

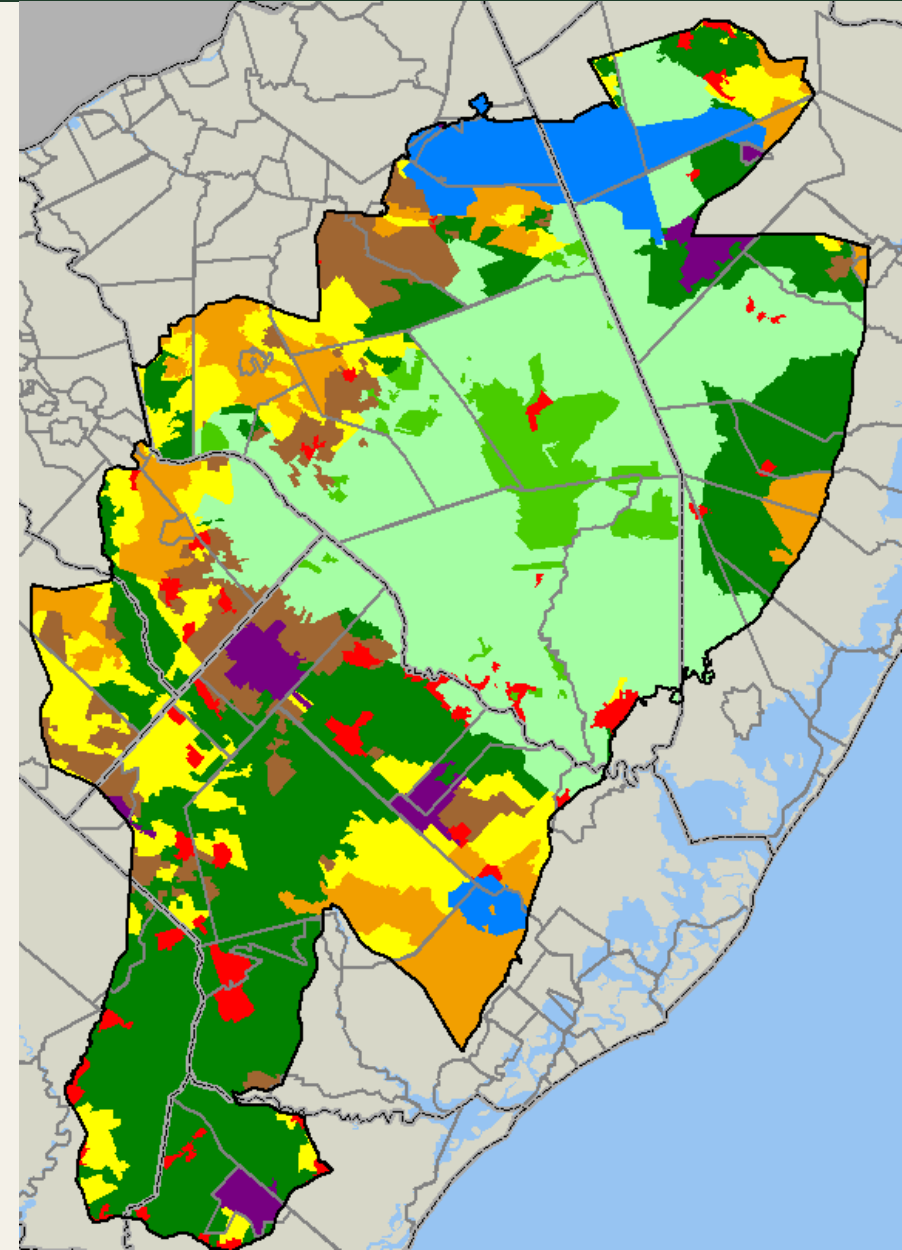
Climate Change-Related Hazard Vulnerability Assessments in the Pinelands Conformance Context



CMP Policy and Implementation Committee
September 25, 2026

Conformance in the Pinelands

- The Pinelands Protection Act requires municipalities within the Pinelands Area to conform their master plans and land use ordinances with the objectives and standards of the Pinelands CMP.
- The conformance process and standards for review are governed by Sub Ch. 3 of the Pinelands CMP.



Municipal Land Use Law (MLUL)

- Pinelands municipalities must adopt and maintain master plans and land development regulations consistent with the both the Pinelands CMP and the MLUL.
- Amendments to the MLUL often trigger the need for municipalities to update their master plans and land development regulations (e.g., EVSE, guarantees and escrows).

2025

Municipal Land Use Law
Chapter 291, Laws of New Jersey 1975

New Jersey Statutes Annotated
Compiled as 40:55D-1 et. seq.
with amendments through February 20,
2025 and including the
the 2024 Legislative Session



MLUL - Article 3 Master Plans

- Mandatory and optional elements of the municipal master plan are identified in Art.3 (e.g., land use, housing, and circulation plan elements, etc...).
- For each element, required contents and analyses are specified.
- **February 4, 2021:** MLUL amended to require a CCRHVA as part of the land use element (P.L. 2021,c.6).

Climate Change-Related Hazard Vulnerability Assessment (CCRHVA)

Egg Harbor City
Atlantic County, New Jersey



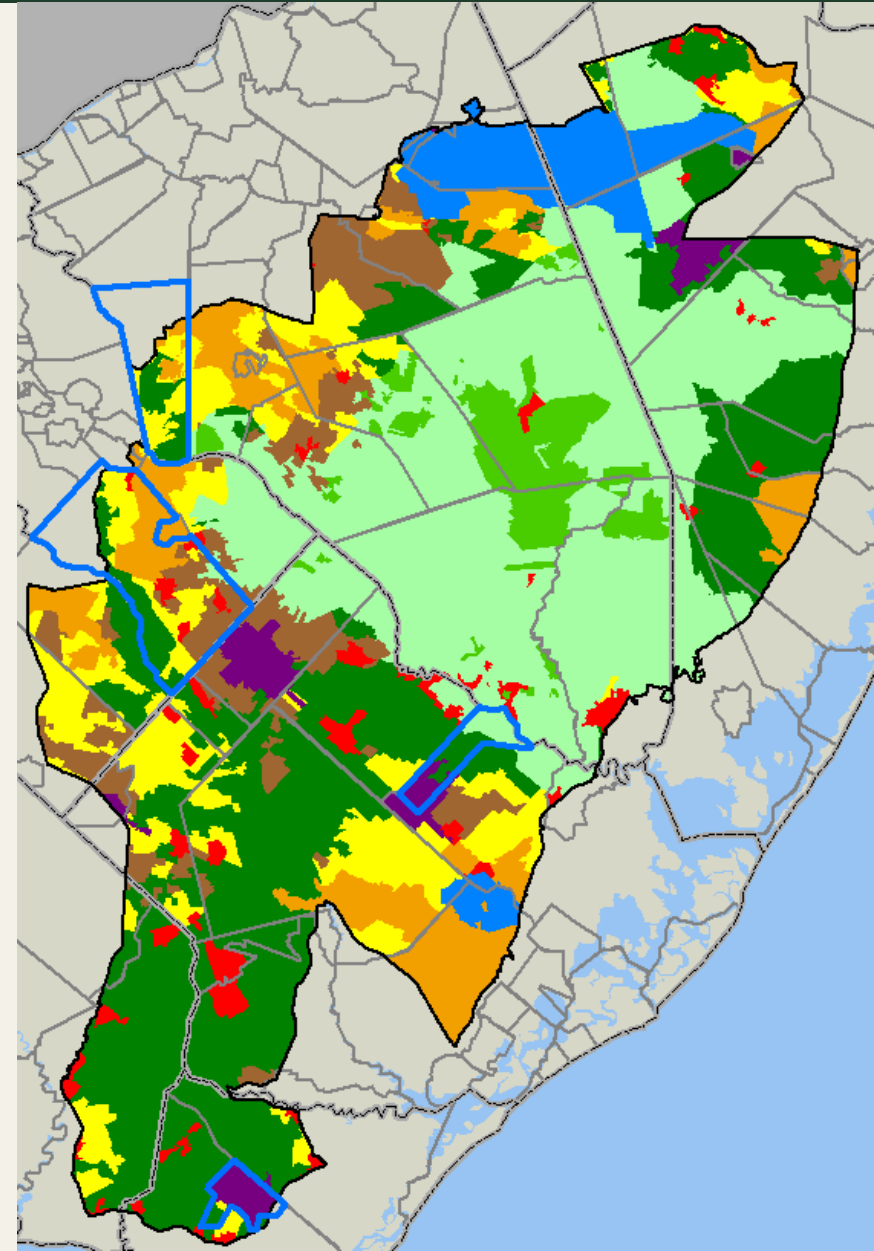
May 13, 2026

Draft for Municipal & Agency Review



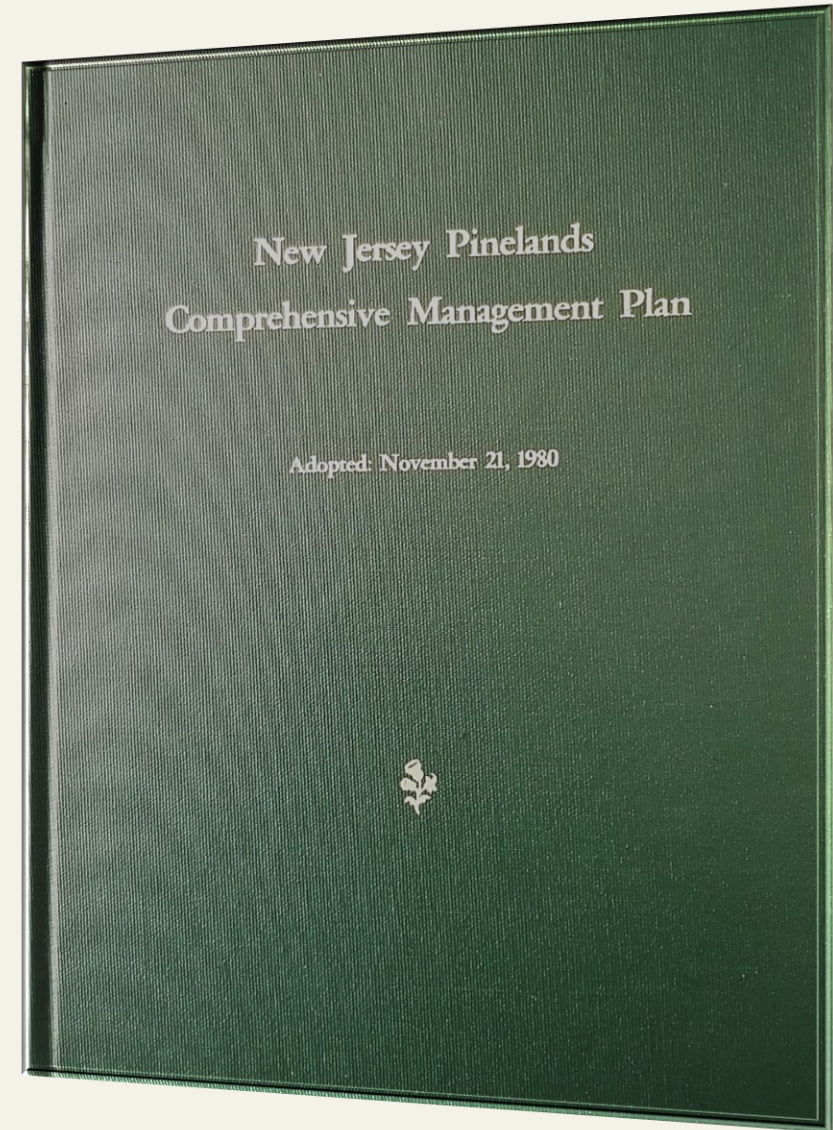
Pinelands Staff Review

- The MLUL requires that a CCRHVA be adopted the next time a municipality adopts a land use plan element.
- As a component of the municipal master plan's land use element, CCRHVAs must be reviewed for consistency with the CMP.
- Submissions to date (only drafts so far):
 - Egg Harbor City
 - Woodbine Borough
 - Evesham Township
 - Winslow Township



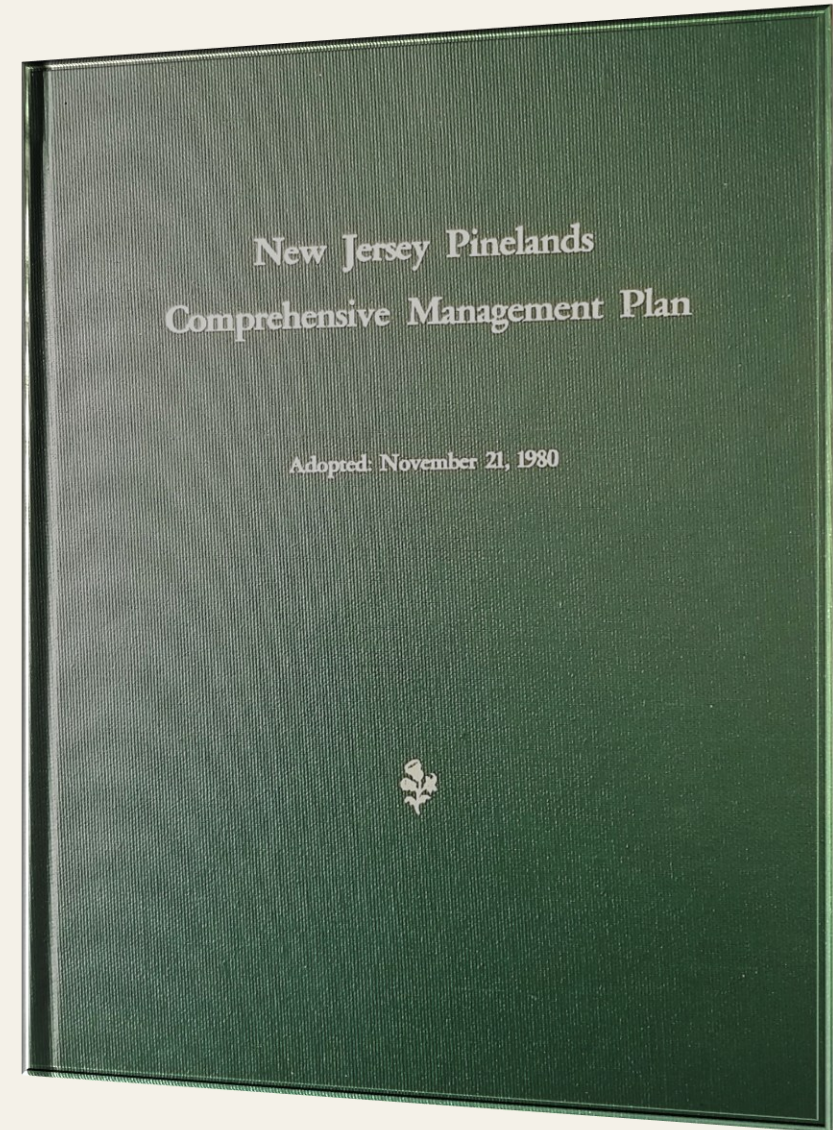
Pinelands Staff Review

- The CMP allows municipal flexibility and discretion in the preparation of local plans and ordinances so long as they do not conflict with the ultimate objectives and minimum requirements of the CMP.
- Review is primarily focused on recommendations requiring ordinance implementation:
 - Zoning changes
 - New/revised land development standards
 - Forestry management
 - Stormwater management, etc...
- Recommended/proposed development
 - e.g., public stormwater infrastructure projects, etc...



Pinelands Staff Review

- Recommendations in master plans and amendments often range from high-level aspirational goals to implementation-ready proposals.
- If implementing ordinances related to CMP standards are called for, the CMP requires staff to view the CCRHVA as **incomplete** until the ordinances are adopted and submitted.
- If no implementing ordinances related to CMP standards are called for and no conflicts with CMP objectives and standards, Commission staff can issue a “no substantial issue” finding.



Conclusion & Next Steps

- Finalize review of drafted plans once adopted. Anticipate more assessments to be completed in the years ahead.
- Continue to encourage Pinelands municipalities to engage the Pinelands Commission early in the process of developing plans.
- Provide assistance where possible (data sharing, preliminary review,...).

