



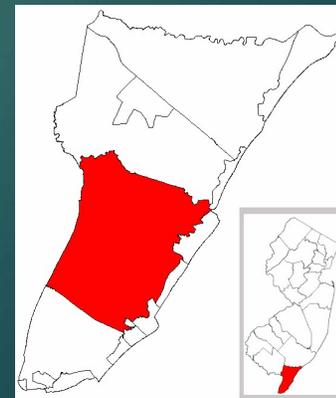
Plan Endorsement Recommendation

Presented to the
State Planning Commission (SPC)



By Meghan Wren, AICP, CFM
NJ Office of Planning Advocacy

May 3, 2023



Middle township, Cape May County, NJ

County Subdivision in: [Cape May County, NJ, New Jersey, United States](#)

20,423

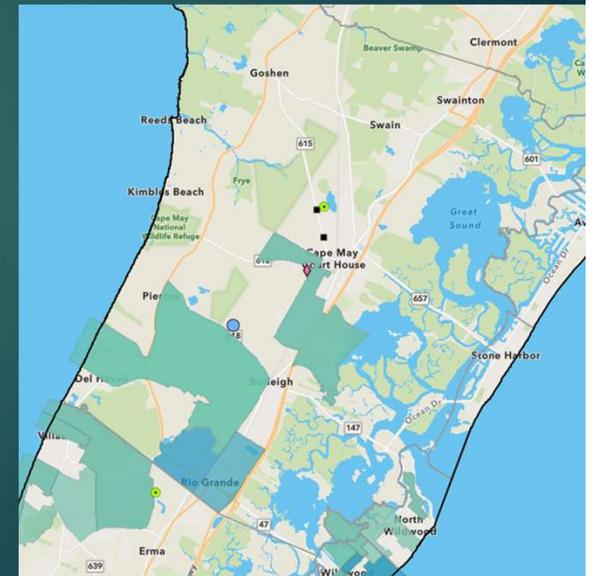
Population

70.2 square miles

290.8 people per square mile

Census data: ACS 2021 5-year unless noted

- Incorporated in 1798 (settled by Europeans in pursuit of whales)
- 8th largest (land mass) community in NJ
- Seasonal population exceeds 60,000 in summer
- Over 4,000 camping sites
- 100% in CAFRA except 240 acres on Lower Twp border at the naval air station.
- About 10,200 acres of the northern section are within the Pinelands National Reserve
- Includes Whitesboro – planned African American Community
- SVI in CMCH .8416 (highest); Rio Grande .7448 (high)



Slide 2

WM1

Wren, Meghan, 2/13/2023

Households

8,585

Number of households

Cape May County: 41,971

New Jersey: 3,397,156

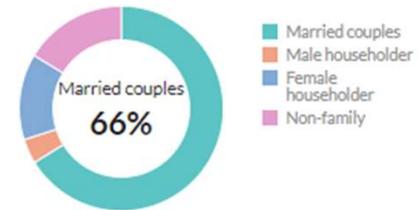
2.3

Persons per household

a little higher than the figure in Cape May County: 2.2

about 90 percent of the figure in New Jersey: 2.7

Population by household type



[Show data](#) / [Embed](#)

Units & Occupancy

10,496

Number of housing units

Cape May County: 99,567

New Jersey: 3,738,342

Occupied vs. Vacant



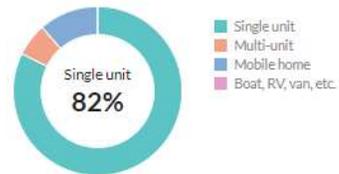
[Show data](#) / [Embed](#)

Ownership of occupied units



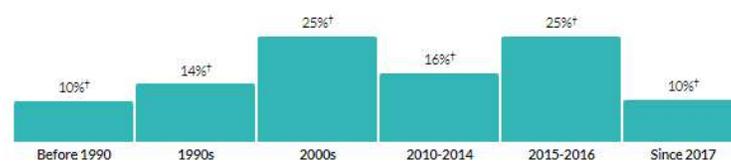
[Show data](#) / [Embed](#)

Types of structure



[Show data](#) / [Embed](#)

Year moved in, by percentage of population



[Show data](#) / [Embed](#)

Value

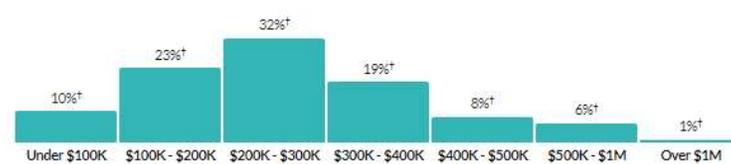
\$252,400

Median value of owner-occupied housing units

about 80 percent of the amount in Cape May County: \$318,600

about two-thirds of the amount in New Jersey: \$355,700

Value of owner-occupied housing units



[Show data](#) / [Embed](#)

Census Income Data

Income

\$39,192

Per capita income

about 90 percent of the amount in Cape May County: \$45,689

about 80 percent of the amount in New Jersey: \$46,691

\$78,395

Median household income

a little higher than the amount in Cape May County: \$76,237

about 90 percent of the amount in New Jersey: \$89,703

Household income



[Show data / Embed](#)

Poverty

8%

Persons below poverty line

about 90 percent of the rate in Cape May County: 9.3% †

about 80 percent of the rate in New Jersey: 9.8%

Children (Under 18)



■ Poverty
■ Non-poverty

[Show data / Embed](#)

Seniors (65 and over)



■ Poverty
■ Non-poverty

[Show data / Embed](#)

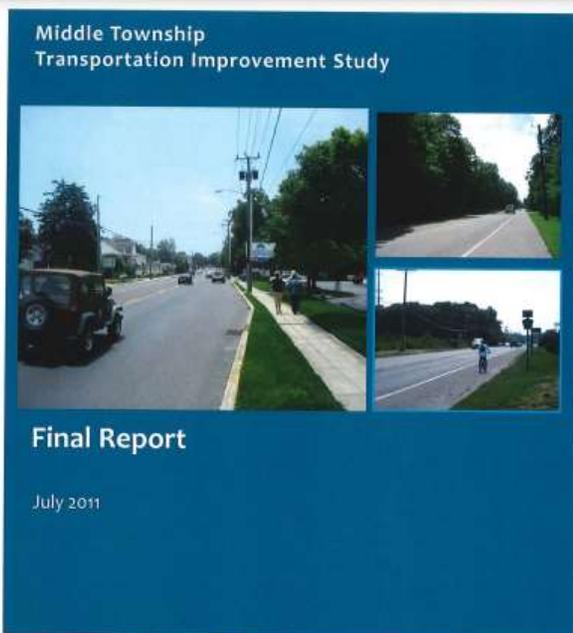
Parts of Middle are the highest SVI in NJ - .8-1

Population & Housing Trends

Population Totals			
Year	Middle Township	Cape May County	New Jersey
1990	14,771	98,089	7,730,188
2000	16,405	102,326	8,414,350
2010	18,911	97,265	8,791,894
2020	20,380	95,263	9,288,994
Population Change			
1990-2000	11.1%	7.6%	8.9%
2000-2010	15.3%	-4.9%	4.5%
2010-2020	7.8%	-2.1%	5.7%
1900-2020	37.9%	0.2%	20.1%

Housing Units	
Year	Units
1990	6,970
2000	7,510
2010	9,296
2021	10,496

Middle Township Planning & Plan Endorsement Chronology



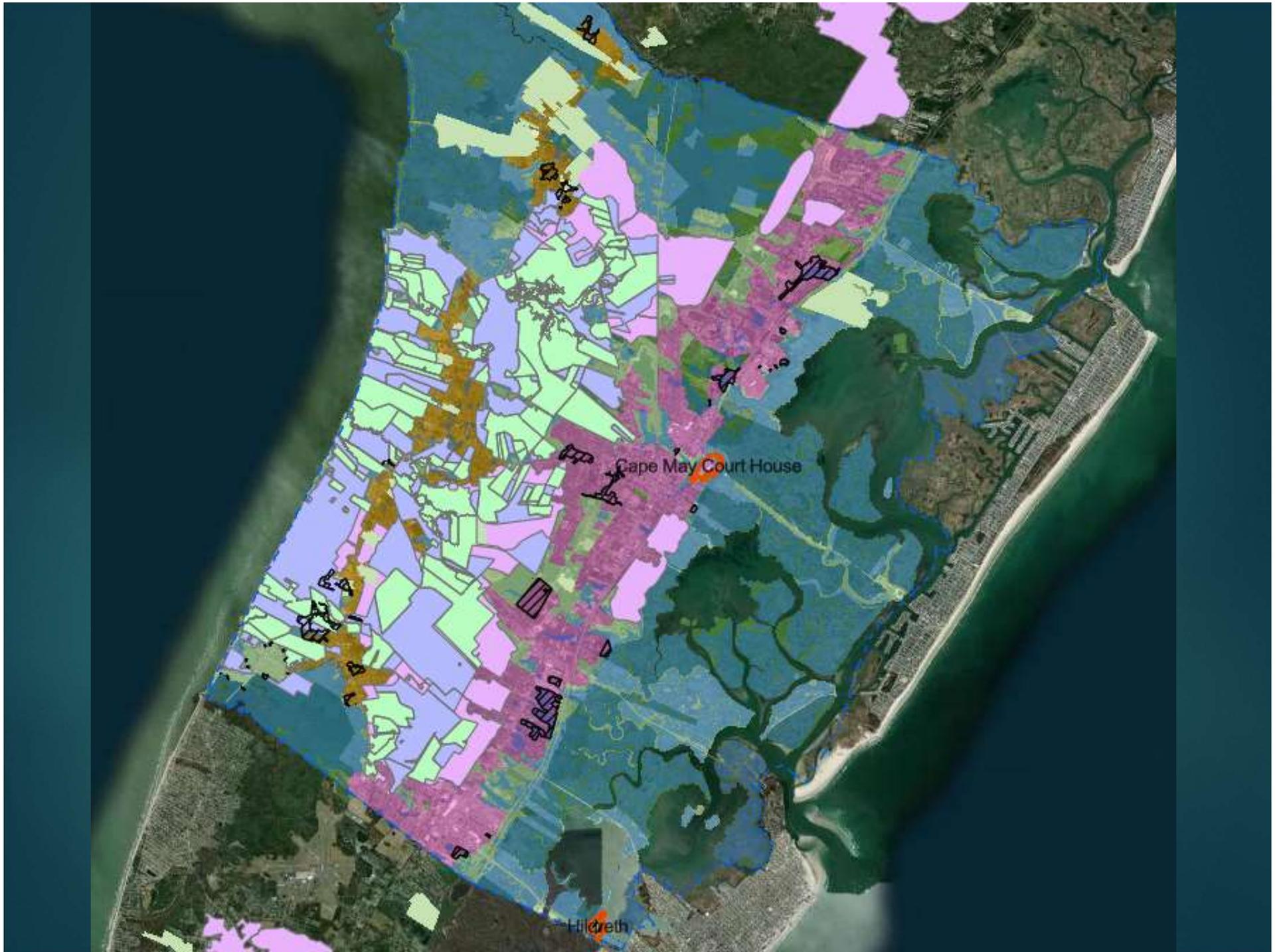
Prepared for:
Middle Township,
Cape May County



Prepared by:
Baker Michael Baker, Jr., Inc.

Funded by:
New Jersey Department of Transportation

Event(s)	Date	Notes
Historic Preservation Comm Authorized	1986	(by resolution)
Plan Endorsed/Centers Designated	9/28/2011	Actions/plans & zoning changes
Historic Preservation Plan	2003	
Master Plan - Elements include Land Use, Housing, Infrastructure, Community Facilities Plan, Recreation, Conservation, Economic Development, Historic Preservation	2003 (1991)	
Housing Element & Fair Share Plan	2008 (2005)	
Land Use Plan Update	2010	Part of original PE
Natural Resource Inventory	2010	Part of original PE
Renewable Energy Ordinance	2011	
Zoning Ordinance Update	2011	Part of original PE
Transportation Study	2011	Part of original PE
Env Assessment Req Ordinance	2011	
Tree Protection Ordinance	2011	
Zoning Map	2012	
Adopted Cape May Co Waste Water Management Plan	2013	
Comprehensive Recycling ordinance	2013 (2010)	
Bike path complete CMC Zoo to Lower Twp	2015	CMC Zoo to Dennis Twp next
SPC Approves map amendment per Biennial Report	2015	At proposed commercial Node.
Coastal Vulnerability Assessment/Getting to Resilience	2016	
Emergency Operations Plan	2017	
Flood Damage Protection Ordinance	2017 (2007)	
Sustainable Land Use Ordinance	2017	
Direct install agreement at Davies Recreation Center	2017	
Rio Grande & Burleigh tracts - Areas in Need of Redev	2018	Indian Trail and Railroad Ave
Recreation & Open Space Inventory	2020	
Municipal Public Access Plan	2020	Approved by DEP
Cape May County submitted revised WMP	2019, rev 2021	Under DEP review
Open Space and Recreation Plan Rexam	2021 (2008)	
Cape May County Comprehensive Plan	2021	
Cape May Co Hazard Mitigation Plan	2021	Approved Municipal Annex
Stormwater Ordinance Amended	March 2021	DEP compliant
Master Plan Reexamination	2021 (2010, 1996)	Public engagement/visioning
Mayor petitioned for PE	March 9, 2021	
Prepetition Meeting	April 27, 2021	
Appointed PE Advisory Committee	June 21, 2021	
Submitted MSA	Sept 2021	
PIC Recommendation	April 19, 2023	
SPC ADOPTION (Scheduled)	May 3, 2023	



Consistency with NJ State Plan

GOAL 1: Revitalize the State's Cities and Towns

The existing Centers and proposed Center adjustments support this goal by providing for infill development and opportunities for redevelopment and revitalization. Also, Rio Grande Community Partnership is a volunteer community collaboration working on quality of life issues for the center.



SPECIAL EVENTS REGISTRATION/ACTIVITIES

Special Events 2023

- May 19 - 21, 2023
- Drum Fish Tournament
- Application & Rules
- May 29, 2023
- Memorial Day Parade
- July 4, 2023
- Independence Day Celebrati
- July 11th through August 29 (Tuesdays)
- Summer Concert Series
- August 1, 2023
- National Night Out
- October 17, 2023
- Halloween House Decorating Contest
- October 25, 2023
- Halloween Parade
- October 28, 2023
- Olde Tyme Harvest Festival
- October 31, 2023
- Trick or Treat
- December 1, 2023
- Christmas Parade
- December 19, 2023
- Christmas House Decorating Contest

GOAL 2: Conserve the State's Natural Resources and Systems

Over 43 percent of the Township is public lands, covered by freshwater and tidal wetlands and large areas owned by State and Federal Agencies for the protection of threatened and endangered species and habitat. The Delaware Bay Division of the Cape May National Wildlife Refuge is in the Township along the Delaware Bay and contains wildlife habitats including salt marshes, forested uplands, forested wetlands, vernal pools, shrub/scrub vegetation and grasslands. Large concentrations of migrating shorebirds visit the Delaware Bay area each spring and it attracts large numbers of waterfowl, marsh birds, raptors, songbirds, reptiles, and amphibians. The Natural Resources Inventory prepared in 2010 identifies natural systems and supports protection of existing natural areas through appropriate development of vacant parcels and re-development of developed lands. The State Office of Planning Advocacy endorsement and the refinement of the Township's zoning and land use ordinances have enhanced the protection of natural resources.



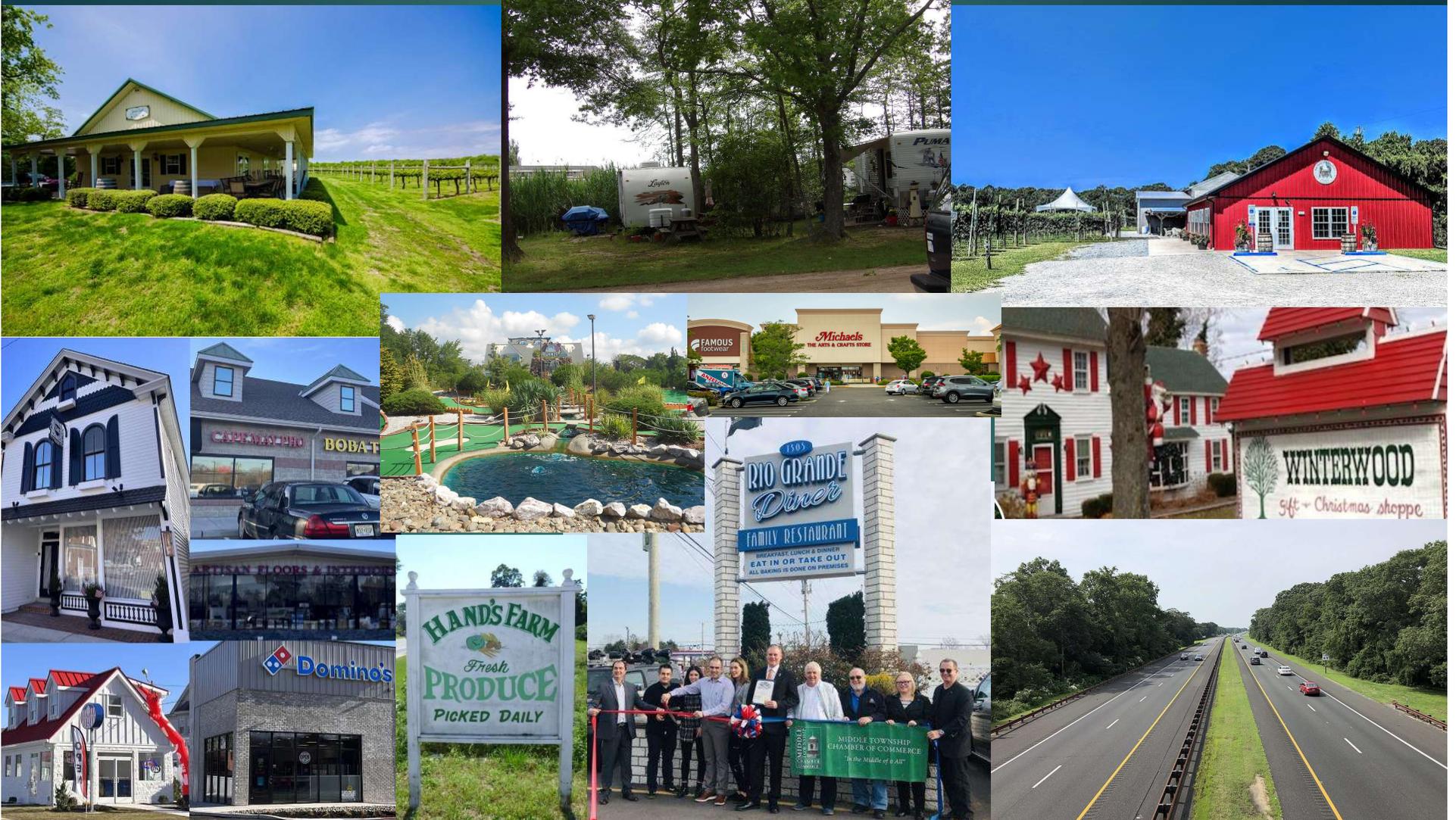
Middle Township
Cape May County, New Jersey
Open Space and Recreation Plan

April 2013



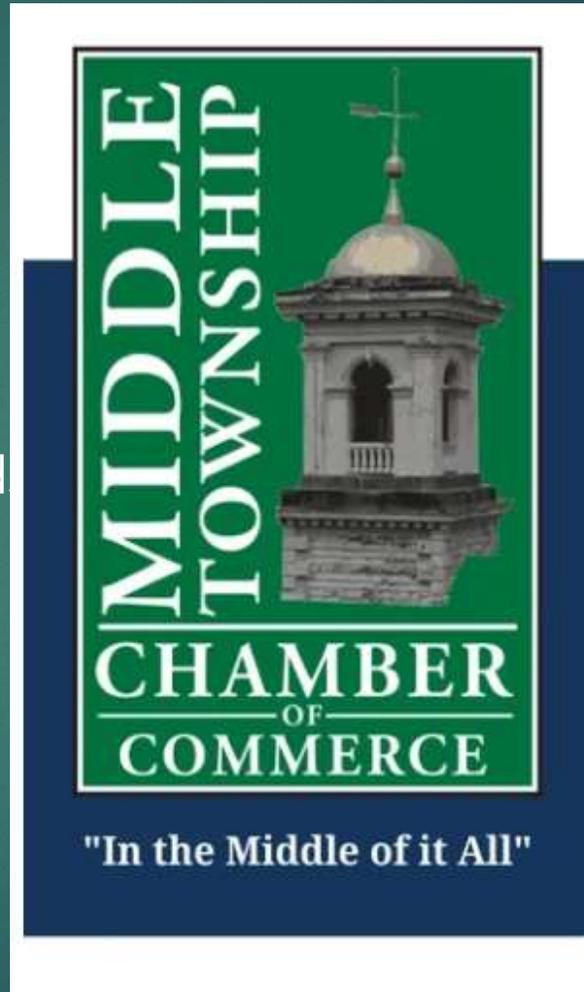
GOAL 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

The Township has been actively engaged in promoting appropriate balanced economic growth consistent with the carrying capacity of the land and available infrastructure. Most development is infill development concentrated in the existing Centers.



Commerce in Middle Township

- ▶ Rt 9 & Rt 47 (Delsea Dr) Corridor
- ▶ Campgrounds
- ▶ Wineries
- ▶ Local Small Businesses
- ▶ Shopping support to Island (Big box stores/groceries/chains)
- ▶ Bird watching/outdoor activities
- ▶ Bayshore Beach communities

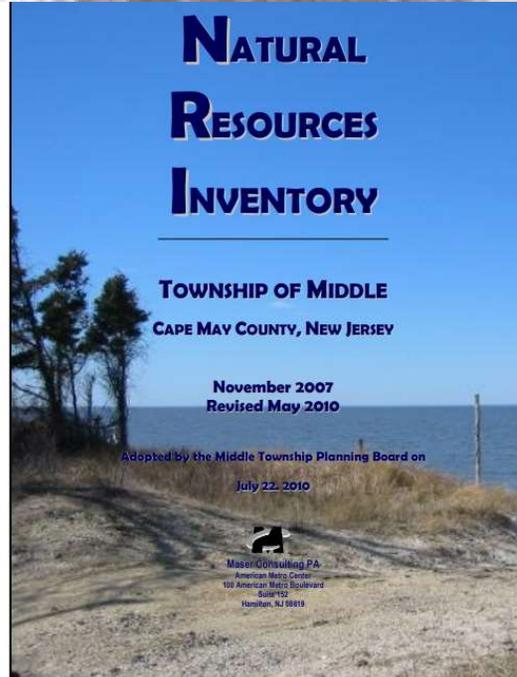


GOAL 4: Protect the Environment, Prevent and Clean Up Pollution

The Township developed an Environmental Assessment review process to ensure that all future development (including those developments not under CAFRA jurisdiction) will appropriately consider environmental resources. The environmental review process provides a stronger level of local regulation. The Township also has an active Green Team addressing issues related to protecting the environment, pollution prevention and clean up.



Memory Lane Tree Program



- Getting to Resilience Recommendation Report - August 2016
- Coastal Vulnerability Assessment - August 2016
- Coastal Vulnerability Assessment Maps - August 2016
- Resolution Establishing Green Team
- Town Hall Energy Audit Report
- Renewable Energy Systems Ordinance
- 2010 Master Plan Reexamination Report
- 2010 Master Plan Land Use Plan Update
- Streets Policy 2012
- Food Production Ordinance
- Environmental Commission Ordinance
- Natural Resources Inventory
- Hazard Mitigation Plan
- Clustering Ordinances
- Community Visioning
- Recycling Info
- Recycling Depot Info
- Shrink Wrap Flyer
- Shrink Wrap-MUA Info
- Transportation Study
- Community Forestry Management Plan
- Land Use Pledge
- Environmental Assessment Ordinance
- Healthy Lawns Flyer
- Gazette Article Nov. 22, 2011



GOAL 5: Provide Adequate Public Facilities and Services at a Reasonable Cost

The Township operates a senior center, library, recreation department, school system including a high school, sports complex, and a police department. CMCH is the county seat with many additional amenities. The Township supports the extension of public sewers and public water to accommodate development in the Centers and is committed to providing its residents with efficient services and quality programs while keeping its taxes as low as possible.

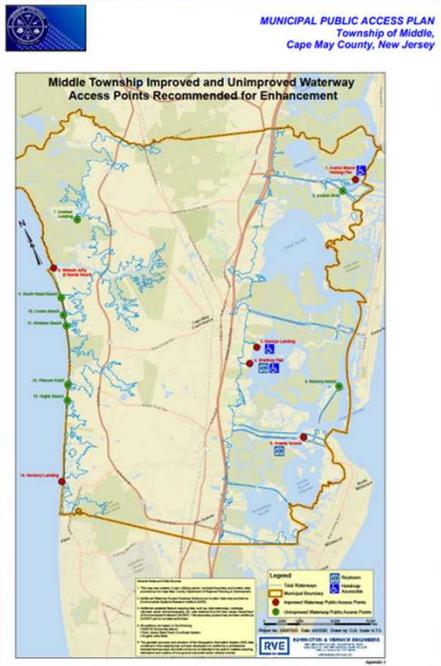


GOAL 6: Provide Adequate Housing at a Reasonable Cost

The Township has had ongoing dialogue with the Fair Share Housing Center since 2019 to address the municipality's obligation under New Jersey's Third Round Housing Formula. The Township reached a Settlement Agreement in January 2022 and is making a commitment to implementation.

**Ordinance changes introduced in Middle
as part of affordable housing settlement**





Recreational value

The goals and policies defined in the 2013 Open Space and Recreation Plan remain important for promoting responsible public recreation, preserving and enhancing historic and cultural resources, conserving land for wildlife, protecting water quality and open space lands, and ensuring the health and wellness of the community. A 2021 re-examination affirmed that the local, state, and federal regulations and programs in place serve to protect the existing open space areas for the future. The Township has consistently prioritized the funding of improvements to recreation facilities throughout the community. The public re-examination process led to the affirmation that open space must be protected based on the significant benefits provided to the community's present and future well-being, and that the Township's recreation program should be structured to provide a variety of activities, programs and facilities for all ages and interests.

Open Space & Recreation



MIDDLE TOWNSHIP'S EASTER SCRAMBLE
SATURDAY APRIL 1, 2023

*****NOW INSIDE!!!*****

GOSHEN SPORTS COMPLEX
626 GOSHEN ROAD
CAPE MAY COURT HOUSE, NJ 08210

EGGS STUFFED WITH CANDY!

*SPECIAL GUEST APPEARANCE FROM THE EASTER BUNNY!
*COLORING STATION
*MUSIC

PLEASE BRING YOUR OWN BASKET!

CATEGORIES AND TIMES

12:30
3 YEARS AND YOUNGER

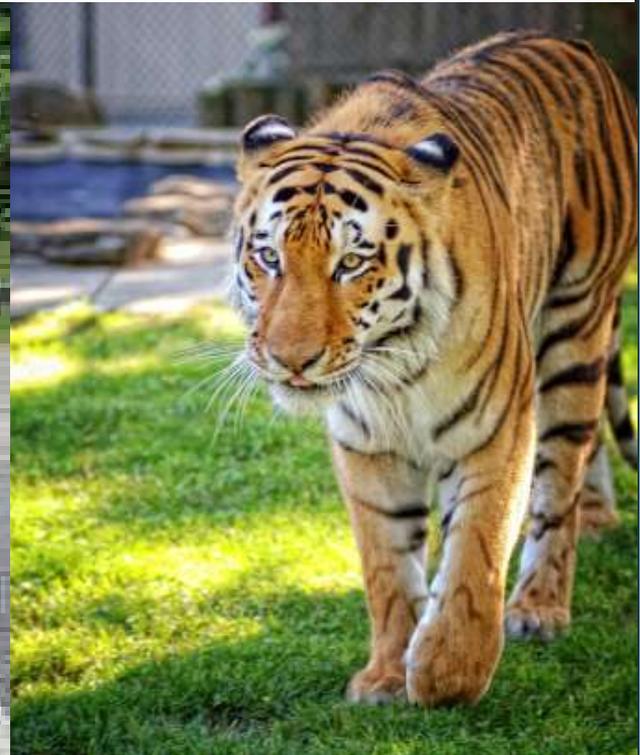
1:15
4-6 YEARS OLD

2:00
7-10 YEARS OLD
ADA

SPONSORED BY COASTAL LANDSCAPING

Table 42: Recreational Areas within Middle Township (NJDEP Green Acres 2006)

Block	Lot	Name	Acreage	Location
99.02	41, 42, 45.05	Cape May County Park	120	Route 9
77	6	Clarence Davies Sports Complex	55	626 Goshen Road
937	1-20, 22, 24-36, 38	Martin Luther King Center	3.6	207 West Main Street
1421	10.01	Rio Grande Park	2.6	North Railroad Avenue
0	0	Shellbay Waterfront Park	0.22	Shellbay Avenue
466.01	37.03	Fort Apache	81.6	Fulling Mill Road
0	0	Bidwells Jetty	0.5	Bidwells Creek
0	0	Goshen Mini Park	1	Route 47
0	0	Bike Path	3.5	Davies Sports Complex to County Park and 4H Grounds and to Church St.



History & Culture

BUY AND BUILD -At- WHITESBORO, NEW JERSEY

Suburb to Cape May and Wildwood

BEAUTIFUL HOME SITES

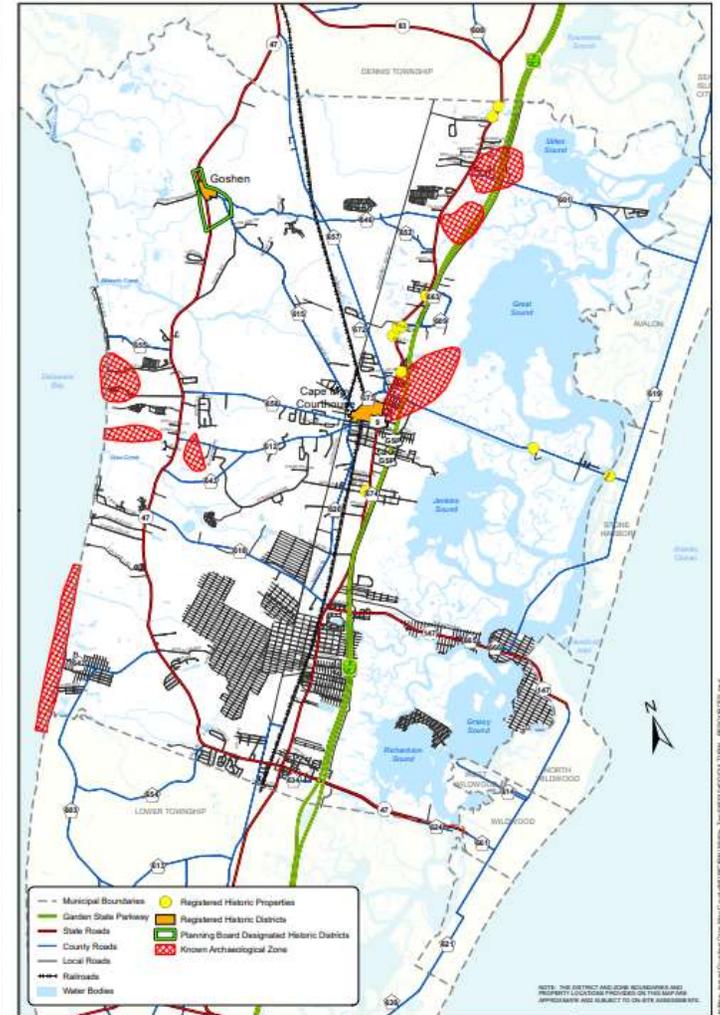
Lots \$250	-	-	\$10.00 down	-	-	\$5.00 per month
Lots \$225	-	-	\$ 8.00 down	-	-	\$4.00 per month
Lots \$149	-	-	\$ 5.00 down	-	-	\$2.00 per month

S. H. VICK,
Owner, Wilson, N. C.

A. G. BRONSTON,
Asst. Mgr., Phila.



The MUSEUM of Cape May County



CULTURAL RESOURCES
TOWNSHIP OF MIDDLE
CAPE MAY COUNTY NEW JERSEY

MASER
APRIL 2007



GOAL 8: ENSURE SOUND, INTEGRATED PLANNING AND IMPLEMENTATION OF STATEWIDE GOALS

The PIA adopted by the State Planning Commission in 2011 incorporated numerous transit and transportation improvements based on the 2011 Transportation Improvement Study. The Township has coordinated with the County and NJDOT to facilitate improvements recommended in the Study. Many of the initiatives have been completed or are ongoing. The new PIA recommends reevaluating this Study and working towards the implementation of the updated recommendations.

The Township also works closely to ensure consistency with these surrounding municipalities as well as the County and State on planning and zoning regulations and plans such as:

- State Development and Redevelopment plan
- County Solid Waste Management plan
- Participation in the county wide Hazard Mitigation Plan and Waste Water Management Plan as well as other county lead initiatives like the Comprehensive Plan, Bike plan, etc.
- Bayshore Heritage Byway Corridor Management Plan

RESILIENCY

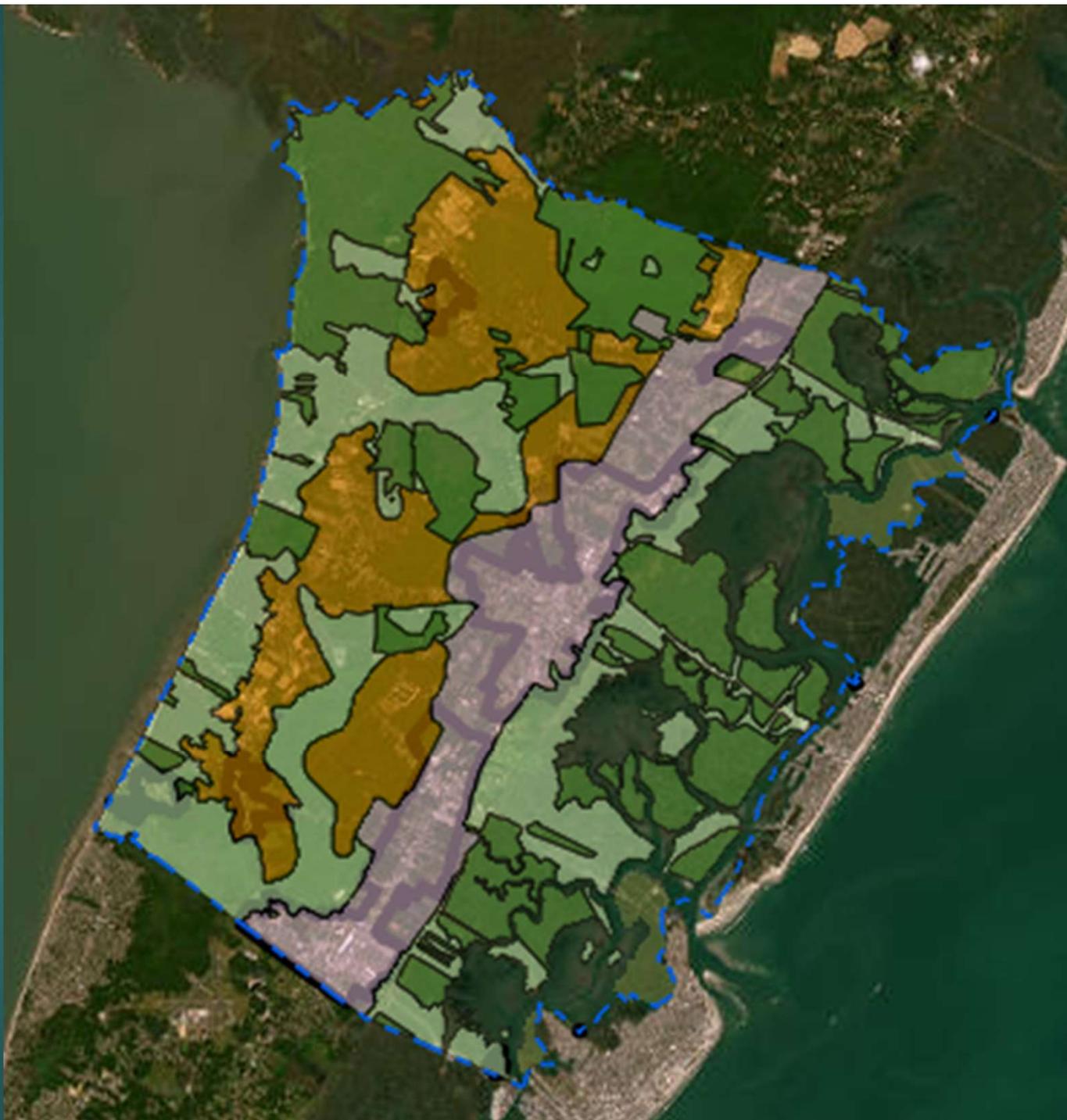
The Township participates in the Sustainable Jersey program and is a certified municipality. The Environmental Commission, which also serves as the Green Team, was re-established in 2011 and carries out the actions of the Sustainable Jersey program.

On August 17, 2017 The Township passed a Sustainable Land Use Pledge to make land use decisions with the intent of make Middle Township a sustainable community. The Township Public Works, Construction Official, Grants Coordinator, Emergency Management Officer and Business Administrator formed a committee to work with the New Jersey Department of Environmental Protection to identify vulnerabilities to coastal hazards based on existing tools developed by the NJ Coastal Management Program.

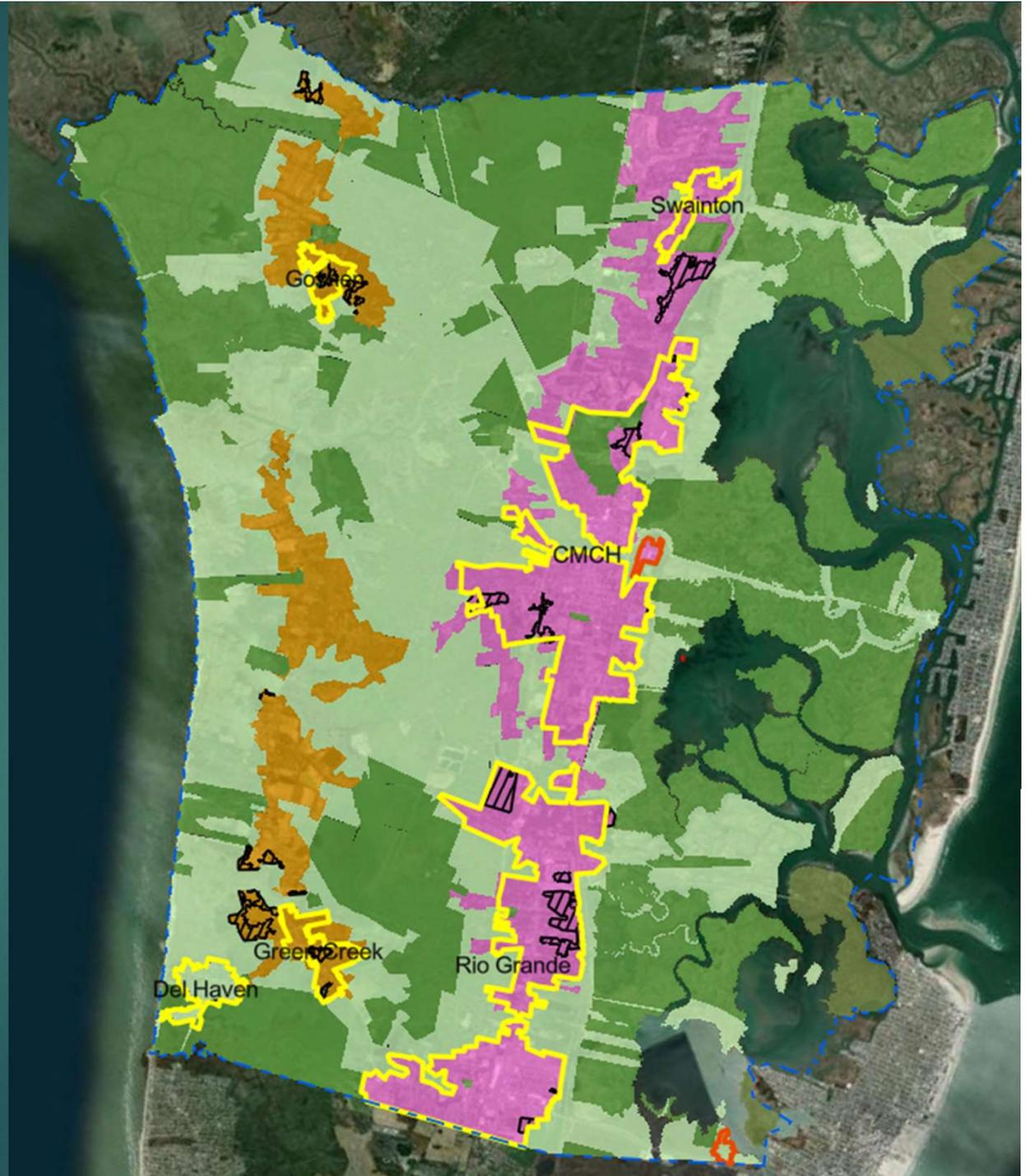
Middle Township's Jurisdictional Annex within the Cape May County Hazard Mitigation Plan Update prepared by Tetra Tech, Inc. was developed over the course of several months with input from many jurisdiction representatives. The mapping prepared by Tetra Tech based on this input, and existing Centers are overlain on the map.



'Existing Mapping'



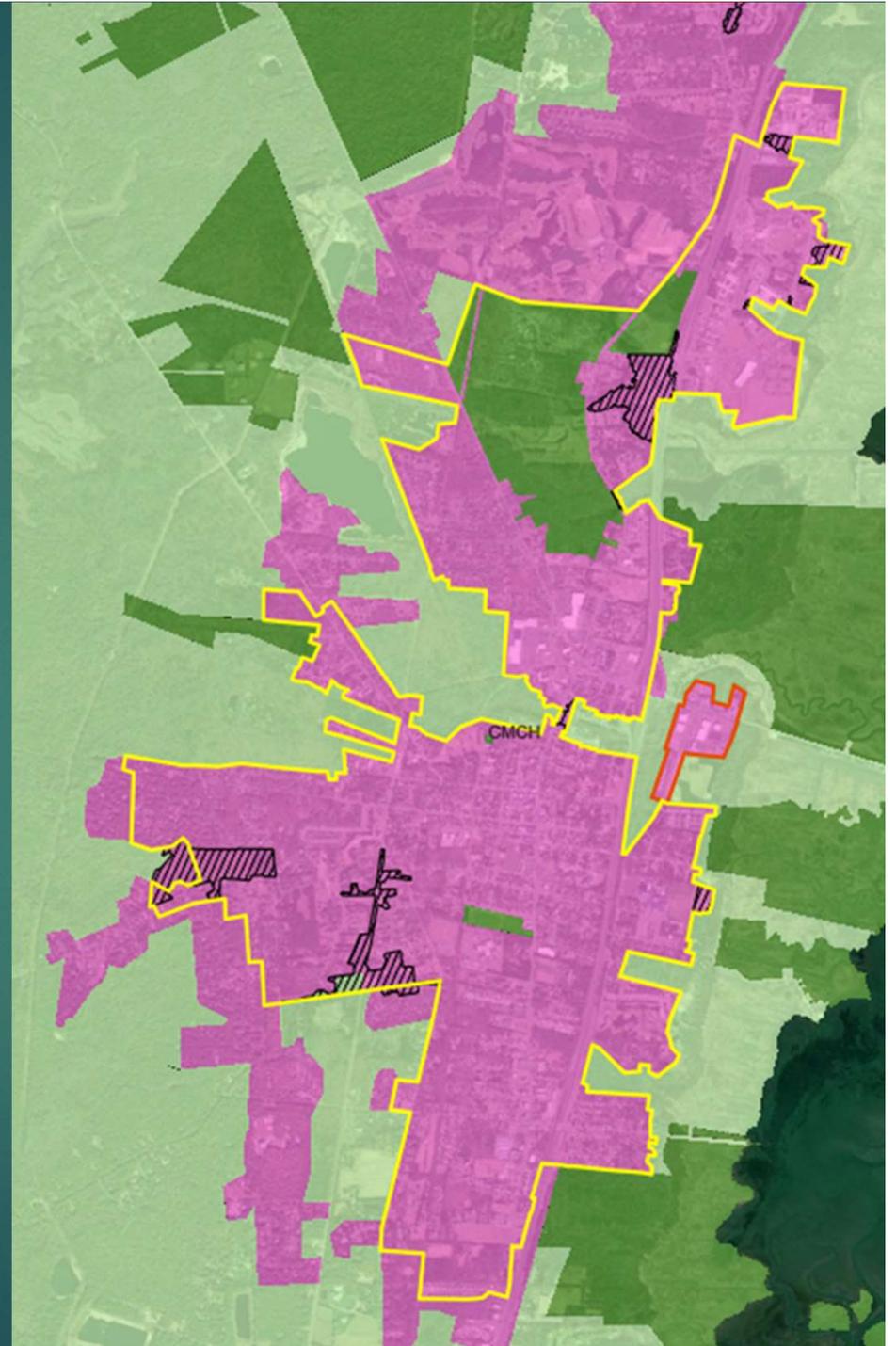
Proposed Mapping



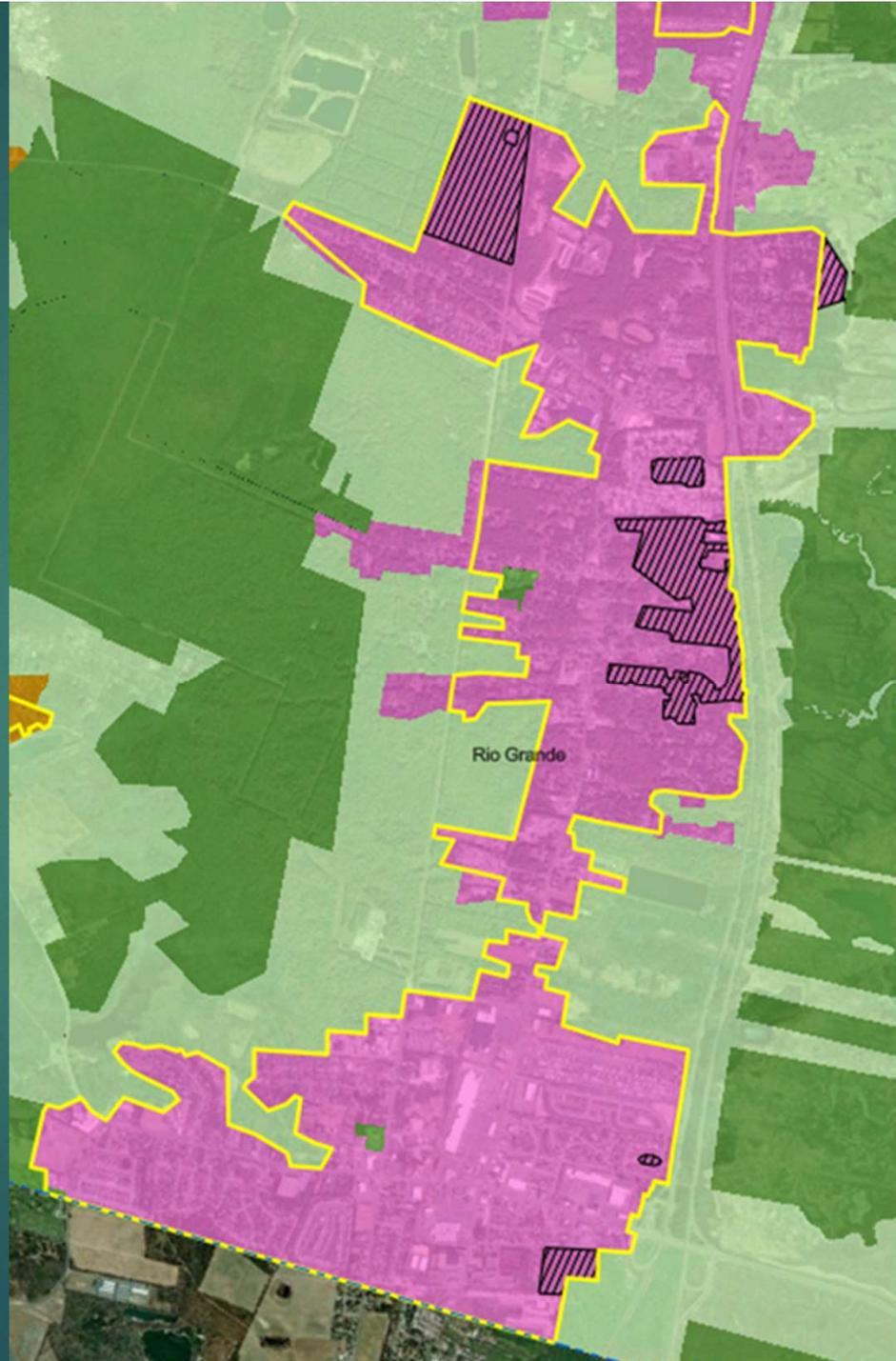
Planning Area/Center Acres:	Existing	Proposed	Net Change	% Change
Suburban Planning Area (PA2)	0.00	6,620.17	6,620.17	100%
Fringe Planning Area (PA3)	8,247.26	0.00	-8,247.26	-100%
Rural Planning Area (PA4)	9,837.22	2,965.64	-6,871.58	-70%
Environmentally Sensitive Planning Area (PA5)	13,084.84	18,416.99	5,332.15	41%
Env Sensitive Barrier Island (PA5B)	1,168.98	1,168.31	-0.67	0%
Open Space/Park (PA8)	13,912.28	17,079.48	3,167.20	23%
Regional Center	4,604.21	4,432.03	-172.18	-4%
Village Center	626.38	544.77	-81.61	-13%
Hamlet Center	142.28	119.98	-22.30	-16%
Node	0.00	61.90	61.90	100%
Critical Environmental Site (CES)	0.00	523.26	523.26	100%

Regional Centers – CMCH & Rio Grande

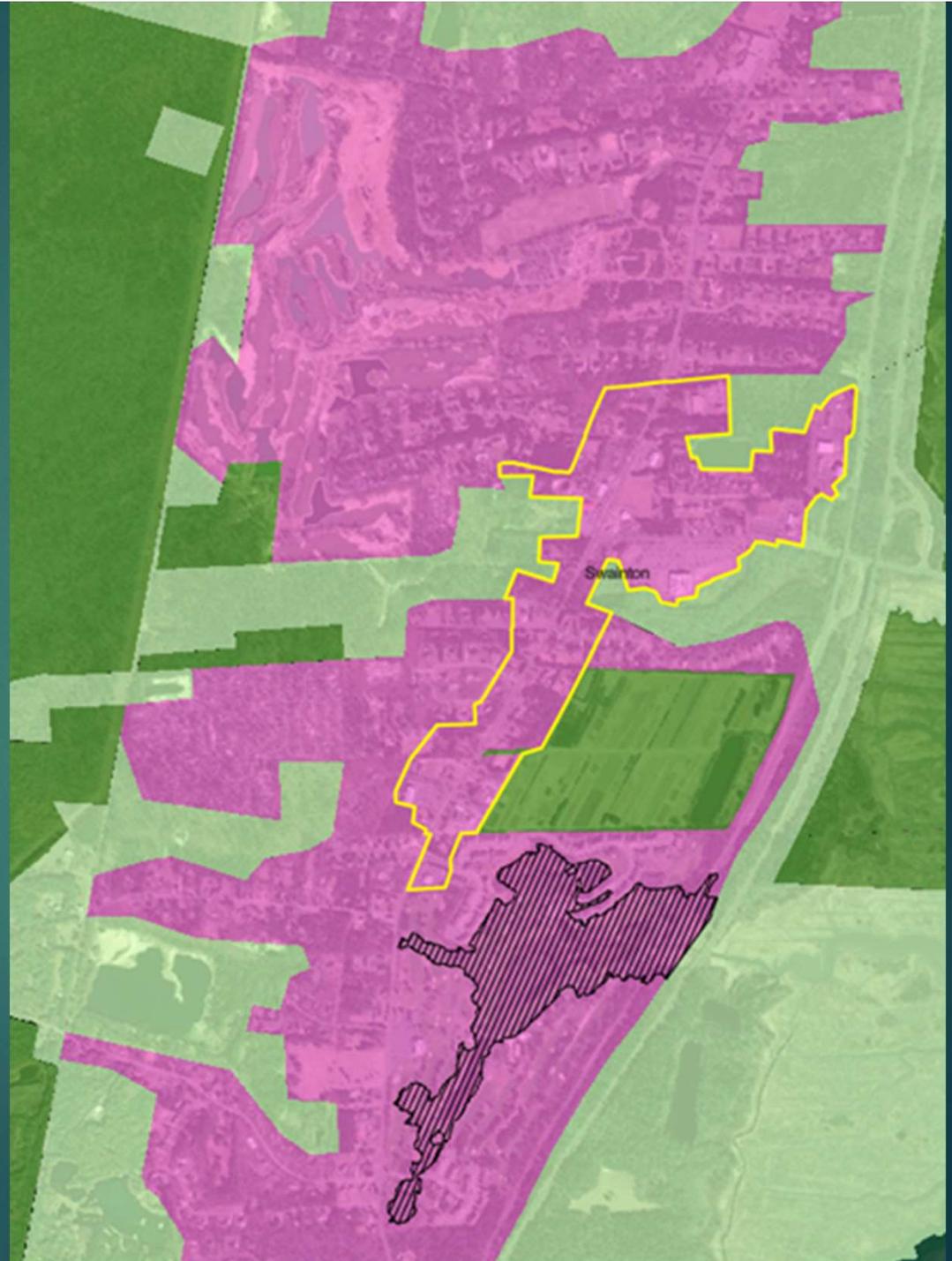
CMCH



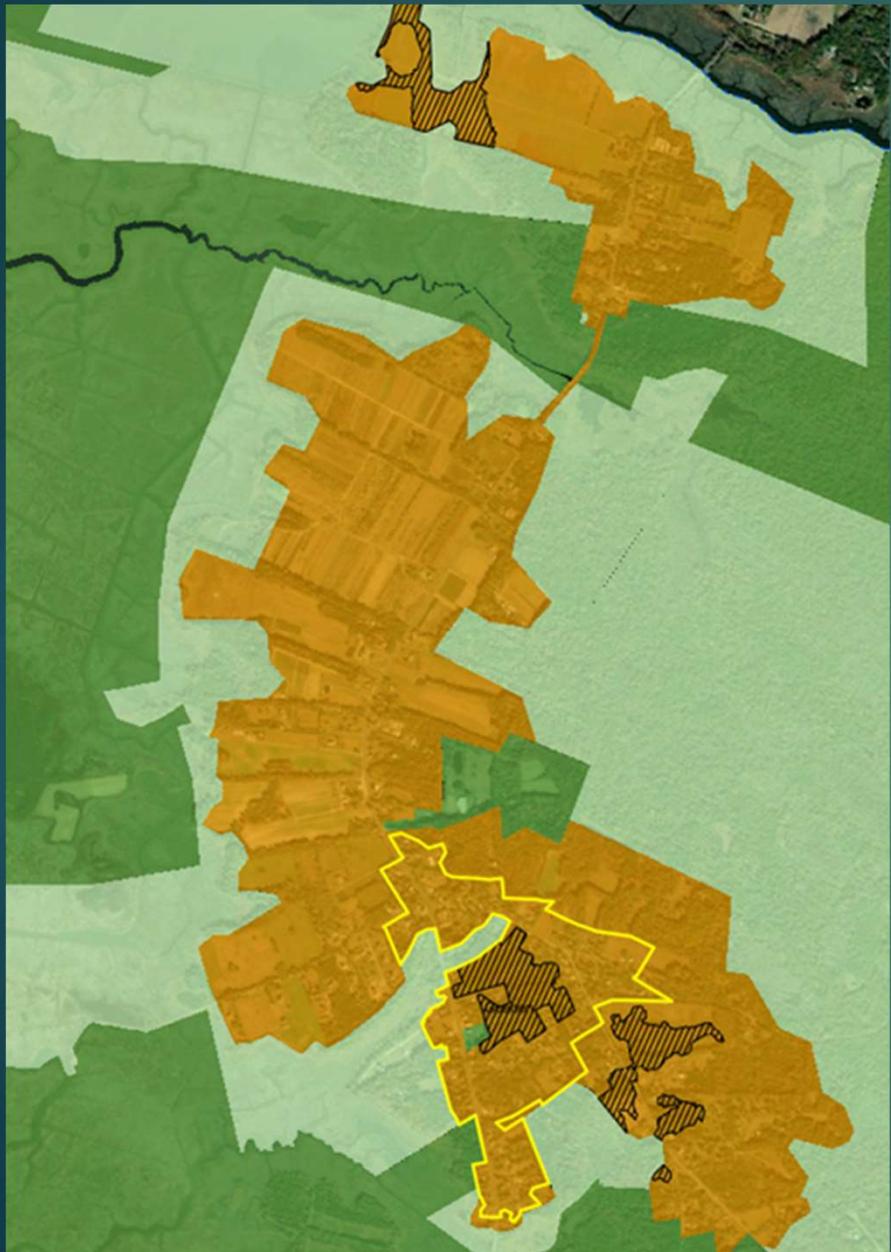
Rio Grande (Regional Center)



Swainton (Village)



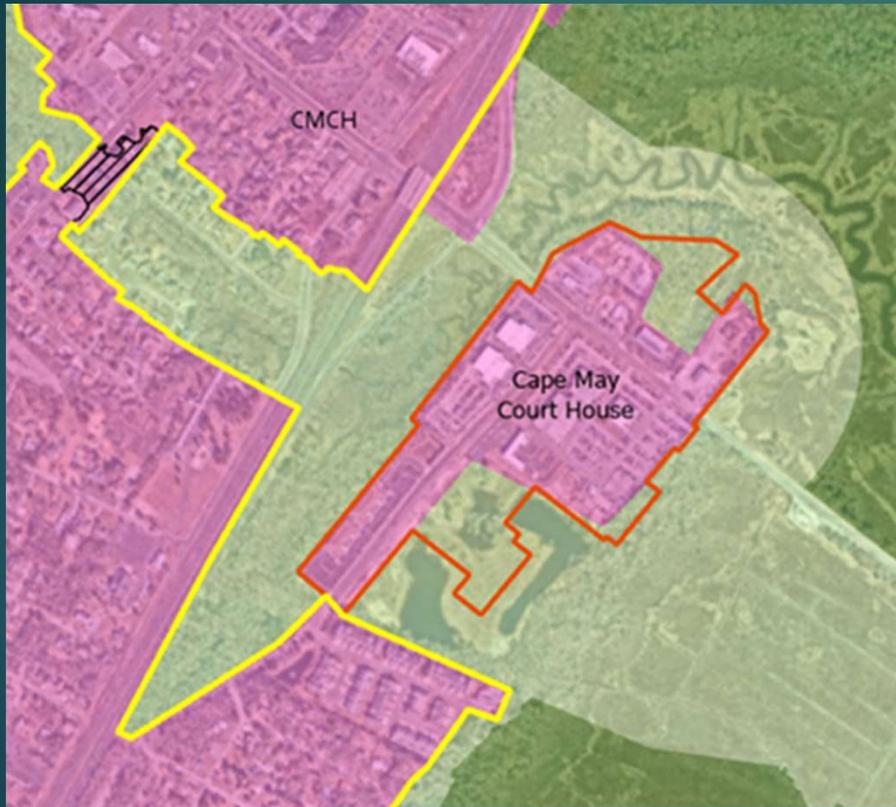
Rural Corridor along State Highway 47 (Delsea Dr) Including Goshen (Hamlet)



**Villages –
Green
Creek &
DelHaven**



Commercial Nodes – Burke/Kindle and Hildreth



PIA Adopted by Middle 4-17-23

PIA Middle FINAL 4-17-23							
#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of planning efforts, ordinance adoption and other accomplishments from the PIA.	Planning Board and governing body	OPA	1st Due May 3, 2024 (?); then May 3rd, 2025, 2027, 2029, 2031, 2033	First year = Annual Report then Biennial Reports for the next 8 years. (Include status on PIA actions, any land use ordinances and site plan applications/approvals).
A2	Administrative	*	After adoption, Middle shall submit to OPA any new or modified land use ordinance and/or planning document.	Planning Board and governing body	Technical assistance	Include in Biennial Report.	Include in reports planning, land use or relevant items beyond the PIA actions.
B1	Public Info & Community Engagement		Continue to support the Middle Township Green Team and enlist them to work on the PIA actions as appropriate.		Governing body, Green Team	ongoing	Middle has been Certified Bronze three times, most recently in 2022 and could hit Silver and maybe a Gold Star with this PIA.
B2	Public Info & Community Engagement		Many of the following actions would benefit from public engagement, education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed for short and long-term public engagement.	Governing body, Planning Board, Green Team, chamber(s), churches, schools, other local and regional organizations as partners/invitees.	OPA, DEP, local groups & regional NGOs/universities	Periodically thereafter to update/engage residents on progress on key issues.	Forum(s) should be designed with a well developed outreach element to ensure equitable inclusion and meaningful turn out and facilitated to maximize results.
C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRHVA) that meets the requirements of the MLUL per P.L.2021, c.6.	Planning Board, OEM, Green Team	DEP/SJ, NJ Adapt, OPA, DEP	Within 4 years	Gather Middle's HMP Annex and other relevant maps/documents, use NJ Adapt to compile vulnerability data for MLUL compliance. It needs to address climate impacts for temperature, precipitation, flooding, heat island, wildfire protection including vulnerability of public and private potable wells, utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. Findings from the CCRHVA should guide strategies/actions to increase resilience and reduce risk.
C2	Climate Resilience Planning	*	Review/update the Flood Damage Protection Ordinance with the current NJ Coastal Model Ordinance (revised 2022) at https://www.nj.gov/dep/floodcontrol/modelord.htm in order to be NFIP compliant.	Planning Board and governing Body	DEP	1-2 years contingent on DEP	Middle's Flood Loss ordinance is from 2017 and needs revision. NJDEP updated the model ordinance in 2022 to be compliant with NFIP.

C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for any Non-mitigated repetitive loss properties in the community.	Governing body	DEP, OEM, FEMA		Middle has 79 Repetitive loss properties and 14 Severe Repetitive Loss properties. 21 properties have been mitigated.(920 NFIP policies with \$9,372,842 in losses during participation). Per 2021 HMP Annex.
C4	Climate Resilience Planning		Consider participating in the CRS program and potentially address Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties and other vulnerabilities.	Governing body	DEP, OEM, FEMA, NJCC		Consider joining the NJ Coastal Coalition to gain assistance for CRS and potentially join the Multi-jurisdictional Public Participation and Information group (MJPP)
D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the community. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. May also consider approving incentives for using innovative roofing alternatives and materials.	Planning Board, governing body & Green Team	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support. (Middle has an active Green Team that could help with this and many other actions.) (See Downe Twp's green design ordinance.)
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board, governing body & Green Team	DEP, Sustainable NJ	1-3 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements.
D3	Land Use	*	The municipality 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 in areas of severe flooding. Placement of critical facilities and utilities in flood zones should be avoided whenever possible. Affordable housing should be sited to avoid flood zone and hazardous areas.	Planning Board	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA	Flood damage prevention ordinance was passed in 2017 and needs revision (see C3). NJDEP Updated the model ordinance in 2022 to be compliant with NFIP.
D4	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones.	Planning Board			

D5	Land Use		Review the 2021 Open Space & Recreation Plan (OSRP) for climate change considerations.	Work with County, neighboring communities, DEP, NGOs and OPA for planning/support.	County and Green Acres Funding as applicable.	1-2 years for plan 1-3 years after plan for first projects implementation.	Incorporate climate change considerations as needed into plan. Petitioner will work closely with Green Acres, local advisory committee, County, and property owners to negotiate the purchase of properties to be permanent open space. (ROSI) Be sure to maintain consistency with the county OSRP.
D6	Land Use	*	Add appropriate Flood Hazard and Critical Environment Site Overlay Zone(s) per the new mapping to Zoning Ordinance/Map where CESs occur.			Within 2-3 year of PE	The zoning ordinance shall be amended to include overlays that follow the CES (Critical Environmental Sites) map layer. In FEMA's 1% flood areas, vulnerable uses will be excluded (including no residential in commercial nodes) and relevant floodplain building restrictions enforced. In areas designated CES due to habitat (based on DEP's Environmentally Sensitive Areas of 25 contiguous acres - ESA25), a Habitat Suitability Determination that finds no adverse impact on key species shall be required in order to consider a site plan for approval.
D7	Land Use	*	Implement affordable housing/ spending plan based on Settlement Agreement.	Governing body, planning board	DCA, Fair Shair	1-3 years	
D8	Land Use		Develop a Vacant Land Inventory and identify any unoccupied structures that would lend themselves to affordable housing.	Planning Board, governing body & Green Team			
D9	Land Use	*	Reconcile and update Area in Need of Redevelopment and Area in Need of Rehabilitation Data	Planning Board	DCA, OPA	Reconcile after PE and update ongoing	Ensure that data is maintained and accurate
E1	Energy	*	Public EV charging infrastructure feasibility and supporting ordinances	Governing body & Green Team	DCA, BPU, DEP, SJ possible \$\$	1-2 years	It looks like Middle still needs to adopt the required EV ordinance. Sustainable Jersey points and support.

E2	Energy		Make your town EV Friendly (choose 3) *update zoning ordinances to require pre-wiring for EV chargers for a redevelopment plan or for a specific zone(1-2 yrs); *Adopt a PEV ordinance to include regulation/design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs); * Training for local officials and require local first responders to participate in PE and EVSE education (1-2 yrs); *Incentivize EV ready - by reduce or waive permit fees and recognize businesses/entities that do it (2-3 yrs); *Commitment from 3 or more places for workplace or multi-family chargers (2-5 yrs).	Governing body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Must meet the PE required 3 items in this action. Sustainable Jersey points and support.
E3	Energy	*	Develop a community GHG Reduction Action Plan, including GHG reduction targets. GHG reduction actions should be incorporated into land use element of master plan. 1) Conduct Local Government Energy Audit (LGEA) 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 - use NJ's 2020 GHG emissions reduction target as a goal	Planning Board, governing body & Green Team	Bd of Public Utilities (BPU) Clean Energy Program	3 years with phasing	The regional MPO prepared a greenhouse gas (GHG) inventory. This inventory provides county and municipal-level GHG emissions information for various major community sectors/activities (e.g., residential, transportation, waste generation). Middle can acquire its local inventory data and use it as a baseline Sustainable Jersey points and support BPU provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit)
E4	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Planning Board, governing body & Green Team		2-3 years	https://www.sustainablejersey.com/actions/#open/action/482
E5	Energy	*	Greening the municipal fleet: * Fleet Inventory and target for green fleet conversion.	Governing body & Green Team	BPU, DEP, SJ possible \$\$	w/in 3 years	Sustainable Jersey points and support
E6	Energy	*	Renewable Energy Generation: *Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy Aggregation	Governing body & Green Team	BPU, DEP, SJ possible \$\$	1-3 within 6 years	Sustainable Jersey points and support
E7	Energy	*	Implement energy efficiency Measure for facilities	Planning Board, governing body & Green Team		1-4 yrs	Sustainable Jersey points and support
E8	Energy		Greening the municipal fleet: * Trip optimization software * Proper vehicle maintenance * Driver training *purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing body & Green Team	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support

F1	Conservation		NJUFCP accreditation, a Tree Protection Ordinance and/or Tree Risk Assessment Plan.	Planning Board, governing body & Green Team	DEP; Sustainable Jersey	2-3 years	Middle has and should maintain.
F3	Conservation	*	Adopt a Water Conservation Ordinance that is mutually agreeable to the municipality and DEP	Governing body & Green Team	DEP, OPA, SJ	2-3 years	Sample ordinance provided.
F4	Conservation	*	Review existing plans and enhance Conservation/Habitat Conservation element and or a section in the OSRP Plan (see Action #D5, above) addressing conservation and habitat protection measures. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity.	Governing body & Open Space Preservation Committee, Planning Board, Green Team	DEP technical assistance and funding	Possibly in conjunction with OSRP and ERI. Complete in 1-4 years	NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm Be sure to incorporate climate change considerations and identify the CESs in relevant maps.
F5	Conservation	*	Update the Environmental Resource Inventory ERI, especially climate change observations and concerns. DEP can assist with identifying what to include.	Planning board, Governing body & Green Team	DEP, ANJEC, SJ, Geoweb, NJ Adapt	3-5 years After CCRHVA	ERI should include climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites in Middle 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, governing body & Green Team	Data miner	1-4 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. Middle should follow the mapping and inventory provided by the NJDEP.
F7	Conservation	*	Adopt a Stream Corridor/Riparian Zone Ordinance	Governing Body		1-2 years	Sample provided
G1	Transportation & Circulation	*	Adopt a Complete & Green Streets Policy and Implementation Plan into the Circulation Element of the Master Plan.	Planning Board, governing body & Green Team	NJDOT, SJ	2-4 years	Model ordinances to be provided. Minor edits are acceptable.
G2	Transportation & Circulation	*	Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, and improvements to transit and circulation with continued growth in the community. Encourage non-vehicular transportation.	Planning Board	NJDOT, SJTPO	4 years	Middle agrees to work on the Circulation Element.
G3	Transportation & Circulation		Coordinated assistance in preparation and implementation of bike/ped studies to update the vehicular and pedestrian circulation.		NJDOT, SJTPO, Cape May Co Planning, Vorhees Trans Ctr		

G4	Transportation & Circulation		Reevaluate the 2011 Baker Transportation Study and update with resiliency considerations. Revamp G5-G12 as needed based on resulting recommendations.		Middle with NJDOT, SJTPO, CM Co, Vorhees		
G5 (old NJDOT1)	Transportation & Circulation		Construct key paper streets improvements listed in the Transportation Improvement Study	Middle Township			
G6 (old NJDOT2)	Transportation & Circulation		Develop western alternative roadway to Route 9	Middle Township, coordinating with landowners			
G7 (old NJDOT4)	Transportation & Circulation		Develop new roadway of Shunpike Road extension	Cape May County or Middle Township			
G8 (old NJDOT15)	Transportation & Circulation		Adopt access management ordinance	Middle Township			
G9 (old NJDOT16)	Transportation & Circulation		Adopt shared parking ordinance	Middle Township			
G10 (old NJDOT17)	Transportation & Circulation		Adopt street connectivity ordinance	Middle Township			
G11 (old NJDOT 19)	Transportation & Circulation		Pursue installation of sidewalks on priority roadways	NJDOT, CM County, Middle Twp			
G12 (old NJDOT20)	Transportation & Circulation		Investigate signal optimization along Route 9 on summer weekends	Middle Twp w/NJDOT			
H1	Transit		Improve transit options		NJT		
I1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.	Planning Board, water purveyor, county MUA, private water companies	DEP	2-4 years after CCRHVA (With Reexam)	New utility lines and associated infrastructure should be planned to avoid flood prone areas and existing utility infrastructure currently in or projected to be flood prone in the future should be addressed.
I2	Infrastructure	*	County should be current with its WMP with a local chapter and a new FWSA map pursuant to 7:15-4.2 (c)	County	NJDEP		WMP submitted in 2019.
I3	Infrastructure	*	Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Be sure to submit MS-4 Permit reports each May. Be aware of local TMDLs.		DEP and other agency technical & financial support for SW projects		SPPP should be up to date and submit MS4 reports each May. Middle updated its stormwater ordinance in 3/2021.

I4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance - incorporate expected increases in precipitation and temperature related to adverse impacts of climate change: o Include measures to manage stormwater on-site rather than as runoff o Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Governing body	NJDEP		
J1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.	Planning Board, governing body & Green Team	SJ		Sustainable Jersey points and support
J2	Sustainability	*	Modify zoning code and permit forms/process to streamline to encourage solar, wind and geothermal.	Planning Board, governing body & Green Team	DEP, BPU, SJ	1-3 years	Middle has renewable energy ordinance; review to be sure it meets all criteria of SJ Action. Sustainable Jersey points and support. Address MLUL requirements.
J3	Sustainability		MLUL encourages municipalities to include a Green Building & Sustainability Element in their master plan to help establish policies and initiatives for achieving sustainability goals. Components include: • Define what sustainability and resilience mean to your community • Statutory basis for a sustainability element and how it 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 • Document community's existing sustainability policies and programs and accomplishments inventories, energy use assessments, or public health inventories • 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 • This could be expanded to be a Climate Action Plan if so desired.		Green Team - DEP, Sustainable Jersey, DVRPC, OPA	Report on progress in biennial review	Sustainable Jersey points.
J4	Sustainability	*	Review recycling code to ensure consistency.				Middle has an extensive recycling code and Green Team support for residents.

K1	Economic Development		Promote economic sustainability through coordinated planning with business and property owners and neighboring communities. Develop plans for center-based/walkability improvements and support economic development initiatives including historic preservation, façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.		County, Chambers, NGOs, NJ Tourism, USDA, and others	Ongoing	Coordinate marketing efforts with neighboring communities. Engage NGO and business interestes in discussions, event coordination and marketing campaigns.
K2	Economic Development		Consider a Farmland Preservation Plan strategy to support remaining farmland and farm operations.		NJDA		Look at ensuring preservation/functionality of remaining farms. Make use of existing county plans.
L1	Historic Resources		Review and update Historic Preservation element. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing body	SHPO, County, Historical Societies	Report on progress in biennial review	Review the NJ Historical Commission's grants: https://nj.gov/state/historical/his-grants.shtml and Historic Trust https://www.nj.gov/dca/njht/ Work with SHPO to develop planning documents, guidance: https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
L2	Historic Resources		Prepare a Historic Preservation Plan, updating historic resources inventory, then prepare and adopt a historic preservation ordinance defining the roles and responsibilities of a potential Historic Preservation committee.	Governing Body, Planning board, Green Team	SHPO, County	Report on progress in biennial review	
M1	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	
M2	Planning	*	5 yr capital improvement plan per MLUL				
N1	Environmental Justice	*	Develop a Municipal EJ Action Plan. Follow the requirements of EO23 pursuant to NJDEP guidelines to review, identify, and update documents as necessary.		NJDEP	1-3 years after provision of guidance	Monitor for changes in municipality that may warrant more environmental justice actions in the future. NJDEP EJ Guidance at https://dep.nj.gov/ej/



STAFF RECOMMENDATION: Middle Township has diligently planned and implemented measures to ensure that their centers, and environs remain sustainable and grow using smart-growth principles. Based on this work, they have demonstrated that their actions and plans, including the items identified in the PIA, are aligned with the State Plan. It is staff's recommendation that the State Planning Commission approve Middle Township's petition for Plan Endorsement.