



State of New Jersey

Department of State
Business Action Center
Office of Planning Advocacy
P.O. Box 820
Trenton, New Jersey 08625-0820

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
*Lt. Governor
Secretary of State*

MELANIE WILLOUGHBY
BAC Executive Director

WALTER C. LANE
Executive Director

MEMORANDUM

TO: State Planning Commission Members

FROM: Walter C. Lane, PP, AICP, Executive Director

RE: Carneys Point Township: State Plan Policy Map Amendment

DATE: May 4, 2026

On August 28, 2025, the Office of Planning Advocacy (OPA) received a map amendment petition from dgROBERTS Planning & Design ("the Petitioner"), the consultant for AACHCP Property, LLC. The Petition seeks to amend the State Plan Policy Map (SPPM) for Block 268, Lots 5, 5.01 and 6 in Carneys Point Township from the Rural Planning Area (PA-4) to Fringe Planning Area (PA-3). OPA staff performed a completeness review of the application as well as a consistency review of the amendment request with the State Development and Redevelopment Plan.

Attached please find a copy of a memorandum detailing the staff's findings and recommendation regarding the map amendment request. I fully support staff's findings and recommendation. Based upon the definition and description of the Fringe Planning Area of the State Development and Redevelopment Plan, most of the subject property meets the criteria to be designated as Fringe Planning Area. The portion of the property that is subject to the proposed planning area boundary change is located within a sanitary sewer service area and is not located within an approved agricultural development area. The proposed planning area boundary change also excludes environmentally sensitive and flood prone areas. This is consistent with the goals and policies of the State Development and Redevelopment Plan.

Please let me know if you have any questions.



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MEMORANDUM

TO: Walter C. Lane, PP, AICP, Executive Director

FROM: Laura Gould, Assistant Planner

RE: Carneys Point Township: State Plan Policy Map Amendment

DATE: May 4, 2026

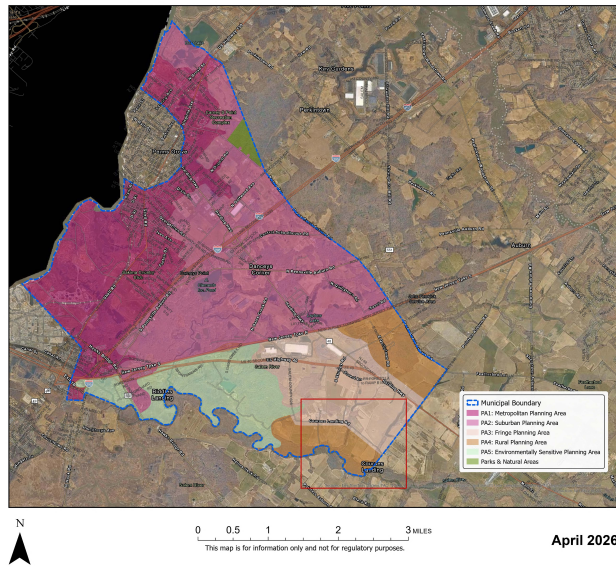
Background

On August 28, 2025, the Office of Planning Advocacy (OPA) received a map amendment petition from dgROBERTS Planning & Design ("the Petitioner"), the consultant for AACHCP Property, LLC. The Petition seeks to amend the State Plan Policy Map (SPPM) for Block 268, Lots 5, 5.01 and 6 in Carneys Point Township from the Rural Planning Area (PA-4) to Fringe Planning Area (PA-3).

The Petitioner initially submitted petition materials on July 9, 2025. This initial submission was deemed incomplete. On October 3, 2025, the Executive Director of OPA notified the Petitioner that additional mapping materials would be needed to complete the Petition. All required materials were received on October 10, 2025. OPA then found the proposed map amendment petition to be complete and in compliance with N.J.A.C. 15:30-8.3 and N.J.A.C. 15:30-8.4. A letter of completeness regarding the Petition was sent to the Petitioner on November 25, 2025. It was then noticed according to the requirements of N.J.A.C. 15:30-8.5, including posting all application materials on the OPA website.

Carneys Point Township is not Plan Endorsed at this time. The current mapping of the SPPM is displayed in Map 1 below. Most of the Township is in the Metropolitan and Suburban Planning Areas (PA-1 and PA-2, respectively). However, much of the land area of the Township to the south of the New Jersey Turnpike is in PA-3 and PA-4. The red box in Map 1 indicates the immediate vicinity of the request, which is the extents of Maps 2, 3, and 4.

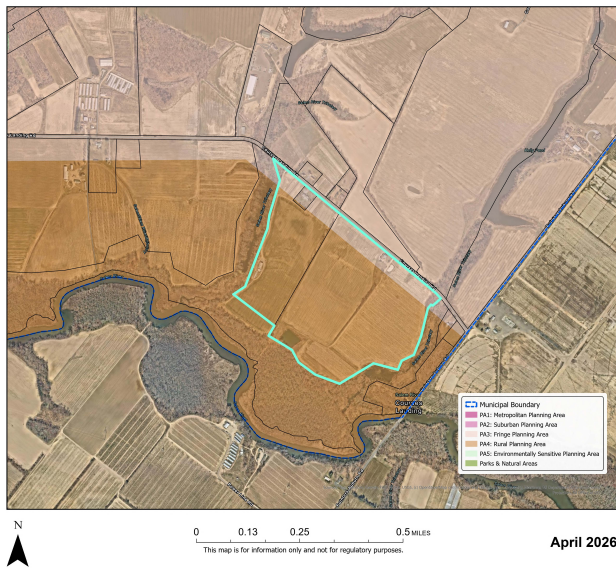
Map 1: Current State Plan Policy Map for Carneys Point Township (Salem County, NJ)



The proposed amendment is being requested to support a warehousing development in the Township. AACHCP Property, LLC has purchased properties and secured approvals for warehouse development on both sides of Courses Landing Road. The vision of the property owner is for the property to become part of an emerging logistics district in Carneys Point, driven by proximity of several highways and the Delaware Memorial Bridge. This logistics district is supported by the Township’s vision statement, from its 2024 Master Plan Reexamination Report, which emphasizes “supporting large-scale warehouse” and commercial development while ensuring housing opportunities for all.

Map 2 displays the immediate vicinity of the map amendment petition, as mapped on the current SPPM. The area of the request (Block 268, Lots 5, 5.01 and 6) is outlined in light blue.

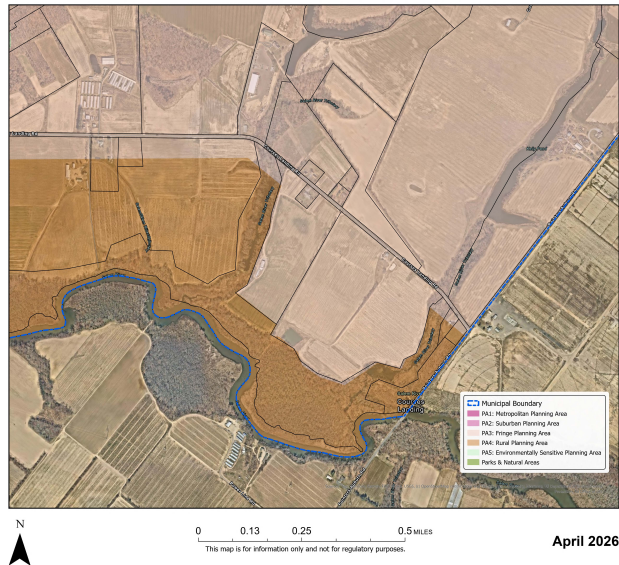
Map 2: Current State Plan Policy Map for Parcels of the Petition in Carneys Point Township



The Petitioner requests that about 75 acres of PA-4 in the municipality be changed to join the adjacent PA-3, as displayed in Map 3 below. On August 20, 2025, Carneys Point Township passed a formal resolution (#2025-155) in support of amending the SPPM to include these lots in PA-3. A copy of this resolution was included in the original petition package. The Petitioner also provided a copy of the final site plans which were approved

by Carneys Point Township (via resolution #2022-31) in 2022. The final site plan did not include any surface disturbance within wetlands or areas which may be subjected to tidal flooding related to the Salem River or its tributaries.

Map 3: Petitioner-Proposed State Plan Policy Map Change for Parcels of the Petition in Carneys Point Township



Period of Review

The Office of Planning Advocacy received several comments on the Petition, which are attached to this report. As previously mentioned, the Township adopted a formal resolution in support of the Petition on August 20, 2025, citing nearby development and noting its belief that “including the entirety of the Property within PA3 will encourage the development of the Lower Courses Landing Road area to proceed in an orderly and thoughtful manner.”

The Salem County Planning Department submitted comments on the Petition on February 2, 2026. The Planning Department noted that the current PA4 – PA3 boundary was likely drawn to protect the Salem River and its tributaries. There is concern about the natural resources associated with these features, including wetlands. The County also noted that the parcels’ existing zoning is agricultural, which does not provide for the intensity of warehouse development. Additionally, the land immediately to the west of the site (Block 268, Lot 4) is a preserved farm, which the County states “does not align with the map change request.”

During several discussions with the New Jersey Department of Environmental Protection, their staff noted concerns about the proposed Planning Area change impacting the wetlands areas adjacent to the Salem River and its tributaries. They also noted that the southern portion of the parcels in question may be subject to tidal flooding according to the Climate Adjusted Flood Elevation (CAFE SLR 4ft) mapping for Carneys Point.

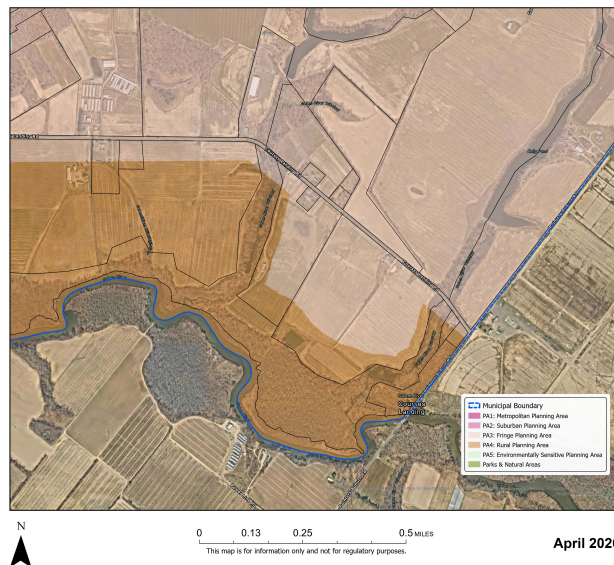
The New Jersey State Agricultural Development Commission (SADC) indicated that it did not object to the Petition through correspondence dated April 16, 2026. The SADC noted that the area under consideration has been excluded from the Salem ADA since at least 2008. In addition, the parcels are within an approved sewer service area, and are adjacent to existing approved redevelopment areas. Finally, while acknowledging that one adjacent property is a preserved farm, the SADC noted that the parcels in the Petition are physically separated from the preserved farm by a branch of the Salem River and associated wetlands, and from other active farmland to the south by the Salem River.

Office of Planning Advocacy Staff Recommendation

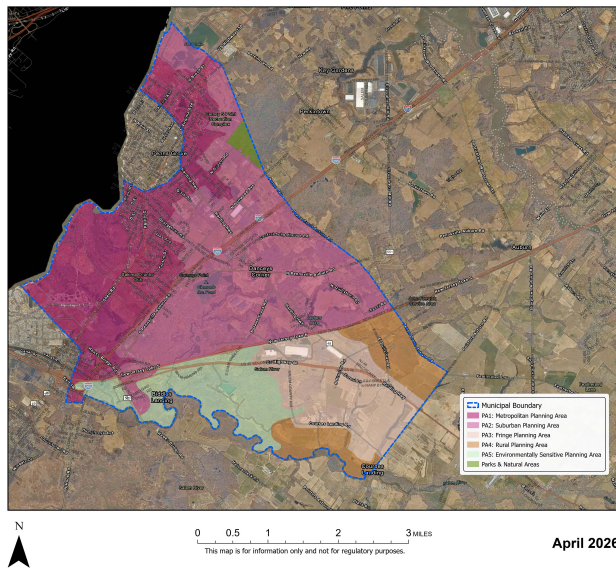
Based on the materials received, the OPA finds that the proposed delineation of planning area boundaries as shown in the Petition for the proposed map amendment is not consistent with the State Development and Redevelopment Plan (SDRP), as initially described. Mapping wetlands areas and areas which are affected by tidal flooding concerns as PA-3 would be inconsistent with the intent of the Fringe Planning Area. Instead, OPA recommends there be an approximate 29-acre decrease in the size of the requested map amendment area, such that these lands remain in PA-4. The remainder of the area in the Petition would then be amended to PA-3. The area that staff recommends be amended to PA-3 is entirely in the Township's pre-existing Sewer Service Area, which would increase overall consistency with the SDRP.

The Office of Planning Advocacy supports a smaller Planning Area change in Block 268, Lots 5, 5.01 and 6 than was requested. On the northwestern and southeastern edges of the Property, the boundary of PA-3 should be drawn to match the extents of the Sewer Service Area of the Township. On the southwestern edge of the Property, the boundary of PA-3 should be drawn such that it does not encroach on areas which may be subject to tidal flooding. The requested changes to the map amendment petition submitted by dgROBERTS Planning & Design are displayed in Maps 4 and 5 below. Staff recommends that the State Planning Commission consider the OPA-proposed amendment to the initial map petition for approval and adoption.

Map 4: OPA-Proposed State Plan Policy Map for Parcels of the Petition in Carneys Point Township



Map 5: OPA-Proposed State Plan Policy Map Change in Carneys Point Township



**CARNEYS POINT TOWNSHIP
RESOLUTION NO. 2025-155**

**RESOLUTION IN SUPPORT FOR PETITION TO AMEND THE NEW JERSEY STATE
PLAN POLICY MAP TO INCLUDE BLOCK 268. LOTS 5, 5.01 & 6 IN CARNEYS
POINT TOWNSHIP IN PLANNING AREA 3 (PA3)**

WHEREAS, the Township of Carneys Point received a request for support of a petition to amend the State Plan Policy Map (the "State Map") to include the entirety of the property located along a portion of Courses Landing Road, in the Township of Carneys Point, designated as Block 268, Lots 5, 5.01 & 6 (the "Property"), within Planning Area 3 ("PA3"); and

WHEREAS, the Township Committee and its professionals considered a Report entitled, "Request for PA-3 Boundary Map Amendment for Block 268, Lots 5, 5.01 & 6 Courses Landing Road, Carneys Point Township Salem County, New Jersey, "prepared by dg ROBERTS Planning & Design, LLC, dated July 9, 2025; and

WHEREAS, notwithstanding that its road frontage is designed as PA3, the majority of the Property is currently designated on the State Map as being within Planning Area 4 ("PA4"); and

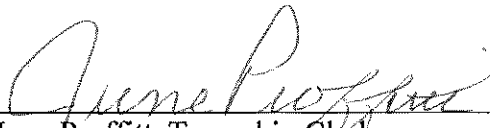
WHEREAS, the Township Committee recognizes that there are a number of development projects located in the vicinity of the Property that are located in PA3; and

WHEREAS, after consultation with its professionals, the Township Committee acknowledges that including the entirety of the Property within PA3 will encourage the development of the lower Courses Landing Road area to proceed in an orderly and thoughtfully planned manner.

NOW, THEREFORE, BE IT RESOLVED BY THE CARNEYS POINT TOWNSHIP COMMITTEE, COUNTY OF SALEM, STATE OF NEW JERSEY, AS FOLLOWS:

1. The Township Committee hereby provides its support for the petition to amend the State Map to include the Property in PA3.
2. The Township's staff and consultants are hereby authorized and directed to take all other administrative actions to implement this Resolution as are necessary and appropriate to accomplish its goals and intent.
3. This Resolution shall be effective immediately.

ATTEST:


June Proffitt, Township Clerk

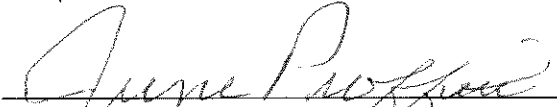
CARNEYS POINT TOWNSHIP


Kenneth H. Brown, Mayor

Adopted: August 20, 2025

COMMITTEE	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
SHAW		X	X			
PELURA			X			
BOMBA	X		X			
JOHNSON						X
BROWN			X			

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Township Committee of the Township of Carneys Point, County of Salem, State of New Jersey, at a regular meeting held on the 20TH day of August, 2025.


 June Proffitt, Township Clerk
 Carneys Point Township



SALEM COUNTY DEPARTMENT OF PLANNING & AGRICULTURE
110 FIFTH STREET, SUITE 600
SALEM, NEW JERSEY 08079

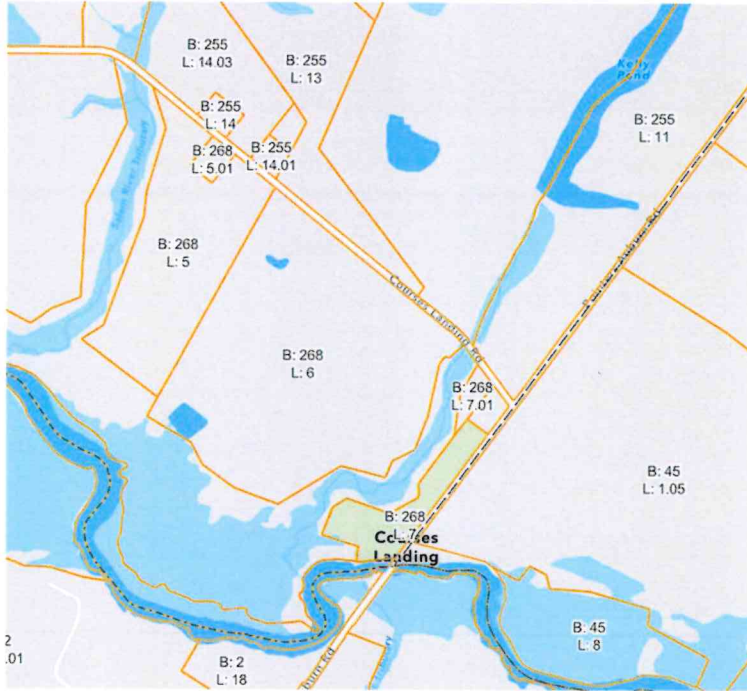
To Whom it May Concern,

The County of Salem is in receipt of the map amendment petition from AACHCP Property, LLC, to amend the State Plan Policy Map at Block 268, Lots 5, 5.01, and 6 on Courses Landing Road in Carneys Point Township in Salem County, New Jersey.

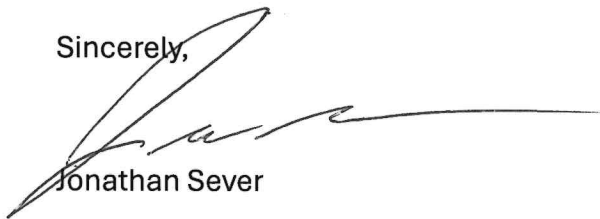
As an interested party to the proposed map amendment, the Salem County Planning Department offers the following comments:

- Overall, the proposed state plan mapping area change is being requested to support the future development of warehousing within an existing defined Rural Planning Area. The only justification that the entire map change proposal points to is the fact that the 2008 Salem County Agricultural Development Area Map does not include this area. This does not warrant a planning area designation change.
- The SPC recently went through the Cross Acceptance process and is anticipating that mapping changes will follow. These mapping changes should be addressed through the State Planning Process to provide more consistent and comprehensive planning at the local and State levels.
- The existing boundary between the fringe and rural planning area exists as a result of the Salem River and Salem River Tributaries which are located just outside of the proposed map change request. These are incredibly valuable waterways for the County as a whole and should be protected.
- The existing zoning for the property contemplated by the Township is AG – Agriculture which does not provide for the scale and intensity of development that was approved. This is not in line with the Township’s zoning ordinance.
- The SDRP is not a reactive document that promotes construction within rural or environmentally sensitive areas due to the fact that a use variance was granted. These planning areas were likely established due to the Salem Creek and nothing about these conditions have changed warranting a land use change.

- Nearby block 268 Lot 4 is a preserved farm and the AG zoning of the area along with Township and County goals do not align with the map change request.
- Existing wetlands extending from the Salem River and its tributaries surround the property.



Sincerely,



Jonathan Sever

Director of Engineering and Planning



State of New Jersey

STATE AGRICULTURE DEVELOPMENT COMMITTEE

MIKIE SHERRILL
Governor

PO Box 330
TRENTON NJ 08625-0330

EDWARD D. WENGRYN
Chairman

DR. DALE G. CALDWELL
Lieutenant Governor

CHARLES ROOHR
Executive Director

April 16, 2026

Mr. Walter C. Lane, PP, AICP
Executive Director
NJ Office of Planning Advocacy
225 West State Street, 3rd Floor
P.O. Box 820
Trenton, NJ 08625-0820
Via Email

Re: State Plan Policy Map Amendment Request – Carneys Point Township

Dear Mr. Lane:

The State Agriculture Development Committee (SADC) and New Jersey Department of Agriculture (NJDA) reviewed the request for amendment of the State Plan Policy Map at Block 268, Lots 5, 5.01, and 6 on Courses Landing Road in Carneys Point Township and provides the following comments.

The SADC and NJDA are not opposed to the State Plan Policy Map amendment for the following reasons:

- the area under consideration has been excluded from the Salem ADA since at least 2008;
- the parcels are within an approved sewer service area;
- the parcels are adjacent to existing approved redevelopment areas; and
- the area is physically separated from the adjacent Salvatore F. and Dina Vasta preserved farm to the west by a branch of the Salem River and associated wetlands and from active farmland to the south by the Salem River.

If you have any questions or need anything further, then please contact Steven Bruder at steven.bruder@ag.nj.gov or 609-913-6562 or Frank Minch at frank.minch@ag.nj.gov or 609-913-6494.

Sincerely,

Steven M. Bruder, PP/AICP
SADC Supervising Planner

Frank Minch
Director, NJDA Division of Agricultural and Natural Resources

c: Edward D. Wengryn, Secretary of Agriculture
Charles Roohr, SADC Executive Director
Thomas Allen, SADC Principal Planner

[https://sonj.sharepoint.com/sites/AG/SADC/Planning/Planning Topic Folders/State Plan OPA/Carneys Point Map Amendment Request Letter .docx](https://sonj.sharepoint.com/sites/AG/SADC/Planning/Planning%20Topic%20Folders/State%20Plan%20OPA/Carneys%20Point%20Map%20Amendment%20Request%20Letter.docx)