Township and relevant State agencies, to work together to effectively implement the goals, strategies and policies of the State Plan; and

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

BE IT FURTHER RESOLVED, that notwithstanding the Commission's Plan Endorsement and the map amendments, Planning Area modifications, any proposed development and/or disturbances to the sensitive resources within the Township will be reviewed by NJDEP in the permitting stages of any proposed project within their regulatory jurisdiction; and,

BE IT FURTHER RESOLVED, that the Commission authorizes the Executive Director to take all actions necessary to execute the Memorandum of Understanding (Exhibit D); and,

BE IT FURTHER RESOLVED, that in approving the Petition and granting Plan Endorsement, it is understood that the Commission's endorsement may be revoked if the Commission determines that the Township has made substantial changes to its endorsed plan without adhering to the rules governing Plan Endorsement, N.J.A.C. 5:85-7.1 et seq., and amending the State Plan Policy Map, N.J.A.C. 5:85-8.3 et seq., or substantially violated the terms of the PIA, EXHIBIT C, so that the plan of the Township is no longer consistent with the State Plan.

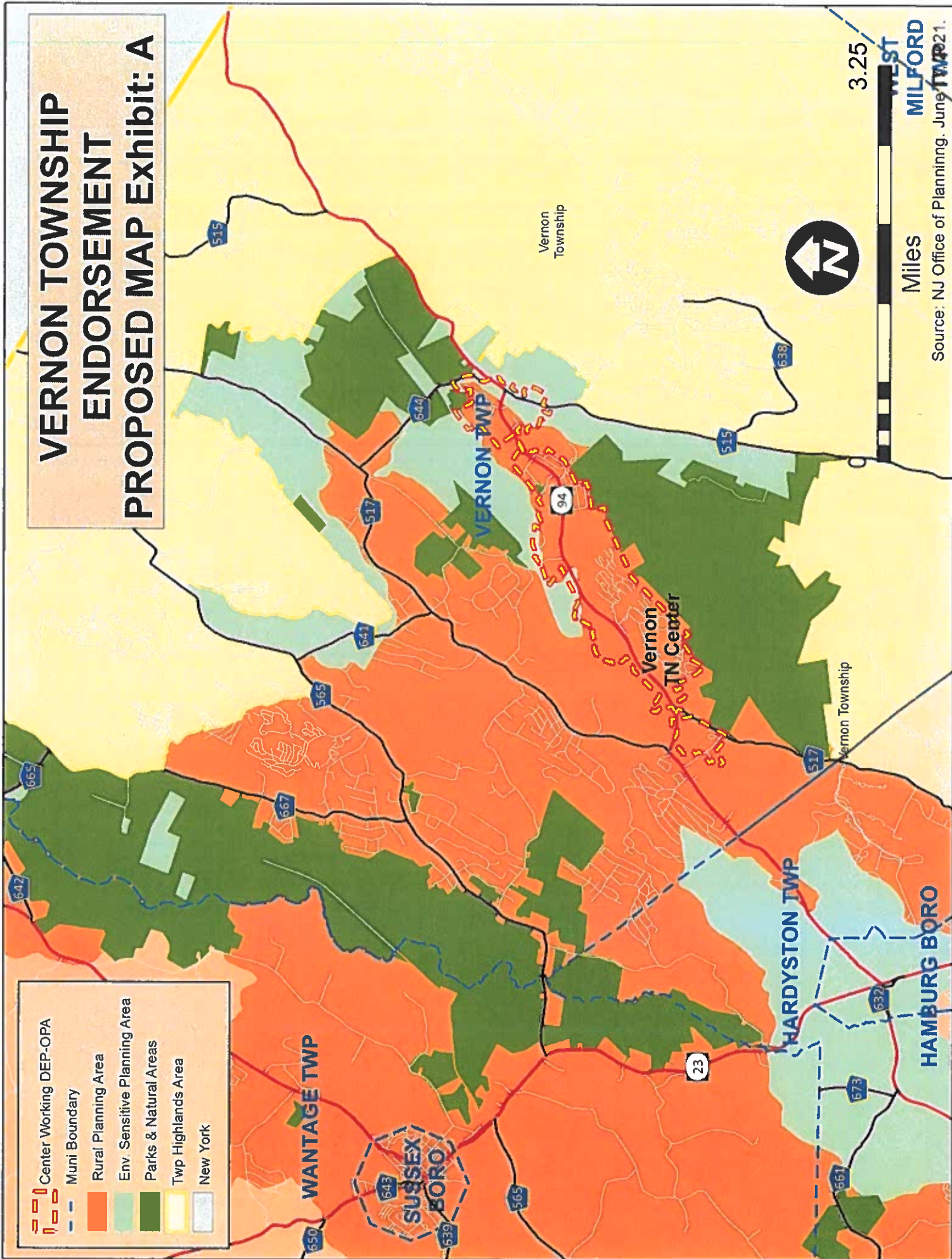
I hereby certify that this resolution was duly adopted
by the State Planning Commission at its meeting on July 7, 2021



Donna A Rendeiro, Secretary
State Planning Commission
Dated: July 7, 2021




VERNON TOWNSHIP ENDORSEMENT PROPOSED MAP Exhibit: A

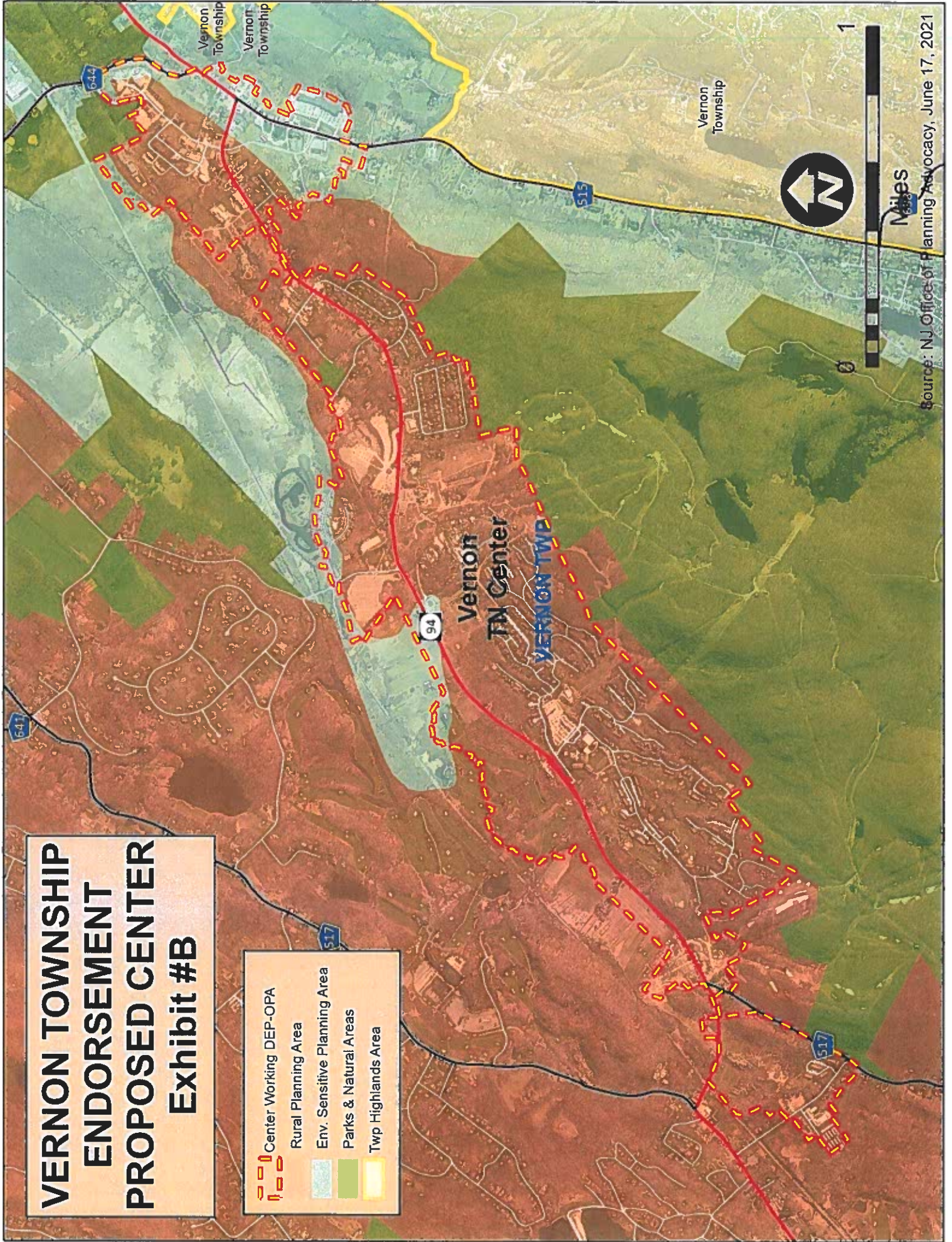
-  Center Working DEP-OPA
-  Muni Boundary
-  Rural Planning Area
-  Env. Sensitive Planning Area
-  Parks & Natural Areas
-  Twp Highlands Area
-  New York



3.25
WEST
MILFORD
Miles
Source: NJ Office of Planning, June 2021.

VERNON TOWNSHIP ENDORSEMENT PROPOSED CENTER Exhibit #B

-  Center Working DEP-OPA
-  Rural Planning Area
-  Env. Sensitive Planning Area
-  Parks & Natural Areas
-  Twp Highlands Area



Topic	Item No.	Required (*)	Activity	Local Effort	Assistance	Time Frame	Comment (updates in bold italics)
State Plan Map	A1	*	<p>After SPC adopts resolution granting PE:</p> <ul style="list-style-type: none"> -OPA sends certified resolution to NJ State Register and petitioner with PIA -OPA updates GIS layer -Petitioner signs and returns PIA to OPA, OPA Executive Director signs PIA and sends fully signed documents to petitioner and posts signed and certified documents on OPA website 	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.
Recreation and Open Space	B1	*	Update the Recreation and Open Space Inventory (ROSI)	ROSI submitted and updated to Green Acres and DEP satisfaction	Green Acres and DEP	6 months (usually prior to endorsement)	Last updated 2009. Need information beyond state-owned land and Green Acres purchases.
Climate Resilience Planning	C1	*	Vulnerability Assessment. The Township 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.	Vulnerability Assessment submitted and approved by DEP	DEP	1-3 years (usually prior to endorsement)	Township must reevaluate adopted and proposed redevelopment areas consistent with environmentally sensitive areas and climate hazards (i.e. flooding) after determining their vulnerability. Incorporate findings into Local Resilience Strategy. Expand on local annex to county hazard mitigation plan to include future climate projections for temperature and precipitation, as well as infrastructure and planning elements described here.
Climate Resilience Planning	C2	*	Prior to endorsement, the municipality must demonstrate that it is taking steps to minimize future asset exposure by changes to zoning, land development requirements or other methods. Incorporate findings into master plan update and land use decisions.	The municipality should provide any existing documentation to demonstrate any effort to increase resilience, and list out steps taken	DEP	1-3 years (usually prior to endorsement)	Please refer to the section on Climate Resilience Planning in the PE Guidelines for guidance. Can draw on the MSA and OCA reports and recent plans and studies. Expand on local annex to county hazard mitigation plan to include future climate projections for temperature and precipitation, as well as infrastructure and planning elements described here.
Climate Resilience Planning	C3	*	Vulnerability Assessment. Map areas that flood regularly, including, but not limited to, roadways and intersections, with particular attention to evacuation routes or critical access areas. Incorporate findings into master plan update and land use decisions.	Vulnerability Assessment submitted and approved by DEP and DOT	DEP	1-3 years (usually prior to endorsement)	Incorporate findings into Local Resilience Strategy. Expand on local annex to county hazard mitigation plan to include future climate projections for temperature and precipitation, as well as infrastructure and planning elements described here.
Climate Resilience Planning	C4	*	Vulnerability Assessment. Vermont Township should work with the utility authority and water purveyor to perform a detailed vulnerability assessment of the infrastructure that serves the town, and work with the sewer utility to identify any treatment plant, pump stations, or outfalls in the flood zone and determine their specific vulnerability to flooding events. Incorporate findings into master plan update and land use decisions.	Vulnerability Assessment developed in coordination with VTMOA and Water Purveyor and accepted by DEP	DEP	Prior to endorsement	Any component of the vulnerability assessment not addressed in the Action Plan must be addressed in the PIA. Incorporate findings into Local Resilience Strategy.

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Climate Resilience Planning	C5	*	Vulnerability Assessment: Vernon Township should identify any public potable water wells and pump stations located in the flood zone and determine their specific vulnerability to flooding events. Additionally, DEP recommends that Vernon perform a similar analysis for private wells and both inform the owners of their vulnerability and identify potential solutions to that vulnerability. Incorporate findings into master plan update and land use decisions. <ul style="list-style-type: none"> • Revise the official zoning map and ordinances based on the Land Use Plan. • Update the Land Use Map or create if one does not already exist. 	Vulnerability Assessment submitted and approved by DEP and DOT	DEP	1-3 years (usually prior to endorsement)	Any component of the vulnerability assessment not addressed in the Action Plan must be addressed in the PIA. Incorporate findings into Local Resilience Strategy. Expand on local annex to county hazard mitigation plan to include future climate projections for temperature and precipitation, as well as infrastructure and planning elements described here.
Land Use	D1	*	<ul style="list-style-type: none"> • Evaluate integration of Conservation Design standards and practices as utilized in Highlands Preservation Area for use in the Planning Area as appropriate. • Update ownership standards to permit easements for agricultural use and production, consistent with the state's farmland preservation program. • Increase the open space set-aside requirements (currently only 33%) to ensure that a meaningful amount of acreage is conserved, including non-constrained uplands. • Examine use of non-contiguous clustering in place of TDR in manner that takes advantage of valuable information derived from the recent TDR feasibility studies undertaken by the Township. 	Planning Board and Township Committee	N/A	PIA/1-3 years	As required by the M.L.U.L. P L.2021, c.6. was signed by Governor Murphy on 2/4/21 amending the M.L.U.L.
Land Use	D2	*	<ul style="list-style-type: none"> • Review plans and ordinances and remove impediments to, and encourage, green design throughout the Town. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Township may also consider approving incentives for using innovative roofing alternatives and materials. • Consider requiring "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable. 	Planning Board and Township Committee and/or Green Team	OPA, NJDEP technical assistance	PIA/1-3 years	Funding for this task may be available through the Highlands Council; timing subject to funding availability. Potentially eligible for Sustainable Jersey points.
Land Use	D4	*	<ul style="list-style-type: none"> • Review and/or adopt solar, wind and geothermal friendly ordinances. • Modify zoning code and permit forms to streamline and reduce or waive permit fees to encourage solar, wind, and geothermal. 	Planning Board and Township Committee	Sustainable Jersey	PIA/1-3 years	Environmentally constrained areas, including wetlands, regulated buffers, FHA, T&E habitat, as well as farms identified in local or County FFP and/or characterized by high percentage of Soils of Primary and/Statewide Importance should be avoided.
Land Use	D5	*	<ul style="list-style-type: none"> • Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations. 	Planning Board and Township Committee	DEP	PIA/1-3 years	Specifically, update the land use plan element to address the items at C.40:55D-28, Section 19 f-h.

Topic	Item No.	Required (*)	Activity	Local Effort	Assistance	Time Frame	Comment (updates in bold italics)
Land Use	D6		<p><u>Recommendations in pursuing sustainability:</u></p> <ul style="list-style-type: none"> The MLUL encourages municipalities to include a Green Building & Sustainability Element in their master plan. Adoption would help establish as basis to implement existing sustainability goals from the Township's master plan with policies and initiatives. Vernon's Master Plan goals include: <ul style="list-style-type: none"> Develop education programs for local residents, homeowners, and property owners on ecologically sound landscaping techniques, composting, etc. Promote energy efficient construction, green building, sustainable design, and alternative energy sources for housing to decrease long-term energy consumption and the cost of housing. Develop green building and sustainable design guidelines for new development. Continue participating in the Sustainable Jersey program 	<p>Planning Board and Township Committee and/or Green Team</p>	<p>DEP (Bureau of Climate Resilience Planning), Sustainable Jersey</p> <p>Funding for an alternative energy/green building master plan element may be available through the Highlands Council, timing subject to availability.</p>	<p>Report on progress in biennial review</p>	<p>Components of a Green Building & Sustainability Element include:</p> <ul style="list-style-type: none"> Explain the concept of sustainability and resilience and define what these concepts mean to your community Explain the statutory basis for preparing a sustainability element and how the sustainability element relates to other elements of the plan Document public engagement activities Summarize existing conditions and trends, including any environmental justice (EJ) concerns and any available baseline assessment like greenhouse gas inventories, energy use assessments, or public health inventories Document community's existing sustainability policies and programs and accomplishments Establish a vision for local sustainability and resilience, expressed in a succinct statement Establish sustainability and resilience goals and objectives Develop strategies and actions for achieving sustainability objectives, typically organized by topic area, such as land use, transportation, energy, water, waste, etc. Establish performance measures and metrics for tracking progress toward objectives Assign responsible parties for implementation actions These actions can be a starting point for developing a Climate Action Plan.
Land Use	D7	*	<p>The Township 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.</p>	<p>Planning Board</p>	<p>DEP (Bureau of Climate Resilience Planning)</p>	<p>1-3 years</p>	
Housing	E1	*	<p>Adoption of an updated Housing Element and Fair Share Plan. Site affordable housing projects outside of risk-prone areas (i.e. 100 and 500-year floodplain).</p> <p>Adopt inclusionary zoning in the Town Center District with 20% set-aside for affordable housing.</p>	<p>Township Committee and Planning Board</p>	<p>DCA and Court</p>	<p>PIA/1-year</p>	<p>Vernon is in the process of updating its Housing Element and Fair Share Plan for completion before the end of 2021. In addition, in April 2021, the Township adopted Ord #21-10, approving a redevelopment plan for the Town Center District, which includes an Inclusionary Zone with 20% affordable units for any residential project greater than 6 units per acre and a total of 6 or more units.</p>
Housing	E2		<p>Voluntarily seek a final judgment of compliance by filing a complaint for declaratory judgment.</p>	<p>Township Committee and Planning Board</p>	<p>DCA and Court</p>	<p>TBD</p>	<p>At this time, the Township has not made a final decision as to whether it intends to voluntarily seek a final judgement of compliance by filing a complaint for declaratory judgment.</p>

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Housing	E3		<ul style="list-style-type: none"> Consider implementing a Market to affordable buy down program Consider adopting an Accessory Dwelling Unit (ADU) ordinance in residential zones (recommended and encouraged) 	Township Committee and Planning Board	DCA and Court	TBD	
Conservation	F1	*	Adopt a Pet Waste Management ordinance	Township Committee and Planning Board	DEP technical assistance	PIA/1-3 years	This action is required due to the number of TMDLs in the Township, as identified by DEP. TMDLs that affect Vernon Typ can be found at https://www.nj.gov/dep/dwq/mdll/1022.html
Conservation	F2	*	Adopt a Steep Slopes Ordinance	Township Committee and Planning Board		PIA/1-3 years	Existing ordinance in Preservation Area. There must be an ordinance that addresses steep slopes in the Planning Area/ Township, though does not need to be same standard as preservation area. DEP/OPA to provide model or template.
Conservation	F3	*	<ul style="list-style-type: none"> Adopt a Tree Protection Ordinance Adopt a Community Tree Save Ordinance Due to its large amount of forested area, Vernon should also consider preparing long-term adaptive management forestry practices to preserve its tree cover as precipitation and temperatures increase.	Township Committee and Planning Board	DEP - Bureau of Sustainable NJ Parks and Forestry, NJ Forest Fire Service, Sustainable Jersey	Ordinance w/in PIA/1-year	Required to adopt both ordinances. OPA to provide model Tree Protection Ordinance, recommended to use Woolwich (https://code360.com/14140851) or Haddonfield (https://code360.com/10200060) as a guideline. NJDEP Urban and Community Forestry guidelines are here, with various models to meet differing objectives based on town conditions: https://www.state.nj.us/dep/parksandforests/forest/community/Information/Municipalities.html
Conservation	F4		Implement a Community Forestry Program (recommended and encouraged)	Township Committee	NJDEP	Report on progress in biennial review	DEP has a Community Forestry Program that is available for reference at https://www.state.nj.us/dep/parksandforests/forest/community/Information/Municipalities.html
Conservation	F5		Consider working with Blue Acres program to mitigate flood prone, severe loss, and severe repetitive loss properties	Township Committee	NJDEP, Blue Acres	Report on progress in biennial review	Blue Acres information can be found at https://www.nj.gov/dep/greenacres/blue_ac.html
Conservation	F6		Participate in the National Flood Insurance Program (NFIP), if not already.	Planning Board and Township Committee	DEP & Sussex County	Report on progress in biennial review	
Conservation	F7	*	Review and update the Flood Damage Protection Ordinance with the current NJ Riverine Model Ordinance (revised 2020) at https://www.nj.gov/dep/floodcontrol/modelord.htm in order to stay compliant with NFIP.	Planning Board and Township Committee	DEP	1-3 years	The 2011 amendment to the Flood Damage Prevention Ordinance is outdated. The model riverine ordinance provided by NJDEP was updated in December 2020 at https://www.nj.gov/dep/floodcontrol/modelord.htm .
Conservation	F8	*	Adopt a wellhead protection ordinance	Township Committee	DEP	1-3 years	The Township has ordinances in place for the Preservation Area, but needs to confirm whether it extends to Planning Area. NRI Plate 9 indicates WIPAs throughout both the Preservation and Planning Area. DEP has a model ordinance available at https://www.nj.gov/highlands/bergen_county/mahwah/adopted/0233mahwah_wellhead_ord.pdf
Conservation	F9	*	Work with NJDEP to develop and adopt a Water Conservation Ordinance	Township Committee	DEP	1-3 years	Water Conservation Model Ordinance available at https://www.sustainablejersey.com/actions/#close . Ordinances in place for Preservation Area, ordinance covering Planning Area needed as well.

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Conservation	F10	•	Update the Natural Resource Inventory, including climate change observations and concerns as they are relevant. DEP can assist with identifying what to update.	Planning Board and Township Committee	DEP	PIA 1-3 years	Funding and technical assistance may be available through the Highlands Council; timing subject to funding availability.
Conservation	F11	•	Update Conservation Plan element for Township, including climate change observations and concerns as they are relevant. Update inventory of contaminated sites and Vermont and identify if any of these Known Contaminated Sites (KCS) within the proposed center also meet the DEP definition of a brownfield site.	Planning Board and Township Committee		PIA 1-3 years	Vernon Township can identify other planning, actions, and ordinances that serve as an alternative to the conservation element. This is to be done in tandem with update of NRI.
Conservation	F12	•	Adopt habitat protection measures, such as a habitat conservation plan, for Block 183, Lot 15 with a site-specific amendment or provisions in developer agreement.	Planning Board and Township Committee	NJDEP	1 year	Specifically, the frontage of Block 183, Lot 15 should be able to remain in the Center as depicted on the proposed State Plan Policy Map. However, to include/retain the frontage within the Sewer Service Area (SSA), habitat conservation measures, such as a habitat conservation plan will be required as part of the WMP update, or later under a developer agreement with the Township and future SSA amendment.
Contaminated Sites and Solid and Hazardous Waste	G1		If the Township pursues brownfield cleanup and development in the future, DEP recommends taking actions as part of the Sustainable Jersey Certification Program.		NJDEP, Sustainable Jersey	TBD	
Environmental Justice & Social Equity	H1	•	Work with NJDEP to develop, adopt, and implement an Environmental Justice Action Plan in accordance with the PE Guidelines. Empower residents, particularly the Township's most socially vulnerable residents, to meaningfully participate in decision-making that affects their environment, communities, and health.	Planning Board and Township Committee	DEP technical assistance, OPA support, EPA resources and Sustainable Jersey guidance available.	1-3 years	See PE Guidelines, Part III Consistency Standards, page 34-36 for guidance on comprehensively addressing Environmental Justice & Social Equity. Compliance with Executive Order 23 and related enacted legislation, State guidelines and regulations. More guidance forthcoming.
Environmental Justice & Social Equity	H2	•	Work with NJDEP to evaluate and update all ordinances to consider environmental justice and social equity accordingly.	Township Committee	DEP technical assistance, OPA support	1-3 years	Information on Environmental Justice can be found at https://www.nj.gov/dep/ej/ . 1st - Review 2nd - Identify 3rd - Update
Energy	I1	•	To address greenhouse gas (GHG) emissions, conduct energy audits of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions (using NJ's 2020 GHG emissions reduction target as a goal). The Board 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).	Township Committee	DEP, BPU, Sustainable Jersey	Timeline as provided PE guidelines	The Greenhouse Gas (GHG) Reduction Action Plan requirements are explained in greater depth in the Plan Endorsement guidelines. "Energy" section (pages 36-38) which lays out several combinations of options under this goal. GHG reduction actions should be incorporated into land use element of master plan as well, per PE guidance

Topic	Item No.	Required (*)	Activity	Local Effort	Assistance	Time Frame	Comment (updates in bold italics)
Energy	I2	*	The North Jersey Transportation Planning Authority prepared a greenhouse gas (GHG) inventory for the geographic area covered by that MPO (http://www.njtpa.org/plan/Element/Climate/documents/NJTPAGHGInventoryFINALReport.pdf). This inventory provides county and municipal-level GHG emissions information for the various major community sectors/activities (e.g., residential, transportation, waste generation). It is recommended that Vernon acquire its local inventory data and use this information as the basis for developing a community GHG Reduction Action Plan, including GHG reduction targets. A number of models and case studies are available to guide this process.	Planning Board and Township Committee	DEP - Bureau of Sustainability, NJTPA	Timeline as provided PE guidelines	The Greenhouse Gas (GHG) Reduction Action Plan requirements are explained in greater depth in the Plan Endorsement guidelines, "Energy" section (pages 36-38) which lays out several combinations of options under this goal.
Energy	I3	*	As part of the PIA, the Township will need to create a Greenhouse Gas (GHG) Reduction Action Plan. This is explained in greater depth in the Plan Endorsement guidelines, "Energy" section (pages 36-38) which lays out several combinations of action options under this goal.	Planning Board and Township Committee	DEP - Bureau of Sustainability, Sustainable NJ	Timeline as provided PE guidelines	The GHG reduction actions include the following: <ul style="list-style-type: none"> • 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
Transportation	J1	*	Adopt NJDOT's Model Complete and Green Streets Policy to improve pedestrian and bicycle mobility and safety. (See the Consistency Review for additional guidance).	Township Committee -Apply for appropriate funding programs or seek NJDOT assistance	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	1-2 years	
Transportation	J2		Improve pedestrian mobility Consider applying to NJDOT or NJTPA to fund study toward implementing a complete streets plan along SR 94 and/or design of a Shared Use Recreational Path.	Engineer, Township Committee -Apply for appropriate funding programs or seek NJDOT, NJTPA technical assistance	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	Ongoing	Address with Circulation Plan update

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Transportation	J3		Explore, where applicable, the appropriateness of developing Access Management Plans for pertinent sections of state highways as provided for in the State Highway Access Management Code	Engineer, Borough Committee - Apply for appropriate funding programs or seek NJDOT, NJTPA technical assistance	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	Ongoing	Address with Circulation Plan update.
Transportation	J4	*	Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, improvements to bicycle and pedestrian access along with continued growth in the community in particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board	NJDOT, NJTPA Apply to Highlands Council for funding	PIA/2 years	Circulation Element will be updated as part of a re-examination. For specifics, see the Consistency Review report.
Utilities	K1	*	Evaluate and update the Stormwater Management Plan. Develop a Stormwater Pollution Prevention Plan, or include stormwater pollution prevention measures in update of management plan.	Engineer, Township Committee and Planning Board	DEP and Sussex County technical assistance	1-3 years	Funding may be available through the Highlands Council, timing subject to availability.
Utilities	K2		Update Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system.	Planning Board	DEP	PIA/1-3 years	Utilities Element is from 1995 and needs to be updated.
Utilities	K3		At Vernon Township's request, DEP can help in identifying potential financial sources for water system projects that may also result in water conservation.	Planning Board and Township Committee	DEP & Sussex County	Ongoing	DEP recommends that Vernon review the information at http://www.nj.gov/dep/watersupply/loamprog.htm . DEP is requested to provide information to the County and Township that demonstrates the existing or anticipated water supply deficit.
Utilities	K4	*	Work with NJDEP to develop and adopt a wastewater management plan (WMP) and ordinance and septic density ordinance for the Township. Consider restrictions based on Sewer Service Area, floodplain, and land development regulations.	Township MUA, Sussex County, DEP	NJDEP	3 years	The Township has been working with the County Planning Department and the NJDEP on the Wastewater Management Plan update for the County, which includes significant new planning restrictions that will reduce the size of the existing sewer service areas and limit septic system densities based on new nitrate dilution standards adopted by the NJDEP. Septic system densities will severely limit subdivision in Sussex County, as any subdivision with more than five lots will require an amendment to the Wastewater Management Plan and specific approval the NJDEP. The Township is working closely with the County and NJDEP to try to ensure that the sewer service area for Vernon's Center continues to allow center-based development.
Utilities	K5	*	Adopt NJDEP nitrate dilution standards as part of WMP update	Planning Board, Sussex County	NJDEP	3 years	
Utilities	K6	*	Complete and implement WUCMP	Township Committee /Planning Board, Sussex County	NJ Highlands Council, NJDEP	3 years	With funding from the Highlands Council, the Township is developing a Water Use and Conservation Management Plan (WUCMP), which will apply to the entire community. Recognizing this important WUCMP planning effort, the PIA will require a commitment to its implementation, particularly in regard to incorporating water conservation requirements for application to new development.

Topic	Item No.	Required (*)	Activity	Local Effort	Assistance	Time Frame	Comment (updates in bold italics)
Open Space and Recreation Plan	L1	*	Pursue funding support for open space Consider retaining the services of an organization that specializes in assisting local communities in educating their residents in support of renewing the trust fund.	Township Committee	NJ Highlands Council	Ongoing/PIA 1 year	Work with the Highlands Council to discuss potential funding partnership options under its Open Space Partnership Funding Program (OSP) and Highlands Development Credit Purchase Program (HDCPP). The OSP is a matching grant program that is open to government and nonprofit entities. The Highlands Council provides up to a 50% match for acquisitions via outright purchase (fee simple) or via deed restriction. The HDCPP is a land preservation program open to individual property owners wishing to retain ownership of their property while placing a conservation easement on the land.
Open Space and Recreation Plan	L2	*	Update Open Space Plan to include significant changes, such as new purchases. Work with Sussex County, NJ Highlands Council, and surrounding municipalities to provide and expand corridors of open space and natural features to support habitat connectivity and adaptation to changing climate and ecological conditions. Provide enhanced and expanded public access to popular and/or important natural areas and outdoor recreational facilities.	Township Committee, Planning Board, Sussex County.	NJ Highlands Council, NJTPA, NJDOT, Green Acres	PIA/1 year	OSRP last updated 2010 and stated a goal to update every 6 years
Open Space and Recreation Plan	L3	*	Address steps needed to be taken to proactively move the program forward and increase local funding. Include discussion of how the appropriate State Agencies (including the Highland Council) can provide additional funding assistance and support on specific projects of interest.	Township Committee, Planning Board, Sussex County, NJ	Highlands Council, NJTPA, NJDOT, Green Acres	Report on progress in biennial review	The Township undertook a comprehensive update to the OSRP in 2010 that articulates an ambitious land acquisition and park development agenda to be undertaken in phases, with short and long-term goals and objectives. Given the environmental sensitivity of the Township and recognized economic value in providing additional recreational opportunities to residents and the visiting public, the successful incremental implementation of the OSRP is an important aspect of endorsement.
Farmland Preservation Plan	M1	*	Update Farmland Preservation Plan. As outlined in the PE Guidelines (p. 50-1), adoption of an FFP is required for municipalities with a significant agricultural industry, or where agricultural uses make up at least 1,000 acres of active agricultural land. As the existing FFP is from 1995 and does not meet current standards as outlined in the MLUL (NJSA 40-55D-28b (13) and required by the NJ SADC, the update is required for plan endorsement.	Township Committee, Planning Board, Sussex County, NJ	NJ Highlands Council, SADC, County	PIA 1-3 years	<ul style="list-style-type: none"> An update to the Farmland Preservation Plan (FPP) is a goal of the 2010 Master Plan to ensure that farmland is identified and prioritized for preservation using county and state programs and available funding sources to purchase easements, as well as to support farming as a viable industry in the Township. The Highlands Council has indicated that this update has been allocated funding under the Implementation Plan & Schedule. In addition, please refer to the attached packet provided the SADC in support of updating the FPP.
Economic Development	N1	*	Implement municipal Sustainable Economic Development Plan	Planning Board and Township Committee	NJEDA, DCA	Report on progress in biennial review	
Economic Development	N2		Promote public art in public spaces	Borough Committee could place provision in redeveloper agreements		Report on progress in biennial review	
Historic Resources	O1		Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants .	Historic Preservation Commission and Township Committee	SHPO, Sussex County	Report on progress in biennial review	

Topic	Item No.	Required (*)	Activity	Local Effort	Assistance	Time Frame	Comment (updates in bold italics)
Historic Resources	O2		Complete the Historic and Cultural Resources Inventory as called for in the 2016 Historic Preservation Element updates.	Historic Preservation Commission and Township Committee	SHPO, Sussex County	PIA/1-2 years	Funding may be available through the Highlands Council, timing subject to availability
Historic Resources	O3		Update the Historic Preservation Ordinance. If the Township has not done so already, the historic preservation ordinance should be changed to conform more closely to state nomenclature and conform more strictly to the MLUL, certified local government requirements, the preserving New Jersey recommendations, and Open Public Meetings Act requirements.	Historic Preservation Commission and Township Committee	SHPO	PIA/1-2 years	Funding may be available through the Highlands Council, timing subject to availability.
Historic Resources	O4		Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Historic Preservation Commission and Township Committee	NJDEP	2 years after PE	Follow new SHPO guidelines for flood elevation for historic properties- https://www.state.nj.us/dep/hpo/images_MULT_DG_32_v1_ID14076r.pdf
Recycling	P1	*	Update Recycling Statement of Consistency with County to comply with current PE guidelines. Update source separation and recycling ordinances. Continue to expand recycling efforts through education and by developing innovative ways to reduce waste and promote recycling for homeowners and businesses.	Planning Board and Township Committee	DEP - Bureau of Recycling and Hazardous Waste Management, Bureau of Sustainability & Sussex County	PIA/1-3 years	Recycling Element updated as part of 2010 Master Plan update Recycling Ordinance was last updated in 2012. DEP Model source separation and recycling ordinance - https://www.nj.gov/dep/dshw/recycling/whatsnew/model_waste_ordinance.pdf
Climate Resilience Planning	Q1	*	Work with NJDEP to develop, adopt, and implement a Local Resilience Strategy in accordance with the PE Guidelines. This should address issues identified in the climate vulnerability assessment. This process be integrated into master plan updates (listed in A1-A9 in this PIA).	Planning Board and Township Committee	DEP technical assistance. Also Sustainable Jersey provides guidance.	1-3 years	See Plan Endorsement Guidelines, Part III Consistency Standards, pages 55-57 for guidance on comprehensively addressing Climate Resilience Planning. Compliance with Executive Order 89 and associated, State guidelines and regulations.
Climate Resilience Planning	Q2	*	Work with NJDEP to evaluate and update all ordinances to consider climate change impacts accordingly. Information on climate change can be found at https://www.nj.gov/dep/climatechange/ .	Planning Board and Township Committee	NJDEP	1 year after endorsement, at biennial review, provide a list of ordinances that need to be updated. Then, within 2 years, adopt new-identified ordinances.	
Capital Improvement Program	R1	*	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	Report on progress in biennial review	https://lis.njleg.state.nj.us/nxt/gateway.dll/statutes/132665/34655
Community Facilities Plan	S1	*	Update the Community Facilities Plan	Planning Board	Technical assistance	PIA/3 years	
Intergovernmental Coordination	T1	*	After adoption, the Township shall submit any new or modified land use ordinance or other planning document that supplements previously submitted material.	Planning Board and Township Committee	Technical assistance	Report on progress in biennial review	
Intergovernmental Coordination	T2	*	Participate in the Sussex County Multi-jurisdictional Hazard Mitigation Plan 2021 Update	Planning Board and Township Committee	Sussex County	Immediate and ongoing	Incorporate mitigation measures into relevant planning documents.

Topic	Item No.	Required (*)	Activity	Local Effort	Assistance	Time Frame	Comment (updates in bold italics)
Report to SPC	U1	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your planning efforts.	Planning Board and Township Committee	OFA	1 year after PE and then every 2 years after	

MEMORANDUM OF UNDERSTANDING

BETWEEN

STATE PLANNING COMMISSION

AND

THE TOWNSHIP OF VERNON, SUSSEX COUNTY

This Memorandum of Understanding (MOU), **Exhibit D**, dated _____, 2021 is hereby entered into by and between the New Jersey State Planning Commission (the "Commission") and the Township of Vernon, Sussex (the "Petitioner") to set forth terms for achieving consistency with the State Development and Redevelopment Plan (the "State Plan") and qualifying for plan endorsement.

WHEREAS, the Petitioner has, pursuant to N.J.A.C. 5:85-7, submitted a petition for Plan Endorsement to the Office for Planning Advocacy, successor to the Office of Smart Growth, (referred to herein as the "Office" or "OPA"); and

WHEREAS, the Commission evaluates petitions on the basis of the consistency of plans with the goals, policies and strategies of the State Plan, and is authorized to enter into an agreement in the form of a Memorandum of Understanding (MOU) that includes the attached Plan Implementation Agreement (which is incorporated by reference) so that a petitioner's plan may be found to achieve consistency with the State Plan and Plan Endorsement by the Commission; and

WHEREAS, the Petitioner and the Commission wish to enter into an MOU that specifically sets forth requirements for Petitioner and actions by State agencies and attached Plan Implementation Agreement (PIA), to achieve State Plan consistency, including amending the boundaries of a Town Center; and

WHEREAS, entering into this MOU is strictly voluntary.

Accordingly, in recognition of the forgoing the parties hereby agree as follows:

1. OPA and relevant State agencies have reviewed the petition and supporting documentation to evaluate that information and determine any actions necessary for the Petitioner to take in order to be found consistent with the goals and policies of the State Plan.

2. OPA has prepared a negotiated Plan Implementation Agreement, attached hereto and marked as **EXHIBIT C**, which sets forth the actions for State agencies and Petitioner to take in order to achieve 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 Petitioner's petition for Plan Endorsement.
3. OPA, relevant State agencies and the Petitioner have negotiated the boundaries of an expanded Town Center, attached hereto as **EXHIBIT A and B**, to be extended by the Commission within 60 days of receipt of a fully executed MOU and PIA.
4. The Town Center shall remain designated for ten years from the date of receipt of a fully executed MOU and PIA, and provided that the Petitioner continues making progress in following the attached PIA.
5. All deadlines contained in the attached PIA were reached through voluntary agreement between the petitioner and the SPC and may only be amended for good cause shown at the discretion of the Director of OPA.
6. In the event the Petitioner fails to meet the timelines agreed to in the attached PIA, the Petitioner's Plan Endorsement petition will be evaluated based on the current State Plan as of the date of the default.
7. In the event that the failure to meet the timelines agreed to in the PIA is the result of the failure of a State agency to take a necessary action or complete a review of the Petitioner's submitted documents within the time specified by the PIA, the Petitioner will be granted a reasonable extension of the deadline by the Director of OPA contained in the PIA impacted by said failure.

The terms of this MOU and the attachments hereto are hereby agreed to between the Commission and the Petitioner.

 Petitioner (*name, title*)

 Attest

Date:

 State Planning Commission

 Attest

Date: