

STATE PLAN POLICY MAP AMENDMENT REQUEST IN CARNEYS POINT TOWNSHIP

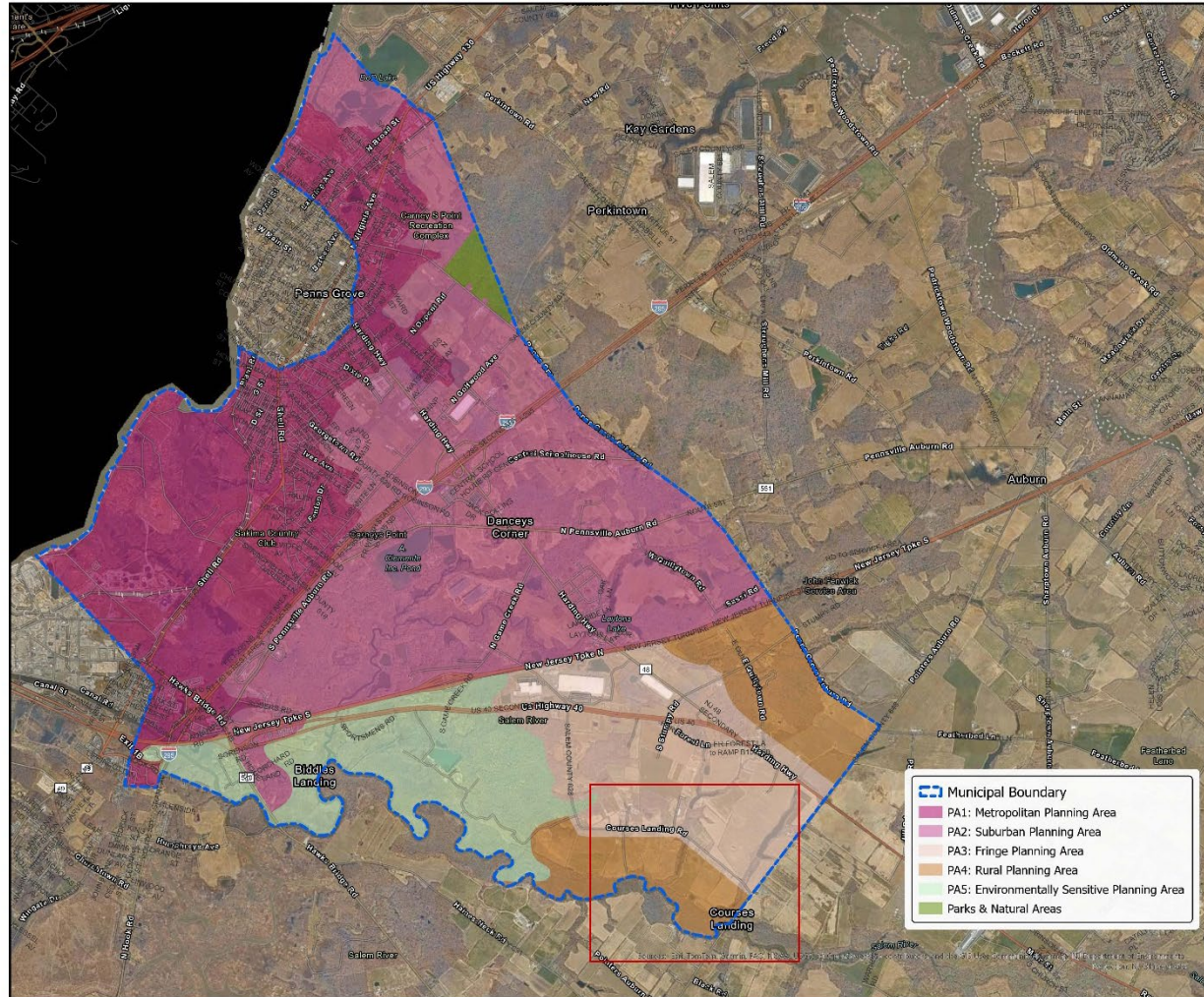
**Plan Implementation Committee
May 20, 2026**

NJ Office of Planning Advocacy

PETITION TIMELINE

Event(s)	Date
Initial Petition Submitted	August 28, 2025
OPA Completeness Review	October 3, 2025
Additional Mapping Materials Received	October 10, 2025
OPA Completeness Review	November 25, 2025
State Agency Review Period Ended	February 2, 2026
OPA Executive Director's Report Issued	May 4, 2026
PIC Meeting	May 20, 2026
Potential SPC Meeting	July 3, 2026

CARNEYS POINT TOWNSHIP



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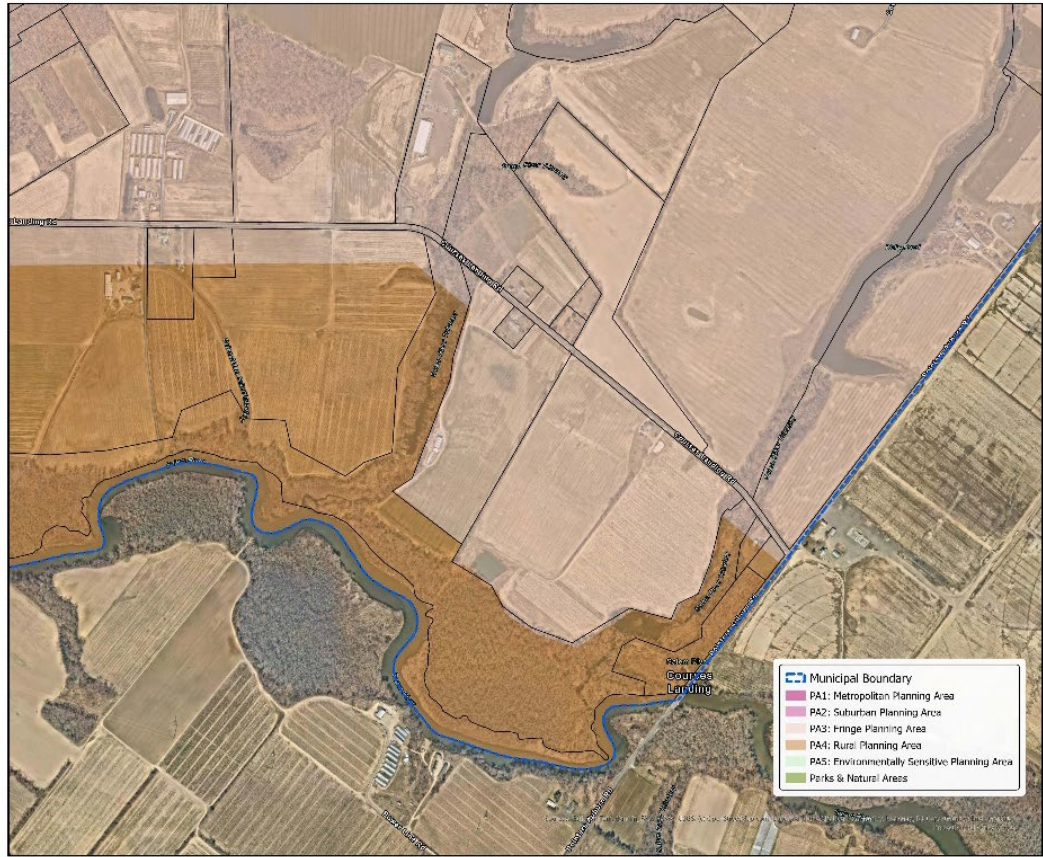
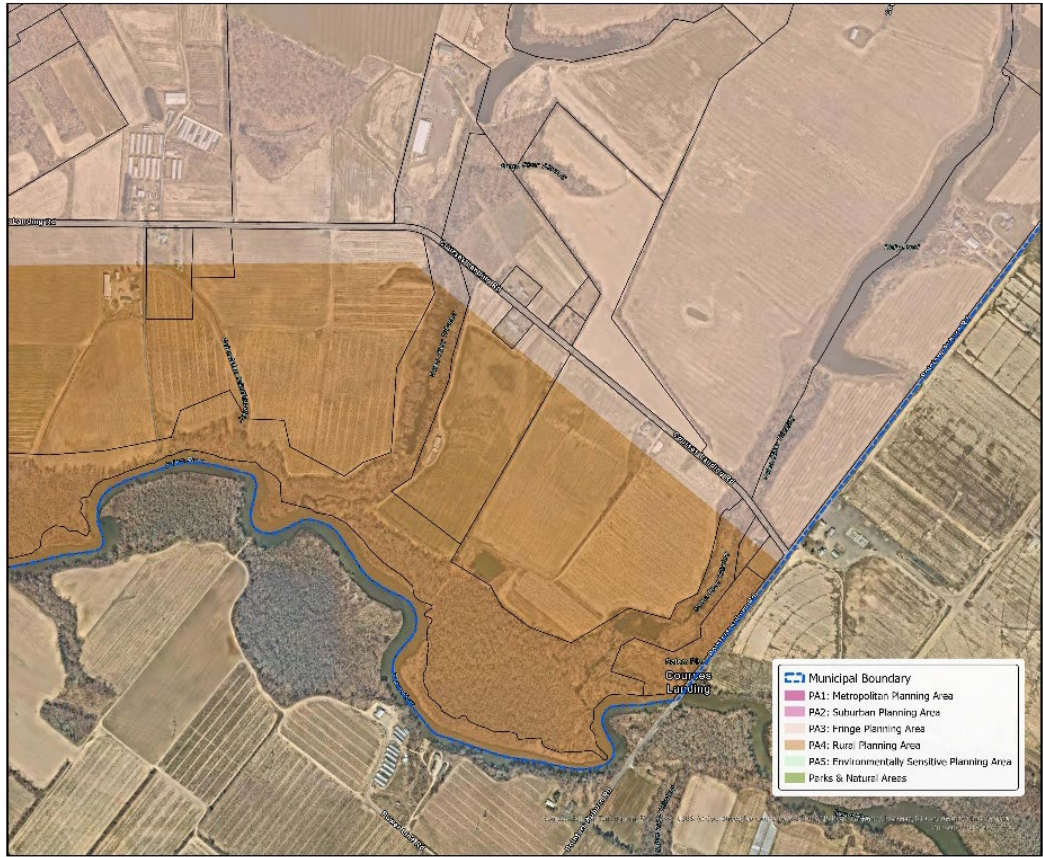
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PETITIONER PROPOSAL

Map 1: Current State Plan Policy Map

Map 2: Petitioner-Proposed State Plan Policy Map



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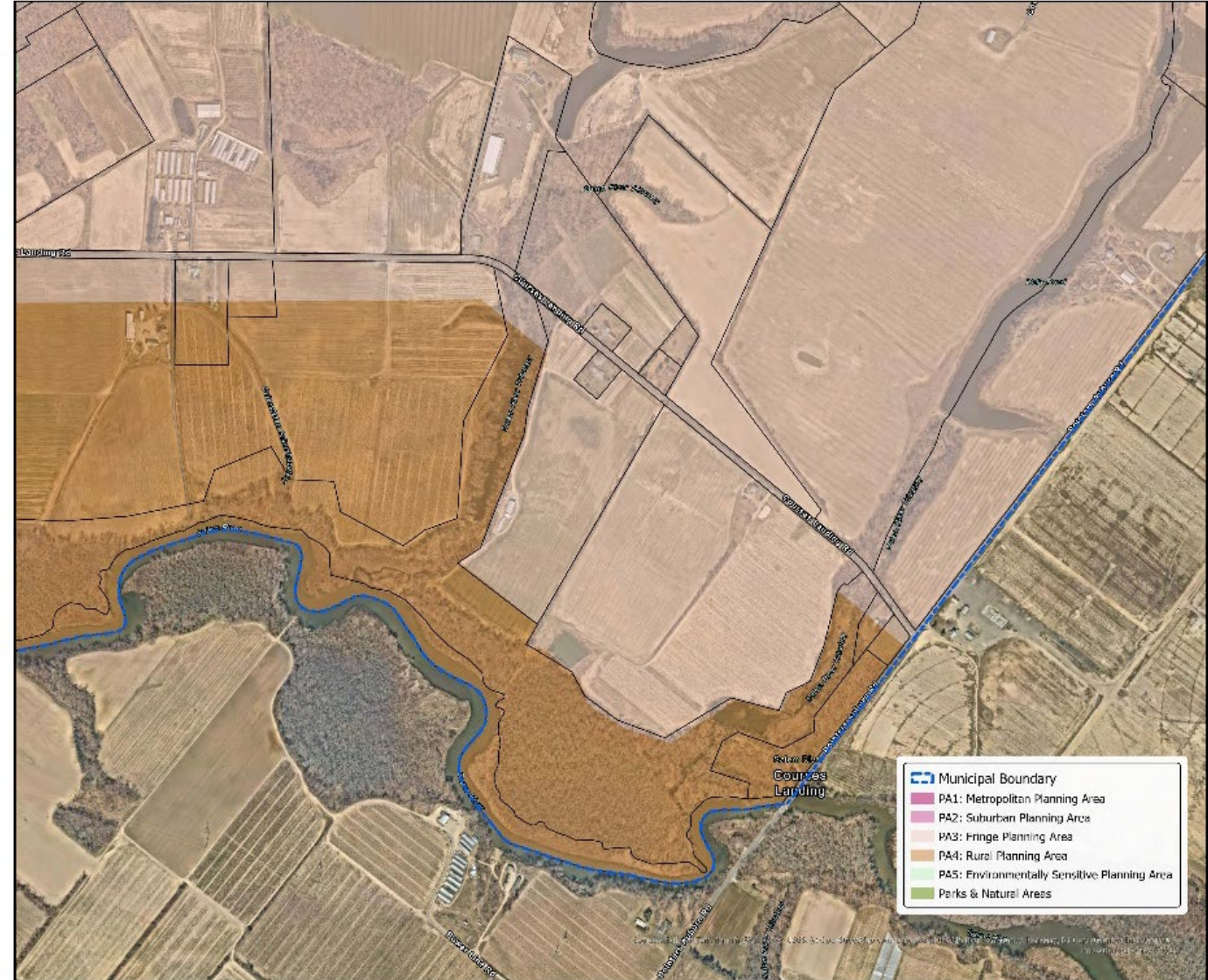
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PETITIONER PROPOSAL

- Private petitioner is requesting a 75-acre change such that all of the parcels are in PA-3
- Goal is to support a warehousing development as part of an emerging logistics district in Carneys Point
 - Supported by Township's vision statement

Map 2: Petitioner-Proposed State Plan Policy Map



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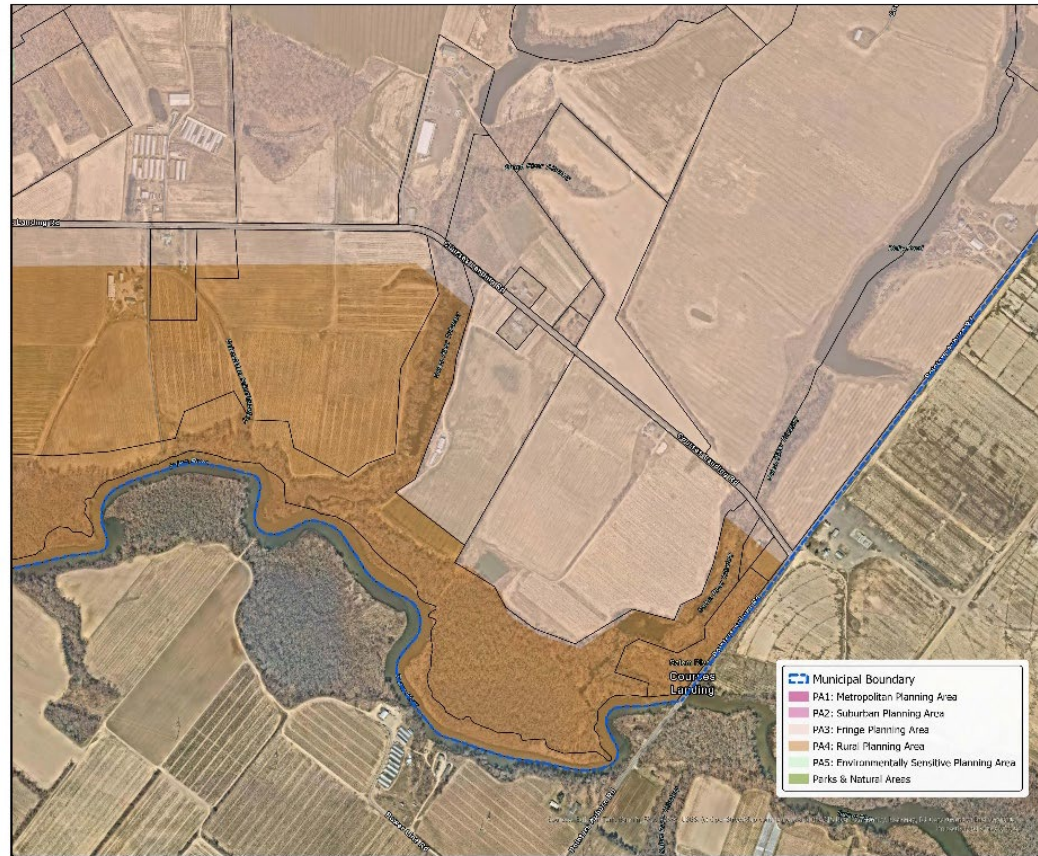
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COMMENTS

- **Carneys Point Township**
 - Adopted a resolution in support of the petitioner's request
- **Salem County Planning Department**
 - Did not take a position
 - Concerns regarding protecting the Salem River and its tributaries
 - Concerns about the preserved farmland to the west of the property
 - Noted that the current zoning is agricultural, which does not provide for the intensity of warehousing
- **NJ DEP**
 - Staff expressed concerns about wetlands adjacent to the Salem River and its tributaries, as well as tidal flooding in the southern portion of the parcels
- **NJ SADC**
 - Did not object to the petition
 - Parcels have been excluded from the ADA since 2008
 - Parcels are almost entirely in the SSA
 - Adjacent to approved redevelopment areas
 - Parcels are physically separated from all adjacent farmland

STAFF PROPOSAL

Map 2: Petitioner-Proposed State Plan Policy Map

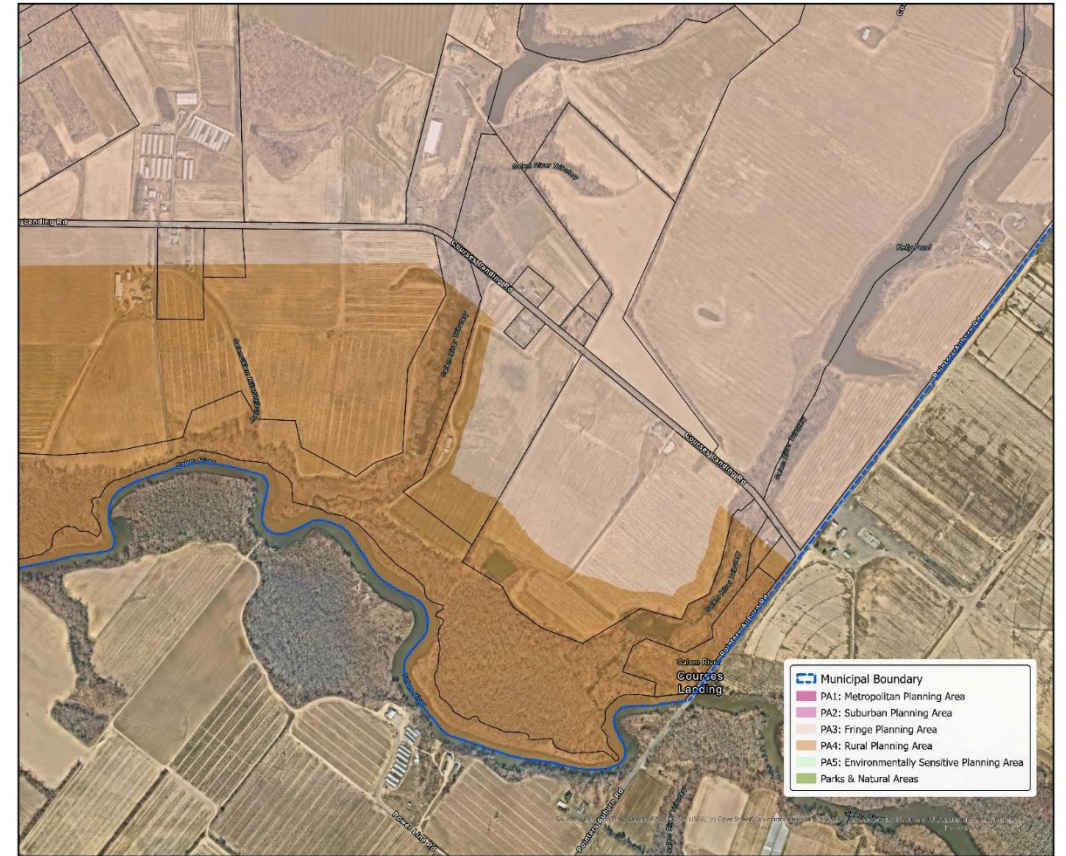


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MAP 3: OPA-Proposed State Plan Policy Map



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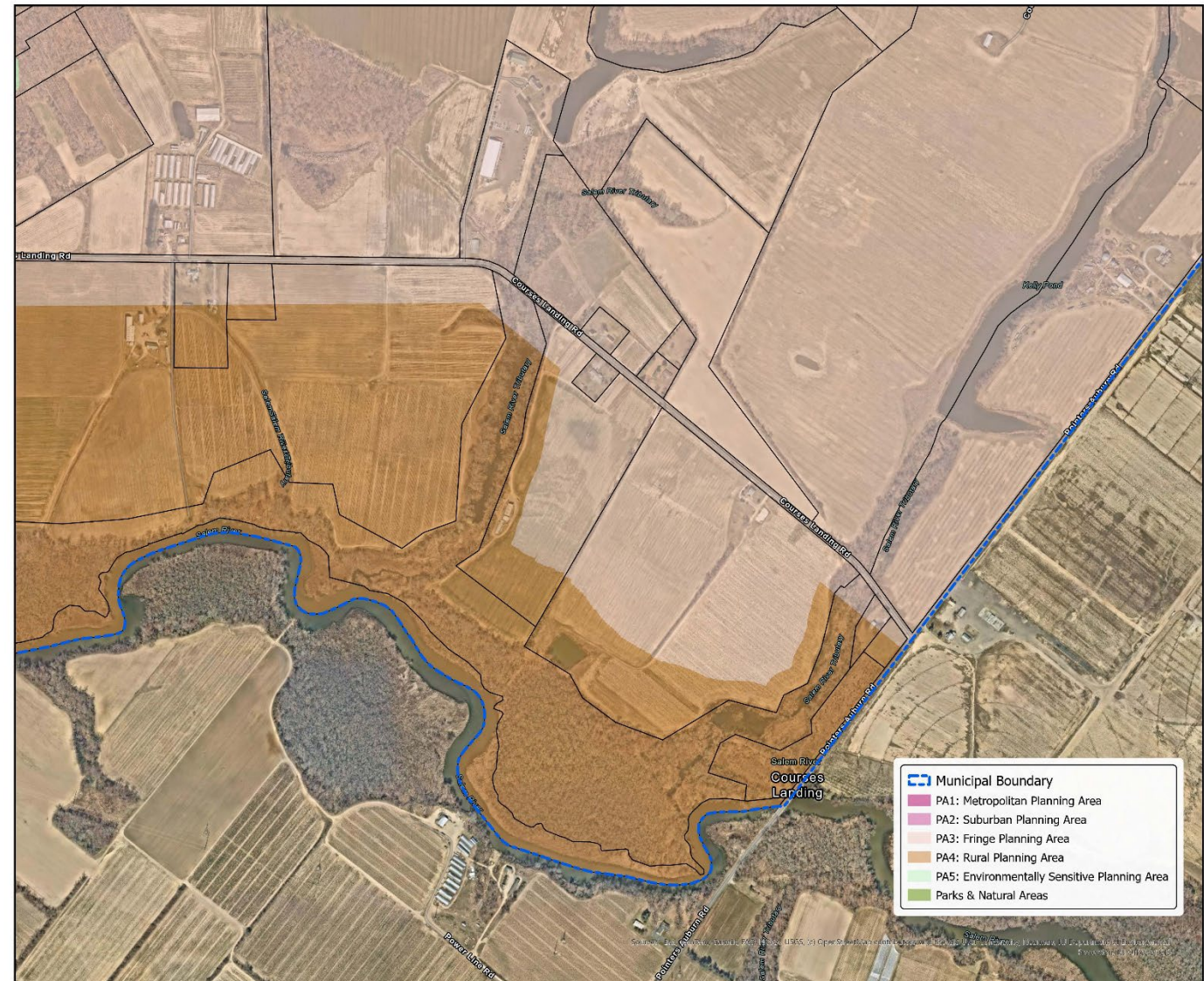
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STAFF PROPOSAL

- OPA finds that the initial petition is not consistent with the SDRP
- OPA recommends there be a **29-acre decrease in the size of the requested map amendment**
 - Ensures that wetlands areas and areas which are affected by tidal flooding concerns remain in PA-4
 - The remainder of the area in the Petition would then be amended to PA-3
- Ensuring warehousing facilities and Sewer Service Areas are in the Fringe rather than the Rural Planning Area would increase overall consistency with the State Plan

MAP 3: OPA-Proposed State Plan Policy Map



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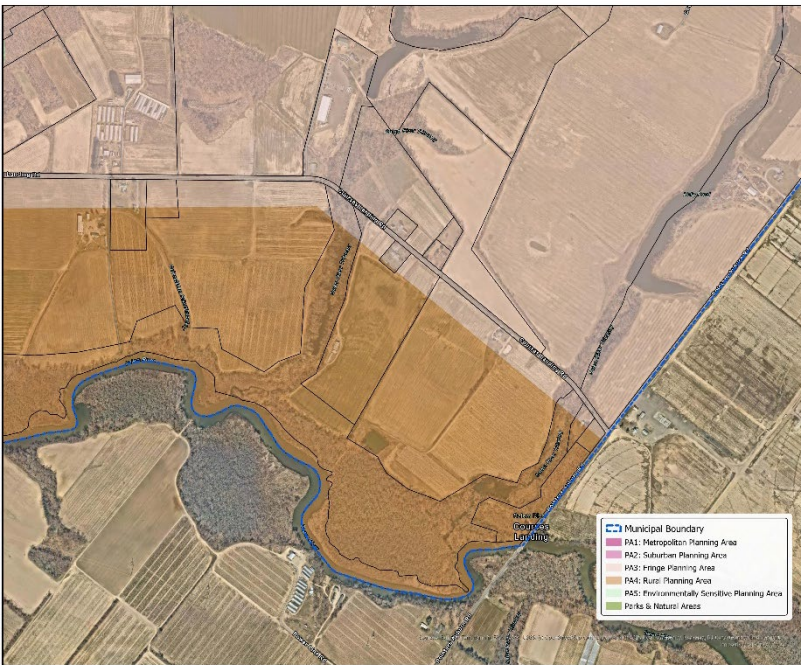
RECOMMENDATION

Based on the materials received, OPA finds that the originally proposed amendment to the State Plan Policy Map from dgROBERTS Planning & Design is not consistent with the State Plan as initially described.

However, staff recommends moving the smaller, OPA-proposed amendment forward to the State Planning Commission for approval and adoption.

REFERENCE MAPS

Current State Plan Policy Map

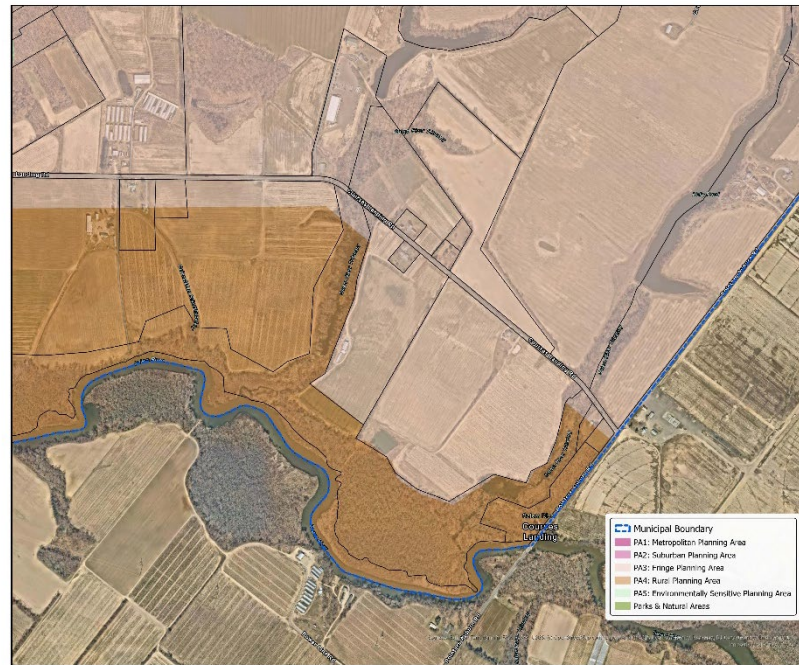


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Petitioner-Proposed State Plan Policy Map

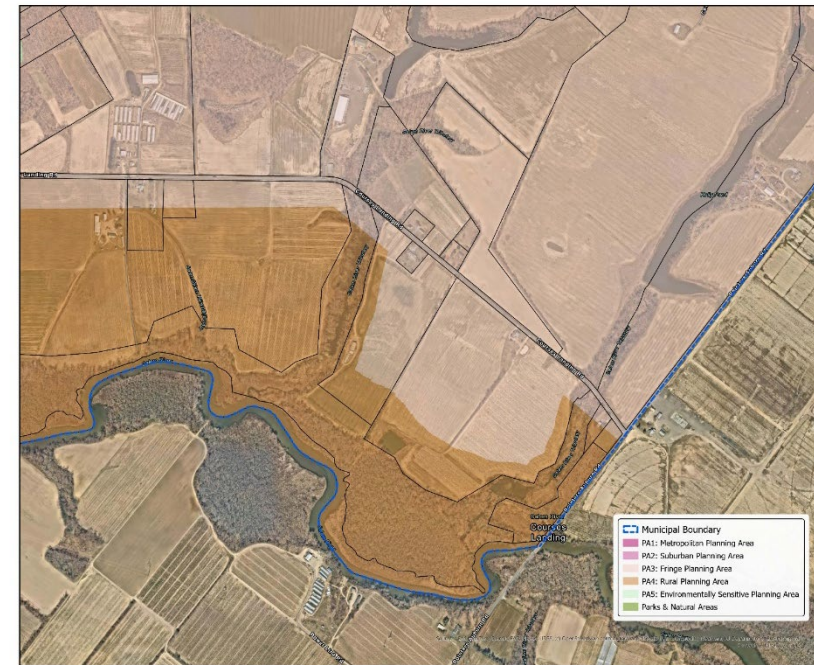


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OPA-Proposed State Plan Policy Map



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